

STREETSBORO BOARD OF ZONING AND BUILDING APPEALS

Hearing - Tuesday, April 19, 2022

Minutes

Note: These minutes were compiled by extracting certain facts the essence of testimony from an audiotape made of this meeting. Complete detail and verbatim statements can be heard and transcribed from the tape. The tape is available in the office of the Department of Planning and Zoning for a nominal fee.

Call to Order: Chairperson Bross called the hearing to order at 7:02 p.m.

Pledge of Allegiance

Roll Call: Doug Liebler, Aaron Hatz, Todd Cooper, Marvin Woods and Matt Bross were present. Anthony Madden was absent.

Also present: Planning and Zoning Director - John H. Cieszkowski, Jr. AICP; Assistant Planner - Jimmy Hoppel, AICP; Assistant Law Director - Paul A. Janis; and Clerk Angella Fausset.

Disposition of Minutes: February 15, 2022 Organizational Meeting
February 15, 2022 Hearing
December 21, 2021 Hearing

A motion was made by Mr. Woods to approve the minutes of the February 15, 2022 Organizational meeting, February 15, 2022 Hearing, December 21, 2021 Hearing, as presented. Seconded by Mr. Cooper. Upon voice vote motion carried.

Old Business: none

New Business:

#VRA22-2
9052 St Rt 14 Streetsboro, Ohio 44241
PPN#: 35-056-10-00-031-004
Zoning District: B - Business

The Streetsboro Eagles Club is requesting an 8 ft. variance from §1132.05(c) to permit a 17 ft. side yard setback where Code requires a minimum of 25 ft.

Applicant: Dustin Buleski, Orange Contracting LLC.

Mr. Buleski was sworn in and introduced himself as the contractor for the Eagles Club project. He is requesting a reduced side yard setback from 25' to 17' to allow the construction of a covered patio area. He explained that the existing area is a concrete

patio surrounded by 6' tall privacy fence. The roof structure over the existing patio will be fully contained within the existing fence. There were no other viable options to place a covered patio area.

The Streetsboro Planning and Zoning Director, John Cieszkowski gave comments about the proposed attached lean-to structure. John explained that he was working with Dustin to revise the project to comply with code but had complications attempting to relocate the patio so that it could function with the existing floor plan inside the building. Mr. Cieszkowski noted that a letter of support had been submitted from the adjacent property owner that will be closest to the patio and most affected. The required side yard setback is 25' due to the roof addition attached to the building makes it necessary to comply with the principal structure setback regulations.

Motion:

I hereby move on this 19th day of April 2022, the Streetsboro Board of Zoning and Building Appeals approve application VRA22-000002, granting a variance for

Fraternal Order of Eagles

9052 State Route 14

Parcel #35-056-10-00-031-004

An 8 ft. variance from Section 1132.05(c) to permit a 17 ft. side yard setback where code requires a minimum of 25 ft.

Per the plans received March 13, 2022.

Motion made by: Leibler

Seconded by: Hatzó

Yes - 5, No - 0.

Mr. Leibler: I vote yes. Knowing the property layout, there's nowhere that it could be constructed without placing it across the parking lot defeating the purpose of the patio. This is taking the minimum approach so therefore I'm voting yes.

Mr. Cooper: I vote yes. In the spirit and intent of the zoning code and with the support of the adjacent property owner I'm voting yes.

Mr. Hatzó: I vote yes as well for the same reasons already mentioned.

Mr. Woods: I vote yes as well for all of the same reasons. You're going through the right guidelines.

Mr. Bross: I vote yes. For all the aforementioned reasons may fellow board members have described, I'm voting yes.

Roll Call: Yes-5, No-0.

Motion approved unanimously.

Zoning Text Amendment: None

Reports, Communications and Correspondence: None

Citizens' Comments: None

Commission Member Comments: Mr. Bross informed the board that Mr. Madden sent an email stating that he may be late or unable to attend the hearing this evening due to the nature of his work. Mr. Cooper made a motion to approve Mr. Madden's absence from the meeting, Mr. Woods seconded the motion. Upon voice vote motion carried.

Announcements: The next regularly scheduled Board of Zoning and Building Appeals meeting will be heard on Tuesday, May 17, 2022 at 7p.m. in the Streetsboro Municipal Building at 555 Frost Road.

Adjournment:

There being no further business before this Commission a motion to adjourn was made by Mr. Leibler and seconded by Mr. Woods and upon voice vote the meeting was adjourned at 7:22 pm.

Attest:



Angella M Fausset, Clerk



Matt Bross, Chairperson