

# STREETSBORO BOARD OF ZONING AND BUILDING APPEALS

Regular Hearing | June 21, 2022  
Streetsboro Municipal Building | 555 Frost Rd. | Streetsboro, Ohio 44241

## MINUTES

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*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.*

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**Call to Order:** Chairperson Bross called the hearing to order at 7:04 p.m.

### Pledge of Allegiance

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

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

**A motion to not excuse Mr. Liebler's absence was made by Mr. Madden and seconded by Mr. Woods. Upon voice vote, motion carried.**

Chairperson Bross introduced the new board member, Walter Kancyan representing ward 4.

### New Business:

#### a. 754 Fronek Dr.

Application #VRA22-3

PPN# 35-023-00-00-265-008

Zoning District: R-1 Low density urban residential

*Applicant: Richard Knotek III, 754 Fronek Rd., Streetsboro, OH 44241 is requesting a variance from §1151.21(e) to permit a detached accessory structure to be located in the side yard, where detached accessory structures are permitted in the rear yard only.*

After being sworn in, Richard Knotek III said that his request for a variance was related to the topography of his yard. He characterized his property as having a high inclination and that grading would be very expensive in order to construct a shed in his back yard. As a result, he applied for a variance to have the shed placed in his side yard. The Streetsboro Planning and Zoning Director, John Cieszkowski gave comments about the unique elements that exist on the subject property. The significant slope in the rear yard prevents the applicant from constructing a code compliant detached accessory structure giving reasonable and logical practical difficulty to merit the variance. The neighbor to the east of the planned shed placement, who would be the most impacted, sent a letter in support of the variance. Mr. Cieszkowski recommended that if the variance is granted, the board add a provision in the motion indicating that the shed must be set behind the front building line of the principal structure and away from the Fronek Road right-of-way as much as practicable and within reason, without the need for excavation.

Mr. Knotek responded to the Planning Director's comments stating that he also desires to place the shed as far away from the road as possible.

Mr. Woods inquired about the height of the shed and Mr. Knotek stated that the shed is 13' in height and is 12' x 16' in length and width.

Mr. Madden: From the aerial image there looks to be a similar structure just west to the applicant with an accessory structure in the side yard as well.

Mr. Hatz verified that there was no issue with the size or the height of the shed

Mr. Bross confirmed there's a 10' side yard setback.

The Planning Director stated that there is a minimum 10' side yard setback and 10' from the centerline of the easement that is present on the subject property.

**MOTION:**

**Mr. Madden:** I hereby move on this 21st day of June 2022, that the Streetsboro Board of Zoning and Building Appeals grant a variance to:

**754 Fronek Rd.  
Streetsboro, Ohio 44241  
Parcel #35-023-00-00-265-008**

from Section 1151.21(e) to allow a detached accessory structure to be located in the side yard where code permits detached accessory structures to be located in the rear yard only. Approval conditional upon placing the structure as far back and behind the front building line of the house as possible without having to excavate. Per the plans received from the applicant, Richard Knotek III on May 31, 2022. Subject to all Planning and Zoning ordinances and site plan review of the City of Streetsboro where applicable.

Motion seconded by Mr. Woods.

Mr. Madden: I vote yes. You've done your due diligence and you've worked with our advisors. You have no choice but to place it in the side yard and you're doing it pursuant to the advice of our advisors. Your neighbor has a similar structure, so I vote yes.

Mr. Woods: I vote yes. I believe you've found the best location for the shed.

Mr. Kancyan: I vote yes.

Mr. Hatz: I vote yes. I was out to the site and talked to each neighbor and nobody had any issues.

Mr. Cooper: I vote yes based on the unique conditions of your property. I think the variance is appropriate.

Mr. Bross: For all the aforementioned, with your neighbors having a similar structure and approving. I'm voting yes.

Yes – 6

No – 0

Motion approved unanimously.

**b. 9421 State Route 14**

Application #VRA22-4

PPN# 35-045-00-00-045-004

Zoning District: B - Business

*Applicant: Dean Schramm, Schramm Signs, 41431 Schadden Rd, Elyria, OH 44035 is requesting 3 separate variances on behalf of Sgt. Clean Car Wash including 1. one wall sign variance from §1159.14(b) to allow for a second wall sign as code permits one wall sign, 2. one planter sign variance from §1159.14(c) to allow for a second planter sign as code permits one planter sign, and 3. a 15 ft variance from §1159.14(c)(1) for a 10 ft setback from the side lot line as code requires a minimum of 25 ft.*

Dean Schramm and Brian Krusz, owner of Sgt. Clean Car Wash was sworn in.

Dean Schramm gave details on the signage variance request. The secondary planter sign requested is a 12 sq. ft. ground sign to give direction to the entrance on Market Square Drive. With the narrowness of the entrance drive and the street, the directional sign could not be placed to comply with the full 25' setback.

Kruse: Sgt. Clean's other car wash locations that have dual access points, similar signage helps the consumer to know where to go and not cause traffic disruption.

Dean Schramm withdrew his request for the one wall sign variance on this application and asked that the board only consider the two variances that pertain to the planter sign at this meeting.

Jimmy Hoppel, Assistant Planner gave comments regarding the planter sign variance application and associated setback variance mentioning due to the unique shape of the property this was the best location for this sign to provide guidance to traffic. He noted that the applicant has been cooperative in resizing the requested sign, and that reducing the size of the sign was necessary to fit it in a reasonable location.

**MOTION:**

**Mr. Madden: I hereby move on this 21st day of June 2022, that the Streetsboro Board of Zoning and Building Appeals grant:**

**9421 State Route 14  
Streetsboro, Ohio 44241  
Parcel #35-045-00-00-045-004**

**A one planter sign variance from Section 1159.14(c) to allow for a second planter sign as code permits one planter sign. Per the plans received from the applicant, Dean Schramm, Schramm Signs on June 9, 2022. Subject to all Planning and Zoning ordinances and site plan review of the City of Streetsboro where applicable.**

Motion seconded by Mr. Cooper.

Mr. Madden: I vote yes. Thank you for working with our team to ensure that you are within the guides of the advisors. Based on your testimony, and knowledge of the site, there is a need for a second planter sign.

Mr. Cooper: I believe due to the unique characteristics of the site the second ground sign provides safe access to the property.

Mt. Hatz: I vote yes.

Mr. Kancyan: I vote yes.

Mr. Woods: I vote yes for the safety aspect and visibility so traffic can pay attention to the road and know where to turn.

Mr. Bross: I vote yes for all the reasons aforementioned, and knowing traffic on Market Square can be dangerous.

Roll Call:            Yes – 6                                  No – 0

Motion approved unanimously.

**MOTION:**

**Mr. Madden: I hereby move on this 21st day of June 2022, that the Streetsboro Board of Zoning and Building Appeals grant:**

**9421 State Route 14  
Streetsboro, Ohio 44241  
Parcel #35-045-00-00-045-004**

a 15-foot variance from Section 1159.14(c)(1) to allow for a planter sign to be setback 10-feet from the side lot line as code requires a minimum of 25-feet. Per the plans received from the applicant, Dean Schramm, Schramm Signs on June 9, 2022.

Subject to all Planning and Zoning ordinances and site plan review of the City of Streetsboro where applicable.

Motion seconded by Mr. Woods.

Mr. Madden: I vote yes with the same reasons for the first variance, the unique characteristics of the property, the side setback variance is necessary for the sign to be visible.

Mr. Woods: I vote yes for the same reasons.

Mr. Cooper: I vote yes

Mr. Hanzo: I vote yes

Mr. Kancyan: Yes

Mr. Bross: With the plans having been worked out with our advisors, I vote yes as well.

Roll Call:            Yes – 6                            No – 0

Motion approved unanimously.

**Commission Member Comments:** Members welcomed Mr. Kancyan to the board.

**Announcements:** The next regularly scheduled Board of Zoning and Building Appeals meeting will be held on Tuesday, July 19, 2022 at 7 p.m. in the Streetsboro Municipal Building located at 555 Frost Road.

**Adjournment:**

There being no further business before this Board a motion to adjourn was made by Mr. Madden and seconded by Mr. Hanzo and upon voice vote the meeting was adjourned at 7:58 pm.

Attest:



Angella Fausset  
Clerk



Matt Bross  
Chairperson