

**CAUCUS PRIOR TO STRONGSVILLE BOARD OF ZONING &  
BUILDING CODE APPEALS**

**Meeting of  
March 22, 2023**

Board of Appeals Members Present: Ken Evans, Dustin Hayden, John Rusnov, Richard Baldin  
Administration: Assistant Law Director Daniel Kolick  
Assistant Building Commissioner: Steve Molnar  
Recording Secretary: Kathy Zamrzla

The Board members discussed the following:

1) **NORMAN AND FURY RUSINOW, OWNERS/Shawn Milkovich, Diamond Ridge Construction, Representative**

Requesting a 12' Building Setback variance from Zoning Code Section 1252.04 (d) (2), which requires an 80' Building Setback from the centerline of Oxford Drive and where a 68' Building Setback from the centerline of Oxford Drive is proposed in order to construct a 264 SF Garage Addition; property located at 7901 Oxford Drive, PPN 395-01-061, zoned R1-75.

Mr. Rusnov stated that the addition is on the side of the house and it doesn't appear to be causing a sight line problem or impact to the neighbors. Mr. Evans stated that the garage already looks too close to the building line. Mr. Rusnov stated that the Zoning Code has changed since the home was built. Mr. Evans stated that there's no sidewalks and it wouldn't block any driveway view of people on the sidewalk. Mr. Baldin stated that there would be no impact on neighbors.

2) **MEGAN GRUDZINSKI, OWNER/Shawn Milkovich, Diamond Ridge Construction, Representative**

Requesting a 2.5' Building Side Yard Setback variance from Zoning Code Section 1252.04 (e), which requires a 5' Building Side Yard Setback and where a 2.5' Building Side Yard Setback is proposed in order to construct a 430 SF Garage Addition; property located at 19023 Blue Spruce Drive, PPN 394-25-068, zoned R1-75.

Mr. Rusnov stated that the Zoning Code has changed since this house was built and that he feels there would be no adverse effect to neighbors. Mr. Molnar stated there is at least 15' between dwellings. Mr. Kolick stated that that is a requirement so a fire wouldn't jump between homes. He also stated that the HOA approved of the garage. Mr. Hayden stated that there is little impact to the rear neighbor since it's industrial.

3) **BRIGHTON BEST INTERNATIONAL, INC./Jeff Certo with DSC Architects, Representative**

Requesting a variance from Zoning Code Section 1262.07 and 1270.13 (b), which prohibits loading docks in a front yard and where the applicant is proposing an additional 23 Loading Docks facing north towards Commerce Parkway and Infinium Way; property located at

Commerce Parkway and Infinium Way, PPN's 394-03-013 and 394-05-007, zoned General Industrial (GI).

Mr. Rusnov stated that it's a dead-end street and wouldn't be affected much by other businesses in the neighborhood. Mr. Kolick stated that the road goes all the way to Infinium Way and the road isn't traveled much. Mr. Baldin stated that the addition of the loading docks would be a great improvement to the property, and that a variance was approved for the previously built loading docks.

The Board members approved the minutes from March 8, 2023.

**STRONGSVILLE BOARD OF ZONING & BUILDING CODE APPEALS  
MINUTES OF MEETING  
March 22, 2023**

The meeting was called to order at 8:00 PM by Mr. Hayden.

Present: Mr. Evans  
Mr. Hayden  
Mr. Rusnov  
Mr. Baldin

Also Present: Mr. Kolick, Assistant Law Director  
Mr. Molnar, Assistant Building Commissioner  
Ms. Zamrzla, Recording Secretary

Mr. Hayden – I would like to call this March 22, 2023 meeting of the Strongsville Board of Zoning and Building Code Appeals to order. May we have a roll call please?

ROLL CALL:	MR. EVANS	PRESENT
	MR. HOULÉ	ABSENT
	MR. HAYDEN	PRESENT
	MR. BALDIN	PRESENT
	MR. RUSNOV	PRESENT

Mr. Baldin – Mr. Chairman, I would like to make a motion to excuse Mr. Houlé for just cause.

Mr. Rusnov – Second.

Mr. Hayden – Thank you, Mr. Baldin, for the motion and Mr. Rusnov, for the second. May we have a roll call please?

ROLL CALL:	MR. EVANS	YES
	MR. HAYDEN	YES
	MR. BALDIN	YES
	MR. RUSNOV	YES

Mr. Hayden – I hereby certify that this meeting has been posted in accordance with Chapter 208 of the Strongsville Codified Ordinances. Before us we also have minutes to approve from our meeting on March 8, 2023. We discussed this in caucus and there were no other corrections or changes needed. We will file those accordingly. If you are here this evening and you plan on addressing the Board, I would ask that you stand and be sworn in by our Assistant Law Director, as well as our Secretary and Building Department representative.

Mr. Kolick administered the oath to those standing.

1) **NORMAN AND FURY RUSINOW, OWNERS/Shawn Milkovich, Diamond Ridge Construction, Representative**

Requesting a 12' Building Setback variance from Zoning Code Section 1252.04 (d) (2), which requires an 80' Building Setback from the centerline of Oxford Drive and where a 68' Building Setback from the centerline of Oxford Drive is proposed in order to construct a 264 SF Garage Addition; property located at 7901 Oxford Drive, PPN 395-01-061, zoned R1-75.

Mr. Hayden – Our first item on the agenda is Norman and Fury Rusinow. If the representative is here this evening, please come forward and state your name and address for the record.

Mr. Smith - Mark Smith, 27102 Royalton Road, Columbia Station with Diamond Ridge Construction.

Mr. Hayden – Thank you very much, Mr. Smith. If you could take us through the project and why the need for the variance, please.

Mr. Smith – They want to add 12' on the side of the existing garage.

Mr. Rusnov – That is between the house and the street?

Mr. Smith – Correct. It's a corner lot. The existing garage right now is inside of that.

Mr. Rusnov – It was also built with very old conditions for Code so no matter what you do it's not going to conform to today's Code.

Mr. Smith – Right.

Mr. Rusnov – I saw that there are no obstructions or hazards that will be caused and only one person maybe would be objecting or affected by this. That pretty much sums it up.

Mr. Smith – Okay.

Mr. Rusnov – I'm not trying to steal your thunder but you're here and we discussed this in great lengths. Plus, everyone went out to look at the property and there's nothing else that you can do except build out towards the street. I don't have any questions for you.

1) **NORMAN AND FURY RUSINOW, OWNERS/Shawn Milkovich, Diamond Ridge Construction, Representative, Cont'd**

Mr. Hayden – Thank you, Mr. Rusnov. This is a Public Hearing so I'll ask if there's anyone in the audience who wishes to speak against the granting of the variance? Is there anyone who wishes to speak in favor of the variance? Hearing none and seeing none I will entertain a motion and declare the Public Hearing closed.

Mr. Baldin – Mr. Chairman, I would like to request a 12' Building Setback variance from Zoning Code Section 1252.04 (d) (2), which requires an 80' Building Setback from the centerline of Oxford Drive and where a 68' Building Setback from the centerline of Oxford Drive is proposed in order to construct a 264 SF Garage Addition; property located at 7901 Oxford Drive, PPN 395-01-061, zoned R1-75.

Mr. Rusnov - Second.

Mr. Hayden – Thank you, Mr. Baldin, for the motion and Mr. Rusnov for the second. May we have a roll call please?

ROLL CALL:           MR. EVANS – YES  
                              MR. RUSNOV – YES  
                              MR. BALDIN – YES  
                              MR. HAYDEN – YES

MOTION GRANTED

Mr. Hayden – Mr. Smith, your variance has been granted by this Board. There is a twenty-day waiting period during which City Council has an opportunity to review our decision. You will hear from the Building Department after twenty days if City Council doesn't review the decision. You are all set for tonight.

Mr. Kolick – Please tell Mr. Rusinow hello for me.

Mr. Smith – Will do.

2) **MEGAN GRUDZINSKI, OWNER/Shawn Milkovich, Diamond Ridge Construction, Representative**

Requesting a 2.5' Building Side Yard Setback variance from Zoning Code Section 1252.04 (e), which requires a 5' Building Side Yard Setback and where a 2.5' Building Side Yard Setback is proposed in order to construct a 430 SF Garage Addition; property located at 19023 Blue Spruce Drive, PPN 394-25-068, zoned R1-75.

2) **MEGAN GRUDZINSKI, OWNER/Shawn Milkovich, Diamond Ridge Construction, Representative, Cont'd**

Mr. Hayden – Second on our agenda is Megan Grudzinski for a garage addition. If the representative would come forward to the microphone and state your name and address for the record.

Mr. Smith – Mark Smith, 27102 Royalton Road, Columbia Station with Diamond Ridge Construction.

Mr. Hayden – Thank you, Mr. Smith. Looks like we have another garage addition. This ones on Blue Spruce Drive. If you could take us through this project.

Mr. Smith – Same thing, different address. Building a third car garage and it would be two and one-half feet into the setback.

Mr. Rusnov – It's the same information that I came up with for item number one. It's an old Zoning Code and this is the only place that you could put the third car and you're within 25' of the house next door. So, you're conforming to the Code there. It's just your side setback. That should sum it up. We're tough to deal with, aren't we?

Mr. Hayden – Thank you, again, Mr. Smith. This is a Public Hearing so I'll ask is there anyone who wishes to speak in favor of the variance? Please come forward and state your name and address for the record

Mr. Voigt – Alex Voigt, 19023 Blue Spruce Drive, the homeowner. My wife and I thought about this for a while, this home improvement, and weighing that against possibly building somewhere else and we would certainly like to keep our family in Strongsville. We love the community and we're excited to spruce up the house and add to it, and be here for a while.

Mr. Hayden – Thank you, Mr. Voigt. Is there anyone in the audience who wishes to speak against the granting of the variance? Hearing none and seeing none I will entertain a motion and declare the Public Hearing closed.

Mr. Evans – Mr. Chairman, before we get to the vote, I do want to state that we have an approval from the homeowner's association.

Mr. Evans – Mr. Chairman, I would like to request a 2.5' Building Side Yard Setback variance from Zoning Code Section 1252.04 (e), which requires a 5' Building Side Yard Setback and where a 2.5' Building Side Yard Setback is proposed in order to construct a 430 SF Garage Addition; property located at 19023 Blue Spruce Drive, PPN 394-25-068, zoned R1-75.

Mr. Rusnov - Second.

2) **MEGAN GRUDZINSKI, OWNER/Shawn Milkovich, Diamond Ridge Construction, Representative, Cont'd**

Mr. Hayden – Thank you, Mr. Evans, for the motion and Mr. Rusnov for the second. May we have a roll call please?

ROLL CALL:           MR. EVANS – YES  
                          MR. RUSNOV – YES  
  
                          MR. BALDIN – YES  
                          MR. HAYDEN – YES

MOTION GRANTED

Mr. Hayden – Mr. Smith, your variance has been granted by this Board. There is a twenty-day waiting period during which City Council has an opportunity to review our decision. You will hear from the Building Department after twenty days if City Council doesn't review the decision. You are all set for tonight.

Mr. Smith – Okay. Thank you.

3) **BRIGHTON BEST INTERNATIONAL, INC./Jeff Certo with DSC Architects, Representative**

Requesting a variance from Zoning Code Section 1262.07 and 1270.13 (b), which prohibits loading docks in a front yard and where the applicant is proposing an additional 23 Loading Docks facing north towards Commerce Parkway and Infinium Way; property located at Commerce Parkway and Infinium Way, PPN's 394-03-013 and 394-05-007, zoned General Industrial (GI).

Mr. Hayden – Last on our agenda is Brighton Best International, Inc. If we could have a representative step up to the microphone please and state your name and address.

Mr. Certo – Jeff Certo, DSC Architects, 401 Front Street, Berea, Ohio.

Mr. Hayden – Thank you, Mr. Certo. If you could take us through the project and tell us why the variance is needed.

Mr. Certo – Brighton Best is looking to add 200,000 plus square feet warehouse addition to their existing facility. The expansion is warehouse based.

Mr. Rusnov – This is an expansion, correct?

3) **BRIGHTON BEST INTERNATIONAL, INC./Jeff Certo with DSC Architects,  
Representative, Cont'd**

Mr. Certo – Yes, it is. The original facility has docks on the north side of the property as well as the south. This is going to put additional docks on the north side.

Mr. Rusnov – One of the variances is for docks on the front of the building, which they already exist on the old building.

Mr. Certo – Right.

Mr. Hayden – Thank you very much, Mr. Certo. Gentlemen, any other comments.

Mr. Kolick – Mr. Chairman, for the applicant, what exactly does Brighton Best do?

Mr. Certo – Distribution of fasteners.

Mr. Kolick – Okay, thank you.

Mr. Hayden – It was noted in caucus that this is a heavily commercialized area and will have little impact to the residents in the surrounding area.

Mr. Rusnov – Plus you're on a dead-end street. No one can see you and there is limited ingress and egress except for trucks. Ideal industrial location.

Mr. Hayden – Thank you, Mr. Rusnov. This is a Public Hearing so I'll ask if there's anyone in the audience who wishes to speak against the granting of the variance? Is there anyone who wishes to speak in favor of the variance? Hearing none and seeing none I will entertain a motion and declare the Public Hearing closed.

Mr. Rusnov – Mr. Chairman, I would like to request a variance from Zoning Code Section 1262.07 and 1270.13 (b), which prohibits loading docks in a front yard and where the applicant is proposing an additional 23 Loading Docks facing north towards Commerce Parkway and Infinium Way; property located at Commerce Parkway and Infinium Way, PPN's 394-03-013 and 394-05-007, zoned General Industrial (GI).

Mr. Evans - Second.

Mr. Hayden – Thank you, Mr. Rusnov, for the motion and Mr. Evans for the second. May we have a roll call please?



3) **BRIGHTON BEST INTERNATIONAL, INC./Jeff Certo with DSC Architects,  
Representative, Cont'd**

Mr. Kolick – Mr. Chairman, before you vote on this, you need to make this contingent upon the consolidation of the parcels otherwise they would need another setback variance so I request that the motion include that it's contingent upon the consolidation of the two parcels. Thank you.

Mr. Rusnov – I changed my motion to add that contingency.

Mr. Evans – Second.

Mr. Hayden – May we have a roll call please?

ROLL CALL:           MR. EVANS – YES  
                          MR. RUSNOV – YES  
                          MR. BALDIN – YES  
                          MR. HAYDEN – YES

AMENDED MOTION GRANTED

Mr. Hayden – Mr. Certo, your variance has been granted by this Board. There is a twenty-day waiting period during which City Council has an opportunity to review our decision. You will hear from the Building Department after twenty days if City Council doesn't review the decision. You are all set for tonight.

Mr. Certo – Okay. Thank you.

Mr. Kolick – Mr. Certo, you need to get back before the Planning Commission and the Architectural Review Board and bring in the consolidation plat and the site plan. They can act on all of it at the same time. You can get over to the ARB before the twenty days are up and Planning Commission after the twenty days.

Mr. Hayden - If there is no other business to come before this Board, we are adjourned.

<u>Signature on File</u>	<u>Signature on File</u>	<u>April 12, 2023</u>
Mr. Hayden, Chairman	Kathy Zamrzla, Secretary	Approval date