

**CAUCUS PRIOR TO STRONGSVILLE BOARD OF ZONING &
BUILDING CODE APPEALS
Meeting of
April 23, 2025**

Board of Appeals Members Present: Dustin Hayden, Ken Evans, John Rusnov, Dave Houlé, Richard Baldin,

Administration: Assistant Law Director Daniel Kolick

Assistant Building Commissioner: Steve Molnar

Recording Secretary: Mitzi Anderson

The Board members discussed the following:

1) OMNI SLF STRONGSVILLE VILLAS, LLC/Loudan Klein, Agent

Requesting a variance for Parcel B from Codified Ordinance Section 1232.07(d) to permit a lot without frontage on a dedicated right-of-way; in order to split PPN. 392-14-010, property located at 21452 Royalton Road, PPN 394-14-010, zoned SR – Senior Residence

Mr. Hayden – Item number one on the agenda is for 21452 Royalton Road. This request is for Phase 2 of the Vitalia project.

Mr. Kolick – The entire development plan was approved by the Planning Commission. There are private roads and are not dedicated right-of-way, which was okay as long as they left it as one parcel. For financing purposes, they are proposing a second parcel with a different owner. We have run into this with some of the shopping centers that we have done in the past, where they wanted a separate owner for financing purposes. If the variance is granted, it should be contingent on the declaration of easements for ingress, egress and all utilities, on a form approved by the Law Department.

2) CAMDEN WOODS, LLC/Adam Comer, Agent

- a) Requesting a 14'5" side yard setback variance from Zoning Code Section 1258.11(a), which requires a 20' side yard setback and where a 5'5" side yard setback is proposed, in order to construct a new retail building; and
- b) Requesting a variance from Codified Ordinance Section 1252.25, to permit driveway connections between PPN 393-15-028 and PPN 393-15-031 to provide access for vehicular and pedestrian travel; and
- c) Requesting a 10' side yard parking setback variance from Zoning Code Section 1258.11 (a), which requires a 10' side yard parking setback and where a 0' side yard parking setback is proposed, in order to install a parking lot, property located at the corner of Prospect and Royalton Road, PPN 393-15-031, zoned LB – Local Business

Mr. Hayden – Item number two on the agenda is for the Camden Woods project at Prospect and Royalton Road. This request is for the construction of a new retail building.

Mr. Kolick – They are requesting setback variances and they will not impact the residential area and there is a detention basin behind them. On the other side, the Planning Commission approved a parking lot for the apartment project and they will utilize the parking as well for this commercial building. If Item B is not granted there would be conflicting driveways with one parking lot to the east and one coming onto Royalton Road. The Engineering Department is against that because it would create a problem on the corner. Item B would allow them to have one parking lot entrance into the residential and would allow them to traverse from that into the commercial project. The other variance request is because the parking lots are next to each other and is not impacting any residential areas, so administratively there was no problem. If the variances are granted, it should be contingent on the declaration of easements for ingress, egress, and all utilities, on a form approved by the Law Department.

Mr. Evans – Mr. Kolick, when you and I had a discussion regarding this project, I asked a question on whether or not there would have to be a parking variance because of the number of seats in the court yard and restaurant.

Mr. Kolick – I addressed that with the City Planner and he is unable to compute parking yet, because he does not have any uses for the building. If they are going to be all restaurant uses, we have a heavier requirement for parking than we do for general retail. Once he knows the uses for the building, he will be able to compute the number of parking spaces required.

Mr. Evans – On the documents that we were given, they indicated the uses and computed the number of seats that were going to be used in those two facilities, in the common area and the restaurant.

Mr. Kolick – The restaurants go by square footage and we do not know how many square feet the restaurant may or may not have. It is possible that they may not have a restaurant, they were talking about having a sit-down restaurant and maybe a coffee shop too, which is equivalent to a restaurant use. They have not given us any definite tenants or square footage and I believe those are all estimates. Allowing them to have these cross easements with the residential parking lot to the east is certainly going to help with the parking count for the commercial building, as well.

The Board members approved the minutes for April 9, 2025.

STRONGSVILLE BOARD OF ZONING & BUILDING CODE APPEALS
MINUTES OF MEETING
April 23, 2025
7:00 PM

The meeting was called to order at 7:00 PM by Mr. Hayden.

Present:

Mr. Baldin
Mr. Rusnov
Mr. Houlé
Mr. Evans
Mr. Hayden

Also Present:

Mr. Kolick, Assistant Law Director
Mr. Steve Molnar, Assistant Building Commissioner
Mrs. Anderson, Recording Secretary

Mr. Hayden – I would like to call this April 9, 2025 meeting of the Strongsville Board of Zoning and Building Code Appeals to order. May we have a roll call please?

ROLL CALL:

MR. HAYDEN	PRESENT
MR. EVANS	PRESENT
MR. HOULÉ	PRESENT
MR. RUSNOV	PRESENT
MR. BALDIN	PRESENT

Mr. Hayden – I hereby certify that this meeting has been posted in accordance with Chapter 208 of the Strongsville Codified Ordinances.

Mr. Hayden - Before us we also have minutes to approve from our meeting on April 9, 2025. We discussed this in caucus and there were no corrections or changes and we will file those accordingly.

Mr. Hayden - 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 Building Department representative and Secretary.

Mr. Kolick administered the oath to those standing.

1) OMNI SLF STRONGSVILLE VILLAS, LLC/Loudan Klein, Agent

Requesting a variance for Parcel B from Codified Ordinance Section 1232.07(d) to permit a lot without frontage on a dedicated right-of-way; in order to split PPN. 392-14-010, property located at 21452 Royalton Road, PPN 394-14-010, zoned SR -1 – Senior Residence

Mr. Hayden – Item number one on the agenda is for 21452 Royalton Road. Please give us your name and address for the record.

Louden Klein, 2211 Medina Road, Medina, Ohio 44256

Mr. Hayden – You were here for Caucus and heard some of our comments regarding your project, please give us a description of the project.

Mr. Klein - I am with Pride One Construction and we are acquiring the existing Villa project of the independent living section. We are purchasing the remaining 15 acres in the back to complete the build. As Mr. Kolick mentioned, there was a previous approval for 39 units in multiple phases. We would like to submit the plan for 43 units as one phase to the Planning Commission for approval. It will follow all of the zoning requirements and they will share the clubhouse. We have done this in other communities and have a second phase that has been landlocked and we have prepared covenant and restrictions before and are familiar with the process of the granting of access and utility easements. We will work with Mr. Kolick's office to make sure that the appropriate forms have been submitted. As mentioned, this is the second phase and is being done for a requirement for financing purposes for construction loans.

Mr. Rusnov – Is that a private road from Route 82 to your development?

Mr. Klein -Yes, that is correct. It is all private back there, our anticipation is that the access easements will follow every single roadway within the development. It would be fully traversable between Phase I and Phase II and they have access to parking and the clubhouse between the two phases.

Mr. Evans – Mr. Klein, I am concerned that you are increasing the density by 10 percent. Why is that?

Mr. Klein – We develop a slightly different product than Omni, so our floor plans are a little bit different and we have enough room to develop four additional units. It is my understanding by looking at the Zoning Code we are well within the density requirements for the SR-1 zoning district. Our goal is to present that to the Planning Commission and seek approval.

Mr. Evans – I wanted to be sure because in the City we shoehorn everything that we can in and later on we pay the price for it.

Mr. Klein – I think this site has some environmental challenges on it; therefore, there is not that much room to expand. Our plan is to work within the existing grading limits that were previously approved. The amount of land that we would like to construct on is what was approved before.

Mr. Hayden – Are there any additional questions?

Mr. Kolick – The City Planner reviewed this and if they were not within the density requirement he would have directed them to obtain a variance.

Mr. Hayden – This is a public hearing, is there anyone in the audience that wishes to speak for the granting of the variances. Is there anyone in the audience that wishes to speak against the granting of the variances. Hearing none and seeing none I will declare the public hearing closed and entertain a motion.

Mr. Evans - Mr. Chairman, I would like to make a motion for requesting a variance for Parcel B from Codified Ordinance Section 1232.07(d) to permit a lot without frontage on a dedicated right-of-way; in order to split PPN. 392-14-010, property located at 21452 Royalton Road, PPN 394-14-010, zoned SR-1 – Senior Residence, subject to the declaration of easements being presented in a form approved to the Law Department, which will encompass the ingress, egress and utility cross easements

Mr. Rusnov – Second.

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. RUSNOV	YES
MR. HOULÉ	YES
MR. EVANS	YES
MR. HAYDEN	YES
MR. BALDIN	YES

MOTION APPROVED

Mr. Hayden – Mr. Klein this variance has been approved by this Board.

Mr. Kolick – You will need to submit for the Architectural Review Board and the Planning Commission. Also, submit the final forms to me for the declaration of easements, please have your attorney contact me.

Mr. Klein – I am aware of the requirement for the Architectural Review Board and Planning Commission for the Phase II construction plans. Does the lot split have to go to the Architectural Review Board or just Planning Commission and Council?

Mr. Kolick – The Architectural Review Board will review your units and the Planning Commission will review the site plan. I will see if you are required to go to City Council.

2) CAMDEN WOODS, LLC/Adam Comer, Agent

- a) Requesting a 14'5" side yard setback variance from Zoning Code Section 1258.11(a), which requires a 20' side yard setback and where a 5'5" side yard setback is proposed, in order to construct a new retail building; and

- b) Requesting a variance from Codified Ordinance Section 1252.25, to permit driveway connections between PPN 393-15-028 and PPN 393-15-031 to provide access for vehicular and pedestrian travel; and
- c) Requesting a 10' side yard parking setback variance from Zoning Code Section 1258.11 (a), which requires a 10' side yard parking setback and where a 0' side yard parking setback is proposed, in order to install a parking lot, property located at the corner of Prospect and Royalton Road, PPN 393-15-031, zoned LB – Local Business

Mr. Hayden – Item number two on the agenda is for Camden Woods. Please give us your name and address for the record.

Adam Comer, 469 Literary Road, Cleveland, Ohio 44113

Mr. Hayden – You were here for Caucus and heard some of our comments regarding your project, please give us a description of the project.

Mr. Comer – As described, we have two different topics and one is for the parking lot that will be constructed on the residential land, as service support parking for the adjacent residential community. Secondly, is the commercial project on the corner and the idea is that the parking lot will be supplemental parking for the commercial property through the declaration of easements. Also, the setback variances do not impact the residential area on the adjacent property.

Mr. Kolick – Adam, do you know the breakdown of the uses for this project?

Mr. Comer – Not at the moment, no leases have been signed and we are actively sorting out those details. No uses have been confirmed at this point.

Mr. Kolick – So that you do not overload too much in the parking, you will need to talk with the City Planner because the parking requirements can change depending on the use.

Mr. Hayden – Are there any additional comments?

Mr. Hayden – This is a public hearing, is there anyone in the audience that wishes to speak for the granting of the variances. Is there anyone in the audience that wishes to speak against the granting of the variances. Hearing none and seeing none I will declare the public hearing closed and entertain a motion.

Mr. Houlé - Mr. Chairman, I would like to make a motion requesting a 14'5" side yard setback variance from Zoning Code Section 1258.11(a), which requires a 20' side yard setback and where a 5'5" side yard setback is proposed, in order to construct a new retail building; and requesting a variance from Codified Ordinance Section 1252.25, to permit driveway connections between PPN 393-15-028 and PPN 393-15-031 to provide access for vehicular and pedestrian travel; and requesting a 10' side yard parking setback variance from Zoning Code Section 1258.11 (a), which requires a 10' side yard parking setback and where a 0' side yard parking setback is proposed, in order to install a parking lot, property located at the corner of Prospect and Royalton Road, PPN 393-15-031, zoned LB – Local Business, subject to the declaration of easements being presented in a form approved to the Law Department, which will encompass the ingress, egress and utility cross easements

Mr. Baldin– Second.

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

ROLL CALL:

MR. HOULÉ	YES
MR. EVANS	YES
MR. HAYDEN	YES
MR. BALDIN	YES
MR. RUSNOV	YES

MOTION APPROVED

Mr. Kolick - They will have to wait until the next City Council meeting for final approval because they have a right to review this request. This request also requires approval from the Architectural Review Board and the Planning Commission.

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Mr. Hayden – If there is nothing else to come before the Board, this meeting is adjourned.

Dustin Hayden/s/

Mitzi Anderson/s/

5-14-25

Mr. Hayden, Chairman

Mrs. Anderson, Secretary

Approval Date