

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

**Meeting of
January 29, 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) **PINE LAKES CROSSING SUBDIVISION, PHASE 2/Thomas Sutcliffe, Agent**
(TABLED AT MEETING OF JANUARY 15, 2025)

Requesting (2) 5.11' minimum lot width variances from Zoning Code Section 1252.04 (b), which requires a 90' minimum lot width and where an 84.89' minimum lot width is proposed for (2) lots, in order to subdivide parcel into two lots, property located on Pin Oak Drive, PPN 398-07-062, zoned R1-75

Mr. Hayden – Item number one on the agenda is for Pine Lakes Crossing Subdivision, Phase 2 for the minimum lot variances, which was tabled at our January 15, 2025 meeting. It is my understanding that a meeting was held with the residents and I certainly appreciate it because the voice of our residents is extremely important to us and we appreciate the representative from Drees Homes doing that. We also received the opinion of the traffic impact from Davey Resource Group in which they concluded that there would not be any sort of significant impacts for the two homes being added.

Mr. Kolick – Mr. Chairman, this was also forwarded to our Safety Officer Drlik and he concurred, saying that he did not think that there would be any traffic hazard there. As long as there is a stop sign being put at the end of the street, which there would be, and our Engineering Department concurred, as well. That was the issue that we referred to them, not necessarily for the volume of traffic, but where it was in relation to the curve in the road and they did not feel that there was any safety hazard there.

Mr. Rusnov – They have done everything that we asked them to do and there were no negative responses from anyone.

Mr. Kolick - There was no negative responses from the Engineering Department or the Safety Officer. If you recall the last time, the Board was going to condition this on no further variances to be requested or granted for the two homes that will be constructed on the lots.

Mr. Evans – Mr. Chairman, we do want to thank Drees Homes for going above and beyond. I recognize that it is a lot of extra work for them, but it is the right way to do this. Because we are responsible to the citizens of the community, I think that it is good that we went through the process and arrived at the conclusions that we did.

2) GLENN LYTLE, OWNER/Tab Property Enhancement, Agent

Requesting a 11' rear yard setback variance from Zoning Code Section 1252.34 (d), which requires a 30' rear yard setback and where a 19' rear yard setback is proposed in order to construct an addition, property located at 20706 Carlton Court, PPN. 394-22-014, zoned R1-100

Mr. Hayden – Item number two on the agenda is for 20706 Carlton Court and they are requesting a 11' rear yard setback variance. This property is located on a cul-de-sac and it is somewhat of a pie shaped lot. We did receive some pictures earlier this week showing the outline of what they are proposing. I did not see any issue or real impact with this request, since they do have a shallower back yard.

Mr. Baldin – I agree, it looked fine to me and I did not see a problem. If you look at the neighborhood, you will see over a half dozen streets in which the houses have added on additions.

Mr. Kolick – This does back up to common area and we do have the Homeowners Association letter agreeing to it.

The Board members approved the minutes for January 15, 2025.

**STRONGSVILLE BOARD OF ZONING & BUILDING CODE APPEALS
MINUTES OF MEETING
January 29, 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 January 29, 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 January 15, 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) PINE LAKES CROSSING SUBDIVISION, PHASE 2/Thomas Sutcliffe, Agent
(TABLED AT MEETING OF JANUARY 15, 2025)

Requesting (2) 5.11' minimum lot width variances from Zoning Code Section 1252.04 (b), which requires a 90' minimum lot width and where an 84.89' minimum lot width is proposed for (2) lots, in order to subdivide parcel into two lots, property located on Pin Oak Drive, PPN 398-07-062, zoned R1-75

Mr. Hayden – Item number one on the agenda is for Pine Lakes Crossing Subdivision Phase 2. Please state your name and address for the record.

Thomas Sutcliffe, 6860 West Snowville Road, Brecksville, Ohio 44141

Mr. Hayden – We are very familiar with the project and we appreciate you coming back. Mr. Evans, in caucus you wanted to make some comments on the record, so I will pass the floor to you.

Mr. Evans – Thank you, Mr. Chairman. I would like to thank the residents that were involved in the process from Pine Lakes. I think it is important that they understand that this is a process and we do hear the residents and work with them to understand their concerns. We do appreciate that Drees Homes went above and beyond in this to make sure that everything was taken care of; particularly, with the Davey Resource Group traffic opinion and the documentation, as well as the Safety Officer's review. I think that it is important that Drees Homes understands that this is the kind of thing that we do in the City because we do value that citizens do have an opinion and this is a place where it can be heard. Sometimes their opinions are absolutely correct and sometimes

this is just the only place they have to voice their comments. We always want to try to work through the processes and procedures to make sure that things are taken care of the right way.

Mr. Rusnov – Thank you very much for your assistance in doing this the right way.

Mr. Kolick – Mr. Chairman, the record should reflect that we have a report here from Safety Officer Drlik, indicating that there is not a safety hazard there. This is as long as there is a stop sign installed at the end of the street, which there would be. Also, the private engineering group hired, Davey Resource Group, concurred with the Safety Officer's review and our Engineering Department concurred that there was no safety hazard, due to the curve in the road. They all agreed and that was the issue that we were most concerned about at the last meeting. They all concurred that there would not be a safety hazard there.

Mr. Sutcliffe – I wanted to make a statement that the residents felt blindsided. I was able to have some empathy with that and the timing of things happening in a very tranquil neighborhood, so I really gained some empathy for them. Also, my presentation might have been a little harsh, with them never having met me before and they really came here unaware. I really have empathy for that.

Mr. Hayden – At our last meeting we did leave the public hearing open, at this time is there anyone in the audience that wishes to speak for the granting of the variance. Is there anyone in the audience that wishes to speak against the granting of the variance.

Gary Drlik, 14611 Pin Oak Drive, Strongsville, Ohio

Mr. Drlik – I was here two weeks ago and I appreciate Mr. Sutcliffe meeting with the residents and I think there was some smoothing over, if you will. I am conveying my reservations as well as my neighbor, Dino Vitanza's, reservations, who was unable to be here due to business reasons. He and I still object to more congestion in the neighborhood and we are not enthusiastic about the change. That is about the extent of what I can say.

Mr. Hayden – Thank you very much for the additional comments. Is there anyone else in the audience that wishes to speak against the granting of the variance.

Mr. Drlik – This also relates to the condition that there will be no more variances granted beyond the one that we are discussing. I wanted to make sure that it will be properly documented and that it will be part of the minutes. Also, that this will be accessible to us residents going forward in a hard copy and on the plat.

Mr. Hayden – Is there anyone else in the meeting who wishes to speak against the granting of the variance. Hearing none and seeing none I will declare the public hearing closed and entertain a motion.

Mr. Rusnov – Mr. Chairman, I would like to request a motion for (2) 5.11' minimum lot width variances from Zoning Code Section 1252.04 (b), which requires a 90' minimum lot width and where an 84.89' minimum lot width is proposed for (2) lots, in order to subdivide parcel into two lots, property located on Pin Oak Drive, PPN 398-07-062, zoned R1-75

Mr. Kolick – Isn't there a condition?

Mr. Houlé – This is subject to no further additional variances on these two properties to be constructed.

Mr. Evans – Second.

Mr. Hayden – Thank you Mr. Rusnov and Mr. Houlé, for the motion and Mr. Evans 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. Sutcliffe your variances have been approved by this Board.

Mr. Kolick – Mr. Sutcliffe, you will now need to return to the Planning Commission with a subdivision plat. As I stated in the last meeting; make sure the road is renamed, carry the utilities to the north property line, the Homeowners Association will need to sign the plat because they are accepting the easement on it, get an endorsement from the Homeowners Association for the recreational fee and you can pay it to them or you can pay the fee to the City at the time that you pull the permits for the homes. There is also a posting ordinance that you will need to sign and Mitzi can supply you with the form. You will return to the Planning Commission and they will first have to waive the conditions that they imposed previously and then they will act on the subdivision plat.

Mr. Sutcliffe – Thank you, and we will pay the \$1,600.00 fee that you were speaking of. Thanks to the Board and their professional staff.

2) GLENN LYTLE, OWNER/Tab Property Enhancement, Agent

Requesting a 11' rear yard setback variance from Zoning Code Section 1252.34 (d), which requires a 30' rear yard setback and where a 19' rear yard setback is proposed in order to construct an addition, property located at 20706 Carlton Court, PPN. 394-22-014, zoned R1-100

Mr. Hayden – Item number two on the agenda is for 20706 Carlton Court. Please state your name and address for the record.

Tiana Huelsman, 14562 Pebblestone Court, Strongsville, Ohio 44136

Mr. Hayden – Please take us through the project and the need for the variance.

Ms. Huelsman - The project that we are requesting, is so that we can put an addition on to the house on Carlton Court. The addition includes an enclosed office and a deck on top of it and with the way the lot is shaped we are looking for a variance of 11'.

Mr. Hayden – During caucus we discussed that we have seen these types of projects before. This is a pie shaped lot with a shorter backyard and there are some topographical issues, which fall within our purview of making a decision. This property does back up to some common land and it seems to have very minimal impact on the neighbors around it. We did receive some pictures earlier this week, mapping out the project and I did not see an issue with this. We also have Homeowners Association approval.

Mr. Kolick – Tiana, you are not the owner of the property. Are you representing the construction company?

Ms. Huelsman – Yes.

Mr. Kolick – What company is that?

Ms. Huelsman – Tab Property Enhancement.

Mr. Kolick – Thank you.

Mr. Evans – Mr. Chairman, Mr. Baldin noted in caucus that there are a number of properties in proximity to this that have added on to their houses. Some of them may not have had variances granted, but in the case of a cul-de-sac, we all understand that the setbacks sometimes on the cul-de-sacs are a little bit different. Because this backs up to common property it is much less of an inconvenience, because it is not against another homeowner's property.

Mr. Hayden - This is a public hearing, is there anyone in the audience that wishes to speak for the granting of the variance. Is there anyone in the audience that wishes to speak against the granting of the variance.

Mr. Kolick administered the oath to Mr. Marrie.

Kevin Marrie, 20700 Wakefield Circle, Strongsville, Ohio 44149

Mr. Marrie – I am against this because first, you are saying that there is common land back there and there is not a lot of common land. Do you know what the width is?

Mr. Evans – It should be around 30'.

Mr. Houlé – It has a creek running through it and it looked pretty wide.

Mr. Hayden – It look fairly wide to me, as well.

Mr. Marrie – There is a creek back there?

Mr. Hayden – Yes.

Mr. Marrie – Not directly behind their property. Do you have pictures because I would like to see them?

Mr. Baldin – It is up to you Sir, if you have an objection, you should know what you are making an objection about.

Mr. Marrie – Here is the objection, I have lived there for 20 years, so I do have an objection. I could understand if they were requesting a 2' - 3' variance, but they are requesting a 11' variance and that is a lot. There is not a lot of space back there, particularly with the person that it will come up against.

Mr. Hayden – Did you have an opportunity to visit the property and look at the project? They did have it spray painted and it does not come that much further than the existing deck that is there. The spray paint comes out from that corner and then out to the corner of the house. It is not extending into the yard any further than what is already there.

Mr. Marrie – I was just worried about it coming out 11'.

Mr. Kolick – It is 11' beyond the 30' rear yard setback and it is not even the entire area, there is just a portion of it coming out because it comes to a point.

Mr. Hayden – It is not an additional 11' from what is already there, it is just replacing what is there. Thank you very much for the comments Sir, I appreciate it.

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

Mr. Houlé - Mr. Chairman, I would like to request a motion for an 11' rear yard setback variance from Zoning Code Section 1252.34 (d), which requires a 30' rear yard setback

and where a 19' rear yard setback is proposed in order to construct an addition, property located at 20706 Carlton Court, PPN. 394-22-014, zoned R1-100

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. Hayden – Your variance has been granted by this Board.

Mr. Hayden – If there is no further business to come before this Board, this meeting is adjourned.

Dustin Hayden/s/

Mitzi Anderson/s/

2-26-25

Mr. Hayden, Chairman

Mrs. Anderson, Secretary

Approval Date