

**CAUCUS PRIOR TO STRONGSVILLE BOARD OF ZONING &  
BUILDING CODE APPEALS  
Meeting of  
March 20, 2024**

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

**Administration:** Assistant Law Director Daniel Kolick

**Assistant Building Commissioner:** Steve Molnar

**Recording Secretary:** Mitzi Anderson

The Board members discussed the following:

1) **BRYAN PAULOZZI, OWNER/SCOTT LAING, AGENT**

Requesting a 4'- 4" Rear Yard Setback variance from Zoning Code Section 1252.29(b)(1), which requires a 15' Rear Yard Setback and where a 10'- 8" Rear Yard Setback is proposed to install an Inground Swimming Pool, property located at 12456 Saddlebrook Lane, PPN 392-01-055, zoned R1-100

Mr. Hayden – Item number one on the agenda is for 12456 Saddlebrook Lane, which is in Westwood Farms. This is for a rear yard setback variance and it backs up to common land at the end of the cul-de-sac. I have no issue with this request and it has the wooded lot out back.

Mr. Evans – We did receive HOA approval from Westwood Farms.

2) **JAMES REINDL, OWNER**

Requesting a 7' Side Yard Setback variance from Zoning Code Section 1252.29(b)(1), which requires a 15' Side Yard Setback and where an 8' Side Yard Setback is proposed to install an Inground Swimming Pool, property located at 19293 Bowman Drive, PPN 393-37-032, zoned R1-75

Mr. Hayden – Item number two on the agenda is for 19293 Bowman Drive, which has a narrower back yard and it looks as if there was a fence on the left side. I have no issue with this request.

The Board members approved the minutes for March 6, 2024.

**STRONGSVILLE BOARD OF ZONING & BUILDING CODE APPEALS  
MINUTES OF MEETING  
March 20, 2024  
7:00 PM**

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

Present:

Mr. Baldin  
Mr. Rusnov  
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 March 20, 2024 meeting of the Strongsville Board of Zoning and Building Code Appeals to order. May we have a roll call please?

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

Mr. Baldin – I move 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. RUSNOV	YES
MR. EVANS	YES
MR. HAYDEN	YES
MR. BALDIN	YES

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 March 6, 2024. 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 Secretary and Building Department representative.

Mr. Kolick administered the oath to those standing.

1) **BRYAN PAULOZZI, OWNER/SCOTT LAING, AGENT**

Requesting a 4'- 4" Rear Yard Setback variance from Zoning Code Section 1252.29(b)(1), which requires a 15' Rear Yard Setback and where a 10'- 8" Rear Yard Setback is proposed to install an Inground Swimming Pool, property located at 12456 Saddlebrook Lane, PPN 392-01-055, zoned R1-100

Mr. Hayden – Item number one on our agenda this evening is for 12456 Saddlebrook Lane. Please state your name and address for the record.

**Kristi Paulozzi, 12456 Saddlebrook Lane, Strongsville, Ohio**

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

Mrs. Paulozzi – We are putting a pool in the back yard and are asking for a 5’ variance to push the pool 5’ further back from our house. The reason we are requesting this is because of the size of the wall we would need, if we keep the pool closer to our house we would need a 5’ retaining wall or if we push it back 5’ than we would need less than a 1’ wall. Financially it makes more sense to us and we have woods behind our house so, it does not affect any neighbors or anyone behind us.

Mr. Hayden – Some of the things mentioned in caucus is that this is a wooded lot with some common land behind it. Also, we have Homeowners Association approval.

Mr. Rusnov – Limited space, which is a topographic issue and is one of the reasons that we can grant a variance.

Mr. Hayden – Are there any other questions?

Mr. Kolick – On a minor matter, you stated that the variance is for 5’ and our agenda states 4’- 4”, which one is correct so, that we get it right before we vote on the request.

Mrs. Paulozzi - Yes, the request is for a 4’ - 4” variance.

Mr. Hayden – We just want to make sure that we get it right on record, thank you Mrs. Paulozzi.

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. Hearing none and seeing none, I will declare the public hearing closed and entertain a motion.

Mr. Rusnov – Mr. Chairman, I make a motion to approve a request for a 4’- 4” Rear Yard Setback variance from Zoning Code Section 1252.29(b)(1), which requires a 15’ Rear Yard Setback and where a 10’- 8” Rear Yard Setback is proposed to install an Inground Swimming Pool, property located at 12456 Saddlebrook Lane, PPN 392-01-055, zoned R1-100

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?

ROLL CALL:

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

**MOTION APPROVED**

Mr. Hayden – This variance request has been granted by this Board and you are all set for this evening.

**2) JAMES REINDL, OWNER**

Requesting a 7' Side Yard Setback variance from Zoning Code Section 1252.29(b)(1), which requires a 15' Side Yard Setback and where an 8' Side Yard Setback is proposed to install an Inground Swimming Pool, property located at 19293 Bowman Drive, PPN 393-37-032, zoned R1-75

Mr. Hayden – Item number two on the agenda is for 19293 Bowman Drive. Please state your name and address for the record.

**Mr. Reindl, 19293 Bowman Drive, Strongsville, Ohio**

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

Mr. Reindl – I am looking to install a new inground pool and requesting an 8' variance off the east side of my property line.

Mr. Hayden - As we discussed in caucus, this is a bit of a narrow back yard and there is a fence that runs down the left side of the yard to enclose this.

Mr. Hayden – Are there any other questions?

Mr. Rusnov – This is another topographical issue because of the shape of the lot.

Mr. Reindl – Correct, and I would like to have the sight line of the pool so that we can see the kids from the back of the house.

Mr. Rusnov – That is also a safety issue.

Mr. Reindl - If I push it within the 15' it is going to be behind the garage and you will not be able to see it.

Mr. Baldin – The biggest thing is you have to have the fencing, that is about it.

Mr. Rusnov – Isn't code that the inground pools have to be fenced?

Mr. Molnar – Yes, it has to be fenced.

Mr. Reindl - Is my current fence sufficient?

Mr. Molnar - Am I correct in saying that you have a fence that goes around it?

Mr. Reindl – Yes and there will also be an auto-cover on the pool as well.

Mr. Evans – The auto-cover supersedes the fence.

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. Hearing none and seeing none, I will declare the public hearing closed and entertain a motion.

Mr. Baldin – Mr. Chairman, I make a motion to approve request for a 7’ Side Yard Setback variance from Zoning Code Section 1252.29(b)(1), which requires a 15’ Side Yard Setback and where an 8’ Side Yard Setback is proposed to install an Inground Swimming Pool, property located at 19293 Bowman Drive, PPN 393-37-032, zoned R1-75

Mr. Evans – Second.

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

**ROLL CALL:**

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

**MOTION APPROVED**

Mr. Hayden – This variance has been granted by this Board and you are all set for this evening.

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

---

Mr. Hayden, Chairman

Mrs. Anderson, Secretary

Approval Date