

**CAUCUS PRIOR TO STRONGSVILLE BOARD OF ZONING &
BUILDING CODE APPEALS
Meeting of
March 25, 2026**

Board of Appeals Members Present: Dustin Hayden, Richard Baldin, John Rusnov, Robert Hawk

Administration: Assistant Law Director Daniel Kolick

Assistant Building Commissioner: Steve Molnar

Recording Secretary: Mitzi Anderson

The Board members discussed the following at the Caucus:

- 1) **CHARLES PIGONI (OWNER), Matthew Zubek, Agent**
 - a) Requesting a variance from Zoning Code Section 1274.06, which prohibits enlargement or structural alteration of a non-conforming building and where the applicant is proposing to make structural alterations to an existing non-conforming home; and
 - b) Requesting a variance from Zoning Code Section 1252.04 (d)(1) and 1252.13 to permit alterations to an existing non-conforming home, which does not meet the setback requirements for a corner lot on either Sprague or Priem Roads; property located at 22111 Sprague Road, PPN 391-03-003, zoned R1-75

Mr. Hayden – Item number one on the agenda is for 22111 Sprague Road. The house was built in 1867 and I do not have any issues with the requests.

Mr. Kolick – With the setbacks on the zoning map, you cannot develop this property without variances.

Mr. Baldin – There is not a lot of room on the lot and it slopes down in the back.

Mr. Kolick – This was initiated because someone came to the City to bring the property up to Code.

Mr. Molnar – That is correct.

Mr. Rusnov – This will be an improvement to the property.

2) ERIC AND LAUREN AMANFOH, (TRUSTEE)

Requesting a 196 SF Floor Area variance from Zoning Code Section 1252.15, which permits a 200 SF Floor Area and where a 396 SF Floor Area is proposed in order to construct an Accessory Structure (Pool House), property located at 14356 Castlereagh Lane, PPN 398-17-041, zoned R1-75

Mr. Hayden – Item number two on the agenda is for 14356 Castlereagh Lane. They would like to construct a pool house on their property and the property backs up to a wooded lot, which is common land. I spoke with the President of the Homeowners Association and there were no issues. They have a shallow back yard; therefore, this is the only spot where this can be located. The lot to the east is vacant so there is no impact to the neighborhood and we have an approval letter from the Homeowners Association.

Mr. Baldin – Where will this be located?

Mr. Hayden – It will be located in the right corner and it will be 5’ off of the property line.

Mr. Molnar – There is an easement in the middle of the lot and that is the reason they would like to locate it there.

3) SPM ACQUISTION LLC (OWNER), John P. Slagter, Agent

- a) Requesting a variance for Parcel 11 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. 396-22-001; and
- b) Requesting a 10’ parking setback variance for Parcel 11 A from Codified Ordinance Section 1258.11 (a), which requires a 10’ minimum parking setback, where a 0’ parking setback is proposed; and

- c) Requesting a 10' parking setback variance for Parcel 11 B from Codified Ordinance Section 1258.11 (a) , which requires a 10' minimum parking setback, where a 0' parking setback is proposed, in order to construct a new hotel, property located at SouthPark Center, PPN 396-22-001, zoned Shopping Center - SC

Mr. Hayden – Item number three on the agenda is for variances for a proposed hotel at the Mall. We have received pages of notes from the applicant that outline the reasons for granting variances for this project.

Mr. Kolick – If the variances are granted, this should be made subject to the covenants and deed restrictions allowing them to utilize the ring road.

Mr. Baldin – Where will the hotel be located and how many stories is it?

Mr. Kolick – The location will be behind Dillard's, the old Dick's Sporting Goods and the Brew Garden, on the Mall side of the roadway. The proposal for the hotel indicates that the building will be four (4) stories; however, tonight the variances are regarding a lot split. Also, please note that the Board has received an updated meeting schedule for 2026, removing the last meeting in July due to Homecoming during that week.

The Board members approved the minutes for January 28, 2026.

**STRONGSVILLE BOARD OF ZONING & BUILDING CODE APPEALS
MINUTES OF MEETING
March 25, 2026
7:00 PM**

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

Present:

Mr. Baldin
Mr. Rusnov
Mr. Hayden
Mr. Hawk

Also Present:

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

Mr. Hayden – I would like to call this March 25, 2026 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. HAYDEN	PRESENT
MR. HAWK	PRESENT

MOTION TO EXCUSE

Mr. Hawk – I make a motion to excuse Mr. Houlé for just cause.

Mr. Baldin – Second.

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

ROLL CALL:

MR. RUSNOV	YES
MR. HAYDEN	YES
MR. HAWK	YES
MR. BALDIN	YES

MOTION APPROVED

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 28, 2026. 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) CHARLES PIGONI (OWNER), Matthew Zubek, Agent

- a) Requesting a variance from Zoning Code Section 1274.06, which prohibits enlargement or structural alteration of a non-conforming building and where the applicant is proposing to make structural alterations to an existing non-conforming home; and
- b) Requesting a variance from Zoning Code Section 1252.04 (d)(1) and 1252.13 to permit alterations to an existing non-conforming home, which does not meet the setback requirements for a corner lot on either Sprague or Priem Roads; property located at 22111 Sprague Road, PPN 391-03-003, zoned R1-75

Mr. Hayden – Item number one on the agenda is for 22111 Sprague Road. Please give us your name and address for the record.

Matthew Zubek, 20050 Albion Road, Strongsville, Ohio 44149

Mr. Hayden - You were here during Caucus and heard some of our comments regarding the variance requests. Please take us through your project and the need for the variances.

Mr. Zubek – The house was built in the 1800’s and the room is 5 ½ tall and it is considered to be a two-bedroom house. The room will be 8’ x 15’ and I would like to raise the ceiling to 8’ high, install a reverse gable roof, new siding, windows and interior alterations. I would eventually like to come back to request a variance for a garage.

Mr. Rusnov – You will be improving the home.

Mr. Zubek – Yes.

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. Rusnov – Mr. Chairman, I would like to make a motion to approve the request for a variance from Zoning Code Section 1274.06, which prohibits enlargement or structural alteration of a non-conforming building and where the applicant is proposing to make structural alterations to an existing non-conforming home; and requesting a variance from Zoning Code Section 1252.04 (d)(1) and 1252.13 to permit alterations to an existing non-conforming home, which does not meet the setback requirements for a corner lot on either Sprague or Priem Roads; property located at 22111 Sprague Road, PPN 391-03-003, zoned R1-75

Mr. Baldin – Second.

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

ROLL CALL:

MR. HAYDEN	YES
MR. HAWK	YES
MR. BALDIN	YES
MR. RUSNOV	YES

MOTION APPROVED

Mr. Hayden – Mr. Zuebek, your variances have been approved by the Board this evening.

2) ERIC AND LAUREN AMANFOH (TRUSTEE)

Requesting a 196 SF Floor Area variance from Zoning Code Section 1252.15, which permits a 200 SF Floor Area and where a 396 SF Floor Area is proposed in order to construct an Accessory Structure (Pool House), property located at 14356 Castlereagh Lane, PPN 398-17-041, zoned R1-75

Mr. Hayden – Item number two on the agenda is for 14356 Castlereagh Lane. Please give us your name and address for the record.

Lauren Amanfoh, 14356 Castlereagh Lane, Strongsville, Ohio 44149

Mr. Hayden - You were here during Caucus and heard our comments regarding the variance request. It was noted that we are aware of the easement that goes through your yard. Please take us through your project and the need for the variance.

Ms. Amanfoh - The pool house will be located in the current location of the swing set, which will be removed. The location of the pool house will be behind the easement and still meet the setback requirement from the property line.

Mr. Hayden – We also noted in Caucus, that we have Homeowners Association approval. This property backs up to woods adjacent to the Forest Park Homeowners Association and they did not have an issue with the project.

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. Rusnov – Mr. Chairman, I would like to make a motion to approve the request for a 196 SF Floor Area variance from Zoning Code Section 1252.15, which permits a 200 SF Floor Area and where a 396 SF Floor Area is proposed in order to construct an Accessory Structure (Pool House), property located at 14356 Castlereagh Lane, PPN 398-17-041, zoned R1-75

Mr. Baldin – Second.

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

ROLL CALL:

MR. HAWK	YES
MR. BALDIN	YES
MR. RUSNOV	YES
MR. HAYDEN	YES

MOTION APPROVED

Mr. Hayden – Ms. Amanfoh, your variance has been approved by the Board
this evening.

3) SPM ACQUISITION LLC (OWNER), John P. Slagter, Agent

- a) Requesting a variance for Parcel 11 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. 396-22-001; and
- b) Requesting a 10' parking setback variance for Parcel 11 A from Codified Ordinance Section 1258.11 (a), which requires a 10' minimum parking setback, where a 0' parking setback is proposed; and
- c) Requesting a 10' parking setback variance for Parcel 11 B from Codified Ordinance Section 1258.11 (a) , which requires a 10' minimum parking setback, where a 0' parking setback is proposed, in order to construct a new hotel, property located at SouthPark Center, PPN 396-22-001, zoned Shopping Center – SC

Mr. Hayden – Item number three on the agenda is for PPN 396-22-001. Please give us your name and address for the record.

John P. Slagter, 950 Main Ave, Suite 1100, Cleveland, Ohio 44113

Mr. Hayden - You were here during the duration of Caucus and heard some of our comments regarding the variance requests. Please take us through your project and the need for the variances.

Mr. Slagter - Thank you for your consideration of this matter. We are proposing a lot split and the area of the proposed lot split is currently the parking area near the detention basin, Planet Fitness and the Brew Garden. There are three variances required due to the lot split, one is for frontage because they will not have frontage on a public road. This mall is served by a reciprocal easement agreement and we have provided a copy of the relevant provisions to your legal counsel. Both parking and access are a part of the ring road system that exist at the mall, which is not unusual for a regional mall. This lot split will be served by the existing easement that are a part of the filed recorded documents. Also, there are two parking variances that would be required. The requirement for parking is a 10' setback; however, because this is integrated as part of the parking field we plan on having shared parking and we have reciprocal easements for parking. This particular area of property is unique and has been under utilized and is far away from Dillard's and Dick's. We have received approval from Dillard's that authorizes the building of a hotel. I worked with the City of Strongsville in 2004 at the time that the mall expanded and added the Cinemark theaters, food court and restaurants in the front. In 2004, we also amended your Zoning Code to allow for hotels, part of the goal in accordance with your Comprehensive Plan to support the businesses that exist. The Comprehensive Plan identifies how important the mall is and how much revenue comes into this community as a result of the financial benefits created by the mall. As many of you know, malls are challenging these days but our goal is to continue to try and re-develop and look for opportunities there. The businesses in this community are looking for hotels for when they have conferences or visitors and we believe that this is a good location and helps to support the mall. We are not here for whether a hotel should be permitted or not because your zoning allows that and it is authorized under your Code. We are here for three variances, two parking variances and frontage for the ring road. I have provided to the Board an extensive response regarding the standards in your Code and I think we meet those requirements. We think that this will serve and benefit the community because of the unique characteristics of the property and we believe it is appropriate to grant the variances. We appreciate your time and consideration.

Mr. Kolick - If you act favorably on this request, you will need to grant it subject to covenants and deed restrictions, which allows the parcel access to the ring road. They are currently in place but need to be maintained thereafter.

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.

Vicky Camardo, 16732 Northview Drive, Strongsville, Ohio 44136

Ms. Camardo - I am not necessarily against the variances but I do have some questions. My property abuts the mall and I am in the area behind the Dick's and Brew Garden. How many stories will the hotel be and are people going to be able to look into my back yard? The last I heard this hotel was going to be located in the Ledgewood area and did not know this would be in my backyard.

Mr. Kolick – The current proposal, although they have not submitted an application, is for a four (4) story hotel.

Mr. Baldin – You live south of this property and the area has woods and fencing.

Ms. Camardo – There is very little woods and the fence is not maintained that well. The pine trees were a great idea when they installed them but they have not maintained them and now they are falling down. That does not give us the privacy that was supposed to be there.

Mr. Rusnov – I would suggest that you contact your Councilmen to have them get on the mall to clean that area up.

Ms. Camardo – The trees will not prevent people located on the fourth floor from looking down into my backyard. I went through this exact thing when the mall was being built because we have lived here for 41 years.

Mr. Kolick – Take some pictures and go to the City Building Department and notify them if the fence and trees are not being maintained. If this is approved tonight, they will also need approval from the Planning Commission and it will be taken into account and helpful to the City to know about your concerns.

Ms. Camardo – Northview Drive is a very small private street and we have a private backyard. We have invested a ton of money into our backyard and I do not want people looking into our yard.

Mr. Kolick – That is understandable.

Mr. Hayden – Ms. Camardo, thank you very much for your comments.

Matt Hocevar, 15606 Pomeroy Blvd., Strongsville, Ohio 44136

Mr. Hocevar – I am against the variances because of the same conditions that Ms. Camardo mentioned, privacy concerns and the proximity of my residence. The lighting of a future project of this magnitude would significantly diminish the privacy and livability of the site that I live in. Also, the concept behind the hotel is a good idea for Strongsville but this location is not favorable for a lot of residents, not just me. Adding to that, the extended stay from the hotel will typically draw unwanted tenants to those facilities and I do have a concern because I have a family that will be in proximity of the site.

Mr. Kolick – If you have any concerns regarding the lighting, landscaping, or the hotel blocking the view to your home, there will be plans submitted by the applicant for the building. If this is approved tonight, they will have to come back to the Planning Commission, for approval of the building. It would be good to make your concerns known to the Building Department and they will relay it to the Planning Commission.

Mr. Hayden – I would highly suggest taking pictures of the things that concern you and supply those to the City, because they will take all of that into account.

Dennis Betlejewski, 16652 Northview Drive, Strongsville, Ohio 44136

Mr. Betlejewski – This will go up in the back of our houses, where the fence is already falling down and we have to constantly keep calling the mall to have them repair it. There are people who climb over the fence and we constantly call the mall to have them repair the fence and cut the trees. What is the sustainability if you allow them to put up a hotel that will be an eyesore to us because I am sure they will be able to see over the top of the fence that is currently there.

Mr. Kolick – There will be plans submitted which will be public record and this will give you an opportunity to review them.

Mr. Betlejewski – We can look at the plans but can we voice our opinions against this?

Mr. Kolick – You can write to the Planning Commission who has to approve the building, lighting and landscaping. If you have concerns regarding the fence at that time the Planning Commission can address it with the applicant to make sure the fence is addressed.

Mr. Rusnov – You can make contact with your Councilmen.

Mr. Kolick – Yes, you may contact your Councilmen, as well as the City Administration need to know about these concerns.

Mr. Baldin – When you contacted the mall did they ever clean up the fencing?

Mr. Betlejewski - It is a mess and that is why I am asking what is going to be done about sustainability. The mall did come out and put in some slates but only in the sections that you told them that it was an issue and they did not go down the whole fence line and fix it.

Mr. Rusnov– That is why you should get your Councilmen involved or contact the Councilmen-at-Large.

Mr. Betlejewski – I did reach out to the Councilmen but nothing was done. Does anyone know who is the Councilmen for my ward?

Mr. Kolick – I believe it is Councilmen Gordon Short. The Councilmen-at-Large are James Carbone, Kelly Kosek and Anthony Zacharyasz Jr. and you can get their names through the City Council office.

Mr. Betlejewski – Thank you.

Mr. Kolick administered the oath.

Traci Swann, 17910 Resting Meadows Lane, Strongsville, Ohio 44136

Ms. Swann - Where will the hotel be located?

Mr. Slagter – The hotel will be located in the parking area of Dillard’s, near the detention basin, Planet Fitness and the Brew Garden.

Ms. Swann – You mentioned that the lighting and the size of the hotel is still in the works. My concern is that living on Resting Meadows Lane all of the precautions went into place with the new Dick's House of Sport and none of that is recognized. The lighting and sound are awful and I can't sit outside of my house without hearing the music nor drive down the street without seeing the lights. How will this proposed hotel be different from what is happening with Dick's.?

Mr. Hayden – Are you referring to the mall lights?

Ms. Swann – I am referring to the lights outside of Dick's that are different from the other lights around the mall. I have gone there and took pictures and those lights are higher, brighter and the shields are different. We have called about this and I have contacted the Police Department regarding the blaring music, late at 11:00 pm at night, long after the mall is closed. We spoke to our Councilmen and the lights and music are still issues so what is going to make the hotel different?

Mr. Kolick – Let the Building Department know so that they can look at the issues. Those are concerns that you can raise with the Planning Department if the variances are approved tonight. You can send an email or letter to the Planning Commission by forwarding it to Mitzi and she will forward it to the Members. These are all legitimate issues that the Architectural Review Board will also look at.

Ms. Swann – Is that contact information on the website.

Mr. Kolick – Yes, you may contact the Planning Commission Secretary, Mitzi Anderson.

Ms. Swann – Thank you.

Mr. Hayden – Is there anyone else 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. Rusnov – Mr. Chairman, I would like to make a motion to approve the request for a variance for Parcel 11 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. 396-22-001; and requesting a 10' parking setback variance for Parcel 11 A from Codified Ordinance Section 1258.11 (a), which requires a 10' minimum parking setback, where a 0' parking setback is proposed; and requesting a 10' parking setback variance for Parcel 11 B from Codified Ordinance Section 1258.11 (a), which requires a 10' minimum parking

setback, where a 0' parking setback is proposed, in order to construct a new hotel, property located at SouthPark Center, PPN 396-22-001, zoned Shopping Center – SC, subject to the covenants and deed restrictions for an easement permitting the parcel access to the mall's ring road

Mr. Baldin – Second.

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

ROLL CALL:

MR. BALDIN	YES
MR. RUSNOV	YES
MR. HAYDEN	YES
MR. HAWK	YES

MOTION APPROVED

Mr. Hayden – Mr. Slagter, your variances have been approved by the Board this evening. City Council will have an opportunity to review this approval and additional approvals are required from the Architectural Review Board and the Planning Commission.

WORK SESSION:

Mr. Kolick – I sent out a second email to the Board Members with the possible Zoning Code changes. The Code updates include changes to Section 1248.09 regarding specific items to consider as opposed to the broader criteria that is there now. In the draft, I did allow the Board to grant a variance if not all of the conditions are met. The period was extended for having to review a decision from the Board from 6 months to 36 months. However, an applicant can always come back if there is a change in the variance or the circumstance. The change to lessen the public hearing notification radius from 500' to 200', is in there as well. All of these items will have to go through City Council for consideration. Are there any other questions or thoughts?

Mr. Hayden – I read through it and thought it looked great.

Mr. Baldin – I would suggest changes between 9 and 10 because I feel you repeated yourself although I thought it did not make sense.

Mr. Kolick – If there are no other questions, this will be drafted into ordinance form and it will be reviewed by City Council, Planning Commission and will go back to Council for a public hearing, then Council will vote on it. There was also a request for a change in the meeting time for the Board from 7:00 pm to 6:00 pm and Caucus will generally be held at 5:45 pm.

Mr. Hayden – I think the time change is a good suggestion.

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

Dustin Hayden /s/

Mitzi Anderson /s/

4/8/26

Mr. Hayden, Chairman

Mrs. Anderson, Secretary

Approved

