

**CAUCUS PRIOR TO STRONGSVILLE BOARD OF ZONING &
BUILDING CODE APPEALS**
**Meeting of
July 30, 2025**

Board of Appeals Members Present: Dustin Hayden, 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) **PATRICIA BASALLA (TRUST)**

Requesting a 2' height variance from Zoning Code Section 1252.17 (c), which permits a 6' height and where an 8' height is proposed in order to construct a privacy fence, property located at 14602 Windsor Castle Lane, PPN 393-20-086, zoned R1-75

Mr. Hayden – Item number one on the agenda is for 14602 Windsor Castle Lane. This request is for a 2' height variance for a privacy fence. The property is in a Homeowners Association and we do have an approval letter. This is located on a cul-de-sac lot and when I was out to review the property, I did not see any sort of topographical issue or hardship to warrant a 2' height variance.

Mr. Houlé – I had a chance to speak with the homeowner and I agree, there is no topographical hardship that I could see. The neighbor's yard is the same level as their yard, it is not higher up where you would need the extra footage to cover it. Also, this would be quite visible from the street when the trees are gone. I believe there is approximately 35' of fence and I agree I do not see the hardship.

Mr. Kolick – Is there a basketball hoop or a need to go higher?

Mr. Hayden – The existing basketball hoop is being removed, it was documented on the picture submitted that the hoop would be removed.

Mr. Baldin – This is a high-end community and you start setting a precedent and the next thing you know everyone is going to want to do something similar. We can't have that and if they do not meet the criteria for a variance and I do not see where this meets that.

Mr. Kolick – Due to the absence of Mr. Evans and Mr. Rusnov, for the approval of this variance it would require all three votes.

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

**STRONGSVILLE BOARD OF ZONING & BUILDING CODE APPEALS
MINUTES OF MEETING
July 30, 2025
7:00 PM**

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

Present:

Mr. Baldin
Mr. Houlé
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 July 30, 2025 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	ABSENT
MR. HOULÉ	PRESENT
MR. EVANS	ABSENT
MR. HAYDEN	PRESENT

MOTION TO EXCUSE:

Mr. Houlé – I move to excuse Mr. Evans and Mr. Rusnov for just cause.

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?

MR. HOULÉ	YES
MR. HAYDEN	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 July 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) PATRICIA BASALLA (TRUST)

Requesting a 2' height variance from Zoning Code Section 1252.17 (c), which permits a 6' height and where an 8' height is proposed in order to construct a privacy fence, property located at 14602 Windsor Castle Lane, PPN 393-20-086, zoned R1-75

Mr. Hayden – Item number one on the agenda is for 14602 Windsor Castle Lane. Please give us your name and address for the record.

Patricia Basalla, 14602 Windsor Castle Lane, Strongsville, Ohio

Mr. Hayden - You were here during Caucus and heard some of our comments regarding the variance request. Please take us through your project and address some of our concerns.

Ms. Basalla – I have been in this house for 33 years and when we built the house there was no neighbor to the left of me, where I am proposing to locate the fence. I planted pine trees to provide privacy and a windbreak because the wind comes from the west and it is pretty strong. When you were there you would have seen how close my neighbor is on that side, that is where their walkout basement and barbeque area is located. I have no branches at the bottom of my pine trees because they have defoliated at the bottom. My plan is to put the fence where the pine trees are and that is the only section that I am requesting the 8' height and eventually the rest of the fence will be at 6' high. The 8' high fence will only be located where my neighbor is and where the noise and the contact is for me. This is a privacy issue and while I understand you have rules; however, the Homeowners Association had no trouble with it at all. I am on a cul-de-sac and from the street all you will see is the front of the fence. The only person who will see the fence is me and my next-door neighbor and the people in the Camden Woods development who see my backyard when there are no trees. I am asking for privacy and a windbreak, the fence is not that long of a distance. I intend to put the fence up in phases and the rest of the fence will be 6' high. I know you are not inclined to agree with this and that is your right, I appreciate you coming here just for me because I see I am the only person on the agenda and I hope you will reconsider.

Mr. Kolick – Why don't you feel that a 6' high fence would be enough?

Ms. Basalla – She has four (4) windows in the family room and another window in a bathroom, right where the fence will be located.

Mr. Kolick – Does she sit at a higher level than your house?

Ms. Basalla – From the street it is at the same level but because she has a walk out where the family room, lower patio and grill section is located so, I am trying to block what she has.

Mr. Hayden – As you mentioned, the Homeowners Association did not have an issue with the fence; however, it does not necessarily govern what we do here.

Ms. Basalla – I understand.

Mr. Hayden – The other thing that we have to be careful of is setting a precedent within the City. Even though this is a very short distance, we would still be approving an 8' high fence when it doesn't meet one of the criteria that we have to base the variance on. We do have to take those things into consideration.

Ms. Basalla – I don't understand how that is an argument because the word variance means, slightly different. All I am asking is to be slightly different and not for the entire fence and this is for less than 10% of my yard, which is a tiny portion of my backyard.

Mr. Hayden – You are asking for 35' and that is pretty long.

Ms. Basalla – Did you see my backyard?

Mr. Hayden – What I am saying is that it does create a precedent.

Ms. Basalla – Please do not think I am being argumentative but, for every variance that is on the books for Strongsville, you think that sets a precedence for others? By its very nature, variance means vary from everybody else.

Mr. Kolick – The problem is if anyone else's circumstances are similar to yours, we cannot grant one and deny another because we would have a legal problem. The Board has to be consistent on how they grant variances. How long has the house been next to you?

Ms. Basalla – I have been there for 33 years and she has been there for probably 23 years.

Mr. Kolick – If she has been there for 23 years it is not like it is a brand new home being constructed.

Ms. Basalla – I had trees for privacy.

Mr. Kolick – How about replanting your trees?

Ms. Basalla - They will not grow to give me the privacy needed. The only thing that I can plant where pines grow are other pines or acid loving trees. The other problem is that pine trees will kill any other kind of tree that the deer will not eat.

Mr. Kolick – You may want to talk with our City Forester, she may have some ideas for you.

Ms. Basalla – I have consulted with a landscaper and I know what I can plant and I can only plant acid loving trees because of the acidity of the pine trees. I am at your mercy for this variance and if you don't grant it there is nothing I can do about it.

Mr. Baldin – Is the additional 2' height that important?

Ms. Basalla – Yes, it is to me. I am not sure if you looked around but I have put a lot of work into the house and everything you see I planted. I want the privacy and the windbreak and it is for a very small section.

Mr. Baldin – Will the pine trees be removed?

Ms. Basalla – Yes, besides the first one they all have to come down because they are dying at the bottom.

Mr. Baldin – I have some pine trees that are similar to the ones that you have and I found out the same thing that they do not sustain.

Ms. Basalla – Those trees are 28-29 years old and they are done.

Mr. Houlié - The bottoms start dying out and you just have the tops and I understand your noise issue and privacy. However, I disagree because you will still see the fence from the road because it is right there by your driveway.

Ms. Basalla – I feel like we are bantering and not getting anywhere. I would appreciate it if you would respect my wishes and I understand your position.

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. Houlié - Mr. Chairman, I would like to make a motion for requesting a 2' height variance from Zoning Code Section 1252.17 (c), which permits a 6' height and where an 8' height is proposed in order to construct a privacy fence, property located at 14602 Windsor Castle Lane, PPN 393-20-086, zoned R1-75

Mr. Baldin - Second.

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

ROLL CALL:

MR. HOULÉ	NO
MR. HAYDEN	NO
MR. BALDIN	NO

MOTION DENIED

Mr. Hayden – Ms. Basalla, the variance has been denied by this Board. In order to construct the fence, you will need to comply with the Code, which is 6' high.

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

Dustin Hayden /s/

Mitzi Anderson /s/

8-13-25

Mr. Hayden, Chairman

Mrs. Anderson, Secretary

Approval Date