

**CAUCUS PRIOR TO STRONGSVILLE BOARD OF ZONING &  
BUILDING CODE APPEALS  
Meeting of  
March 12, 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) DANIEL AND NATALIE PRATT (OWNER)**

- a) Requesting a variance from Zoning Code Section 1252.18, which permits one garage and where two garages are proposed; and
- b) Requesting a 7' Height variance from Zoning Code Section 1252.04 (g) which permits a 15' Height and where a 22' Height is proposed in order to construct a garage; and
- c) Requesting a variance from Zoning Code Section 1252.15 (a), which prohibits a garage to be located in the side yard and where a side yard garage is proposed; and
- d) Requesting a 326 SF Floor Area variance from Zoning Code Section 1252.22, which permits a 1000 SF Floor Area and where a 1326 SF Floor Area (Existing Garage is 750 SF and New Garage is 576 SF = 1326) is proposed, property located at 12652 Arbor Creek Drive , PPN 398-27-051, zoned R1-100

Mr. Hayden – Item number one on the agenda is for 12652 Arbor Creek Drive. They are requesting four variances for a garage. There have been 6 to 7 variances similar to this request that we have approved on Arbor Creek Drive.

Mr. Houlé – They have quite a drop off, heading all the way down towards the mailbox.

Mr. Rusnov – Is there a nature conservation there?

Mr. Hayden – There are wetlands there, which their HOA letter does reference that and they will need approval from the Army Corp of Engineers.

Mr. Kolick - We spoke with our City Engineer and they are outside of the wetlands area and the conservation easements, so we do not have to worry about that. We review those in advance before this Board acts on it. They provided you with a form letter because they have various areas that are covered with wetlands and conservation easements but this area is not.

Mr. Houlé – They are requesting a 7' height variance; however, the land drops off approximately 10', so that kind of negates the height. The only thing that we would have to be careful about is that they are using this strictly for the purpose of a garage.

Mr. Evans – I think we would want to condition this, that it would not be a living area. The Estates at Arbor Creek are a different animal from the normal parts of the City. We have a number of these that are out there and we understand why. We should condition this on the record as to why because we have other requests in other areas where it is not the same as being in the Estates at Arbor Creek. We should distinguish the reasons that we are doing this.

Mr. Kolick – This should be used for a garage and not a work area, a shop or a residence. We need to find out what utilities will be run out to the garage.

**2) KEVIN AND DENISE DEPOLO (OWNER)/Donald Borowske, Agent**

Requesting a 2.5' Front Yard Setback Variance from Section 1252.04 (d) Appendix IV, which requires a 100' Front Yard Setback from the centerline of Sunset Drive and where a 97.5' Front Yard Setback from the centerline of Sunset Drive is proposed for a house addition, property located at 15420 Sunset Drive, PPN 397-05-060, zoned R1-75

Mr. Hayden – Item number two on the agenda is for 15420 Sunset Drive. The request is for a 2.5' front yard setback variance. This is for a proposed addition to the home and is a minimal setback request, I do not see any issue here.

Mr. Houlé – It would be hard to tell that it butts out from the street. It will be a nice enhancement to the existing house.

Mr. Evans – If you looked at the houses down the street, they all are slightly different and this would probably never be noticed.

3) **MARKO MARKOVIC, OWNER/Legacy Home Improvements LLC, Agent**

Requesting a 144 SF Floor Area variance from Zoning Code 1252.16 (b) which permits a 120 SF Floor Area and where a 264 SF Floor Area is proposed, in order to construct a new deck in the Front Entrance, property located at 16727 Woodleaf Rd., PPN 396-13-054, zoned R1-75

Mr. Hayden – Item number three on the agenda is for 16727 Woodleaf Road. They are requesting a square foot floor area variance for the construction of a new deck at the front entrance of this property. This is on a cul-de-sac that backs up to Costco. I want to understand if there is a hardship or topographical issue that we are not aware of. This concerns me of setting a precedent over double the square footage allowed but maybe there is something that I am not thinking of.

Mr. Evans – Because this is in Ledgewood and because of the design of the Schmidt Homes, there are a lot of homes in that development that do have front decks. The way that the cul-de-sac sits, I think this could be based on a topographical issue. There are also two other front decks down the street.

Mr. Baldin – There is a lot of room and I don't see a problem.

Mr. Evans – We also have the Homeowner Association Letter.

The Board members approved the minutes for February 26, 2025.

**STRONGSVILLE BOARD OF ZONING & BUILDING CODE APPEALS**  
**MINUTES OF MEETING**  
**March 12, 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 March 12, 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 February 26, 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) DANIEL AND NATALIE PRATT (OWNER)**

- a) Requesting a variance from Zoning Code Section 1252.18, which permits one garage and where two garages are proposed; and
- b) Requesting a 7' Height variance from Zoning Code Section 1252.04 (g) which permits a 15' Height and where a 22' Height is proposed in order to construct a garage; and
- c) Requesting a variance from Zoning Code Section 1252.15 (a), which prohibits a garage to be located in the side yard and where a side yard garage is proposed; and
- d) Requesting a 326 SF Floor Area variance from Zoning Code Section 1252.22, which permits a 1000 SF Floor Area and where a 1326 SF Floor Area (Existing Garage is 750 SF and New Garage is 576 SF = 1326) is proposed, property located at 12652 Arbor Creek Drive , PPN 398-27-051, zoned R1-100

Mr. Hayden – Item number one on the agenda is for 12652 Arbor Creek Drive. Please state your name and address for the record.

**Daniel Pratt, 12652 Arbor Creek Drive, Strongsville, Ohio 44136**

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

Mr. Pratt – We are looking to run electricity, heat, and a wash tub, so that I can wash the cars. This will be strictly used for a garage with storage, in hindsight I should have had an extra two car garage but our house slopes.

Mr. Rusnov – Your subdivision is the only one like it in the entire City. They are all custom-built homes, where none of them are the same and the topography is rolling. You also have a land conservation and wetlands and that would impact a few things too.

Mr. Evans – Mr. Chairman, we do have the Homeowner Association letter. As John intimated, this is a different situation. The lots are much larger and these are custom built homes. We have gatehouses on a couple of them and extra storage buildings. It is an area because of the topography that would allow additional things to be built on it in different ways. I think that from the standpoint of looking at this for the reasons that we have for granting variances it does meets some of the qualifications.

Mr. Houlé – As I noted in Caucus, your land drops off towards the mailboxes going down the hill and that would negate some of the height variance, that we are usually concerned about. This is a topographical issue.

Mr. Baldin - This is a very unusual lot and they have a lot of room there.

Mr. Kolick – The motion should be contingent on that there is no living area in the garage and that no business is to be run out of the garage.

Mr. Rusnov – You understand that, correct?

Mr. Pratt - 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. Houlé - Mr. Chairman, I would like to make a motion for requesting a variance from Zoning Code Section 1252.18, which permits one garage and where two garages are proposed; and **b)** requesting a 7' Height variance from Zoning Code Section 1252.04 (g) which permits a 15' Height and where a 22' Height is proposed in order to construct a garage; and **c)** requesting a variance from Zoning Code Section 1252.15 (a), which prohibits a garage to be located in the side yard and where a side yard Garage is proposed; and **d)** requesting a 326 SF Floor Area variance from Zoning Code Section 1252.22, which permits a 1000 SF Floor Area and where a 1326 SF Floor Area (Existing Garage is 750 SF and New Garage is 576 SF = 1326) is proposed, property located at 12652 Arbor Creek Drive , PPN 398-27-051, zoned R1-100, conditioned for garage use only, no living facilities or businesses are allowed

Mr. Rusnov – Second.

Mr. Hayden – Thank you Mr. Houlé, 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. Pratt your variances have been approved by this Board and you are all set for this evening.

### **2) KEVIN AND DENISE DEPOLO (OWNER)/Donald Borowske, Agent**

Requesting a 2.5' Front Yard Setback Variance from Section 1252.04 (d) Appendix IV, which requires a 100' Front Yard Setback from the centerline of Sunset Drive and where a 97.5' Front Yard Setback from the centerline of Sunset Drive is proposed for a house addition, property located at 15420 Sunset Drive, PPN 397-05-060, zoned R1-75

Mr. Hayden – Item number two on the agenda is for 15420 Sunset Drive.  
Please state your name and address for the record.

**Donald Borowske, 10428 Abbey Road, North Royalton, Ohio 44133**

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. Borowske – The customer would like to build out the addition 2.5' to give it some character. The details in the drawings was our idea and they loved it and that is where we are.

Mr. Hayden – We discussed this in Caucus, this is not a large ask and it will have minimal impact and it will enhance the property.

Mr. Baldin – This is not a big deal, but apparently, he had a deck in the backyard and he took the deck out. I don't see a problem.

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 would like to make a motion requesting a 2.5' Front Yard Setback Variance from Section 1252.04 (d) Appendix IV, which requires a 100' Front Yard Setback from the centerline of Sunset Drive and where a 97.5' Front Yard Setback from the centerline of Sunset Drive is proposed for a house addition, property located at 15420 Sunset Drive, PPN 397-05-060, zoned R1-75

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

**MOTION APPROVED**

Mr. Hayden – Mr. Borowske your variance has been approved by this Board and you are all set for this evening.

**3) MARKO MARKOVIC, OWNER/Legacy Home Improvements LLC, Agent**

Requesting a 144 SF Floor Area variance from Zoning Code 1252.16 (b) which permits a 120 SF Floor Area and where a 264 SF Floor Area is proposed, in order to construct a new deck in the Front Entrance, property located at 16727 Woodleaf Rd., PPN 396-13-054, zoned R1-75

Mr. Hayden – Item number three on the agenda is for 16727 Woodleaf Road. Please state your name and address for the record.

**Marko Markovic, 16727 Woodleaf, Strongsville, Ohio**

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. Markovic – The current deck is really long and narrow, there is a hill and my driveway is steep. I am looking to widen it and shorten it, so that it comes off of the driveway. It is a little safer for a wheelchair. When my nephew hurt his leg, we couldn't fit two people through there and I am trying to get rid of the terrain.

Mr. Rusnov – Is there someone who is permanently disabled at your house?

Mr. Markovic – No, I was just referring to my nephew, when he hurt his ACL.

Mr. Rusnov – I wanted to make sure we were not into ADA territory.

Mr. Baldin – Have you lived there long?

Mr. Markovic – I've lived there since 2019.

Mr. Baldin – It is a nice area, with the woods and the ravine. I have no problem with it.

Mr. Hayden – We did state in Caucus that we have HOA approval.

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 would like to make a motion requesting a 144 SF Floor Area variance from Zoning Code 1252.16 (b) which permits a 120 SF Floor Area and where a 264 SF Floor Area is proposed, in order to construct a new deck in the Front Entrance, property located at 16727 Woodleaf Rd., PPN 396-13-054, zoned R1-75

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

**MOTION APPROVED**

Mr. Hayden – Mr. Markovic your variance has been approved by this Board and you are all set for this evening.

Mr. Hayden – Is there any additional business to come before this Board?

Mr. Houlé – I will not be present for the next meeting.

Mr. Baldin – I would like to know what happened with the request on West 130<sup>th</sup> St.?

Mr. Hayden – Are you referring to the gravel driveway?

Mr. Baldin - Yes.

Mrs. Anderson – Frank and Lori Markus have withdrawn their request.

Mr. Baldin – Steve, what happen to the applicant on Meadow Lane, who mentioned the resident with a swimming pool.

Mr. Molnar – He never came back.

Mr. Baldin – Did you investigate the other guy?

Mr. Molnar – I have Ted looking into it.

Mr. Hayden - This meeting is adjourned.

*Dustin Hayden/s/*

*Mitzi Anderson/s/*

3-26-25

---

Mr. Hayden, Chairman

Mrs. Anderson, Secretary

Approval Date