

**CAUCUS PRIOR TO STRONGSVILLE BOARD OF ZONING &  
BUILDING CODE APPEALS  
Meeting of  
April 9, 2025**

**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) **ROBERT CROSS (OWNER), Ken Cross, Agent**  
(Tabled at the February 26, 2025 Meeting)
  - a) Requesting a 276 SF Floor Area variance from Zoning Code Section 1252.15, which permits a 400 SF Floor Area and where a 676 SF Floor Area is proposed in order to construct a Shed; and
  - b) Requesting a 1' height variance from Zoning Code Section 1252.04 (g), which permits a 15' height and where a 16' height is proposed in order to construct a 676 SF Shed; property located at 18252 Hunt Road, PPN. 399-26-011, zoned R1-75

Mr. Hayden – Item number one on the agenda is for 18252 Hunt Road. This is a request for a square foot floor area variance and a height variance for a shed. These requests have been reduced from the original requests, which is approximately 400 SF less than what was originally requested. This is a replacement of an existing shed that is dilapidated and needs to be removed. I did not see an issue since the resident came back with a reduced variance request.

Mr. Kolick – If the Board grants the variances it should be contingent on the following; removal of the existing structure, no business conducted from the site, no living area in the shed.

Mr. Evans – The applicant heard what we said about the size of the shed at our previous meeting and the existing shed desperately needs to be replaced.

**2) ANDREW CALDWELL (OWNER)**

- a) Requesting a 4' side setback variance from Zoning Code Section 1252.15, which requires a 5' side setback and where a 1' side setback is proposed, in order to construct a storage shed; and
- b) Requesting a 9' setback variance from Zoning Code Section 1252.15 (a) which requires a 20' setback from main dwelling and where a 11' setback from main dwelling is proposed in order to construct a storage shed, property located at 21148 Willow Lane, PPN 391-14-032, zoned R1-75

Mr. Hayden – Item number two on the agenda is for 21148 Willow Lane. This is also a request for a storage shed and he is requesting setback variances. In the past, when we have sheds that are closer to properties, we have made strong recommendations for fire rated drywall, which makes us feel more comfortable because of the potential for combustible items being stored in the shed.

Mr. Evans – Mr. Kolick, is the Board correct that we can not require fire rated drywall?

Mr. Kolick – You can require fire rated drywall; however, you can not require it under the Building Code but you can require it under the Zoning Code and you can condition the approval.

Mr. Evans – The concern that we have is while the applicant may understand about keeping combustibles out of the shed; however, the next owner may not understand. I would like to be sure that we are protecting the next owner that may come along.

Mr. Kolick – Why are they requesting 1' from the side setback and why can't they move it over? Is there something in the way?

Mr. Baldin – It does look a little tight.

Mr. Hayden – I did not see anything.

Mr. Kolick – You can ask them to see if there is some reason they can not move it because that is awfully close.



Mr. Baldin – Those are my thoughts too and I don't believe that there is enough room.

Mr. Evans – I don't think it faces the neighbors window, but I do not like putting things 1' off of the property line.

**3) VIRGINA LONG (OWNER), C. William White, Agent**

Requesting a 7' 6" variance from sidewalk on a corner lot from Zoning Code Section 1252.17 (c), which requires a 16' setback from sidewalk on a corner lot and where an 8' 6" setback variance from sidewalk on a corner lot is proposed to install a fence, property located at 19604 Glenmar Way, PPN. 392-35-071, zoned R1-75

Mr. Hayden – Item number three on the agenda is for 19604 Glenmar Way. This is a setback variance request for the installation of a fence from the sidewalk on a corner lot.

Mr. Evans – The shape of the lot is one of the things that does give us the ability to look at this and there are no driveways in the immediate area. I do not think we need the police to review this for an obstruction of view. The way the trees are set in the yard, I think it makes sense to have it at the location that is proposed.

Mr. Hayden – Mr. Kolick, any additional recommendation on having the Safety Officer review the site.

Mr. Kolick – I don't think it is necessary because it doesn't appear to obstruct the sidewalk or any driveways as Mr. Evans said. I do not think you need to have the CIPTED Officer review this, unless you think it is necessary.

Mr. Baldin – I don't think so either, I think it is fine because of the way the house is laid out with the yard. It is not what we would normally like but I don't believe it would be a problem.

Mr. Hayden – Typically the ones we have reviewed in the past have had line of sight issues.

Mr. Kolick - The Board should check with the resident regarding the Homeowners Association for The Heathers. It may be that the HOA is defunct, like some of the older HOA's, because it looks as if the common area was purchased by some entity at a sheriff's sale.

**4) JOAN HAZEY (OWNER), Joseph Hovan, Agent**

Requesting a 1' 3" height variance from Zoning Code Section 1252.04 (g), which permits a 12' height and where a 13'3" height is proposed in order to construct a storage shed, property located at 20249 Birchwood Lane, PPN 393-25-054, zoned PDA-2

Mr. Hayden – Item number four on the agenda is for 20249 Birchwood Lane. This is a request for a 1' 3" height variance for a storage shed.

Mr. Evans – This is a prefabricated unit and I don't think the 1' is that big of a deal.

Mr. Baldin – I did not see a problem with this request.

Mr. Kolick – This backs up to common property and the Homeowner's Association has approved this.

**5) TRENT AND SAFIYA MOSLEY(OWNER)**

- a) Requesting a 17' rear yard setback variance from Zoning Code Section 1252.04, which requires a 50' rear yard setback and where a 33' rear yard setback is proposed in order to construct an addition onto an existing house and;
- b) Requesting a 24.5' rear yard setback variance from Zoning Code Section 1252.04, which requires a 50' rear yard setback and where a 25.5' rear yard setback is proposed in order to construct an addition onto an existing house, property located at 18552 Potomac Drive, PPN. 396-19-034, zoned R1-75

Mr. Hayden – Item number five on the agenda is for 18552 Potomac Drive. This request is for a 17' rear yard setback and a 24.5' rear yard setback variance for an addition onto an existing home. This does not appear to impact the neighbors.

Mr. Evans – I was very impressed reading the applicants reasons for requesting the variances. It is seldom that people actually read the documents that they are given and the applicant did a very good job of responding to the concerns. As a Board we understand that people are using their homes a lot more and if someone wants to stay in Strongsville and improve their property it is a good thing. I do not see a negative impact on residents in the immediate area.

Mr. Baldin – There is common ground on the side and behind them. They have a shed in their backyard and I do not think that is a problem.

Mr. Kolick – The Homeowners Association has approved this request.

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



**STRONGSVILLE BOARD OF ZONING & BUILDING CODE APPEALS**  
**MINUTES OF MEETING**  
**April 9, 2025**  
**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 April 9, 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	ABSENT
MR. RUSNOV	PRESENT
MR. BALDIN	PRESENT

**MOTION TO EXCUSE:**

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

Mr. Rusnov – Second.

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

MR. RUSNOV	YES
MR. EVANS	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 March 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) **ROBERT CROSS (OWNER), Ken Cross, Agent**  
(Tabled at the February 26, 2025 Meeting)

- a) Requesting a 276 SF Floor Area variance from Zoning Code Section 1252.15, which permits a 400 SF Floor Area and where a 676 SF Floor Area is proposed in order to construct a Shed; and
- b) Requesting a 1' height variance from Zoning Code Section 1252.04 (g), which permits a 15' height and where a 16' height is proposed in order to construct a 676 SF Shed; property located at 18252 Hunt Road, PPN. 399-26-011, zoned R1-75

Mr. Hayden – Please state your names and addresses for the record.

**Kenneth Cross, 18298 Hunt Road, Strongsville, Ohio**

**Robert Cross - 18252 Hunt Road, Strongsville, Ohio**

Mr. Hayden – Item number one on the agenda is for 18252 Hunt Road. You were present at the Caucus meeting and heard our comments regarding the reduction in the variance requests. We do understand that you would like to remove the existing shed and put up a new structure and we appreciate you working with us. The floor is yours if you would like to add any additional comments.

Mr. Kenneth Cross – If the original proposal did not pass, I have submitted a secondary proposal for your review.

Mr. Evans – The second proposal is what we were discussing in Caucus and we appreciate the fact that you downsized your proposal. We would have never approved your original proposal and the option of downsizing is the right choice.

Mr. Hayden - We did mention the conditions that will be placed on the variances; which include the existing shed will need to be removed, you can not operate a business out of the structure and that there will be no livable space in the shed.

Mr. Evans – This would also apply to anyone that may be a successor to you as the owner of the property.

Mr. Rusnov – The conditions of the variances will follow the property.

Mr. Evans – If you were to sell the property, you would have to notify the person buying it of the conditions imposed on the structure.

Mr. Baldin – It would only be allowed to have a man door and not a garage door.

Mr. Hayden – Are there any additional comments?

Mr. Evans - In Caucus we did mention that the applicant originally asked for a larger variance request and has changed his mind and downsized the request. The fact that the original request was so large would have made it difficult for us to approve it and the right choice was to down size it.



Mr. Robert Cross – The last time there was discussion that if this was approved I would have to put in a permanent driveway. Is that applicable to this?

Mr. Kolick – No, that is only if the doors on this structure could accommodate a vehicle, and they don't. If you were going to put vehicle doors on this you would have to have the whole driveway done because you have to get to the back structure. Since you are not installing doors the size required for a vehicle, you are not required to put in a concrete driveway.

Mr. Baldin – How wide is the man door?

Mr. Kenneth Cross - It will be 28" wide.

Mr. Kolick – What is the height?

Mr. Kenneth Cross - It would be a standard height of 6'8".

Mr. Kolick – Steve, is he okay?

Mr. Molnar – He is okay.

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 for requesting a 276 SF Floor Area variance from Zoning Code Section 1252.15, which permits a 400 SF Floor Area and where a 676 SF Floor Area is proposed in order to construct a Shed; and requesting a 1' height variance from Zoning Code Section 1252.04 (g), which permits a 15' height and where a 16' height is proposed in order to construct a 676 SF Shed; property located at 18252 Hunt Road, PPN. 399-26-011, zoned R1-75, subject to the following conditions, removal of the existing shed, can not operate a business from the shed, and no living area at all allowed in the shed

Mr. Evans – Second.

Mr. Kenneth Cross – The construction of the roof area will be attic trusses that have an area for storage.

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. BALDIN	YES
MR. RUSNOV	YES

**MOTION APPROVED**

**2) ANDREW CALDWELL (OWNER)**

- a) Requesting a 4' side setback variance from Zoning Code Section 1252.15, which requires a 5' side setback and where a 1' side setback is proposed, in order to construct a storage shed; and
- b) Requesting a 9' setback variance from Zoning Code Section 1252.15 (a) which requires a 20' setback from main dwelling and where a 11' setback from main dwelling is proposed in order to construct a storage shed, property located at 21148 Willow Lane, PPN 391-14-032, zoned R1-75

Mr. Hayden – Item number two on the agenda is for 21148 Willow Lane. Please state your name and address for the record.

**Andrew Caldwell, 21148 Willow Lane, Strongsville, Ohio**

Mr. Hayden – You were here for Caucus and heard some of the comments regarding the project. Please give us a description of your project, specifically addressing Item A in regards to moving the shed off of the property line.

Mr. Caldwell – I took rough measurements of my back yard and there is no area in the back yard that I could locate a 6' x 10' shed and meet the zoning requirements of 5' from the property line and 20' from my house. I do not have a deep back yard; however, it is wide and that is why I decided to put it on the side.



Mr. Baldin – When I visited the site, I saw the yard is shallow.

Mr. Caldwell – It is approximately 25' at the deepest from the house to the fence line. I would not be able to install a big enough shed to make a difference. I need to use the shed for outside decoration storage for Christmas and Halloween, also for my lawn mower, snow blower, snow shovels, party tents and bicycles.

Mr. Kolick – With the lawn mower it makes sense to use fire rated drywall. I understand why you can't go back further because of the shallowness of the yard, but why can't it be moved off of the side line 5'?

Mr. Caldwell – If I locate it further into the yard I will be blocking access to the backyard and the playset for my kids.

Mr. Kolick – If you get that close you will start to impinge on the neighbor's yard and you will not be able to get a lawn mower between the space. We will start to get complaints about weeds because this is located 1' off of the property line. How far off of the property line can you move it?

Mr. Caldwell – I could have the 5' but I would still need the variance for the distance from the house.

Mr. Kolick – Right. I don't think there seems to be a problem with that if you put in the fire rated drywall. If you can meet the 5' that is one less variance that you would need and you would not be impacting your neighbor's yard.

Mr. Evans - When I looked at this I did not see why you could not move the shed 5' off of the property line. I understand that it brings it more into your property, but we are not as concerned regarding the distance from your house as long as you do the fire rated drywall, which is to protect it particularly if you store combustibles there. If there is a fire we want the Fire Department to have enough time to get there before it spreads to the main structure. I did not see that there was anything that would prohibit you from moving the shed 5' off of the property line, which keeps it away from the neighbor. The next person that buys your neighbors house may wonder why this was done.



Mr. Baldin – Earlier you made a comment about the playground for your children, we have a certain criteria that we have to follow and I don't think that this is a hardship. That is why we are talking about moving the shed because it is not a hardship.

Mr. Rusnov – There are four criteria's that we have to consider.

Mr. Kolick – Mr. Caldwell, are you okay with eliminating Item A?

Mr. Caldwell – Yes, but I need to review the fire-retardant requirements.

Mr. Kolick – If you take it to the Building Department they will determine if it is equal to the fire rated drywall. Steve, are the fire-retardant standards equal to fire rated drywall?

Mr. Molnar – I will have to see what he has and take a look at it. Obviously, I cannot give him a State Code because this is not State Code. How close will you be to the house by moving it in 5'?

Mr. Caldwell – I would have to see where I could move it in 5'. I could do this but it is a lot of extra work and I would rather not do the shed.

Mr. Baldin - Would you like to table the request and review it and have you come back at another time.

Mr. Caldwell – Yes, I will need to find out where I could locate it.

Mr. Hayden – If you request to table this on record it will give you the opportunity to go back and take some additional measurements. When you want to move forward, contact Mitzi so that you can be placed on an agenda.

Mr. Caldwell – I would like to table the requests.

Mr. Kolick – In the meantime, if you could bring in the specifications to the Building Department they will look at the fire-retardant process and see if it is sufficient.

Mr. Molnar – I will look at it as an aspect from the Zoning Code.

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. We will leave the public hearing open until you return.

**3) VIRGINIA LONG (OWNER), C. William White, Agent**

Requesting a 7' 6" variance from sidewalk on a corner lot from Zoning Code Section 1252.17 (c), which requires a 16' setback from sidewalk on a corner lot and where an 8' 6" setback variance from sidewalk on a corner lot is proposed to install a fence, property located at 19604 Glenmar Way, PPN. 392-35-071, zoned R1-75

Mr. Hayden – Please state your name and address for the record.

**Mr. William White, 10770 Waterfall Road, Strongsville, Ohio**

Mr. Hayden – Item number three on the agenda is for 19604 Glenmar Way. You were here for Caucus and heard our comments regarding the project, please give us a brief description of your project.

Mr. White – I am here representing Virginia Long. A few days ago, Mitzi called regarding a couple of questions from the Assistant Law Director. Do we need to mention those things?

Mr. Kolick – I think the ownership question has been taken care of by your answer to the call. There was a Homeowners Association at one time for The Heathers, is it now defuncted?

Mr. White – I asked the owner if there is an HOA and she said that she was not aware of one.

Mr. Kolick – Has she been paying any dues to a Homeowner Association?

Mr. White – Not that she indicated.



Mr. Kolick – As I previously discussed with the Board, I am not surprised because the common area went into a foreclosure sale and some individual person or company purchased it. I think that we can go with that information and not worry about it for now.

Mr. White – We are requesting a 7' 6" variance, which requires a 16' side yard setback on the corner lot. The owner wishes to install a 6' vinyl fence, which would enclose her entire backyard. It would be 7' off of the corner of the home and run back to the property line in the back and over to the property line of the adjacent property. It would be setback a couple of feet from the property line.

Mr. Hayden – We discussed in Caucus that there was not a need for the Safety Officer to review the site. It does not seem to be any sight impediments or safety issues. Are there any additional comments?

Mr. Evans – We normally do not like to reduce the setbacks on corner lots. In this case the street has an incursion on the property, so it is a mitigating circumstance that allows us to consider it.

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 for requesting a 7' 6" variance from sidewalk on a corner lot from Zoning Code Section 1252.17 (c), which requires a 16' setback from sidewalk on a corner lot and where an 8' 6" setback variance from sidewalk on a corner lot is proposed to install a fence, property located at 19604 Glenmar Way, PPN. 392-35-071, zoned R1-75

Mr. Evans – Second.

Mr. Kolick – How far from the fence is the driveway on this property?

Mr. White – The driveway coming into the street?

Mr. Kolick - Yes.

Mr. White – It is quite a distance, I am going to guess around 30'.



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

**MOTION APPROVED**

**4) JOAN HAZEY (OWNER), Joseph Hovan, Agent**

Requesting a 1' 3" height variance from Zoning Code Section 1252.04 (g), which permits a 12' height and where a 13'3" height is proposed in order to construct a storage shed, property located at 20249 Birchwood Lane, PPN 393-25-054, zoned PDA-2

Mr. Hayden – Please state your name and address for the record.

**Mr. Joseph Hovan, 20249 Birchwood Lane, Strongsville, Ohio**

Mr. Hayden – Item number four on the agenda is for 20249 Birchwood Lane. Please take us through your project.

Mr. Hovan – We are requesting a height variance to install a shed. I have the layout of the property, which I believe that you have. The original stakes from when the property was built are there and when the shed is put in we know exactly where the property line is. The neighbor two doors down, has a shed that is 16' high and he put in an 8' fence and his roof is 8' above the fence. I am only asking for 13" height variance.

Mr. Rusnov – Is your shed pre-fabricated?

Mr. Hovan – Yes, it is from Tuft Shed.

Mr. Rusnov – You have no connection with the build or the height.

Mr. Hovan – Initially, they tried to drop it but they could not do anything. I like the way that it is built because I can have the upstairs storage area.

Mr. Rusnov – The big thing with this is that it is pre-fabricated.

Mr. Evans – Mr. Hovan you mentioned 13” inches but it is actually 15”, which is 1’ 3”.

Mr. Hovan – Yes, that is correct.

Mr. Baldin – I did not 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 for requesting a 1’ 3” height variance from Zoning Code Section 1252.04 (g), which permits a 12’ height and where a 13’3 height is proposed in order to construct a storage shed, property located at 20249 Birchwood Lane, PPN 393-25-054, zoned PDA-2

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

**MOTION APPROVED**

Mr. Hovan – Is there anything else I need to do?

Mr. Kolick – You will need to go to the Building Department to get your permit issued.

**5) TRENT AND SAFIYA MOSLEY(OWNER)**

- a) Requesting a 17' rear yard setback variance from Zoning Code Section 1252.04, which requires a 50' rear yard setback and where a 33' rear yard setback is proposed in order to construct an addition onto an existing house and;
- b) Requesting a 24.5' rear yard setback variance from Zoning Code Section 1252.04, which requires a 50' rear yard setback and where a 25.5' rear yard setback is proposed in order to construct an addition onto an existing house, property located at 18552 Potomac Drive, PPN. 396-19-034, zoned R1-75

Mr. Hayden – Item number five on the agenda is for 18552 Potomac Drive. Please give us your names and addresses for the record.

**Trent and Safiya Mosley, 18552 Potomac Drive, Strongsville, Ohio**

Mr. Hayden – You were here for Caucus and heard some of our comments regarding your project, please take us through your project and the need for the request.

Mr. Mosley – We are making this request due to both practical and personal needs. With today's high housing prices and our 2.5% mortgage interest rate, moving to a new home is not financially prudent. Instead of relocating we are choosing to invest in our existing home in a way that meets our evolving needs.

Mrs. Mosley – The addition will allow for two major improvements for our home office relocation. I work from home and currently the only available space for my office is in the basement, which lacks natural light. The new space will allow us to move the office upstairs, improving comfort, mental well-being and daily functionality. We are also expanding our family room, we host overnight guests, extended family and friends. Space is tight and the addition will provide much needed room for visitors and gatherings. We did provide a letter of support from one of our neighbors and we also got approval from our HOA, which is included. The project has no impact on privacy, light or view of adjacent properties and fits the character of our neighborhood. Our house backs up to



the forest and in 2021 the Board approved a similar variance at 14191 Peppercreek Drive for comparable reasons, family needs and a lot constraint, demonstrating that the Board considers reasonable flexibility in such cases. This is a careful consideration and modest improvement, which allows us to stay in our home long-term, without harming the neighborhood or violating the spirit of the Zoning Code. We have followed the process and gathered neighborhood feedback and minimized the footprint of our project. We respectfully request the Board approval of the variance so that we may continue to improve our home and remain a proud part of the Strongsville community.

Mr. Rusnov – Is there an impact to the neighbors?

Ms. Mosley – No, there is zero impact.

Mr. Rusnov – We have discussed this many times and people want to improve their properties because of COVID and it makes sense.

Mr. Evans – I want to confirm that we have the approval from the Homeowners Association and we do have the letter from the neighbor. Mr. and Mrs. Mosley's presentation was excellent.

Mr. Kolick – There is common property behind and on the west side of the property, so there is only one neighbor that could be potentially impacted.

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 for requesting a 17' rear yard setback variance from Zoning Code Section 1252.04, which requires a 50' rear yard setback and where a 33' rear yard setback is proposed in order to construct an addition onto an existing house; and requesting a 24.5' rear yard setback variance from Zoning Code Section 1252.04, which requires a 50' rear yard setback and where a 25.5' rear yard setback is proposed in order to construct an addition on to existing house, property located at 18552 Potomac Drive, PPN. 396-19-034, 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. EVANS	YES
MR. HAYDEN	YES
MR. BALDIN	ABSTAIN
MR. RUSNOV	YES

**MOTION APPROVED**

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

*Dustin Hayden/s/*

*Mitzi Anderson/s/*

4-23-25

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Mr. Hayden, Chairman

Mrs. Anderson, Secretary

Approval Date