

**CAUCUS PRIOR TO STRONGSVILLE BOARD OF ZONING &
BUILDING CODE APPEALS**

**Meeting of
May 14, 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) JEREMY AND HANA HALLEEN (OWNER)

- a) Requesting a variance from Zoning Code Section 1252.18, which prohibits two accessory structures on a residential lot and where an existing storage shed and an existing second accessory structure (chicken coop) are proposed; and
- b) Requesting a 12' rear yard setback variance from Zoning Code Section 1252.03(e)(1), which requires a 50' rear yard setback and where a 38' rear yard setback is proposed, for an existing chicken coop, property located at 18714 Whitney Road, PPN 395-02-002, zoned R1-75

Mr. Hayden – Item number one on the agenda is for 18714 Whitney Road and they are requesting two (2) variances. One request is to have two (2) accessory structures on the property and the other request is for a setback variance. I reviewed the site this morning and did not have an opportunity to speak with the homeowners. I do not have a problem with the request for Item A; however, the request for Item B, I do not see a hardship on why the structure cannot be moved to eliminate the variance request. Also, I did not see any topographical issues.

Mr. Evans – The applicants description identified the area as the most appealing; however, it may be for them, but our job is to review this on how it may affect the neighbors. Even if the current neighbors do not object to it, if the property was sold someone else might have a reticent attitude about purchasing the house because the chicken coop is so close. We have discussed several times, chicken coops that are located within the City. This one seems to be an appropriate use but to me the distance is a real challenge.

Mr. Rusnov – Was there a permit issued for the chicken coop?

Mr. Molnar – No, there was not a permit issued before they installed it.

Mr. Baldin – I reviewed the property and it is a large property. I have some questions regarding some alterations that were done, but I can address that on the floor.

2) TAN NGUYEN (OWNER)

Requesting a 19' side yard setback variance from Zoning Code Section 1262.07, which requires a 25' side yard setback and where a 6' side yard setback is proposed, in order to construct a 280' x 36' Multi-Tenant Building property located at 12005 Prospect Road, PPN 392-22-023, zoned GI – General Industrial

Mr. Hayden – Item number two on the agenda is for 12005 Prospect Road for a multi-tenant building. I do not see a problem with the request.

Mr. Rusnov - The shape of the property is a bowling alley lot and the only way to construct the building would be length wise. He does not have a lot of space to work with.

Mr. Baldin – I reviewed the property and I agree.

3) KRAFT MOBILE SYSTEMS, DSC Architects, Agent

- a) Requesting an 8.5' front setback variance from Zoning Code Section 1262.07, which requires a 100' front yard setback from the right-of-way and where a 91.5' front yard setback from the right-of-way is proposed, in order to construct a new accessible entrance vestibule property located at 14210 Foltz Parkway, PPN 393-01-001, zoned GI – General Industrial
- b) Requesting two (2) 25' side yard setback variances from Zoning Code Section 1262.07, which requires 25' side yard setback and where a 0' side yard setback is proposed, in order to construct a building connector between 14210 and 14300 Foltz Parkway, properties located at 14210 and 14300 Foltz Parkway, PPN 393-01-001 and 393-01-012, zoned GI – General Industrial

Mr. Hayden – Item number three on the agenda is for Kraft Mobile Systems on Foltz Parkway.

Mr. Kolick – Kraft Mobile Systems has been looking for additional space for their business and the property to the north opened up. They own both parcels and are two subsidiaries, if they had consolidated the parcels there would not be a problem with this at all. On the second item, administratively I do not see a problem; however, it should be made subject to receipt by an easement in a form approved by the Law Department and if they leave the variance stays with the property. This would also allow a good business to remain in the City.

Mr. Hayden – In my tenure, we have seen request similar to this before.

The Board members approved the minutes for April 23, 2025.

STRONGSVILLE BOARD OF ZONING & BUILDING CODE APPEALS
MINUTES OF MEETING
May 14, 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 May 14, 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	PRESENT
MR. HOULÉ	ABSENT
MR. EVANS	PRESENT
MR. HAYDEN	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?

ROLL CALL:

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 April 23, 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) JEREMY AND HANA HALLEEN (OWNER)

- a) Requesting a variance from Zoning Code Section 1252.18, which prohibits two accessory structures on a residential lot and where an existing storage shed and an existing second accessory structure (chicken coop) are proposed; and
- b) Requesting a 12' rear yard setback variance from Zoning Code Section 1252.03(e)(1), which requires a 50' rear yard setback and where a 38' rear yard setback is proposed, for an existing chicken coop, property located at 18714 Whitney Road, PPN 395-02-002, zoned R1-75

Mr. Hayden – Item number one on the agenda is for 18714 Whitney Road. Please give us your name and address for the record.

Hana Halleen, 18714 Whitney Road, Strongsville, Ohio

Ms. Hayden – You were here for the duration of caucus and heard some of our comments regarding your project, please give us a description of the project.

Ms. Halleen - We purchased the house in 2021 and it was quite dilapidated. We have spent the last four years bringing the property back to life by improving the exterior and interior. The variances that we are requesting are for the additional accessory structure and there is an additional barn on the property, which we re-sided and re-roofed two years ago. That is connected to the house so it is not considered an accessory structure. There is also an existing smaller barn that has been there for 100 years, that is an accessory structure and we are requesting the variance for the chicken coop, which would be the second accessory structure. Regarding the variance for the setback, the only reason we have not pushed it forward is because it would put it at the edge of the turn around for the driveway. If we bring the coop forward it will eliminate our ability to connect to the grass area. I know that 50' is the setback requirement; however, it is a significant distance from where the house sits, the fence and the structure. The chicken coop is 8' x 24' and is long and narrow. We can move it if we have to, but ultimately our long-term plan is to request an additional permit to build a garden fence. We are trying to think long-term on how we can develop the property into what we hope it will become. If we have to move it forward we will, but that is why we are here requesting the variance.

Mr. Rusnov – If you move the coop forward and it blocks the driveway, that means you would have to back out on to Whitney Road?

Ms. Halleen – It limits where the cars can pull in, it will not eliminate the ability to use the turn-around.

Mr. Rusnov – Is there any other place on the lot where you would consider moving the coop?

Ms. Halleen – No, because of the drainage issues that exist and we located it next to the barn because it is a higher elevation.

Mr. Baldin – What is the size of the lot?

Ms. Halleen – Approximately, 1.12 acres.

Mr. Baldin – Do you have any intentions on removing the old garage or will it stay?

Ms. Halleen – We would like to eventually refinish it but right now it is holding all of our lawn equipment.

Mr. Baldin – Are you intending to run a business out of there?

Ms. Halleen – No, right now it holds renovation materials and my husband tinkers on bikes and toys. We would like to eventually park in it as a garage.

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. Kolick – Before you begin, the applicant has heard the comments of the Board and can either withdraw Item B or the Board can act on it, whatever you prefer.

Ms. Halleen – I would like to continue with the request.

Mr. Rusnov - Mr. Chairman, I would like to make a motion for requesting a variance from Zoning Code Section 1252.18, which prohibits two accessory structures on a residential lot and where an existing storage shed and an existing second accessory structure (chicken coop) are proposed for property located at 18714 Whitney Road, PPN 395-02-002, 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. EVANS	YES
MR. HAYDEN	YES
MR. BALDIN	YES
MR. RUSNOV	YES

MOTION APPROVED

Mr. Rusnov - Mr. Chairman, I would like to make a motion for requesting a 12' rear yard setback variance from Zoning Code Section 1252.03(e)(1), which requires a 50' rear yard setback and where a 38' rear yard setback is proposed, for an existing chicken coop, property located at 18714 Whitney Road, PPN 395-02-002, 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. EVANS	YES
MR. HAYDEN	NO
MR. BALDIN	YES
MR. RUSNOV	YES

MOTION APPROVED

Mr. Hayden – Ms. Halleen your variances have been approved by this Board.

2) TAN NGUYEN (OWNER)

Requesting a 19' side yard setback variance from Zoning Code Section 1262.07, which requires a 25' side yard setback and where a 6' side yard setback is proposed, in order to construct a 280' x 36' Multi-Tenant Building property located at 12005 Prospect Road, PPN 392-22-023, zoned GI – General Industrial

Mr. Hayden – Item number two on the agenda is for 12005 Prospect Road for a multi-tenant building and I do not see a problem with the request. Please give us your name and address for the record.

Tan Nguyen, 12005 Prospect Road, Strongsville, Ohio

Mr. Hayden – You were here for caucus and heard some of Mr. Rusnov' s comments regarding the shape of the lot, please give us a description of the project.

Mr. Nguyen – I purchased the current property last year and have put in around \$100,000.00 in renovations to the current building with the installation of a roof, siding, and electrical work. We did extensive work to make it look more impressive than what it was before. We are currently renting a building in Brook Park for our business and we need additional warehouse space. My request is to construct an additional building in front of the current property and would like to build it similar to the existing buildings to keep it uniformed with the same colors that are currently there. The building is mainly for our main use and will be for warehousing for a showroom, there will not be a lot of traffic.

Mr. Baldin – The gentlemen pretty much answered my questions by indicating the building will be used for storage.

Mr. Nguyen – The use of the property will be mainly for deliveries.

Mr. Rusnov - You have very little space to work with.

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 variance for a 19' side yard setback variance from Zoning Code Section 1262.07, which requires a 25' side yard setback and where a 6' side yard setback is proposed, in order to construct a 280' x 36' Multi-Tenant Building property located at 12005 Prospect Road, PPN 392-22-023, zoned GI – General Industrial

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. BALDIN	YES
MR. RUSNOV	YES

MOTION APPROVED

Mr. Hayden – Mr. Nguyen this variance has been approved by this Board. - You will have to wait until the next City Council meeting on May 19, 2025, once they have had a chance to review this you will be notified by the Building Department

Mr. Kolick - This request also requires approval from the Architectural Review Board and the Planning Commission and if you contact Mitzi, she will provide you with the schedule.

3) KRAFT MOBILE SYSTEMS, DSC Architects, Agent

- a) Requesting an 8.5' front setback variance from Zoning Code Section 1262.07, which requires a 100' front yard setback from the right-of-way and where a 91.5' front yard setback from the right-of-way is proposed, in order to construct a new accessible entrance vestibule property located at 14210 Foltz Parkway, PPN 393-01-001, zoned GI – General Industrial
- b) Requesting two (2) 25' side yard setback variances from Zoning Code Section 1262.07, which requires 25' side yard setback and where a 0' side yard setback is proposed, in order to construct a building connector between 14210 and 14300 Foltz Parkway, properties located at 14210 and 14300 Foltz Parkway, PPN 393-01-001 and 393-01-012, zoned GI – General Industrial

Mr. Hayden – Item number three on the agenda is for Kraft Mobile Systems. Please give us your name and address for the record.

Jeff Certo, 401 Front Street, Berea, Ohio

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

Mr. Certo – Kraft Mobile Systems continues to grow and requires more space. The building north of their building became available and they acquired the property. The north building is elevated from grade and they need to install an accessible ramp/vestibule to get into the front entrance and the building is currently encroaching into the front setback.

Mr. Kolick - Is there a reason that you do not consolidate the two (2) parcels so that you can eliminate the variance.

Mr. Certo – There are actually two different owners although they are both affiliated with Kraft Mobile Systems.

Mr. Kolick – Okay, that is the reason. The first variance is minor given that the setback is 100'. If the second item is approved it should be made subject to an easement between the buildings, as they are aware, in a form approved by the Law Department. If this is approved they will also need to go to the Architectural Review Board and Planning Commission.

Mr. Evans – I would like to echo the comments that were made in caucus. Kraft was formerly Fluid Systems and has been around for a long time, Bob Kraft was a visionary by bringing the business into Strongsville. It is great that the employee group is still there and keeping it up and I would also footnote that it is great that they have chosen DSC Architects. They are a good architectural firm that has done a lot of work in this community for various entities, so this is a win, win situation for Strongsville.

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. Evans - Mr. Chairman, I would like to make a motion for approval in requesting an 8.5' front setback variance from Zoning Code Section 1262.07, which requires a 100' front yard setback from the right-of-way and where a 91.5' front yard setback from the right-of-way is proposed, in order to construct a new accessible entrance vestibule property located at 14210 Foltz Parkway, PPN 393-01-001, zoned GI – General Industrial; and a motion for approval in requesting two (2) 25' side yard setback variances from Zoning Code Section 1262.07, which requires 25' side yard setback and where a 0' side yard setback is proposed, in order to construct a building connector between 14210 and 14300 Foltz Parkway, properties located at 14210 and 14300 Foltz Parkway, PPN 393-01-001 and 393-01-012, zoned GI – General Industrial, Subject to an easement in approvable format acceptable by the Law Department

Mr. Baldin - Second.

Mr. Hayden – Thank you Mr. Evans, 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. EVANS	YES
MR. HAYDEN	YES

MOTION APPROVED

Mr. Hayden – Mr. Certo the variances have been approved by this Board. You will have to wait until the next City Council meeting on May 19, 2025, once they have had a chance to review this you will be notified by the Building Department. As Mr. Kolick mentioned, this request requires approval from the Architectural Review Board and the Planning Commission.

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

Dustin Hayden /s/

Mitzi Anderson /s/

5-28-25

Mr. Hayden, Chairman

Mrs. Anderson, Secretary

Approval Date