

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

**Board of Appeals Members Present:** Dustin Hayden, Dave Houlé, 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 J. MEHOLIF (OWNER)**

Requesting a 11' side yard setback variance from Zoning Code Section 1252.29 (b) (1), which requires a 15' side yard setback and where a 4' side yard setback is proposed in order to install a 32' x 14' swimming pool, property located at 9370 Durian Circle, PPN 395-22-102, zoned R1-75

Mr. Hayden – Item number one on the agenda is for 9370 Durian Circle. This request is for an 11' side yard setback variance for the installation of a swimming pool. This property is located in Schneider Reserve and we do have an approval letter from the Homeowners Association and this is a pie shaped lot.

Mr. Rusnov – This is the only place where the pool could be located.

Mr. Baldin – As you mentioned, because of the shape of the lot it makes this a little difficult.

Mr. Houlé – They have a lot of hedges and land that is vacant and behind them is some sort of common area.

Mr. Hayden – There is an easement back there.

Mr. Houlé – I agree that this is the only place you could put it.

The Board members approved the minutes for June 25, 2025.

**STRONGSVILLE BOARD OF ZONING & BUILDING CODE APPEALS  
MINUTES OF MEETING  
July 9, 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 July 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. BALDIN	PRESENT
MR. RUSNOV	PRESENT
MR. HOULÉ	PRESENT
MR. EVANS	PRESENT
MR. HAYDEN	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 June 25, 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 J. MEHOLIF (OWNER)**

Requesting a 11' side yard setback variance from Zoning Code Section 1252.29 (b) (1), which requires a 15' side yard setback and where a 4' side yard setback is proposed in order to install a 32' x 14' swimming pool, property located at 9370 Durian Circle, PPN 395-22-102, zoned R1-75

Mr. Hayden – Item number one on the agenda is for 9370 Durian Circle. Please give us your name and address for the record.

**Nicholas Dubecky, 47581 US Highway 20, Oberlin, Ohio 44074**

Ms. Hayden – Please give us a description of the project and the need for the variance.

Mr. Dubecky - We are installing a fiberglass pool for this homeowner and they live on a strange shaped lot in their subdivision. To be able to build up their back yard and have useable space, they have a large structurally engineered retaining wall that they have invested a lot of money into. The wall is engineered to withhold the amount of soil and material that it is holding back right now. There is an existing paver patio and some steps going down that basically take up the entire west side of the property. I proposed that we put the pool on the opposite side in the grass area, which is still within the existing fence line but it hugs the sideline as much as possible. There are no grading or drainage problems because there is such a steep slope back there and a natural swale where all the water flows to already. There is also an easement on that side of the property that flows very nicely down to the ravine and they are still within the existing fence line.

Mr. Hayden – As discussed in Caucus, we do have Homeowners Association approval. There is also common land behind the property and this is the only spot on the pie shaped lot that the pool will fit.

Mr. Houlé – This is a topographical hardship.

Mr. Baldin – I was very impressed with your drawing, which lays out the location of the piping.

Mr. Dubecky – Thank you, I am the owner of the business and on-site with my guys and aware of what is going on, so I am able to put that on our prints.

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 11' side yard setback variance from Zoning Code Section 1252.29 (b) (1), which requires a 15' side yard setback and where a 4' side yard setback is proposed in order to install a 32' x 14' swimming pool, property located at 9370 Durian Circle, PPN 395-22-102, 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. RUSNOV	YES
MR. HOULÉ	YES
MR. EVANS	YES
MR. HAYDEN	YES
MR. BALDIN	YES

**MOTION APPROVED**

Mr. Hayden – Mr. Dubecky, you are all set for this evening and the variance has been approved by this Board.

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

*Dustin Hayden /s/*

*Mitzi Anderson /s/*

7-09-25

Mr. Hayden, Chairman

Mrs. Anderson, Secretary

Approval Date