

**CAUCUS PRIOR TO STRONGSVILLE BOARD OF ZONING &
BUILDING CODE APPEALS
Meeting of
May 28, 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) CARL & RITA COMPTON (OWNERS), James Schooling, Agent

Requesting a 184 SF Floor Area variance from Zoning Code Section 1252.15, which permits a 200 SF Floor Area and where a 384 SF Floor Area is proposed, in order to construct a storage shed, property located at 15248 West 130th Street, PPN 399-09-013, zoned R1-75

Mr. Hayden – Item number one on the agenda is for 15248 West 130th Street. The request is for a 184 SF floor area variance to erect a new shed and they will remove the existing shed. We received some new information today from the Cleveland Metroparks regarding a deed restriction. Mr. Baldin and I were out to review the property at the same time and I informed the homeowners of the letter from the Cleveland Metroparks regarding the deed restriction and the requirement that they would need to move the shed 25' from the property line. I don't have an issue with the size because we have seen these requests before.

Mr. Rusnov - Most of the sheds now are prefabricated and the manufactures give you the sizes and you pick what you want to install. As long as they resolve the issue with the Cleveland Metroparks, I do not have an issue.

Mr. Houlé – It is a deep lot, approximately 225'. Are they required to be 25' off of the line?

Mr. Kolick - We are not bound by the covenants and deeds; however, we usually look at honoring them as long as they are reasonable for other governmental entities. If the variance is granted and they agree to move it 25' off of the line, the Board would make that a condition. Also, if the Board granted approval the Cleveland Metroparks could stop them.

Mr. Baldin – Does the Cleveland Metroparks follow up on that type of stuff?

Mr. Kolick – They will come out periodically and do an assessment of various areas and if they find sheds, playgrounds, etc. they will inform the residents to remove the items.

Mr. Houlé – They mention that in their letter because I think 3-4 of the neighbors have existing barns that are past the property line.

Mr. Hayden – While I was on site today, I spoke with the Land Conservation Manager and he referenced the project to the north with the garage and that is something they pay attention to.

Mr. Baldin – I do not see a problem with the size, it is a large lot.

2) LILIYA KUNANETS (OWNER)

Requesting a 6' rear yard setback variance from Zoning Code Section 1252.16 (e) (2), which requires a 10' rear yard setback and where a 4' rear yard setback is proposed, in order to install a new concrete patio, property located at 19374 Lauren Way, PPN 393-34-080, zoned PDA-2 – Planned Development Area

Mr. Hayden – Item number two on the agenda is for 19374 Lauren Way, which is a cluster community. The request is for a setback variance from the rear yard for the installation of a patio. We have received the Homeowners Association approval for this request. I discussed this with Mr. Kolick and when these were designed they were not designed to have patios; therefore, I am little concerned about setting a precedent because of the other properties around this property.

Mr. Kolick - When Scott Gillespie originally came in he wanted to propose patios and decks behind the units and we said absolutely not because it is too close to the property line. The issue with this request is that all the other units are in the same circumstance as this one and you may get a whole lot of request for this. This request would be within 4' of someone's property.

Mr. Baldin – It is pretty close to the neighbor, but if you look around that neighborhood you will see that some of the residents already have extended patios, possibly without coming to the BZA for approval.

Mr. Kolick - City Council requires 10' from the property line and they are requesting 4', which is minimal but it is up to the Board and you have the authority to grant the variance if you choose to do so.

Mr. Evans - There are a couple of patios that exist now, whether they have come to us or not for approval. A 9' x 25' patio is a minimal size and I am inclined to look at this and say that these are clusters and people's lifestyles have changed in the last five years. If all of the residents want this they will be in each other's back yards and I don't see a problem with it, if that is what they want.

Mr. Rusnov – When the cluster units were built they adhered to the Code but things have changed and the Code has not.

Mr. Kolick – I don't think that you would want to have Council enact 4' from the property line as a matter of law because that is really close to the property line. There is no reason to change the Code and it still remains in effect.

Mr. Rusnov – Maybe the Code should be clarified, I am suggesting that the Code should be revised.

Mr. Kolick – Mr. Rusnov what would you want to move the Code to?

Mr. Rusnov – I don't think I would move the Code.

Mr. Kolick – Well then the requirement is 10'.

Mr. Rusnov – Okay, let's stick with the 10' requirement.

Mr. Kolick – That decision would be up to this Board, they are requesting that you approve less, but it will be up to the Board to make that determination.

3) CAMDEN WOODS, LLC (OWNER)/Adam Comer, Agent

- a) Requesting a variance from Zoning Code Section 1258.02 (a)(2)(A)(5), to permit one (1) free-standing restaurant, in order to construct new retail buildings; and
- b) Requesting a variance from Zoning Code Section 1270.08 (c) to permit shared accessory parking facilities on a separate adjacent lot, property located at Royalton and Prospect Road, PPN 393-15-031, zoned LB – Local Business

Mr. Hayden – Item number three on the agenda is for Camden Woods. They are requesting two (2) variances for a free-standing restaurant and an accessory parking facility on a separate adjacent lot.

Mr. Houlé – We approved the adjacent parking about a month ago.

Mr. Kolick – The Board approved the shared driveway and now they are requesting approval of the shared parking and that is the difference in item #2. It is necessary for them to get the parking and I checked with the City Planner, now that they have the uses fixed they are required 104 spaces and they have 109 spaces and they have sufficient parking.

Mr. Evans – That looks like it is for the restaurant only and not the patio area because in the original drawings it showed an outdoor eating area.

Mr. Kolick – The Code has a required number for the parking and this calculation includes the outdoor eating area. It goes by the number of seats and they have given us a breakdown of the seats. If you grant the second variance it should be made subject to the cross-parking easements to be approved by the Law Department because ultimately, they could have two (2) different owners.

The Board members approved the minutes for May 14, 2025.

STRONGSVILLE BOARD OF ZONING & BUILDING CODE APPEALS
MINUTES OF MEETING
May 28, 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 May 28, 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 May 14, 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) CARL & RITA COMPTON (OWNERS), James Schooling, Agent

Requesting a 184 SF Floor Area variance from Zoning Code Section 1252.15, which permits a 200 SF Floor Area and where a 384 SF Floor Area is proposed, in order to construct a storage shed, property located at 15248 West 130th Street, PPN 399-09-013, zoned R1-75

Mr. Hayden – Item number one on the agenda is for 15248 West 130th Street. If we could have a representative come to the microphone and please give us your names and addresses for the record.

Rita Compton , 15248 West 130th Street, Strongsville, Ohio

Carl Compton , 15248 West 130th Street, Strongsville, Ohio

James Schooling, 295 S. Main Street, Strongsville, Ohio

Mr. Hayden – You were here for the duration of caucus and heard some of our comments regarding your project and the deed restrictions from the Cleveland Metroparks. Please give us a description of the project.

Mrs. Compton – The shed that we currently have was built in 1995, it is deteriorating all around the bottom and has a whole on the side.

Mr. Compton – I am a little older and need to purchase a riding mower because I currently have a push mower.

Mrs. Compton – We have lived there since 1973 and we are long time residents of the City.

Mr. Baldin – The existing shed is very dilapidated, the bottom is rotten and it needs to be replaced.

Mr. Kolick – For the applicant, are you aware of the Cleveland Metroparks deed restriction?

Mrs. Compton – Yes, Dustin explained everything to us this afternoon.

Mr. Kolick – Are you agreeable with moving the shed 25' from the rear property line?

Mrs. Compton – Yes, the builder was at our house today and we showed him where the shed will go, so that we can accommodate the Cleveland Metroparks requirement.

Mr. Evans – Mr. Chairman, we did discuss in Caucus that this is a deep lot and can easily accommodate a shed that is a little bit bigger. The 184 SF is not a large amount and we are well within our authority to grant the 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. Rusnov - Mr. Chairman, I would like to make a motion for requesting a variance for a 184 SF Floor Area variance from Zoning Code Section 1252.15, which permits a 200 SF Floor Area and where a 384 SF Floor Area is proposed, in order to construct a storage shed, property located at 15248 West 130th Street, PPN 399-09-013, zoned R1-75, subject to moving the shed 25' off of the property boundary shared with the Cleveland Metroparks

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 – Your variance has been approved by this Board, good luck with your project.

2) LILIYA KUNANETS (OWNER)

Requesting a 6' rear yard setback variance from Zoning Code Section 1252.16 (e) (2), which requires a 10' rear yard setback and where a 4' rear yard setback is proposed, in order to install a new concrete patio, property located at 19374 Lauren Way, PPN 393-34-080, zoned PDA-2 – Planned Development Area

Mr. Hayden – Item number two on the agenda is for 19374 Lauren Way. If we could have a representative come to the microphone and please give us your names and addresses for the record.

Maria Kunanets, 19374 Lauren Way, Strongsville, Ohio

Liliya Kunanets, 19374 Lauren Way, 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 and the request for the variance.

Maria Kunanets - My mom lives by herself and it is important for her to have family gatherings and a place where she can put the grill. There is no other space that she can have any outdoor living area. We did speak to her neighbor and he seemed fine with it and he has privacy bushes, which makes it really private in that area.

Mr. Hayden – We did mention during caucus that we have received the Homeowners Association approval for the project.

Mr. Houlé – Does the Board think that the requested variance can be reduced?

Mr. Evans – That would make the patio 8' x 25'.

Mr. Baldin – I do not have any problems with it.

Mr. Evans – Mr. Chairman, I do understand what Mr. Kolick said regarding this particular development when it was constructed and that the requirement was 10'; however, as Mr. Rusnov has stated, time has changed with outdoor living areas. This is a tight area and I think the neighbors will understand, if other residents come in for a variance that would be understandable. There are a couple of patios in that area that may have been installed without obtaining a variance and in particular it is probably not as egregious as it would be somewhere else.

Mr. Molnar – They have 12' from the back of their house to the property line, so if they do reduce the variance they would have a 7' wide not 8' wide patio. They are currently requesting an 8' x 25' patio.

Mr. Hayden – On the drawing it shows an 9' x 25' patio.

Mr. Molnar – That drawing is not correct; however, if you look at the last page it shows the 8' x 25' patio dimensions. I would like to make sure everyone understands because I do not want to have a problem for the resident.

Mr. Evans – I would recommend that we stay with the 8' x 25' patio, because a 7' x 25' patio is too small.

Mr. Baldin – I agree and think we should stay with what the current request is, because if you put up a patio you should be able to enjoy 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. Houlé - Mr. Chairman, I would like to make a motion for requesting a 6' rear yard setback variance from Zoning Code Section 1252.16 (e) (2), which requires a 10' rear yard setback and where a 4' rear yard setback is proposed, in order to install a new concrete patio, property located at 19374 Lauren Way, PPN 393-34-080, zoned PDA-2 – Planned Development Area

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

MOTION APPROVED

Mr. Hayden – Ms. Kunanets your variance has been approved by this Board.

3) CAMDEN WOODS, LLC (OWNER)/Adam Comer, Agent

- a) Requesting a variance from Zoning Code Section 1258.02 (a)(2)(A)(5), to permit one (1) free-standing restaurant, in order to construct new retail buildings; and
- b) Requesting a variance from Zoning Code Section 1270.08 (c) to permit shared accessory parking facilities on a separate adjacent lot, property located at Royalton and Prospect Road, PPN 393-15-031, zoned LB – Local Business

Mr. Hayden – Item number two on the agenda is for 19374 Lauren Way. If we could have a representative come to the microphone and please give us your name and address for the record.

Michael Catanzarite, 13330 Webster Road, Strongsville, Ohio

Ms. Hayden – You were here for caucus and heard some of our comments regarding your project. Please give us a description of the project and the request for the variance.

Mr. Catanzarite – There are approximately 180 – 195 seats, in comparison with Square 22 which has 210 seats and because of the difference in residential to commercial we have to request these variances. This is a little confusing because it is all of our land but part of it was residential.

Mr. Rusnov – What type of restaurant will be located there?

Mr. Catanzarite – We are not sure yet, but it will be similar to a Square 22. There are two separate buildings and in one of the buildings there will be a pretty cool coffee shop and a new Pilates shop. We have that piece leased; however, we do not have anything for the restaurant.

Mr. Kolick – If item #2 is approved it should be subject to the cross-parking easements to be approved by the Law Department.

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. Evans - Mr. Chairman, I would like to make a motion for requesting a variance from Zoning Code Section 1258.02 (a)(2)(A)(5), to permit one (1) free-standing restaurant, in order to construct new retail buildings; and requesting a variance from Zoning Code Section 1270.08 (c) to permit shared accessory parking facilities on a separate adjacent lot, property located at Royalton and Prospect Road, PPN 393-15-031, zoned LB – Local Business, Subject to cross-easements for parking that are acceptable by the Law Department

Mr. Houlé - Second.

Mr. Hayden – Thank you Mr. Evans for the motion and Mr. Houlé 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. Catanzarite the variances have been approved by this Board.

Mr. Kolick - This request also 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/

Mitxi Anderson/s/

6-11-25

Mr. Hayden, Chairman

Mrs. Anderson, Secretary

Approval Date