

**CAUCUS PRIOR TO STRONGSVILLE BOARD OF ZONING &
BUILDING CODE APPEALS**
**Meeting of
June 11, 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) MATTHEW & BRITTANY COSTELLO (OWNER)

Requesting a 9' rear yard setback variance from Zoning Code Section 1252.04, which requires a 50' rear yard setback and where a 41' rear yard setback is proposed, in order to construct a three-season addition over existing deck, property located at 17928 Heritage Trail, PPN 397-17-016, zoned R1-75

Mr. Hayden – Item number one on the agenda is for 17928 Heritage Trail located in High Point and they are requesting a 9' rear yard setback variance. This is for the construction of a three-season addition over an existing deck. They have a shallower back yard, which backs up to trees and there is also a lake in the back. We have also received approval from the Homeowners Association.

Mr. Evans – Mr. Chairman, I will be abstaining on this because I am a Trustee at High Point.

Mr. Baldin – Was there something mentioned regarding the strength and support of the deck?

Mr. Evans – The Homeowners Association reviewed the plans and we wanted to ensure that the structure would support it.

Mr. Molnar – It is currently under the review process.

Mr. Houlé – There is not a lot of room back there and there are quite a few neighbors whose decks come out just as far.

Mr. Baldin – There is quite a slope back there.

Mr. Rusnov – It appears to be a topographical issue.

2) VLADYMIR BOTIUCK (OWNER), Correy Petz, Agent

- a) Requesting a 100' front yard building setback variance from Zoning Code Section 1262.08(a), which requires a 200' front yard building setback from Prospect Road right-of-way and where a 100' front yard building setback is proposed; and
- b) Requesting a 20' front parking setback variance from Zoning Code Section 1262.07, which requires a 50' front parking setback and where a 30' front parking setback is proposed, in order to construct a new building for Contractor Units, property located at the Northwest corner of Drake and Prospect Road, PPN 394-06-002, zoned GI – General Industrial

Mr. Hayden – Item number two on the agenda is for a property located on the northwest corner of Prospect and Drake Road. They are requesting a 100' front yard building setback and a 20' front parking setback.

Mr. Kolick – The Board granted the same variance request back in September 2022; however, they never moved forward with the project. If you are going to grant these variances you would have to add the same conditions that you did before back in 2022. We do not allow trucks on Prospect Road and the only way to get in and out would be on Drake Road. If approved this would be contingent on the applicant paying the cost for the removal and repair of the island on Drake Road.

Mr. Baldin – Would the setback be similar to what the plaza across the street has?

Mr. Kolick – Some type of setback variance is required, no matter what because this is a long narrow parcel.

Mr. Houlé – Is this the same applicant that we had in 2022?

Mr. Kolick – Yes.

Mrs. Anderson – It is a different applicant but the same owner of the property.

Mr. Kolick – It has the same name on the request, Vladimir Botiuck.

The Board Members approved the minutes for May 28, 2025.

**STRONGSVILLE BOARD OF ZONING & BUILDING CODE APPEALS
MINUTES OF MEETING
June 11, 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 28, 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) MATTHEW & BRITTANY COSTELLO (OWNER)

Requesting a 9' rear yard setback variance from Zoning Code Section 1252.04, which requires a 50' rear yard setback and where a 41' rear yard setback is proposed, in order to construct a three-season addition over existing deck, property located at 17928 Heritage Trail, PPN 397-17-016, zoned R1-75

Mr. Hayden – Item number one on the agenda is for 17928 Heritage Trail. Please give us your name and address for the record.

Matthew Costello, 17928 Heritage Trail, Strongsville, Ohio

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

Mr. Costello – I would like to construct a three-season room, basically an enclosed fancy porch. I will have a structural engineer and I have spoken to Steve about that because we want to make sure that it is safe and sound. We have a retention pond in the back and the neighbors are great. Also, I have a letter from the Homeowners Association and I have the original here if needed.

Mr. Hayden – As discussed in Caucus, this is more of a topographical issue, you have a shallower back yard along with a retention pond in the back. I see no issue with this project. Are there any comments from the Board Members?

Mr. Houlé – I would like to note that we have the Homeowners Association approval.

Mr. Evans – As I noted in Caucus, I am a Trustee for High Point, so I will be abstaining.

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 9' rear yard setback variance from Zoning Code Section 1252.04, which requires a 50' rear yard setback and where a 41' rear yard setback is proposed, in order to construct a three-season addition over existing deck, property located at 17928 Heritage Trail, PPN 397-17-016, zoned R1-75

Mr. Baldin - Second.

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

ROLL CALL:

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

MOTION APPROVED

Mr. Hayden – Mr. Costello, the variance has been approved by the Board and you are all set for tonight.

2) VLADYMYR BOTIUCK (OWNER), Correy Petz, Agent

- a) Requesting a 100' front yard building setback variance from Zoning Code Section 1262.08(a), which requires a 200' front yard building setback from Prospect Road right-of-way and where a 100' front yard building setback is proposed; and
- b) Requesting a 20' front parking setback variance from Zoning Code Section 1262.07, which requires a 50' front parking setback and where a 30' front parking setback is proposed, in order to construct a new building for Contractor Units, property located at the Northwest corner of Drake and Prospect Road, PPN 394-06-002, zoned GI – General Industrial

Mr. Hayden – Item number two on the agenda is for the project on the corner of Drake and Prospect Road. Please state your name and address for the record.

Correy Petz, 4835 Foote Road, Medina, Ohio 44256

Mr. Hayden – You were here during Caucus and heard some of our comments regarding this project. Please give us a brief description of the project.

Mr. Petz – I am aware that we would have to adjust the island. This project needs a variance regardless because you cannot build on it the way that it is. We would like to construct flex units, I believe it is strategic to use this space industrially according to the zoning. We would like extra parking for our tenants, a little closer to Drake Road. We may have some trailers or box trucks, we will probably not have any semi-trucks coming through there, unless someone has a delivery. I would like some deeper parking stalls for some of our tenants and that is the reasoning for the parking variance off of Prospect Road.

Mr. Baldin – Are you building a series of buildings that you are going to rent out?

Mr. Petz – Yes, there will be a total of two buildings and seven units per building. They will be contractor/flex units, which will have a small office, bathroom, and a majority of the space will be for storage.

Mr. Evans – Mr. Chairman, to the applicant, will you have trucks parked and equipment outside of the contractor units?

Mr. Petz – That is our hope and our goal, we will probably have some HVAC and window contractors. There may be a chance that these units will be rented for residential use to store their RV and toys. It is kind of expected that there may be a vehicle or two outside with company logos possibly on them. I am just trying to be transparent.

Mr. Evans – Mr. Kolick, what protection do the residents have once we grant this variance? In my estimation, this may be a rather unsightly area for dumping.

Mr. Kolick – There can not be any outside storage because it is not permitted in the General Industrial Zoning District. However, if they have a truck parked outside at night we cannot stop that.

Mr. Evans – Is construction equipment allowed to be stored outside?

Mr. Kolick – They are not allowed to have construction equipment stored outside. He is talking about storing the equipment inside and as long as it is stored inside it is okay.

Mr. Petz – The equipment would be stored inside but the vehicles, box trucks, and enclosed trailers would be parked outside.

Mr. Kolick – The contractors are not allowed to store the equipment outside, it would have to be stored inside.

Mr. Baldin – What are the size of the buildings?

Mr. Petz – There will be two buildings and each unit within the building will be 25' wide x 60' deep and each building will be 175' long.

Mr. Rusnov – What is the ceiling height?

Mr. Petz – There will be 14' tall man doors and the ceilings will be 16' high.

Mr. Kolick – They can have advertising on the trucks; however, there is a limit to how long a truck can be parked there. You cannot park it there for more than 24 hours because it is regarded as signage.

Mr. Petz – Okay, what about when they are not working on the weekends? I am asking this potentially because I am trying to cover everything.

Mr. Kolick - Steve what have we been doing?

Mr. Molnar – I want to refrain from saying something right now, but I will call you tomorrow, regarding that.

Mr. Kolick – Okay.

Mr. Evans – The Board is being asked to grant a parking variance; however, can we stipulate the installation of some type of fence or something that would block the view of the vehicles that would be parking in the parking stalls?

Mr. Kolick – That would be up to the Architectural Review Board and Planning Commission, they would review possible screening for this.

Mr. Evans – Can the Board make a suggestion?

Mr. Kolick – You can make a suggestion, if you think they should have board on board fence or whatever you think.

Mr. Kolick – I do not want to get into specifics because that is what the Architectural Review Board and the Planning Commission do. You can suggest to them that they may want consider screenage for it.

Mr. Evans - I don't want it to look like a junk yard at that intersection, where we have a sign for the industrial parkway.

Mr. Baldin – That is a good point.

Mr. Kolick – That will be conveyed to the Architectural Review Board, who will be reviewing this project.

Mr. Petz - We were made aware that we would probably have to put up some type of screening, like evergreen trees and I am okay with that.

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 100' front yard building setback variance from Zoning Code Section 1262.08(a), which requires a 200' front yard building setback from Prospect Road right-of-way and where a 100' front yard building setback is proposed; and requesting a 20' front parking setback variance from Zoning Code Section 1262.07, which requires a 50' front parking setback and where a 30' front parking setback is proposed, in order to construct a new building for Contractor Units, property located at the Northwest corner of Drake and Prospect Road, PPN 394-06-002, zoned GI – General Industrial, Contingent on the applicant paying the cost of the removal, repair and replacement of the island on Drake Road

Mr. Baldin - Second.

Mr. Hayden – Thank you Mr. Houlé for the motion and Mr. Baldin 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. Petz your variances have been granted by this Board. Council will have the opportunity to review this at their next meeting on June 16, 2025

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/

6-25-25

Mr. Hayden, Chairman

Mrs. Anderson, Secretary

Approval Date