

**CAUCUS PRIOR TO STRONGSVILLE BOARD OF ZONING &
BUILDING CODE APPEALS
Meeting of
May 13, 2026**

Board of Appeals Members Present: Dustin Hayden, Richard Baldin, John Rusnov, Robert Hawk

Administration: Assistant Law Director Daniel Kolick

Assistant Building Commissioner: Steve Molnar

Recording Secretary: Kristi Onofre

The Board members discussed the following at the Caucus:

1) KEVIN DAVIDSON (OWNER)

Requesting a 1'11" height variance from Zoning Code Section 1252.04 (g), which permits 12' height and where a 13'11" height is proposed in order to construct an Accessory Structure (Shed); property located at 13344 Wolf Drive, PPN 398-05-066, zoned R1-75.

Mr. Hayden – Alright we'll go ahead and begin our Caucus for May 13, 2026 Strongsville Board of Zoning and Building Code of Appeals meeting. We have a couple items on our agenda but before we get to those we did have minutes to approve from our April 22, 2026 meeting – they look good to me – I didn't see any other comments - I didn't see any corrections that need to be made.

Mr. Baldin – Yes – they look good.

Mr. Hayden – Alright two items on the agenda this evening – first is property located at 13344 Wolf Drive – this variance is for a height variance for a proposed shed. They are looking for a 1'11" height variance.

Mr. Rusnov – We would be starting a precedent because the next guy will want two feet, three feet, four feet, five feet, we've been there. The only way that we are going to eliminate a lot of these is have the code changed.

Mr. Baldin – Yes but we don't want to change the code to put up eight-foot fences.

Mr. Hayden – Yes.

Mr. Rusnov – No, but we have to revise the code all the surrounding cities including Columbia Station did – by the way you know they don't allow two families there.

Mr. Hayden – Yes when I was out there I didn't have a chance to speak with the homeowner, but I didn't see the hardship in why the additional height was needed? We can certainly ask that on the floor but – I'm inclined to agree with Mr. Rusnov that we haven't done this in the past.

Mr. Rusnov – We have been down this road many times.

Mr. Hayden – Yes.

Mr. Baldin – Yes, it's not the first time.

Mr. Rusnov – If we set a precedent it's going to come back and bite us. The next guy is going to want three, the next guy is going to want six-foot, eight foot whatever. Or you are going to have like West Lunn Road where they built a barn without a permit.

Mr. Baldin – The barn came down, John.

Mr. Rusnov – Yes it did. It took Wally two years to do it.

Mr. Hayden – Yes. Alright we will get some more information on the floor on that one.

Mr. Rusnov – By the way if this shed was attached to the house – would that change anything?

Mr. Molnar – Yes it would.

Mr. Rusnov – So he might be able to get this if he attached it to the house.

Mr. Molnar – If that is what he wishes to do – but then it becomes an addition and he might need the setback for the addition.

Mr. Baldin – Yes but then it wouldn't be called a shed.

Mr. Rusnov – Ok.

2) NICHOLAS HEROUX (OWNER)

- a) Requesting a variance from Zoning Code Section 1252.17 (a), which does not permit a fence along a side lot line in the front yard and where an 8' high privacy fence is proposed, along a side lot line in the front yard to extend approximately 61' to the sidewalks edge, property located at 19225 Bowman Drive, PPN 393-37-036, zoned R1-75
- b) Requesting a 2' height variance from Zoning Code Section 1252.17(a) & (c), which permits a 6' height and where an 8' height is proposed in order to construct a privacy fence; property located at 19225 Bowman Drive, PPN 393-37-036

Mr. Hayden – Item number two – this is property on Bowman Drive – the applicant is looking for a variance on fence in the front yard as well as a two-foot height variance. I'll just begin with my comments – I've got an issue with both of these – I don't think we have ever approved a fence in the front yard and I know we definitely have not approved an eight-foot-tall fence in this city. So, I've got an issue with both of these requests.

Mr. Rusnov – You are a hundred percent correct. We have had a lot of these come through, remember we had that one where they wanted to build an eight or ten foot fence by the basketball hoop – to keep the ball from going into the neighbor's yard?

Mr. Baldin – Yes. That was a long time ago.

Mr. Rusnov – We are here not to interpret the code, but to give our opinion of what we should do as far as these code violations are. We would be creating such a tremendous precedent here.

Mr. Kolick – Yes, the last one we didn't grant was the one that came in on West 130th that wanted it in their front yard because of a neighbor problem. We did not grant it.

Mr. Rusnov – But that doesn't fall within our four criteria for granting a variance.

Mr. Kolick – No. It doesn't.

Mr. Rusnov – Horrible neighbor – oh, so, we'll give it to you. No, we can't exceed what the four areas are.

Mr. Kolick – Correct.

Mr. Hayden – Ok, well we will go ahead and begin here promptly at 6:00pm.

The Board members approved the minutes for April 22, 2026.

STRONGSVILLE BOARD OF ZONING & BUILDING CODE APPEALS
MINUTES OF MEETING
May 13, 2026
6:00 PM

The meeting was called to order at 6:00 PM by Mr. Hayden.

Present:

Mr. Baldin
Mr. Rusnov
Mr. Hayden
Mr. Hawk

Also Present:

Mr. Kolick, Assistant Law Director
Mr. Molnar, Assistant Building Commissioner
Ms. Onofre, Recording Secretary

Mr. Hayden – I would like to call this May 13, 2026 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. HAYDEN	PRESENT
MR. HAWK	PRESENT

MOTION TO EXCUSE

Mr. Baldin – I make a motion to excuse Mr. Houlé for just cause.

Mr. Rusnov – Second.

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

ROLL CALL:

MR. RUSNOV	YES
MR. HAYDEN	YES
MR. HAWK	YES
MR. BALDIN	YES

Mr. Hayden – I hereby certify that this meeting has been posted in accordance with Chapter 208 of the Strongsville Codified Ordinances.

Mr. Hayden – Alright we did discuss in Caucus that we have minutes to approve from our April 22, 2026 meeting. They look great, so thank you very much for those, there were no corrections or changes and we will file those accordingly.

Mr. Hayden – I will now ask if there is anyone in the audience who wishes to speak for or against the agenda item this evening to now 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.

NEW APPLICATIONS:

1) KEVIN DAVIDSON (OWNER)

Requesting a 1'11" height variance from Zoning Code Section 1252.04 (g), which permits 12' height and where a 13'11" height is proposed in order to construct an Accessory Structure (Shed); property located at 13344 Wolf Drive, PPN 398-05-066, zoned R1-75.

Mr. Hayden – If we could have a representative for our agenda item. Please give us your name and address for the record.

Kevin Davidson, 13344 Wolf Drive, Strongsville, OH 44136

Mr. Hayden - You were here during Caucus and heard our comments regarding the variance request. Please take us through your project and the need for the variance.

Mr. Davidson – The project is for a 12x16 shed that is just under fourteen foot tall. I found these plans online – I chose them specifically because of the increased loft. Currently my garage and patio stays full all winter long and my patio is uncovered – so a lot of my children’s toys are sitting out there – as well as my grill and smoker last winter. So, the increased loft creates more space for my currently one child and my future additional children and for me to clear my garage and create space so I can park in the garage. So, I have a clean car in the winter time, in case there are any emergencies or anything.

Mr. Hayden – Ok – alright I really appreciate that explanation. So, as you heard doing caucus one of the things we are very mindful of is creating a precedent moving forward. We have had many of these requests over the years and we have been pretty consistent sticking to our height requirement for that specific reason is that we don’t want to set a precedent moving forward. When I was out there I didn’t see any other either topographical issues or other hardships as to why the height would be needed – which are the things we need to consider when rendering a decision.

Mr. Rusnov – Mr. Chairman – there are only four things that we can grant a variance for and sorry to say that you have supplied none of them. We are not City Council – we are bound by those four things. Maybe you want to consult with the Building Department, table this thing and see if there is a way you can attach to the house or something that you can get what you want.

Mr. Davidson – Ok.

Mr. Rusnov – Ok? That’s what my recommendation would be I mean it’s taken an end run around us – but somebody should have explained this to you from the very beginning.

Mr. Davidson – When you say precedent is that regards of building a shed myself?

Mr. Rusnov – No.

Mr. Davidson – Because I saw some historical meeting minutes where height variances were granted for pre-built sheds.

Mr. Baldin – You mean sheds that were purchased that were already built and moved onto a yard.

Mr. Davidson – Correct.

Mr. Rusnov – It still doesn't meet the code. We are bound by what the code says. Unless the code is changed.

Mr. Hayden – And those particular cases were approved?

Mr. Davidson – I only saw one but I randomly selected a random meeting minutes to look at and I saw it was approved in that one. I wish I would have documented it because I just assumed that this wasn't going to be a big issue. Because I saw the one that got approved – it was a pre-fab that was approved – it wasn't quite two feet but it was over a foot I believe – so that is why I didn't dig any further into it.

Mr. Baldin – I don't recall that.

Mr. Kolick – I don't remember.

Mr. Baldin – Do you recall that?

Mr. Kolick – No I don't recall it.

Mr. Hayden – I don't recall it.

Mr. Baldin – Where did you see that? Do you know the address where it was located?

Mr. Davidson – No. Again, I looked when I initially applied just to see how things would go and I didn't save any of the information – I didn't remember it – I apologize – I wish I would have.

Mr. Kolick – Mr. Chairman – even if it had been done there is probably some other reason for it.

Mr. Hayden – I'm just wondering if it met one of the -

Mr. Kolick – Each one is judged by their own circumstances.

Mr. Davidson – I get that.

Mr. Hayden – It very well met one of the other four criteria that we have to consider.

Mr. Rusnov – The next guy will want two feet, three feet, six feet, twelve feet – we have seen it before.

Mr. Davidson – I know – I just trying to make things –

Mr. Rusnov – That is why I was suggesting you go to the Building Department and see if there is some way that you can get what you want attach it to the house. They are the experts in this – not us.

Mr. Kolick – Well it won't be that easy either – there is a separation required between sheds and houses too. So, he can't just attach it to the house.

Mr. Rusnov – Well at least you are giving the guy an alternative.

Mr. Kolick – Yes.

Mr. Rusnov – That might work.

Mr. Kolick – Well let's just see if the Public Hearing – if there are no other comments? We will have to end this one way or the other.

Mr. Hayden – Alright we will now hold the Public Hearing if there is anyone in the audience who wishes to speak for the granting of the variance? Anyone who 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 requesting a 1'11" height variance from Zoning Code Section 1252.04 (g), which permits 12' height and where a 13'11" height is proposed in order to construct an Accessory Structure (Shed); property located at 13344 Wolf Drive, PPN 398-05-066, 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. HAYDEN	NO
MR. RUSNOV	NO
MR. HAWK	NO
MR. BALDIN	NO

MOTION DENIED

Mr. Hayden – Ok Mr. Davidson so this evening your variance has been denied by this Board. What I would do is just re-look at your plans and see if you can meet code on the height requirement.

Mr. Davidson – Understood.

2) NICHOLAS HEROUX (OWNER)

- a) Requesting a variance from Zoning Code Section 1252.17 (a), which does not permit a fence along a side lot line in the front yard and where an 8' high privacy fence is proposed, along a side lot line in the front yard to extend approximately 61' to the sidewalks edge, property located at 19225 Bowman Drive, PPN 393-37-036, zoned R1-75
- b) Requesting a 2' height variance from Zoning Code Section 1252.17(a) & (c), which permits a 6' height and where an 8' height is proposed in order to construct a privacy fence; property located at 19225 Bowman Drive, PPN 393-37-036

Mr. Hayden – Item number two on the agenda is for 19225 Bowman Drive. Please give us your name and address for the record.

Nicholas Heroux, 19225 Bowman Drive, Strongsville, OH 44149

Mr. Hayden – Mr. Heroux I believe you were here during Caucus and heard our discussion around your project – if you could just take us through it and the need for the requested variance and feel free to acknowledge some of the comments we made in Caucus as well.

Mr. Heroux – Yes – so I don't think I'm going to have anything as far as the front yard that is going to be of any use to plead my case. But with the height it is just because of the grade difference – so off the side of the driveway there is about a foot of a drop so I guess realistically a seven foot would put me at six foot on the property from the driveway. So, if you are on the driveway and put you put a six-foot fence on the opposite side of the driveway there you will be down to five foot – about a foot drop – it just tanks off there. So that is the only reason that I was requesting the height and then I just wanted to keep it uniform down the driveway rather than putting up a four foot with dividers on it and everything. But I understand that, that would be a code violation. That's about all I got.

Mr. Hayden – Ok.

Mr. Baldin – Are you saying there is about a foot difference in the grade?

Mr. Heroux – Roughly. Yes, it is probably eight to twelve inches.

Mr. Baldin – I didn't really notice that myself.

Mr. Heroux – They built up the driveway so it's on both sides – it is into the yard and then off the very edge of the driveway. It's just over the years of them building it up with the gravel, because it is a gravel drive – that's what created the height difference over I don't know fifty years or something. But that's mainly what my concern was.

Mr. Baldin – How far out did you want to come?

Mr. Heroux – If it were only going to the front door that would be fifty-six feet. Fifty-six feet would come from the front of the garage out to the front door. But if I can extend out to - beyond that – that was the request – three feet off the easement.

Mr. Hayden – That is one thing that we haven't allowed is going into the front yard.

Mr. Heroux – Ya I again don't have any kind of reasonable argument for that. There is nothing I have there to go against the code.

Mr. Baldin – You got a pretty wide yard there – you've got one of the bigger yards in the neighborhood – don't you?

Mr. Heroux – Yes its about one hundred and fifty feet – it is nice. Nice and wide and actually there is no true easement on that frontage there because it is one of the older

homes so the parcel line is actually about two feet into the road – it is one of the shared parcels shared with the City – it has to be cleared for utility purposes and traffic and all that stuff – just because it is on my property its gotta be shared with the City in that aspect where it is visa versa usually the City owns that section and then it is shared with the resident.

Mr. Hayden – Mr. Kolick if there is a grade difference would we need to get an exact accurate figure of what that drop is?

Mr. Kolick – Well you would if you are going to consider granting a variance for height, but he wants to put it in the front yard to begin with – so if you deny A you don't even have to worry about a height variance for B. Because he is asking to put it in the front yard.

Mr. Heroux – I can stop it at the front door

Mr. Hayden – He had commented that if that was going to be an issue he could take that off the board.

Mr. Kolick – So it would be run down the back side? Is that what we are looking at?

Mr. Heroux – From the front door down – from where the front of the home is – back.

Mr. Baldin – Are you going to put the fence all the way around the property? Or just that one side?

Mr. Heroux – Yep just be like a partition wall.

Mr. Baldin – Don't you have some arborvitaes on that one side?

Mr. Heroux – Ya I do – so it would stop at those. I wouldn't be getting rid of the bushes – it would just be a fifty-six-foot section of fence. That would go from the front door to the bushes. I mean again if the only thing with the height is – that's within code – it is the height that is not – that was the main concern.

Mr. Rusnov – Does that eliminate the front yard?

Mr. Heroux – Technically it wouldn't be in the front yard. It would be behind the front of the house.

Mr. Kolick – We have turned down other height variances – most recently there in Sterling Point – turned down a height variance for a fence for the same thing.

Mr. Baldin – We have turned down a number of them. I mean I have been on this Board a long time and it does come up every now and then.

Mr. Kolick – Her complaint was the same thing – the height behind her was much higher.

Mr. Rusnov – Sir why don't you table this and go see the experts at the Building Department and see what you can do that would be within code. That way – because if we turn you down now you are not going to get this for quite some time – if you get it.

Mr. Molnar – But he is saying that six foot is our code – there is no argument six foot is our code it's our height, right – so if he makes it six foot off average grade then he is set.

Mr. Baldin – It doesn't make any difference, right?

Mr. Molnar – Right.

Mr. Heroux – If the variance for height is denied, which I mean there is nothing we can really do about that if I don't have any of the four criteria you were talking about to go against it. If the grade isn't enough to meet the criteria then it's not going to pass at eight feet. That's really the request and then obviously going into the front yard – so front yard sounds like it's denied and then the height, the grade is not enough to –

Mr. Rusnov – That is why I am suggesting that you postpone this for the next meeting and maybe meet with the Building Department to see what fits – that you might not need a variance.

Mr. Heroux – Oh I see what you are saying, ok. Yes, so at that point if those two are denied then there isn't a need for a variance.

Mr. Rusnov – Well take the time and just meet with the City to have somebody explain this stuff to you and that way you get a better chance at getting something done – especially if it meets code.

Mr. Heroux – Right.

Mr. Baldin – John – I think he could have that determination here right now with our Assistant Building Commissioner.

Mr. Rusnov – Sorry he doesn't talk at meetings.

Mr. Kolick – If these two variances are denied then he can always come back with a six-foot fence in the rear yard.

Mr. Molnar – That is what I was going to say why don't you guys vote on what is in front of us here and then if it is denied then he builds it per the code.

Mr. Heroux – Ya. I think that's fair if what I've said doesn't meet the criteria then that's what it is ya know and we'll go and try something else.

Mr. Rusnov – Alright – I wanted to give you an alternative.

Mr. Heroux – What's the difference between being denied and tabling it?

Mr. Hayden – I will further explain that Mr. Heroux – so if we were to vote on this, this evening and we denied your variances you would have to meet code moving forward with your project. If you feel that there is a true topographical issue with the grade of your land – you could table this to the next meeting – take some accurate measurements and determine what that grade measurement really is and we can certainly consider that at a future meeting.

Mr. Rusnov – Topographical is one of the four things we can grant a variance for.

Mr. Heroux – Ok then ya.

Mr. Hayden – So he was giving you an option to where if we voted on this evening you would be stuck with moving forward with code.

Mr. Heroux – Ok ya - let's – I'm up for the tabling and gathering more information and returning to this at a later time.

Mr. Hayden – Ok.

Mr. Rusnov – We are just trying to help you here.

Mr. Heroux – I appreciate that. Thank you.

Mr. Hayden – Alright we will go ahead and Table this but we are going to hold a Public Hearing to get that on record.

Mr. Hayden – If there is anyone in the audience who wishes to speak for the granting of the variance? Anyone who wishes to speak against the granting of the variance?

Mr. Hayden – And if you would before you begin – just name and address for the record please?

Glen Bridges, 19263 Bowman Drive, Strongsville, OH 44149

Mr. Bridges – I am his neighbor and the difference in the land – where he is talking about a foot – if he does six foot that shouldn't affect his side – because he is actually higher than I am – so that foot – and I don't think we have measured it but that foot drop off, my land sits a little bit lower than his so if he is trying to get an eight foot – if he puts a six foot in which is by code essentially it is going to be a seven foot between myself and him.

Mr. Rusnov – That's why we need accurate measurements.

Mr. Bridges – Sure. But does that affect him or me if six foot on his property?

Mr. Kolick – What he is saying is that his lot is lower then his so why would you grant the variance if the lot is lower? I can understand if it is higher. If his lot is higher, but his lot is lower.

Mr. Heroux – Where the two lots meet it is lower, when you get into his yard it is even further so lower, but at the meeting point where the line is there is a drop – it is not as low as when you get all the way on to his side of the yard, but on that side, it does start to drop so there is a difference in height.

Mr. Kolick – So is there a difference in height through the entire side of the yard or just part of it?

Mr. Heroux – It is going to be right up against the driveway. So, on that side where the driveway is that grade is along the driveway.

Mr. Kolick – But the driveway is in your front yard, right?

Mr. Baldin – The Driveway goes all the way back – it's a gravel drive – it goes all the way back.

Mr. Heroux – About thirty feet or thirty-six feet I think it was. But the first fifty-six feet –

Mr. Kolick – Is the driveway in the side yard Steve or is it in the front yard?

Mr. Molnar – It's on the side. So, if you look at the picture Dan you can see his house protrudes out past where his garage would be – do you see your overhead picture?

Mr. Kolick – But that puts the whole driveway in the front yard – it's in front of his house – so you would still have to grant a variance for the front yard – it's in his side yard but its in the front setback.

Mr. Molnar – Well the front of the house Dan is where it L's in the front here – correct? Isn't that where our front setback is on all these houses?

Mr. Kolick – Where the one X is on the drawing is the front of his house – correct?

Mr. Molnar – No.

Mr. Kolick – No?

Mr. Molnar – No. It's this right here. Look at the other picture of his house. So, Dan if you look at that picture you see there is a front door there I don't know if you can see it in the picture under the image. That is the front of his house.

Mr. Kolick – How far is the setback on the house? Is he within seventy-five feet back or how far?

Mr. Molnar – Well I believe the way he measured to the sidewalk and he said he owned part of the street there Dan we have a little bit of a variance there as far as how far that front setback is.

Mr. Kolick – I guess that would be the question – is how far is that front yard setback – is he beyond that already? With the L shaped house.

Mr. Molnar – I would disagree because if we look down the street here Dan we got quite a few that are sitting in front of his house as you can see.

Mr. Kolick – Right.

Mr. Molnar - So that front setback has been established.

Mr. Kolick – Well yes, but keep in mind Bowman is an older subdivision.

Mr. Molnar – Correct.

Mr. Kolick – So I wonder what the setback – because we'd have to go from the setback and if he is already into the setback then that is part of the front yard and I don't know whether he is or he isn't. It's something we have to take a look at. So, if he is going to table it then that's what we'll need to do.

Mr. Hayden – Ok then I would get in touch with the Building Department and have them come out and take a look at this with you – just so we can get accurate measurements and setbacks and make a determination from there.

Mr. Heroux – Ok.

Mr. Hayden – Ok.

Mr. Heroux – Alright that sounds good.

Mr. Hayden – Ok. Appreciate your time as well Sir.

Mr. Hayden - Alright any other individuals in the audience wishing to speak against the granting of the variance? Hearing none and seeing none we'll declare the Public Hearing closed.

Mr. Kolick – And you have asked us to table this correct?

Mr. Heroux – Yes.

Mr. Hayden – You guys are all set for this evening.

Mr. Heroux – Thank you guys.

Mr. Kolick – I take it you want Findings and Facts and Conclusions of Law on that one item denied tonight?

Mr. Hayden – Yes please. Gentlemen anything else to come before the board? We will stand adjourned.

<i>Dustin Hayden /s/</i>	<i>Kristi Onofre /s/</i>	6/10/26
Mr. Hayden, Chairman	Ms. Onofre, Secretary	Approved