

**CAUCUS PRIOR TO STRONGSVILLE BOARD OF ZONING &
BUILDING CODE APPEALS
Meeting of
June 10, 2026**

Board of Appeals Members Present: Dustin Hayden, Dave Houlé, Richard Baldin, 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) ZORAN AND INES KICANOVICH, OWNER

Requesting a 184 SF Floor Area variance from Zoning Code Section 1252.15, which permits a 400 SF Floor Area and where a 584 SF Floor Area is proposed, in order to construct an Unenclosed Accessory, property located at 20253 Colleen Court, PPN 394-24-133, zoned R1-75

Mr. Hayden – Alright we'll go ahead and begin our Caucus for June 10, 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 May 13, 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 – A new item on the agenda and a reconsideration from May 13, 2026 meeting. First of which is a property on Colleen Court, this is a roof over existing concrete patio. This request is for an unenclosed structure, a square footage request being proposed is 584 SF which is 184 SF over code. It is unenclosed so they will not be building any walls around it. The property is over in Waterford Crossing, we do have Homeowners Association approval. When I was out there looking at the project, looking at the renderings that they had provided, to me it fits the back of the house and it is attached, I didn't see any glaring issues. But certainly, opening it up to you guys as well.

Mr. Baldin – I didn't see any problems out there, I mean it is a nice area, a little bit bigger than most. It will look good.

Mr. Houlé – There are a lot of trees in that area, it will be screened I think at least from scrutiny.

Mr. Hayden – Well and back to Mr. Evans he used to talk about the fact that we are seeing more and more people utilizing their back yards and staying home and enjoying.

Mr. Houlé – Yes, they have an awning on it now and it is showing wear and tear.

Mr. Hayden – Mr. Hawk anything from you?

Mr. Hawk – No.

2) KEVIN DAVIDSON (OWNER)
RECONSIDERATION FROM MEETING OF MAY 13, 2026

Requesting a reconsideration for a 1'3" height variance from Zoning Code Section 1252.04 (g), which permits 12' height and where a 13'3" 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 – Item number two – this is a reconsideration request from our May 13, 2026 meeting, it is for a height variance on a shed. The homeowner had provided some dialog via letter as to the justification behind the variance. I did go back and look at the projects that he was mentioning, both were pre-fab, but one of those, Joan Hazey backed up to common land which is a bit of a difference here with this particular property. The height that was approved wasn't 1'3". I guess my concern with the reconsideration is, having one or two of these where there are other things at play is one thing but to continue to approve these if they are less than two feet we are going to continue to set a precedent and I'm just not so sure that we want that.

Mr. Baldin – I have to agree with you, one hundred percent. Being in a neighborhood like this without any other extenuating circumstances that we have faced in the past with the one to two that we have approved in the past. Because of different circumstances, this one being in a neighborhood close to the property line, so forth – we have to talk to the applicant – can he adjust this? Put some shelving inside or something? I am not in favor.

Mr. Hayden – Mr. Houlé?

Mr. Houlé – I think its very close to the house on Wesley and its going to be a little bit taller then what I would like to see. I wasn't at the meeting a year ago when we okayed

the one foot one-inch height variance. I still think we need to hold our control on the height unless there is really some extenuating circumstances and I don't see any here, or any real hardship. In following the twelve-foot rule versus going another foot.

Mr. Hayden – Mr. Kolick.

Mr. Kolick – Just procedurally you will vote on whether to reconsider it at all. If you don't reconsider it that's the end. If you vote to reconsider you will decide the variance itself, and Dave who wasn't here can't vote on a reconsideration so it will be up to you three. If you want to reconsider, but if you don't that's the end of it. But, again so that the Board understands a pre-fab doesn't make a hardship automatically. I mean if the pre-fab was five feet – that doesn't make it a hardship, he's got to show some hardship or practical difficulty in order to be granted the variance.

Mr. Baldin – And there really wasn't Dan, I have to agree with you. We have all have too many toys maybe in our homes and we don't have places to put them sometimes. We have to adjust and find a way to do it. We can't set a precedent. It may seem like we have set precedents but in those circumstances there were reasons that we have given height variances in the past.

Mr. Hayden – Mr. Hawk anything additional from you?

Mr. Hawk – No.

Mr. Hayden – Alright we will talk to the homeowner on the floor and begin here in just a couple minutes.

The Board members approved the minutes for May 13, 2026.

STRONGSVILLE BOARD OF ZONING & BUILDING CODE APPEALS
MINUTES OF MEETING
June 10, 2026
6:00 PM

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

Present:

Mr. Baldin
Mr. Houlé
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 June 10, 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	ABSENT
MR. HOULÉ	PRESENT
MR. HAYDEN	PRESENT
MR. HAWK	PRESENT

MOTION TO EXCUSE

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

Mr. Houlé – Second.

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

ROLL CALL:

MR. HOULÉ	YES
MR. HAYDEN	YES
MR. BALDIN	YES
MR. HAWK	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 May 13, 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 items 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) ZORAN AND INES KICANOVICH, OWNER

Requesting a 184 SF Floor Area variance from Zoning Code Section 1252.15, which permits a 400 SF Floor Area and where a 584 SF Floor Area is proposed, in order to construct an Unenclosed Accessory, property located at 20253 Colleen Court, PPN 394-24-133, 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.

Zoran and Ines Kicanovich, 20253 Colleen Court, Strongsville, OH 44149

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. Kicanovich – Basically we want to build a roof over existing patio. The patio was built in 2016 and its 22 x 25.5. Currently we have a canvas awning that was installed by the previous owner and it is twenty years older and started leaking and it is 18x16. How our house is designed we have an extension, it's hard to explain.

Mrs. Kicanovich – We have a dinette which takes up part of our patio.

Mr. Kicanovich – It over hangs over our patio it protrudes inside the patio, I think it is 3x13. From the house to the steps like six feet it is unusable space, we cannot use that space. So, if we put the furniture, even now we have furniture and chair on the back it is completely exposed to the sun and rain. Especially after this Spring that we had this year, the rain constantly. We put the furniture out on May 20th. So basically, you can only use the patio for three months. Even if it is warm outside, if it is raining you cannot use it. So that is why we want to cover the patio, so we can extend our use from April to November and use it more. The other thing is we have two windows from the kitchen, if we build a smaller patio, the end of the roof would sit right in the center of the windows and that means we would have to put a post and when we look through the window the post would be sitting directly in our line of sight. That is what we plan to do, we have hired a contractor to do the work. We had five different quotes, we have decided to go with this company, I think you have a picture of how it will look.

Mr. Hayden – Thank you. We saw the rendering that you provided and we have actually each been out to your property as well to get eyes on the project.

Mr. Kicanovich – Also we have a picture here, that will better explain what I mean about the overhang, that is basically six feet and takes one third of the patio for the furniture. If you would like to put this picture in the file.

Mr. Hayden – Yes, we can take that – thank you. So, as we discussed in caucus, we do have HOA approval for this project and we have seen quite a few of these requests over the years, post covid as more and more people are trying to enjoy their backyards and take advantage of that time outside. I think this fits in nicely with the back of the house. I didn't see any encumbrances to either neighbor on either side. Any additional comments?

Mr. Houlé – Mr. Chairman the roof will be attached to the side of the house and the backyard is pretty shielded with trees on three sides and I think that will minimize the little bit of extension that you are planning to do, if we ok it or not. I see no problems with it.

Mr. Kicanovich – We are not planning to enclose the patio. Never.

Mrs. Kicanovich – The whole point is to be outside.

Mr. Hayden – Alright. I appreciate it.

Mr. Baldin – I think it is going to look good and you gave a very good explanation of why you wanted it and why you need it. I think you should have it.

Mr. Kicanovich – Thanks.

Mr. Hayden – Any additional comments Mr. Hawk?

Mr. Hawk – No.

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 to approve the request for a 184 SF Floor Area variance from Zoning Code Section 1252.15, which permits a 400 SF Floor Area and where a 584 SF Floor Area is proposed, in order to construct an Unenclosed Accessory, property located at 20253 Colleen Court, PPN 394-24-133, zoned R1-75

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. HAYDEN	YES
MR. HAWK	YES
MR. HOULÉ	YES
MR. BALDIN	YES

MOTION APPROVED

Mr. Hayden – Your variance has been approved by the Board this evening.

2) **KEVIN DAVIDSON (OWNER)**
RECONSIDERATION FROM MEETING OF MAY 13, 2026

Requesting a reconsideration for a 1'3" height variance from Zoning Code Section 1252.04 (g), which permits 12' height and where a 13'3" 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 – Item number two Mr. Davidson if you would step up to the microphone and just before you begin if you could give your name and address for the record.

Kevin Davidson, 13344 Wolf Drive, Strongsville, OH 44136

Mr. Hayden – Thank you for coming back tonight Mr. Davidson. I know you were here during Caucus, heard our discussion around previous projects that we have had come before us in the past, but I know that you are here for a reconsideration, so the floor is yours.

Mr. Davidson – Yes. I am asking for reconsideration to stick with precedent that has been set since last year. I don't see the difference between their request and mine.

Mr. Kolick – Mr. Chairman, maybe I can answer it.

Mr. Hayden – Sure.

Mr. Kolick – Number one, each one is judged on its own accord. There are differences, the one granted last year backed up to common area, yours backs up to a home coming off of Wesley. So, there are differences between them just so you understand.

Mr. Davidson – Yes, but you sent out notifications for everyone in the area, right? And he had the chance to object to that. So, with it being against his property I don't see the difference between common area or his.

Mr. Kolick – We found from years of experience here that neighbors don't like to come up and talk against neighbors, even if they don't like the project because it makes for a bad neighborhood. So that's not uncommon that they don't number one and number two even if the current owner is not against it the next person who moves in their may not like it. That in and of itself is not a factor that we need to take, we need to find a hardship or a practical difficulty to grant it, is really what the Board looks at.

Mr. Davidson – Ok.

Mr. Kolick - The fact that its pre-fab is not sufficient.

Mr. Davidson – Yes, mine isn't pre-fab anyways. I wasn't relying on that.

Mr. Kolick – So you could build it a foot down lower?

Mr. Davidson – What?

Mr. Kolick – You could build it a foot lower?

Mr. Davidson – Yes.

Mr. Baldin – Let me ask a question – Why do you feel you need the extra height?

Mr. Davidson – For extra loft space – it adds about twenty-five percent capacity.

Mr. Baldin – Are you planning to put shelves in there or something? To put stuff up above?

Mr. Davidson – Yes.

Mr. Baldin – Well you could still do that with the lower one just as well right?

Mr. Davidson – An added loft – that extra room adds a lot more to the lower level while keeping the top still enough room for larger objects.

Mr. Baldin – Well I can understand that to a degree. I mean I have a shed in my yard and I conformed to the code.

Mr. Davidson – Yes.

Mr. Baldin – I have shelves in there and yes you could put things in there, it all depends on how big of stuff do you want to put in there.

Mr. Davidson – I get it, everyone's got different things. I just really want clarification on what the difference is between their request and mine. Honestly, because that is kinda how I started down this road, I wouldn't have even put in the initial \$50.00 or the request if I didn't see this previous meeting notes where it was stated that "I don't think one foot is a big deal" by Mr. Evans. "I did not see a problem with this request" by Mr. Baldin. All

I want to know is clarification on what was different with their request and if it is common property than that is what it is, I just want it to be in writing now.

Mr. Kolick – If you look in the Caucus provisions of that same minutes that refer to the fact that it's up against common property – that makes a difference, because it is less of an impact to other people's properties.

Mr. Davidson – That is the difference?

Mr. Kolick – It makes a big difference on impacting other people's properties because the association doesn't have a house there it's an open area.

Mr. Davidson – Ok. So, if your house backs up against common property you do get preferential treatment.

Mr. Kolick – Well I wouldn't say preferential, its another factor to take into account.

Mr. Davidson – Ok.

Mr. Kolick – It doesn't mean that everyone automatically that backs up to common property is going to be granted it also. We have had people from homeowners' associations come in and object to them as well. Or send us letters that they are objecting to it as well, or the management companies sends us letters also. The Board has to take all those things into account, all those factors. That's why they judge each one on its own merits.

Mr. Davidson – The only difference is the fact that, that one backed up against common property.

Mr. Kolick – I don't know if that is the only difference but there was in a difference in that particular case. I mean we are not here to justify what they did a year ago. We are here to act on your variance only.

Mr. Davidson – I get it, I'm not trying to be difficult, I'm just trying to get clarification on this, I started this request because I saw this previous request get approved.

Mr. Kolick – There is no public hearing on this, so you need to vote on first whether you want to reconsider it or not and it can only be motion made and seconded by someone who voted against it. Which means Mr. Houlé can't vote on the reconsideration.

Mr. Houlé – I can make the motion if you like.

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Mr. Kolick – No you can't.

Mr. Hayden – No.

Mr. Kolick – You can't make the motion, you can't make the second, you can't vote on the reconsideration because you weren't here. If it is reconsidered then you can vote on the actual variance granted. So, you need a motion from Dustin, Bob or Rich.

Mr. Baldin – I make a motion to reconsider.

Mr. Kolick – We need a second.

Mr. Hayden – Second.

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

ROLL CALL:

MR. HAWK	NO
MR. BALDIN	NO
MR. HOULÉ	ABSTAIN
MR. HAYDEN	NO

MOTION DENIED

Mr. Hayden – Ok Mr. Davidson so your request for reconsideration has been denied this evening. So, the project moving forward would need to comply with code. Thank you for coming in, have a good night.

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.

Dustin Hayden /s/

Mr. Hayden, Chairman

Kristi Onofre /s/

Ms. Onofre, Secretary

7/15/26

Approved