

**CAUCUS PRIOR TO STRONGSVILLE BOARD OF ZONING &
BUILDING CODE APPEALS
Meeting of
May 22, 2024**

Board of Appeals Members Present: Dustin Hayden, 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:

JOSHUA AND LISA CANTWELL, OWNER/Jeff Dempsey, Agent
(TABLED AT APRIL 24, 2024 MEETING)

Requesting a variance from Zoning Code Section 1252.29 (b)(1), which prohibits a swimming pool from being located in a side yard and where a 16' x 38' inground swimming pool in a side yard is proposed, property located at 20219 E. Donegal Lane, PPN 394-30-082, zoned R1-100

Mr. Hayden – Item number one on the agenda is for 20219 E. Donegal Lane, it was tabled at our meeting on April 24, 2024 and this request is for an inground swimming pool. We already had discussions around this and we do have an open public hearing and we were waiting for HOA approval, which we did receive.

Mr. Rusnov – Why do we wait for the letter from the Homeowners Association? Whether they say yes or no does not make a difference to us because we are here to enforce the Code. Is it a courtesy?

Mr. Kolick – Yes, it is a courtesy and we will listen to what the Association has to say. Sometimes they work out things between neighbors.

Mr. Rusnov – Even if we disagree with them it is a civil matter.

Mr. Kolick - We do it as a matter of courtesy to the Homeowners Association, we always have because in the past they would say that they did not know what was going on.

Mr. Rusnov – Everyone is notified within 500'.

Mr. Kolick – Yes, but sometimes they don't tell their Homeowners Association and if there is no common area the HOA is not notified. This is not contingent on the HOA approval but historically we hold one meeting and if we don't get a letter by the second meeting we move forward anyway.

The Board members approved the minutes for May 8, 2024.

**STRONGSVILLE BOARD OF ZONING & BUILDING CODE APPEALS
MINUTES OF MEETING
May 22, 2024
7:00 PM**

The meeting was called to order at 7:00 PM by Mr. Hayden.

Present:

Mr. Baldin
Mr. Rusnov
Mr. Evans
Mr. Hayden

Also Present:

Mr. Kolick, Assistant Law Director
Mr. Molnar, Assistant Building Commissioner
Mrs. Anderson, Recording Secretary

Mr. Hayden – I would like to call this May 22, 2024 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. EVANS	PRESENT
	MR. HAYDEN	PRESENT

MOTION TO EXCUSE:

Mr. Baldin – I move to excuse Mr. Houlé for just cause.

Mr. Evans - Second.

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

ROLL CALL:	MR. RUSNOV	YES
	MR. EVANS	YES
	MR. HAYDEN	YES
	MR. BALDIN	YES

MOTION APPROVED

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 8, 2024. 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 Secretary and Building Department representative.

Mr. Kolick administered the oath to those standing.

1) **JOSHUA AND LISA CANTWELL, OWNER/Jeff Dempsey, Agent**
(TABLED AT APRIL 24, 2024 MEETING)

Requesting a variance from Zoning Code Section 1252.29 (b)(1), which prohibits a swimming pool from being located in a side yard and where a 16' x 38' inground swimming pool in a side yard is proposed, property located at 20219 E. Donegal Lane, PPN 394-30-082, zoned R1-100

Mr. Hayden – We do have a continuation this evening of our public hearing, which was left open at our April 24, 2024 meeting. This is for the installation of an inground swimming pool and they are looking for a variance on the side yard setback, we were waiting on the HOA approval letter.

Mr. Hayden – Mr. Cantwell, you spoke at the last meeting, do you have anything you would like to add?

Joshua Cantwell, 20219 E. Donegal Lane, Strongsville, Ohio

Mr. Cantwell – I received my HOA approval letter and it was forwarded to Mitzi.

Mr. Hayden – This is a continuation of the 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, motion to approve a request for a variance from Zoning Code Section 1252.29 (b)(1), which prohibits a swimming pool from being located in a side yard and where a 16' x 38' inground swimming pool in a side yard is proposed, property located at 20219 E. Donegal Lane, PPN 394-30-082, zoned R1-100

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

MOTION APPROVED

Mr. Hayden – Mr. Cantwell, your variance has been approved.

Mr. Hayden – If there is no further business to come before this Board, this meeting is adjourned.

Dustin Hayden /s/

Mitzi Anderson /s/

6-12-24

Mr. Hayden, Chairman

Mrs. Anderson, Secretary

Approval Date