



CUYAHOGA FALLS
BOARD OF ZONING APPEALS
MINUTES

Planning Division
2310 Second Street
Cuyahoga Falls, Ohio 44221
330-971-8135

Wednesday, July 22, 2026

Board Members Present: Parker Derrig, Secretary
Jeff Sharpe
Adam Prtenjak
Wesley Johnston
Ashley Brillhart (arrived after meeting started-6:07)

Board Members Absent: Cyndi Kane, Chair
Amanda Kephart, Vice Chair

Community Dev. Dept: Adam Paul, Asst. Planning Dir.
Lori Jones, Administrative Specialist

Mr. Parker Derrig called the meeting to order at 6:00 pm. The Pledge of Allegiance was recited, and then he explained the meeting process.

Mr. Adam Prtenjak read the agenda into record.

Mr. Derrig asked if there were any conflicts of interest, and with none he opened the item up to the city.

New Business:

VAR-26-00019

Project: VAR-26-00019 Report Date: 07/15/2026 Meeting Date: 07/22/2026	Application Type: ☒ Area Variances
Applicant/Owner:	Jeff Sterling, 130 Norton Heights Dr. Peninsula, OH 44264
Applicant Representative	Storage Buildings Unlimited 295 S. Main St. Rittman, OH 44270
Application Summary:	AREA VARIANCES —Owner Jeff Sterling, representative Storage Buildings Unlimited, filed for variances from the Cuyahoga Falls General Development Code at 130 Norton Heights Dr. The zoning designation is R-2, Low-Density Residential. For a 1.41-acre lot, Table 1132-2 allows 1,350 sq. ft. of accessory building area. The request is to construct a 1,012 sq. ft. (22' x 46') detached building, exceeding total allowable area. The building would also encroach on a fifty (50) foot building line from Eakins Rd. at forty (40) feet from the right-of-way.
Initiated or Requested by: ☐ Staff ☐ Council ☒ Applicant	Decision Type: ☐ Information ☐ Direction ☒ Action
Presenter: Adam Paul, Assistant Planning Director	

Mr. Adam Paul thanked everyone for their attendance to the meeting, explained the need for the area variance being requested this evening, and he then read the staff report into record.

Mr. Derrig thanked Mr. Paul and then closed the item to the city, and asked if the Board had any questions.

Mr. Wesley Johnston questioned why in one place the report states the findings are "substantial" and in another place they are referred to as "somewhat substantial." He stated that there is nothing in the code stating exactly what is considered substantial and what is not.

Mr. Paul stated that large buildings have been approved, but they are all looked at on an individual basis, and there is a standard that is used to judge the size, and this is considerably over that standard size, regardless of the exact wording used to express the overage.

Mr. Johnston then questioned the mentioning of the gravel access drive in the report, and if this will be submitted later.

Mr. Paul stated that code allows only one access cut onto a lot, so he is not sure how they intend to access this new garage and what material they intend to use as the surface. He then stated that he does not know when they intend to inform him of the information, as he only has what was turned in with the application.

With no further comments or questions, Mr. Derrig closed the item to the city and opened it to the applicant.

Mr. Jeff Sterling- 130 Norton Hts. Dr. – stated that he is applying for this due to having 5 kids that all drive and need garages. He showed on the overhead display of where they wanted to do this originally, and explained that the trees would help to hide it where they were putting it. He stated that he has lived there for 17 years, and that he is all about the neighborhood. He intends to finish it to match his home, and he is happy to comply as needed. He then provided staff with a new photo of his plot lines, and showed the Board, where he wants to move it to. He stated that he wished everyone would have come to his home to discuss the plans and options. He then provided other photos of neighboring properties that have large structures/out buildings like what he wants to build, and stated that it is normal for his neighborhood.

Mr. Jeff Sharpe then questioned the access point number and if it being gravel is not permitted.

Mr. Paul stated that near the end of last year (2025) the code was amended to confirm only one access per residential lot, and that gravel has not been an approved surface since the Development Code first went into place about 2005.

Mr. Sharpe questioned if the photos of the other buildings are prior to 2005, and Mr. Sterling stated that they are. Mr. Sharpe then asked what surface he will use, if not gravel, and Mr. Sterling stated that he intends to use concrete.

Mr. Sterling stated that he wants to be compliant, so if he had to tear the shed down, he would, but he does not want to. He stated that he knows it's big, but it is not crazy.

With no further questions or comments from the applicant, Mr. Derrig closed the item to the applicant, and opened it to the public.

Mr. Joe Skowronski – 3752 Hampton Hts. Dr. – stated that he lives there also, and feels it would be nice to see buildings like this rather than people's stuff gathering in their driveways. He does not feel this will affect anyone else, and he would like to see it approved.

Mr. Sean Wojciechowski – 115 Norton Hts. Dr. – He stated that he hopes the Board considers approving this, as he sees no negatives and feels it will add value to the property and he

approves of it.

Ms. Gae Habyan – 225 Woodridge Dr. – stated that she passes by this home daily and feels this would be a nice addition to it, so she would like to see them be allowed to add it.

With no further comments or questions from the public, Mr. Derrig closed the item to the public and opened it to the Board.

Mr. Prtenjak questioned if they are here to only vote on what was submitted, and Mr. Paul stated that they are permitted to implement conditions and changes to the plans that they would like to see made, in order to allow approval.

Discussion ensued among the Board members on how this application could move forward, and what they would like to see, what conditions would need to be met, and how the public comments impacted this. Questions were also asked and answered about how the new drive would be handled according to city standards.

Mr. Derrig then closed the item to the Board.

Mr. Prtenjak stated that the size of this is significant, and he can sympathize that others have larger ones, but his goal is a 3-car garage, so he asked the applicant about shrinking the size to be compliant.

Mr. Sterling stated that he asked for the variance and this size because this is what he needs to fit his things. He stated that he would go smaller, if he was required to do so, but he does not want to. He then stated that the common citizen does not understand this process, but he does want to comply. He wants to have 3 cars and some extra space.

Mr. Paul stated that the process can be guided and helped with contractors, and things were provided to his contractor as well. He then explained how the calculations were done.

With no further comments or questions from the Board, Mr. Derrig closed the item for discussion, and requested a motion be made.

Mr. Prtenjak made the following **MOTION**:

Based on the findings identified in Project File VAR-26-00019, the City of Cuyahoga Falls Board of Zoning Appeals moves to APPROVE the variance request at 130 Norton Heights Dr. to allow construction of an additional accessory structure with the following conditions:

1. Meet the 50' minimum setback from Eakins Road.
2. Reduce the width from 46 ' to 42' x 22' to reduce the overall square footage.
3. Maintain the 15' minimum setback in the rear.

The **Motion** was **seconded** by Mr. Derrig.

With no further discussion, **the Vote to APPROVE the motion: Yes – 5 and No – 0. The MOTION was APPROVED with a vote of 5-0.**

Mr. Sterling questioned if some of the Board members were aware the changes to the motion were going to happen when they said they were going to allow it, and if they were okay with his original submission and would have approved it without the changes that Mr. Prtenjak proposed, or did they mean to approve it only with the changes.

Mr. Johnston and Mr. Sharpe both stated that they were aware of the changes that were going to be made to the motion.

Mr. Sterling stated that he wishes they would have asked him if he would be okay with making it smaller.

Mr. Derrig closed the item and opened the next one to the city.

VAR-26-00020

Project: VAR-26-00020 Report Date: 07/15/26 Meeting Date: 07/22/26	Application Type: ☒ Area Variance
Applicant/Owner:	Kevin Habyan
Project Location:	225 Woodridge Dr.
Application Summary:	AREA VARIANCE – Kevin Habyan is seeking a variance from subsection 1132.01 (Table 1132-2 A) to locate an accessory structure (in-ground pool) in the side yard on their property located at 225 Woodridge Drive
Initiated/Requested by: ☐ Staff ☐ Council ☒ Applicant	Decision Type: ☐ Information ☐ Direction ☒ Action
Presenter:	Rob Kurtz, Planning Director

Mr. Adam Paul explained the need for the area variance being requested, and he then read the staff report into record.

Mr. Derrig closed the item to the city and opened it to the applicant.

Ms. Gaeann Habyan - 225 Woodridge Dr. - stated the pool will only be 5' deep, and the all of the neighbors are okay with it. She stated that they want to teach kids to swim. She spoke after her husband stated that he did not have anything to say, as he felt that Mr. Paul had done a great job, and that he could answer any questions.

With no further questions or comments from the applicant, Mr. Derrig closed the item to the applicant, and opened it to the public.

With no comments or questions from the public, Mr. Derrig closed the item to the public and opened it to the Board, who had no comments or questions.

Mr. Derrig then closed the item to the Board and requested a motion be made.

Mr. Sharpe made the following **MOTION**:

Based on the findings identified in Project File VAR-26-00020, the City of Cuyahoga Falls Board of Zoning Appeals moves to **Approve** variance from subsection 1132.01 (Table 1132-2 A) to locate an accessory structure (pool) in the side yard of the property located at 225 Woodridge Drive.

1. Proposed pool and fence shall be constructed as proposed in the zoning certificate application submitted (BP-26-00532).

The **Motion** was **seconded** by Mr. Prtenjak.

With no further discussion, **the Vote to APPROVE the motion: Yes – 5 and No – 0. The MOTION was APPROVED with a vote of 5-0.**

Minutes

July 8, 2026

With no comments or corrections, Mr. Derrig made a **Motion** to **APPROVE** the minutes from **July 8, 2026**, and the **motion** was **seconded** by Mr. Sharpe. **The Vote: Yes – 5, No-0. The motion was APPROVED with a vote of 5-0.**

Adjournment

With no further information to discuss, Mr. Derrig made a **MOTION** to **ADJOURN** the meeting, and the **motion** was **seconded** by Mr. Sharpe. The meeting adjourned at 7:03 pm.

Minutes submitted by Lori Jones