



CUYAHOGA FALLS
BOARD OF ZONING APPEALS
MINUTES

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

Wednesday, July 8, 2026

Board Members Present: Cyndi Kane, Chair
Amanda Kephart, Vice Chair
Parker Derrig, Secretary
Jeff Sharpe
Adam Prtenjak
Wesley Johnston

Board Members Absent: Ashley Brillhart

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

Ms. Cyndi Kane called the meeting to order at 6:04 pm. She explained the meeting process and then the pledge of allegiance was recited.

Mr. Parker Derrig read the agenda into record.

Ms. Kane opened the item up to the city.

New Business:

VAR-26-00015

Project: VAR-26-00015 Report Date: 6-30-2026 Meeting Date: 7-8-2026		Application Type: ☒ USE Variance	
Applicant/Owner:		Pete Krusinski, 8912 Brecksville Rd. Brecksville, OH 44141	
Application Summary: VAR-26-00015		USE VARIANCE – Applicant Pete Krusinski of LJP Ventures, LLC, has applied for a use variance from The City of Cuyahoga Falls General Development Code at 242-244 Orchard Ave. The zoning designation is R-4, Urban Density Residential. The two separate single-family dwellings on one lot (parcel no. 0203408) are legal nonconforming in an R-4 district, according to Table 1131-1: Zoning Districts and Uses. The applicant is requesting a use variance from the requirements of the table to allow a multi-family use.	
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 variance being requested this evening, and he then read the staff report into record.

Ms. Kane closed the item to the city, and opened it to the applicant.

Mr. Pete Krusinski – 8912 Brecksville Rd – thanked everyone and stated that he felt these were unique circumstances at this property location. He then questioned if Mr. Paul only looks at section 1 and not at the general condition of the neighborhood, as he feels this is a unique circumstance.

Mr. Paul explained that each section has to be established and met, and all must apply.

Ms. Kane asked if there were any questions for the applicant.

Ms. Amanda Kephart questioned how prior transactions have taken place for this location.

Mr. Krusinski stated that they have all been cash, and that they cannot go through a lender.

Ms. Kane asked if they have looked into debt service coverage ratio lending.

Mr. Krusinski stated that they had, and were denied.

Ms. Kane asked why, and Mr. Krusinski stated that it was because of the use variance.

With no further questions or comments from the applicant, Ms. Kane closed the item to the applicant, and opened it to the public. With no comments or questions from the public, she closed the item to the public and opened it to the Board.

Ms. Amanda Kephart questioned Ms. Kane, since she has a real estate background, what her thoughts on this item were.

Ms. Kane stated that there are non-conforming loans available sometimes, but that they may have to simply sell it as an investment property and accept cash, and that is very common. She stated that there should not be non-conforming properties and this has gotten by for this long as 2 structures, but the lenders want it zoned differently in order to lend on it as such.

Ms. Kephart questioned if a new buyer lived in one and rented the other, is it still considered an investment property.

Ms. Kane referenced the single-family homes located on Cochran Rd. and how they are now zoned commercial, so they are now considered investment only, so that makes cash necessary to purchase them, and it limits who can afford to buy them. You can sometimes find a hard-money lender, but they are not the standard lenders that want to lend on these types of properties.

Ms. Kephart questioned if the owner could demolish one of the houses.

Ms. Kane stated yes, but that would lessen the value of the property, but maybe make it worth more because it would now have a yard.

Mr. Adam Prtenjak stated that a unique buyer could purchase it and have all the same family living in both houses also.

Ms. Kane stated that there will be limited buyers, usually investors or multi-generational investors who would be interested in this property.

Ms. Kephart thanked Ms. Kane for her information, and the board agreed.

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

Ms. Kephart made the following **MOTION**:

The Cuyahoga Falls Board of Zoning Appeals moves to **DENY** files the use variance request at 242-244 Orchard Ave. (parcel ID 0203408). The request for variance from legal nonconforming status to a multifamily use as detailed in File **VAR-26-00015**, is denied pursuant to the findings of fact detailed in this report. The denial is further based on the requirements of Chapter 1114 Nonconformities, of The City of Cuyahoga Falls General Development Code and General Plan.

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

With no further discussion, **the Vote to APPROVE the motion to deny the file: Yes – 6 and No – 0. The MOTION was APPROVED with a vote of 6-0.**

Minutes

March 11, 2026

With no comments or corrections, Ms. Kane requested that a motion be made to approve the minutes.

Mr. Derrig made a **Motion** to **APPROVE** the minutes from **March 11, 2026**, and the **motion** was **seconded** by Mr. Sharpe. **The Vote: Yes – 6, No-0. The motion was APPROVED with a vote of 6-0.**

Adjournment

With no further information to discuss, Ms. Kane requested a motion to adjourn. Mr. Sharpe made a **MOTION** to **ADJOURN** the meeting, and the **motion** was **seconded** by Ms. Kephart. The meeting adjourned at 6:30 pm.

Minutes submitted by Lori Jones