

**STRONGSVILLE BOARD OF ZONING &  
BUILDING CODE APPEALS  
AGENDA  
COUNCIL CHAMBERS  
18688 Royalton Road  
June 21, 2023  
7:00 p.m.**

- (A) 6:45 p.m. Caucus**
- (B) 7:00 p.m. Call to Order**
- (C) Certificate of Posting per Chapter 208**
- (D) Approve Minutes from June 7, 2023**
- (E) Oath Administered to all Witnesses**
- (F) PUBLIC HEARING**

**1) JEFF SOBON, OWNER**

Requesting a 3' Fence Height variance from Zoning Code Section 1252.17 (c), which permits a 6' Fence Height and where as a 9' Fence Height is proposed in order to construct a 3' height addition on to existing 6' high privacy fence, property located at 18648 Meadow Lane, PPN 396-07-031, zoned R1-75.

**2) ERIK HUMENIK, OWNER**

Requesting a 180 SF Floor Area variance from Zoning Code Section 1252.16 (b), which permits a 120 SF Floor Area and where a 300 SF Floor Area is proposed in order to install a Front Entrance Feature Patio; property located at 19694 Dell Drive, PPN 392-29-311, zoned RT-C.

**3) JEFF THORNE, OWNER**

Requesting a 59 SF Floor Area variance from Zoning Code Section 1252.15, which permits a 200 SF Floor Area and where a 259 SF Floor Area is proposed in order to construct a Unenclosed Patio Roof over existing concrete pad, property located at 11439 Shagbark Trail, PPN 392-10-069, zoned R1-75.

**(G) Any Other Business to Come Before the Board**