

**STRONGSVILLE BOARD OF ZONING &
BUILDING CODE APPEALS
AGENDA
COUNCIL CHAMBERS
18688 Royalton Road
July 6, 2022
8:00 p.m.**

- (A) **7:30 p.m. Caucus**
- (B) **8:00 p.m. Call to Order**
- (C) **Certificate of Posting per Chapter 208**
- (D) **Approve Findings of Fact and Conclusions of Law regarding the June 22, 2022 Malizia/Rector denial by the Board**
- (E) **Approve Minutes from June 22, 2022**
- (F) **Oath Administered to all Witnesses**
- (G) **PUBLIC HEARING**

1) **JEFFREY UDVARDY, OWNER**

Requesting a 24' Side Yard Setback variance from Zoning Code Section 1252.16 (e), which requires a Concrete Patio maintain the same Side Yard Setback as the main dwelling and where the applicant is proposing a Concrete Patio encroaching 24' beyond the main dwelling into the Side Yard Setback; property located at 10118 Prospect Road, PPN 391-16-001, zoned R1-75.

2) **MICHAEL AND TRICIA KOBELAK, OWNERS**

Requesting a 16' Rear Yard Setback variance from Zoning Code Section 1252.16 (e), which requires a 36' Rear Yard Setback and where a 20' Rear Yard Setback is proposed in order to approve a Tiered Concrete Patio with Fire Pit; property located at 14317 East Hartford Drive, PPN 399-27-004, zoned R1-75.

3) **MOHAMMADREZA ROWSHANBAKHTFARDIAN, OWNER**

Requesting a 28' Rear Yard Setback variance from Zoning Code Section 1252.16 (e), which requires a 36' Rear Yard Setback and where an 8' Rear Yard Setback is proposed in order to install a Concrete Patio; property located at 18192 Saratoga Trail, PPN 397-19-035, zoned R1-75.

4) **PATRICK AND MARY MACGILLIS, OWNERS**

Requesting a variance from Zoning Code Section 1252.17 (a), which prohibits a fence to be located in the front yard and where a 4' Wrought Iron Fence in the front yard is proposed; property located at 16950 Hunting Meadows Drive, PPN 397-06-095, zoned R1-75.

5) THOMAS AND KATHLEEN WIRTZ, OWNERS

Requesting a 16' Rear Yard Setback variance from Zoning Code Section 1252.16 (e), which requires a 36' Rear Yard Setback and where a 20' Rear Yard Setback is proposed in order to install a Concrete Patio; property located at 18621 Saratoga Trail, PPN 397-20-027, zoned R1-75.

6) PETER, JR. AND KATHRYN KEMPTON, OWNERS/RA Kalfas, Representative

- a) Requesting a 45' Side Yard Setback variance from Zoning Code Section 1252.16 (e), which requires a Patio maintain the same Side Yard Setback as the main dwelling and where the applicant is proposing a Patio encroaching 45' beyond the main dwelling into the Side Yard Setback;
- b) Requesting a 0' Rear Yard Setback variance from Zoning Code Section 1252.16 (e), which requires a 36' Rear Yard Setback and where a 0' Rear Yard Setback is proposed in order to install a Pool Concrete Patio; property located at 15660 Walnut Creek Drive, PPN 393-29-011, zoned PDA-2.

(H) Any Other Business to Come Before the Board