

**STRONGSVILLE BOARD OF ZONING &
BUILDING CODE APPEALS
AGENDA
COUNCIL CHAMBERS
18688 Royalton Road
June 22, 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 Minutes from May 25, 2022**
- (E) **Oath Administered to all Witnesses**
- (F) **PUBLIC HEARING**

1) **JAMES R. THOMAS, JR., OWNER/Northern Ohio Pool and Spa,
Representative**

- a) Requesting a 4.5' Rear Yard Setback variance from Zoning Code Section 1252.29 (b) (1), which requires a 15' Rear Yard Setback and where a 10.5' Rear Yard Setback is proposed in order to install a Hot Tub;
- b) Requesting a 28.5' Rear Yard Setback variance from Zoning Code Section 1252.16 (e), which requires a 36' Rear Yard Setback and where a 7.5' Rear Yard Setback (Northwest) is proposed in order to install a Concrete Patio;
- c) Requesting a 1.5' 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 1.5' beyond the main dwelling into the Side Yard Setback;
- d) Requesting a 208 SF Floor Area variance from Zoning Code Section 1252.15, which permits a 192 SF Floor Area and where a 400 SF Floor Area is proposed in order to construct a Pavilion; property located at 18054 Clare Court, PPN 394-29-133, zoned R1-100.

2) **GARY AND DENISE EPLIN, OWNERS**

Requesting a variance from Zoning Code Section 1252.15, which permits one (1) Accessory Structure and where a second 144 SF Accessory Structure is proposed; property located at 11324 Love Lane, PPN 392-01-060, zoned R1-100.

3) THOMAS AND KATHERINE CIATTI, OWNERS

- a) Requesting a 7' Setback variance from Zoning Code Section 1252.15 (a), which requires a 35' Setback from the adjacent front lot building line and where a 28' Setback from the adjacent front lot building line is proposed in order to permit an existing Accessory Structure (Shed);
- b) Requesting a 11.5' Setback variance from Zoning Code Section 1252.15 (a), which requires a 20' Setback from the nearest main dwelling and where an 8.5' Setback from the nearest main dwelling is proposed in order to permit an existing Accessory Structure (Shed);
- c) Requesting a variance from Zoning Code Section 1252.15, which permits one (1) Accessory Structure and where a second 196 SF Accessory Structure (Pergola) is proposed; property located at 18377 Falling Water Road, PPN 396-04-010, zoned PDA-2.

4) JIFFY LUBE/ Frank Malawski with Sevan Multi-Site Solutions, Representative

- a) Requesting a 28.6' Front Building Setback variance from Zoning Code Section 1258.11 (a), which requires a 125' Front Building Setback from the centerline of Pearl Road and where a 96.4' Front Building Setback from the centerline of Pearl Road is proposed in order to construct an Automotive Care Center;
- b) Requesting a 10' Side Parking Setback variance from Zoning Code Section 1258.11 (c) (3), which requires a 20' Side Parking Setback from Broxton Drive right-of-way on a corner lot and where a 10' Side Parking Setback from Broxton Drive is proposed in order to construct an Automotive Care Center; property located at Pearl Road and Broxton Drive, PPN 395-07-001, zoned General Business (GB).

5) **QUICKMED/Jason Sheiban, Representative**

- a) Requesting a 54 SF Sign Face Area variance from Zoning Code Section 1272.08 (b), which permits a 30 SF Sign Face Area and where an 84 SF Sign Face Area is proposed in order to install a Ground Sign;
- b) Requesting a 1' Sign Height variance from Zoning Code Section 1272.08 (b), which permits a 5' Sign Height and where a 6' Sign Height is proposed in order to install a Ground Sign;
- c) Requesting a variance from Zoning Code Section 1272.08 (a), which permits 1 (one) Wall Sign and where 2 (two) Wall Signs (South) are proposed;
- d) Requesting a 66.17 SF Sign Face Area variance from Zoning Code Section 1272.08 (a), which permits a 6 SF Sign Face Area and where a 72.17 SF Sign Face Area (Sign #1) is proposed in order to install a Wall Sign;
- e) Requesting a 24.26 SF Sign Face Area variance from Zoning Code Section 1272.08 (a), which permits a 6 SF Sign Face Area and where a 30.26 Sign Face Area is proposed (Sign #2) in order to install a Wall Sign; property located at 17406 Royalton Road, PPN 396-12-028, zoned Public Facilities.

6) **AT APPLICANTS REQUEST THIS ITEM HAS BEEN MOVED TO THE JULY 6, 2022 BOARD OF ZONING AND BUILDING CODE APPEALS MEETING**

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.

7) ZACHARY AND SARAH KUSEK, OWNERS

Requesting a 15' 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 15' beyond the main dwelling into the Side Yard Setback; property located at 12132 Edgebrook Drive, PPN 392-24-084, zoned RT-C.

8) MATTHEW MALIZIA AND BRITTANY RECTOR, OWNERS

- a) Requesting a 15' 6" Side Yard Setback variance from Zoning Code Section 1252.16 (e), which requires a Deck maintain the same Side Yard Setback as the main dwelling and where the applicant is proposing a Deck encroaching 15' 6" beyond the main dwelling into the Side Yard Setback (West);
- b) Requesting a 31.5' Rear Yard Setback variance from Zoning Code Section 1252.16 (e), which requires a 36' Rear Yard Setback and where a 4.5' Rear Yard Setback is proposed in order to construct a Deck;
- c) Requesting a .5' Setback variance from Zoning Code Section 1252.15, which requires a 5' minimum Setback from an adjacent property line and where a 4.5' Setback from an adjacent property line is proposed in order to construct a Deck; property located at 18336 Cook Avenue, PPN 396-18-033, zoned R1-75.

9) PHILLIP SZUNYOG, OWNER

Requesting a 7' Setback variance from Zoning Code Section 1252.17 (c), which requires a 16' Setback from the right-of-way and where a 9' Setback from the right-of-way is proposed in order to install a 5' Aluminum Fence; property located at 19429 Winding Trail, PPN 392-22-027, zoned R1-75.

10) MARTIN SWITALSKI, OWNER

Requesting a 20' Rear Yard Setback variance from Zoning Code Section 1252.05, which requires a 50' Rear Yard Setback and where a 30' Rear Yard Setback is proposed in order to construct a 264 SF Addition; property located at 15251 Forest Park Drive, PPN 398-16-058, zoned R1-75.

11) 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.

12) JON ROBERT, JR. AND KRISTY PIETRUSZKA, OWNERS/Ed Lechler with Rock Bottom Lawn and Landscape, Representative

- a) Requesting a 37' Side Yard Setback variance from Zoning Code Section 1252.16 (e), which requires a Concrete Sport Court maintain the same Side Yard Setback as the main dwelling and where the applicant is proposing a Concrete Sport Court encroaching 37' beyond the main dwelling into the Side Yard Setback;
- b) Requesting a 24' Rear Yard Setback variance from Zoning Code Section 1252.16 9 (e), which requires a 36' Rear Yard Setback and where a 12' Rear Yard Setback is proposed in order to install a Concrete Sport Court and Retaining Wall;
- c) Requesting a variance from Zoning Code Section 1252.15, where one (1) permitted 704 SF Accessory Structure (Shed) exists and where a second 320 SF Accessory Structure (Pavilion) is proposed; property located at 12755 Arbor Creek Drive, PPN 398-27-060, zoned R1-100.

(G) Any Other Business to Come Before the Board