

**STRONGSVILLE BOARD OF ZONING &  
BUILDING CODE APPEALS  
AGENDA  
COUNCIL CHAMBERS  
18688 Royalton Road  
December 19, 2018  
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 Meeting Minutes from December 5, 2018**
- (E) Oath Administered to all Witnesses**
- (F) NEW APPLICATIONS**

**There are no new applications.**

**(G) PUBLIC HEARINGS**

**1) ROBERT HOUSER, OWNER/Derek Ross with D & D Contractors LLC,  
Representative**

- a) Requesting a 5' Side Yard Setback variance from Zoning Code Section 1252.05, which requires a 10' Side Yard Setback and where a 5' Side Yard Setback is proposed in order to construct a 240 SF Garage Extension;
- b) Requesting a 4.5' variance from Zoning Code Section 1252.04 (e), which prohibits less than 25' between detached One-Family Dwellings and where the applicant is proposing 20.5' between the proposed Garage Extension and the adjacent One-Family Dwelling; property located at 20639 Morar Circle, PPN 394-22-143, zoned R1-100.

**2) CARL AND SHANNON HENDRIX, OWNERS**

Requesting a 6' Rear Yard Setback variance from Zoning Code Section 1252.16 (e), which permits a 14' encroachment into the established Rear Yard Setback and where a 20' encroachment into the Rear Yard Setback is proposed in order to construct a 440 SF Deck; property located at 19327 Ridgeline Court, PPN 397-28-064, zoned R1-75.

**3) WESTWOOD PLACE/ Howard S. Chapman, Representative**

Requesting a 5' Setback variance from Zoning Code Section 1272.07 (b), which requires a 10' minimum Setback from the right-of-way and where a 5' Setback from the right-of-way is proposed in order to construct a 24 SF, 5'6" high Ground Sign; property located at 18800 Westwood Drive, PPN 396-10-012, zoned Senior Residence (SR).

**4) STEPHEN MACGILLIS, OWNER**

**Extension of the December 13, 2017 determination of the Board of Zoning and Building Code Appeals:**

- a) Requesting a 15' Lot Width (East) variance from Zoning Code Section 1252.05, which requires a minimum 75' Lot Width and where a 60' Lot Width is proposed;
- b) Requesting a 60' Lot Width (West) variance from Zoning Code Section 1252.05, which requires a 75' Lot Width and where a 15' Lot Width is proposed;
- c) Requesting a variance from Zoning Code Section 1252.03 to permit an Accessory Structure on a lot without a main building; property located at 16917 Shurmer Road and Hunting Meadows Drive, PPN's 397-06-012 and 397-06-002 zoned R1-75.

**(H) Any other business to come before the Board**