

**STRONGSVILLE BOARD OF ZONING &  
BUILDING CODE APPEALS  
AGENDA  
COUNCIL CHAMBERS  
18688 Royalton Road  
December 5, 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 November 20, 2018**
- (E) Oath Administered to all Witnesses**
- (F) NEW APPLICATIONS**

**1) ROBERT HOUSER, OWNER**

- 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).

**(G) PUBLIC HEARINGS**

**4) JOSEPH KOVACH, OWNER**

- a) Requesting a variance from Zoning Code Section 1252.18, which permits one (1) Accessory Structure and where the applicant is proposing a 256 SF second Accessory Structure (Pavilion);
- b) Requesting a 64 SF Floor Area variance from Zoning Code Section 1252.15, which permits a 192 SF Floor area and where a 256 SF Floor area is proposed in order to construct an Accessory Structure (Pavilion);
- c) Requesting a 1' Height variance from Zoning Code Section 1252.04 (g), which permits a 12' Height and where a 13' Height is proposed in order to construct a 256 SF Accessory Structure (Pavilion); property located at 17115 Woodlawn Court, PPN 393-36-080, zoned R1-75.

**5) DANIEL W. GAWNE, OWNER**

- a) Requesting a variance from Zoning Code Section 1252.18, where one (1) attached 441 SF Garage Structure exists and a second detached 720 SF Garage Structure is proposed;
- b) Requesting a 161 SF Floor Area variance from Zoning Code Section 1252.22 (c), which permits a maximum 1,000 SF Garage Structure and where a total of 1,161 SF Floor Area Garage Structures are proposed; property located at 15772 Boston Road, PPN 397-35-016, zoned R1-75.

**6) CHRISTOPHER AND ELIZABETH LENNON, OWNERS**

Requesting a 3' Setback variance from Zoning Code Section 1252.15 (a), which requires a 20' Setback from the main dwelling and where a 17' Setback from the main dwelling is proposed in order to construct a 100 SF Accessory Structure; property located at 12419 Sunridge Circle, PPN 396-04-007, zoned PDA - 2.

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