

**STRONGSVILLE BOARD OF ZONING &
BUILDING CODE APPEALS**

AGENDA

COUNCIL CHAMBERS

18688 Royalton Road

July 11, 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 June 27, 2018
- (E) Approve Findings of Fact and Conclusions of Law re: William Fowler decision of the Board on June 27, 2018
- (F) Oath Administered to all Witnesses
- (G) NEW APPLICATIONS

1) **RUSSEL AND ALLISON FEDYK, OWNERS**

Requesting a variance from Zoning Code Section 1274.06, which prohibits a change to a non-conforming lot and where the applicant is proposing a 220 SF Garage Addition; property located at 9580 North Bexley, PPN 395-21-036, zoned R1-75.

2) **CHRISTOPHER NEVE AND NICHOLE DESIMONE- NEVE, OWNERS**

Requesting a 17.5' 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 31.5' encroachment into the Rear Yard Setback is proposed in order to construct a 240 SF Deck; property located at 12620 South Churchill Way, PPN 392-02-065, zoned R1-75.

(H) PUBLIC HEARINGS

3) **ERIK AND MONICA BETCHKER, OWNERS**

Requesting a 20' 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 34' encroachment into the Rear Yard Setback is proposed in order to construct an 861 SF Pool Deck; property located at 16324 Falmouth Drive, PPN 397-31-001.

4) **JASON AND NICOLE TRUSNIK, OWNERS**

a) Requesting a 6' Side Yard Setback (South) variance from Zoning Code Section 1252.04 (e), which requires a 10' Side Yard Setback (South) and where a 4' Side Yard Setback (South) is proposed in order to construct a 5,505 SF Single Family Dwelling;

b) Requesting an .81' Side Yard Setback (North) variance from Zoning Code Section 1252.04 (e), which requires a 10' Side Yard Setback (North) and where a 9.19' Side Yard Setback (North) is proposed in order to construct a 5,505 SF Single Family Dwelling; property located at 18116 Clare Court, PPN 394-29-132, zoned R1-100.

5) RYAN AND ALICIA LEWIS, OWNERS

Requesting a 9' 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 23' encroachment into the Rear Yard Setback is proposed in order to install a 288 SF Unenclosed Deck; property located at 11020 Jasmine Court, PPN 398-19-028, zoned R1-75.

6) DOROTHY AND RONALD SZELESTA, OWNERS

Requesting a 16' 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 30' encroachment into the Rear Yard Setback is proposed in order to install a 256 SF Unenclosed Deck; property located 9286 Rainer Court, PPN 395-22-049, zoned R1-100.

7) MARK AND LOIS MANGIONE, OWNERS

Requesting a variance from Zoning Code Section 1252.15, which permits one (1) accessory structure and where the applicant is proposing a 171.72 SF second accessory structure Patio Cover/Gazebo; property located at 16963 Bear Creek Lane, PPN 397-11-078 zoned R1-75.

(I) Any other business to come before the Board