

**STRONGSVILLE BOARD OF ZONING &
BUILDING CODE APPEALS
AGENDA
COUNCIL CHAMBERS
18688 Royalton Road
May 22, 2019
8:00 p.m.**

- (A) 7:30 p.m. Caucus next mtg 6/12
(B) 8:00 p.m. Call to Order
(C) Certificate of Posting per Chapter 208
(D) Oath Administered to all Witnesses
(E) **NEW APPLICATIONS**

1) **MARTIN ELLMAN, OWNER**

Requesting a 16' Setback variance from Zoning Code Section 1252.15 (a), which requires that an Accessory Structure be setback 20' from the nearest dwelling and where an Accessory Structure is proposed to be Setback only 4' from the nearest dwelling in order to construct a 60 SF Accessory Structure; property located at 19228 Bowman Drive, PPN 393-37-067, zoned R1-75.

2) **CYNTHIA DENNISON, OWNER**

- a) Requesting a 7' 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 190 SF Deck encroaching 7' beyond the main dwelling into the Side Yard Setback;
- b) Requesting a 7' Rear Yard Setback variance from Zoning Code Section 1252.16 (e), which requires a 10' Rear Yard Setback and where a 3' Rear Yard Setback is proposed in order to construct a 190 SF Deck; property located at 16456 Georgetown Court, PPN 397-21-127, zoned R1-75 Cluster.

3) **MICHAEL AND ROSEMARY MANDILAKIS, OWNERS**

Requesting a 699 SF Floor Area variance from Zoning Code Section 1252.22 (c), which permits a 1,000 SF Floor Area and where a 1,699 SF Floor Area is proposed in order to construct an Attached Garage; property located at 12407 Arbor Creek Drive, Sublot 8, PPN 398-27-058, zoned R1-100.

4) **FREDERICK HUDAK, OWNERS**

Requesting a 228 SF Floor Area variance from Zoning Code Section 1252.16 (b), which permits a 120 SF Floor Area and where a 348 SF Floor Area is proposed in order to install a Front Entrance Feature; property located at 15563 Albion Road, PPN 398-13-011, zoned R1-75.

5) GAYLE ZEVCHIK, OWNER

Requesting a 33 SF Floor Area variance from Zoning Code Section 1252.16 (b), which permits a 120 SF Floor Area and where a 153 SF Floor Area is proposed in order to install a Front Entrance Feature; property located at 20276 Glenwood Lane, PPN 393-25-019, zoned PDA -2.

6) JOANNE FRAGAPANE, OWNER

Requesting a 7' 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 21' encroachment into the established Rear Yard Setback is proposed in order to construct a 190 SF Deck; property located at 18148 Potomac Drive, PPN 396-19-059, zoned R1-75.

(F) PUBLIC HEARINGS

7) NATHAN AND ELAINE GRADISHER, OWNERS

Requesting a 132 SF variance from Zoning Code Section 1252.16 (b), which permits a 120 SF Front Entrance Feature and where a 252 SF Front Entrance Feature is proposed; property located at 16702 Aspen Circle, PPN 397-29-025, zoned R1-75.

8) JAMES KIEFER, OWNER

Requesting a 7' 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 210 SF Paver Patio encroaching 7' beyond the main dwelling into the Side Yard Setback; property located at 15066 West 130 Street, PPN 399-01-003, zoned R1-75.

9) VIKTOR AND NATALYA MOTRYUK, OWNERS

Requesting a 321 SF variance from Zoning Code Section 1252.16 (b), which permits a 120 SF Front Entrance Feature and where a 441 SF Front Entrance Feature exists; property located at 18473 Main Street, PPN 395-01-040, zoned R1-75.

(G) Any other business to come before the Board