

**STRONGSVILLE BOARD OF ZONING &
BUILDING CODE APPEALS
AGENDA
COUNCIL CHAMBERS
18688 Royalton Road
September 11, 2019
8:00 p.m.**

- (A) 7:30 p.m. Caucus next mtg 9/25
- (B) 8:00 p.m. Call to Order
- (C) Certificate of Posting per Chapter 208
- (D) Approve minutes from August 28, 2019 meeting
- (E) Approve Findings of Fact and Conclusions of Law re: Brian and Devon Szymanski decision of the Board on August 28, 2019
- (F) Oath Administered to all Witnesses
- (G) NEW APPLICATIONS

1) **VADIM AND OLGA DYAKIV, OWNERS**

Requesting a 10' Setback variance from Zoning Code Section 1252.15 (a), which requires a 20' Setback from the main dwelling and where a 10' Setback from the main dwelling is proposed in order to construct a 64 SF Accessory Structure; property located at 17780 Lyon Lane, PPN 394-25-041, zoned R1-75.

2) **PHILLIP AND BRENDA LANZO, OWNERS**

Requesting a 530 SF Floor Area variance from Zoning Code Section 1252.22 (c), which permits a 1,000 SF Floor Area and where a 1,530 SF Floor Area is proposed in order to construct a Garage Addition; property located at 19990 Royalton Road, PPN 392-34-008, zoned R1-75.

3) **RAYMOND AND KIM KAROLY, OWNERS**

- a) Requesting a 14' Setback variance from Zoning Code Section 1252.15 (a), which requires a 20' Setback from the main dwelling and where a 6' Setback from the main dwelling is proposed in order to construct a 280 SF Pavilion;
- b) Requesting an 88 SF Floor Area variance from Zoning Code Section 1252.15, which permits a 192 SF Floor Area and where a 280 SF Floor Area is proposed in order to construct a 280 SF Pavilion; property located at 20001 Idlewood Trail, PPN 392-19-044, zoned R1-75.

4) **ALBERT VELASQUEZ AND RENEE SHERRY, OWNERS**

- a) Requesting a variance from Zoning Code Section 1274.07, which prohibits the construction of a new building on an existing non-conforming lot and where a 440 SF Accessory Structure (Detached Garage) is proposed;

4) **ALBERT VELASQUEZ AND RENEE SHERRY, OWNERS, Cont'd**

- b) Requesting a 15' Side Yard Setback variance from Zoning Code Section 1258.11, which requires a 20' Side Yard Setback and where a 5' Side Yard Setback is proposed in order to construct a 440 SF Accessory Structure (Detached Garage);
- c) Requesting a 5' Rear Yard Setback variance from Zoning Code Section 1258.11, which requires a 10' Rear Yard Setback and where a 5' Rear Yard Setback is proposed in order to construct a 440 SF Accessory Structure (Detached Garage); property located at 21042 Westwood Drive, PPN 392-12-007, zoned Local Business.

5) **CULVER'S RESTAURANT/Lora Martinson with Springfield Sign, Representative**

- a) Requesting a variance from Zoning Code Section 1272.12 (c), which permits one Wall Sign and where two additional 29.12 SF Wall Signs (North and South) are proposed;
- b) Requesting a sign variance from Zoning Code Section 1272.12, which does not permit a Menu Board and where one 47 SF Drive-Thru Menu Board Ground Sign is proposed;
- c) Requesting a variance from Zoning Code Section 1272.12, which does not permit a Drive-Thru Canopy and where one Drive-Thru Canopy is proposed;
- d) Requesting a variance from Zoning Code Section 1272.04 (g), which prohibits a changeable copy Sign in a Restaurant-Recreational Service Zoning District and where the applicant is proposing one two-sided changeable copy Monument Sign; property located at 8464 Pearl Road, PPN 395-05-019, zoned Restaurant-Recreational Service (R-RS).

(H) PUBLIC HEARINGS

There are no Public Hearings

(I) Any Other Business to Come Before the Board