

**STRONGSVILLE BOARD OF ZONING &
BUILDING CODE APPEALS
AGENDA
COUNCIL CHAMBERS
18688 Royalton Road
September 12, 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 August 22, 2018**
- (E) Oath Administered to all Witnesses**
- (F) NEW APPLICATIONS**

1) J. SUE ONDERCIK, OWNER/Deck Creator, Representative

Requesting a 13' 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 27' encroachment into the Rear Yard Setback is proposed in order to construct a 480 SF Deck; property located at 16955 Willow Wood Drive, PPN 397-29-112, zoned R1-75.

2) STEVE BLAGOJEVIC AND JILL BUZI, OWNERS

- a) Requesting a 380 SF Floor Area variance from Zoning Code Section 1252.15, which permits a 192 SF Floor Area and where a 572 SF Floor Area is proposed in order to construct an Accessory Structure;
- b) Requesting a 1'8" Height variance from Zoning Code Section 12523.04 (g), which permits a 12' Height and where a 13'8" Height is proposed in order to construct an 572 SF Accessory Structure; property located at 19823 Bowman Drive, PPN 393-36-010, zoned R1-75.

3) MICHAEL AND PATRICIA JELINEK, OWNERS

Requesting a variance from Zoning Code Section 1252.18, which prohibits two Accessory structures on a residential lot and where one 144 SF Accessory Structure exists and a second 160 SF Accessory Structure is proposed; property located at 19736 Winding Trail, PPN 393-17-049, zoned R1-75.

4) MICHAEL AND DEANNA CLOUSE, 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 construct a 485 SF Concrete Patio; property located at 9962 Juniper Circle, PPN 398-10-048, zoned R1-75.

5) PAULINE URBAN, OWNER

Requesting a variance from Zoning Code Section 1252.17 (a), which prohibits a Fence along the side property lines in the front yard and where 65' of 6' high chain link Fence on the East side property line in the front yard has been installed; property located at 20176 Royalton Road, PPN 392-34-007, zoned R1-75.

6) SOMERA ROAD/Matt Viola with Kohrman, Jackson & Krantz LLP, Representative

- a) Requesting a 5' Parking Setback variance from Zoning Code Section 1258.11, which requires a 5' Parking Setback and where a 0' Parking Setback (North) is proposed on Lot 1 in order to approve a Lot Split; property located at 17800 Royalton Road, PPN 396-12-002, zoned General Business (GB);
- b) Requesting a 5' Parking Setback variance from Zoning Code Section 1260.05, which requires a 5' Parking Setback and where a 0' Parking Setback (South) is proposed on Lot 2 in order to approve a Lot Split; property located at 17800 Royalton Road, PPN 396-12-002, zoned Office Building (OB);
- c) Requesting a 5' Parking Setback variance from Zoning Code Section 1258.11, which requires a 5' Parking Setback and where a 0' Parking Setback (North) is proposed on Lot 3 in order to approve a Lot Split; property located at 17800 Royalton Road, PPN 396-12-002, zoned Restaurant - Recreational Services (R-RS).

(G) PUBLIC HEARINGS

7) VACLAV BERANEK, OWNER

Requesting a variance from Zoning Code Section 1252.17 (a), which prohibits a Fence along the side property lines in the front yard and where a 24' Solid 6' high privacy Fence on the South property line in the front yard and a 48' Solid 6' high privacy Fence along the North property line in the front yard are proposed; property located at 8313 Big Creek Parkway, PPN 395-05-008, zoned R1-75.

8) HUNG TRAN, OWNER

Requesting a variance from Zoning Code Section 1252.18, which prohibits two Accessory structures on a residential lot and where one 120 SF Accessory Structure exists and a second 192 SF Accessory Structure is proposed; property located at 19072 Turkey Meadow Lane, PPN 397-14-075, zoned R1-75.

9) LARRY HORVAT, OWNER/Zach Kitzmiller of Morel Landscaping, Representative

Requesting a 10' 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 24' encroachment into the Rear Yard Setback is proposed in order to construct a 455 SF Patio; property located at 17932 Hunt Road, PPN 399-22-050, zoned R1-75.

10) ALFRED AND THERESIA KRIST, OWNERS

Requesting an extension of the September 27, 2017 determination of the Board of Zoning and Building Code Appeals:

- a) Requesting an 8' Rear Yard Setback variance from Zoning Code Section 1252.04, which requires a 30' Rear Yard Setback and where a 22' Rear Yard Setback is proposed in order to construct a 234 SF Three Season Room;
- b) Requesting a 4' Rear Yard Setback variance form Zoning Code Section 1252.16 (e), which requires a 16' Rear Yard Setback and where a 12' Rear Yard Setback is proposed in order to construct a 600 SF Concrete Patio; property located at 22347 Olde Creek Trail, PPN 392-13-066, zoned R1-75.

(H) Any other business to come before the Board