

**STRONGSVILLE BOARD OF ZONING &
BUILDING CODE APPEALS
AGENDA
COUNCIL CHAMBERS
18688 Royalton Road
September 26, 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 September 12, 2018**
- (E) Oath Administered to all Witnesses**
- (F) NEW APPLICATIONS**

1) **CAROL MOEHRING, OWNER/Pinnacle Custom Decks Ltd., Representative**

Requesting a 9' Rear Yard Setback variance from Zoning Code Section 1252.16 (e), which requires a 35' Rear Yard Setback from any adjoining rear lot line of a single family dwelling lot and where a 26' Rear Yard Setback from the adjoining rear lot line is proposed in order to construct a 168 SF Deck; property located at 18640 Southporte, PPN 396-19-067, zoned R1-75.

2) **THOMAS AND RHONDA CHAPLIN, OWNERS/ Quinn Development Corp., Representative**

Requesting a 400 SF Floor Area variance from Zoning Code Section 1252.22 (c), which permits a 1,000 SF Floor Area and where a 1,400 SF Floor Area is proposed in order to construct an Attached Garage; property located at 12291 Arbor Creek Drive Sublot 7, PPN 398-27-057, zoned R-100.

3) **ANTHONY AND KATHERINE MCGOWAN, OWNERS**

Requesting a 5' Side Yard Setback variance from Zoning Code Section 1252.13, which requires a 25' Side Yard Setback and where a 20' Side Yard Setback is proposed in order to construct a 15' high, 1,000 SF Detached Garage; property located at 20460 Albion Road, PPN 391-26-012, zoned R1-75.

(G) PUBLIC HEARINGS

4) 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.

5) 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.

6) 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.

7) MICHAEL AND DEANNA CLOUSE, OWNERS

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 485 SF Concrete Patio; property located at 9962 Juniper Court, PPN 398-10-048, zoned R1-75.

8) 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.

9) SOMERA ROAD/Matt Viola and Amenda Lauer with Kohrman, Jackson & Krantz LLP, and Josh Osterhout Langan Engineering with 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).

(H) Any other business to come before the Board