STRONGSVILLE BOARD OF ZONING & BUILDING CODE APPEALS
AGENDA
COUNCIL CHAMBERS
18688 Royalton Road
December 18, 2019
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 minutes from December 4, 2019 meeting
(E) Oath Administered to all Witnesses
(F) NEW APPLICATIONS

1) DYLAN AND DENISE SERRAGE, OWNERS

Requesting a 224 SF Floor Area variance from Zoning Code Section 1252.15, which permits a 192 SF Floor Area and where a 416 SF Floor Area is proposed in order to construct an existing Accessory Structure Addition; property located at 18290 Cook Avenue, PPN 396-18-032, zoned R1-75.

2) MICHAEL COLLINS, OWNER

Requesting a 118 SF Floor Area variance from Zoning Code Section 1252.16 (b) which permits a 120 SF Floor Area and where a 238 SF Floor Area is proposed in order to install a Front Entrance Feature; property located at 13387 Compass Point, PPN 399-31-117, zoned R1-75.

(G) PUBLIC HEARINGS

3) PSE CREDIT UNION/Jim Briola with North Coast Sign & Lighting Service, Inc., Representative

Requesting a variance from Zoning Code Section 1272.04 (g), which prohibits a changeable copy Sign in a Local Business Zoning District and where the applicant is proposing one 30 SF two-sided changeable copy Monument Sign; property located at 12700 Prospect Road, PPN 392-12-004, zoned Local Business.

4) DANIEL AND ERIKA CATANZARITE, OWNERS

Requesting an 875 SF Floor Area variance from Zoning Code Section 1252.22 (c), which permits a 1,000 SF Floor Area and where a 1,875 SF Floor Area is proposed in order to construct an Attached Garage; property located at Webster Road, PPN 398-29-001, zoned R1-100.
5) **ARBY’S RESTAURANT/Nick R. Catanzarite, Esq. with Walter Haverfield LLP, Representative**

a) Requesting a variance for a second Ground Sign from Zoning Code Section 1272.12 (e), which permits one Ground Sign and two Ground Signs are proposed;

b) Requesting a 1’ Wall Sign Height variance from Zoning Code Section 1272.12 (c), which permits a 5’ Wall Sign Height and where a 6’ Wall Sign Height (West) is proposed;

c) Requesting a 1’ Wall Sign Height variance from Zoning Code Section 1272.12 (c), which permits a 5’ Wall Sign Height and where a 6’ Wall Sign Height (North) is proposed;

d) Requesting a variance from Zoning Code Section 1272.12 (c), which permits two Wall Signs and where three Wall Signs (North 24.5 SF, South 26 SF and West 24.5 SF) are proposed;

e) Requesting a variance from Zoning Code Section 1272.12, which does not permit a Drive-Thru Menu Board Ground Sign and where one 40 SF Drive-Thru Menu Board Ground Sign is proposed; property located at 9175 Pearl Road, PPN 395-16-004, zoned Motorist Service (MS).

6) **PATRICIA PELL, OWNER**

Requesting a 5’ Rear Yard Setback variance from Zoning Code Section 1253.11 (b) (3), which requires a 15’ Rear Yard Setback and where as a 10’ Rear Yard Setback is proposed in order to construct a 116 SF Sunroom; property located at 16290 Commons Oval, PPN 395-21-105, zoned R1-75 (cluster).

(H) **Any Other Business to Come Before the Board**