

**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 next mtg 1/8
- (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**