

**STRONGSVILLE BOARD OF ZONING &
BUILDING CODE APPEALS
AGENDA
COUNCIL CHAMBERS
18688 Royalton Road
December 4, 2019
8:00 p.m.**

- (A) 7:30 p.m. Caucus next mtg 12/18
(B) 8:00 p.m. Call to Order
(C) Certificate of Posting per Chapter 208
(D) Approve minutes from November 20, 2019 meeting
(E) Oath Administered to all Witnesses
(F) NEW APPLICATIONS

1) **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.

2) **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.

3) **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 one Wall Sign 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).

4) **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).

(G) **PUBLIC HEARINGS**

5) **BRADLEY PLEASANT, OWNER**

Requesting a 19' Rear Yard Setback variance from Zoning Code Section 1252.16 (e), which requires a 36' Rear Yard Setback and where a 17' Rear Yard Setback is proposed in order to install a 360 SF Patio; property located at 18329 Saratoga Trail, PPN 397-20-001, zoned R1-75.

6) **JAMES AND TERESA LUCAS, OWNERS**

Requesting a 23' Rear Yard Setback variance from Zoning Code Sections 1268.12 and 1252.16 (e), which requires a 36' Rear Yard Setback and where a 13' Rear Yard Setback is proposed in order to install a 448 SF Patio; property located at 19720 Stoughton Drive, PPN 393-30-118, zoned PDA-2.

7) **UNION HOME MORTGAGE/Vince Dilonna with Blink Signs, Representative**

Requesting a variance from Zoning Code Section 1272.14, which prohibits parking lot pole light signage and where three 12 SF parking lot pole light signs are proposed; property located at 8241 Dow Circle West, PPN 395-13-028, zoned Research-Development (RD).

8) **UNION HOME MORTGAGE/Vince Dilonna with Blink Signs, Representative**

Requesting a variance from Zoning Code Section 1272.14, which prohibits parking lot pole light signage and where three 12 SF parking lot pole light signs are proposed; property located at 14843 Sprague Road, PPN 395-13-027, zoned Research –Development (RD).

9) **UNION HOME MORTGAGE/Vince Dilonna with Blink Signs, Representative**

Requesting a variance from Zoning Code Section 1272.14, which prohibits parking lot pole light signage and where three 12 SF parking lot pole light signs are proposed; property located at 14955 Sprague Road, PPN 395-12-001, zoned Research-Development (RD).

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