

**STRONGSVILLE BOARD OF ZONING &
BUILDING CODE APPEALS
AGENDA
COUNCIL CHAMBERS
18688 Royalton Road
February 13, 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 Meeting Minutes from January 23, 2019
- (E) Oath Administered to all Witnesses
- (F) NEW APPLICATIONS

1) **DANIEL AND KRISTEN IRETON, OWNERS/Klassic Custom Decks,
Representative**

Requesting a 4' Height variance from Zoning Code Section 1252.05 (g), which permits a 12' Height and where a 16' Height is proposed in order to construct a deck with pavilion; property located at 22439 Valleybrook Lane, PPN 392-13-091, zoned R1-75.

2) **DANIEL AND KATHERINE MOSSBRUGER, OWNERS**

Requesting a 10' Rear Yard Setback variance from Zoning Code Section 1252.08, which requires a 35' Rear Yard Setback and where a 25' Rear Yard Setback is proposed in order to approve an existing deck; property located at 19534 Castletown Drive, PPN 399-30-094, zoned R1-75.

3) **BRYAN AND STEPHANIE PANTECK, OWNERS/Stephen M. Schill,
Architect, Representative**

Requesting a 1,330 SF Floor Area variance from Zoning Code Section 1252.22 (c), which permits a 1,000 SF Floor Area and where a 2,330 SF Floor Area is proposed in order to construct a Single Family Dwelling Attached Garage; property located at 12563 Arbor Creek Drive, Sublot 9, PPN 398-27-059, zoned R1-100.

(G) PUBLIC HEARINGS

4) RAISING CANES/Drew Gatliff with RCO Limited, Representative

- a) Requesting a variance from Zoning Code Section 1272.12 (d), which prohibits a Pole Sign on Pearl Road;
- b) Requesting a 2.5' Height variance from Zoning Code Section 1272.12 (e), which permits a 5' and where a 7.5' Height is proposed in order to replace a Ground Sign with a Pole Sign; property located at 14356 Pearl Road, PPN 393-19-033, zoned Restaurant-Recreational Services (R-RS).

5) GORDON J. MOCNIAK, OWNER/Borowske Builders, Representative

- a) Requesting an 8' variance from Zoning Code Section 1252.16 (e), which permits a 14' encroachment into the Rear Yard Setback and where a 22' encroachment into the Rear Yard Setback is proposed in order to approve an existing Concrete Patio;
- b) Requesting a 2.5' variance from Zoning Code Section 1252.16 (e), which requires a patio maintain the same Side Yard Setback as the main dwelling and where an existing Concrete Patio encroaches 2.5' beyond the main dwelling into the Side Yard Setback; property located at 15631 Bittersweet Court, PPN 395-14-021, zoned R1-75.

(H) Any other business to come before the Board