

**STRONGSVILLE BOARD OF ZONING &  
BUILDING CODE APPEALS  
AGENDA  
COUNCIL CHAMBERS  
18688 Royalton Road  
February 26, 2020  
8:00 p.m.**

- (A) **7:30 p.m. Caucus** next mtg 3/11
- (B) **8:00 p.m. Call to Order**
- (C) **Certificate of Posting per Chapter 208**
- (D) **Approve minutes from February 12, 2020**
- (E) **Oath Administered to all Witnesses**
- (F) **NEW APPLICATIONS**

1) **VICTOR SYSAK, OWNER**

Requesting a 147 SF Floor Area variance from Zoning Code Section 1252.22 (c), which permits a 1,000 SF Floor area and where a 1,147 SF Floor Area is proposed in order to construct an Attached Garage; property located at 14091 Niagara Drive, PPN 396-17-079, zoned R1-75.

2) **ALESSIO PROPERTIES, OWNER**

- a) Requesting a 1'6" Sign Height variance from Zoning Code Section 1272.12 (h), which permits a 5' Sign Height and where a 6'6" Sign Height is proposed in order to replace a Ground Sign;
- b) Requesting a 9.02 SF Face Area variance from Zoning Code Section 1272.12 (h), which permits a 50 SF Face Area are where a 59.02 SF Face Area is proposed in order to replace a Ground Sign; property located at 17534 Royalton Road, PPN 396-12-004, zoned General Business.

(G) **PUBLIC HEARINGS**

3) **MICHAEL G. BUNGE, OWNER**

Requesting a variance from Zoning Code Section 1252.18, which prohibits a fence to be installed on a lot without a main building and where the applicant is proposing a 6 foot tall solid white vinyl fence along the rear property line; property located at PPN 396-17-035, on Pearlview Drive, zoned R1-75.

4) **HEZLEY AND PAOLO TATANGELO, OWNERS**

Requesting an 11' Rear Yard Setback variance from Zoning Code Section 1252.16 (e), which requires a 36' Rear Yard Setback and where a 25' Rear Yard Setback is proposed in order to construct a 464 SF Concrete Patio; property located at 17048 Hunting Meadows Drive, PPN 397-04-039, zoned R1-75.

**5) DENIS SLAWINSKI, OWNER**

- a) Requesting a variance from Zoning Code Section 1252.15 (a) where one 112 SF Accessory Structure already exists and a second 252 SF Accessory Structure is proposed;
- b) Requesting a 20' Setback variance from Zoning Code Section 1252.15 (a), which requires a 20' Setback from the main building and where a 0' Setback from the main building is proposed in order to construct a 252 SF Accessory Structure;
- c) Requesting a variance from Zoning Code Section 1252.15, which prohibits an Accessory Structure in a side yard and where a 252 SF Accessory Structure in a side yard is proposed; property located at 15561 Sunset Drive, PPN 397-05-054, zoned R1-75.

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