

**STRONGSVILLE BOARD OF ZONING &  
BUILDING CODE APPEALS  
AGENDA  
COUNCIL CHAMBERS  
18688 Royalton Road  
February 27, 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 February 13, 2019**
- (E) Oath Administered to all Witnesses**
- (F) NEW APPLICATIONS**

**1) FIRESIDE PLANNERS LLC, OWNERS**

- a) Requesting a 2.08' Side Yard Setback (West) variance from Zoning Code Section 1252.04 (e), which requires a 10' Side Yard Setback (West) and where a 7.92' Side Yard Setback (West) is proposed in order to construct a Single Family Dwelling;
- b) Requesting a 4.05' Side Yard Setback (East) variance from Zoning Code Section 1252.04 (e), which requires a 10' Side Yard Setback (East) and where a 5.95' Side Yard Setback (East) is proposed in order to construct a Single Family Dwelling; property located at 10616 Rosalee Lane, PPN 398-12-054, zoned R1-75.

**2) DJ BAILEY, LLC, OWNER/Dan Bailey, Representative**

- a) Requesting a 1' Side Yard Setback variance from Zoning Code Section 1253.11 (b) (3), which requires a 15' Side Yard Setback and where a 14' Side Yard Setback is proposed in order to construct a Single Family Dwelling;
- b) Requesting an 8.4' Front Yard Setback variance from Zoning Code Section 1252.04 (d) (4), which requires a 100' Front Yard Setback from the center line of Westwood and where a 91.6' Front Yard Setback from the center line of Westwood is proposed in order to construct a Single Family Dwelling; property located at Westwood Drive Sublot 4, PPN 392-24-014, zoned Townhouse Cluster (RT -C).

**3) HAND AND STONE MASSAGE AND FACIAL SPA/Vince DiIanno of Blink Signs, Representative**

- a) Requesting a variance from Zoning Code Section 1272.12 (c), which prohibits a second Wall Sign and where a second Wall Sign (West) is proposed;
- b) Requesting a 74.23 SF Sign Face Area variance from Zoning Code Section 1272.11 (b), which permits a 36 SF Sign Face Area and where a 110.23 SF Sign Face Area is proposed in order to install a Second Wall Sign; property located at 17100 Royalton Road, PPN 396-14-007, zoned Shopping Center (SC).

**(G) PUBLIC HEARINGS**

**4) 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.

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

Requesting a 10' Rear Yard Setback variance from Zoning Code Section 1252.16 (e), 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.

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**(H) Any other business to come before the Board**

**6) RAISING CANE'S/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 10.125 SF Sign Face Area variance from Zoning Code Section 1272.12 (e), which permits a 50 SF Sign Face Area and where a 60.125 SF Sign Face Area is proposed in order to replace a Ground Sign with a Pole Sign;
- c) Requesting a 1'6" Sign Height variance from Zoning Code Section 1272.12 (e), which permits a 5' Sign Height plus a 12" base and where a 7' 6" overall Sign 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).