

**STRONGSVILLE BOARD OF ZONING &  
BUILDING CODE APPEALS  
AGENDA  
COUNCIL CHAMBERS  
18688 Royalton Road  
July 10, 2019  
8:00 p.m.**

- (A) 7:30 p.m. Caucus next mtg 7/31
- (B) 8:00 p.m. Call to Order
- (C) Certificate of Posting per Chapter 208
- (D) Approve minutes from June 26, 2019 meeting
- (E) Oath Administered to all Witnesses
- (F) NEW APPLICATIONS

1) **ABEDALHAKEEM ABUKHALIL, OWNER/Harlan Eberhardt,  
Representative**

- a) Requesting a 14' Rear Yard Setback variance from Zoning Code Section 1252.05, which requires a 50' Rear Yard Setback and where a 36' Rear Yard Setback is proposed in order to construct a 348 SF Addition;
- b) Requesting a 10' Rear Yard Setback variance from Zoning Code Section 1252.16 (e), which permits a 14' encroachment into the established Rear Yard Setback and where a 24' encroachment into the established Rear Yard Setback is proposed in order to construct a 650 SF Deck; property located at 14961 Sherwood Drive, PPN 393-32-039, zoned R1-75.

2) **GRANT AND KELLY ROSE, OWNERS**

- a) Requesting a 242 SF Floor Area variance from Zoning Code Section 1252.15, which permits a 192 SF Floor Area and where a 434 SF Floor Area is proposed in order to construct a Pergola;
- b) Requesting a 2'6" Height variance from Zoning Code Section 1252.05 (g), which permits a 15' Height and where a 17' 6" Height is proposed in order to construct a Pergola;
- c) Requesting an 8' Setback variance from Zoning Code Section 1252.15 (a), which requires a 20' Setback from the Main Dwelling and where a 12' Setback from the Main Dwelling is proposed in order to construct a Pergola; property located at 22392 Valleybrook Lane, PPN 392-13-075, zoned R1-75.

3) **RYAN AND JESSICA MILLER, OWNERS/Steve Bella with Bella Cement,  
Representative**

Requesting a 9' Side Yard Setback variance from Zoning Code Section 1252.16 (e), which requires a patio maintain the same Side Yard Setback as the main dwelling and where the applicant is proposing a 300 SF Patio encroaching 9' beyond the main dwelling into the Side Yard Setback; property located at 19340 Whispering Pines Circle, PPN 397-25-025, zoned R1-75.

**(G) PUBLIC HEARINGS**

**4) SECURE INDOOR STORAGE/Skip Collins with Allsigns and Designs, Representative**

Requesting a variance from Zoning Code Section 1272.14 (b), which permits one Wall Sign and where Two Wall Signs (North and South) are proposed; property located at 12878 Pearl Road, PPN 392-30-002, zoned Commercial Services (CS).

**5) RONALD AND LAURA KUBALSKI, OWNER**

- a) Requesting a 3' Rear Yard Setback variance from Zoning Code Section 1252.16 (e), which requires a 10' Rear Yard Setback and where a 7' Rear Yard Setback is proposed in order to install a 540 SF Patio with Firepit;
- b) Requesting a 32' Side Yard Setback variance from Zoning Code Section 1252.16 (e), which requires a patio maintain the same Side Yard Setback as the main dwelling and where the applicant is proposing a 540 SF Patio with Firepit encroaching 32' beyond the main dwelling into the Side Yard Setback; property located at 22129 Olde Creek Trail, PPN 392-13-108, zoned Residential Townhouse/Cluster (RT-C).

**6) BRUCE STANSBURY, OWNER**

Requesting a 14' Front Yard Setback variance from Zoning Code Section 1252.05, which requires a 50' Front Yard Setback and where a 36' Front Yard Setback is proposed in order to construct a 308 SF Garage Addition; property located at 16685 Grouse Run, PPN 397-13-025, zoned R1-75.

**7) ARBY'S/Ken Knuckles with Development Management Group LLC, Representative**

- a) Requesting a 4.6' Building Setback variance from Zoning Code Section 1258.11 (a), which requires a 125' Building Setback from the Centerline of Pearl Road and where a 120.4' Building Setback from the Centerline of Pearl Road is proposed in order to construct a New Restaurant Building;
- b) Requesting a 16.1' Parking Setback variance from Zoning Code Section 1258.11 (a), which requires a 30' Parking Setback from the Pearl Road Right of Way and where a 13.9' Parking Setback from the Pearl Road Right of Way is proposed in order to construct a New Restaurant Building;

**7) ARBY'S/Ken Knuckles with Development Management Group LLC,  
Representative, Cont'd**

- c) Requesting a 11.5' Parking Setback variance from Zoning Code Section 1258.11 (a), which requires a 20' Parking Setback from the Whitney Road Right of Way and where a 9.5' Parking Setback from the Whitney Road Right of Way is proposed in order to construct a New Restaurant Building;
- d) Requesting a 1.07 Acre Minimum Lot Area variance from Zoning Code Section 1258.08, which requires a 2 Acre Minimum Lot Area and where a .93 Acre Lot Area is proposed in order to construct a New Restaurant Building; property located at 9175 Pearl Road, PPN 395-16-004, zoned Motorist Service (MS).

**8) FOUNDATION SOFTWARE/Myles Houska with Brilliant Electric Sign  
Company, Representative**

Requesting a variance from Zoning Code Section 1272.14 (b), which permits one Wall Sign and where five Wall Signs (South) are proposed; property located at 17800 Royalton Road, PPN 396-12-034, zoned Office Building (OB).

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