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