

**STRONGSVILLE BOARD OF ZONING &
BUILDING CODE APPEALS
AGENDA
COUNCIL CHAMBERS
18688 Royalton Road
July 31, 2019
8:00 p.m.**

- (A) 7:30 p.m. Caucus next mtg 8/14
- (B) 8:00 p.m. Call to Order
- (C) Certificate of Posting per Chapter 208
- (D) Approve minutes from July 10, 2019 meeting
- (E) Approve Findings of Fact and Conclusions of Law re: Secure Indoor Storage decision of the Board on July 10, 2019
- (F) Oath Administered to all Witnesses
- (G) NEW APPLICATIONS

1) **PAUL AND CRYSTAL TURNER, OWNERS**

Requesting a 2.5' Rear Yard Setback variance from Zoning Code Section 1252.29 (b) (1), which requires a 15' Rear Yard Setback and where a 12.5' Rear Yard Setback is proposed in order to install an Above Ground Swimming Pool; property located at 13916 Blackberry Circle, PPN 398-10-108, zoned R1-75.

2) **GEORGE AND GINA LATCHERAN, OWNERS/Michael Mrdjanov with Ironwood Builders, Representative**

- a) Requesting a 288 SF Floor Area variance from Zoning Code Section 1252.15, which permits a 192 SF Floor Area and where a 480 SF Floor Area is proposed in order to construct an Accessory Structure;
- b) Requesting a 20' Setback variance from Zoning Code Section 1252.15 (a), which requires a 20' Setback from the main dwelling and where a 0' Setback from the main dwelling is proposed in order to construct an Accessory Structure; property located at 22416 Valleybrook Lane, PPN 392-13-077, zoned R1-75.

3) **BRYAN AND SARAH SALISBURY, OWNERS**

Requesting a variance from Zoning Code Section 1252.15 (a), which prohibits an Accessory Structure in the front yard and where the applicant is proposing a 160 SF Accessory Structure in the front yard; property located at 19660 Albion Road, PPN 391-27-004, zoned R1-75.

4) **JEFFREY JERIC, OWNER/Dan Bailey, Representative**

- a) Requesting a variance from Zoning Code Section 1252.15 (a), which prohibits an Accessory Structure in the front yard and where the applicant is proposing a 280 SF Accessory Structure in the front yard;

4) **JEFFREY JERIC, OWNER/Dan Bailey, Representative, Continued**

- b) Requesting an 88 SF Floor Area variance from Zoning Code Section 1252.15 (a), which permits a 192 SF Floor Area and where a 280 SF Floor Area is proposed in order to construct an Accessory Structure;
- c) Requesting a 6' Height variance from Zoning Code Section 1252.04 g), which permits a 12' Height and where an 18' Height is proposed in order to construct a 280 SF Accessory Structure;
- d) Requesting a 30' Front Yard Setback variance from Zoning Code Section 1252.04 (d), which requires a 100' Front Yard Setback from the Westwood Drive centerline and where a 70' Front Yard Setback from the Westwood Drive centerline is proposed in order to construct a 280 SF Accessory Structure; property located at Westwood Drive parcel B, PPN 392-12-021, zoned R1-75.

5) **VADIM AND OLGA DYAKIV, OWNERS**

Requesting a 10' Setback variance from Zoning Code Section 1252.15 (a), which requires a 20' Setback from the main dwelling and where a 10' Setback from the main dwelling is proposed in order to construct an Accessory Structure; property located at 17780 Lyon Lane, PPN 394-25-041, zoned R1-75.

6) **MATTHEW AND JULIE ZUBEK, OWNERS**

Requesting a 1,041 SF Floor Area variance from Zoning Code Section 1252.22 (c), which permits a 1,000 SF Floor Area and where a 2,041 SF Floor Area is proposed in order to construct an Attached Garage; property located at 20050 Albion Road, PPN 391-27-005, zoned R1-75.

(H) PUBLIC HEARINGS

7) **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.

8) 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.

9) 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.

(H) Any Other Business to Come Before the Board

10) RONALD AND LAURA KUBALSKI, OWNER

- a) Requesting a 5' Rear Yard Setback variance from Zoning Code Section 1252.16 (e), which requires a 10' Rear Yard Setback and where a 5' Rear Yard Setback is proposed in order to install a 540 SF Patio with Firepit;
- b) Requesting a 20' 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 20' 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).