

**STRONGSVILLE BOARD OF ZONING &  
BUILDING CODE APPEALS  
AGENDA  
COUNCIL CHAMBERS  
18688 Royalton Road  
June 12, 2019  
8:00 p.m.**

- (A) 7:30 p.m. Caucus next mtg 6/26
- (B) 8:00 p.m. Call to Order
- (C) Certificate of Posting per Chapter 208
- (D) Approve minutes from May 8, 2019 and May 22, 2019 meetings
- (E) Oath Administered to all Witnesses
- (F) **NEW APPLICATIONS**

1) **JEFFREY AND AMANDA SILIKO, OWNERS**

Requesting a 15' Setback variance from Zoning Code Section 1252.15 (a), which requires a 20' minimum Setback from any dwelling and where a 5' Setback from the nearest dwelling is proposed in order to construct a 168 SF Pavillon; property located at 19753 East Kerry Place, PPN 394-29-025, zoned R1-100.

2) **ADAM AND ASHLEY SCHINDELAR, OWNERS**

Requesting a 11' 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 25' encroachment into the established Rear Yard Setback is proposed in order to construct a 408 SF Patio; property located at 17733 Potomac Drive, PPN 396-21-035, zoned R1-75.

**(G) PUBLIC HEARINGS**

3) **CYNTHIA DENNISON, OWNER**

- a) Requesting a 7' Side Yard Setback variance from Zoning Code Section 1252.16 (e), which requires a Deck maintain the same Side Yard Setback as the main dwelling and where the applicant is proposing a 190 SF Deck encroaching 7' beyond the main dwelling into the Side Yard Setback;
- b) Requesting a 7' Rear Yard Setback variance from Zoning Code Section 1252.16 (e), which requires a 10' Rear Yard Setback and where a 3' Rear Yard Setback is proposed in order to construct a 190 SF Deck; property located at 16456 Georgetown Court, PPN 397-21-127, zoned R1-75 Cluster.

4) **MICHAEL AND ROSEMARY MANDILAKIS, OWNERS**

Requesting a 699 SF Floor Area variance from Zoning Code Section 1252.22 (c), which permits a 1,000 SF Floor Area and where a 1,699 SF Floor Area is proposed in order to construct an Attached Garage; property located at 12407 Arbor Creek Drive, Sublot 8, PPN 398-27-058, zoned R1-100.

**5) GAYLE ZEVCHIK, OWNER**

Requesting a 33 SF Floor Area variance from Zoning Code Section 1252.16 (b), which permits a 120 SF Floor Area and where a 153 SF Floor Area is proposed in order to install a Front Entrance Feature; property located at 20276 Glenwood Lane, PPN 393-25-019, zoned PDA -2.

**6) JOANNE FRAGAPANE, OWNER**

Requesting a 7' 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 21' encroachment into the established Rear Yard Setback is proposed in order to construct a 190 SF Deck; property located at 18148 Potomac Drive, PPN 396-19-059, zoned R1-75.

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

**7) VIKTOR AND NATALYA MOTRYUK, OWNERS**

Requesting a 321 SF variance from Zoning Code Section 1252.16 (b), which permits a 120 SF Front Entrance Feature and where a 441 SF Front Entrance Feature exists; property located at 18473 Main Street, PPN 395-01-040, zoned R1-75.