

**STRONGSVILLE BOARD OF ZONING &
BUILDING CODE APPEALS**

**AGENDA
COUNCIL CHAMBERS**

18688 Royalton Road

June 26, 2019

8:00 p.m.

- (A) 7:30 p.m. Caucus next mtg 7/10
(B) 8:00 p.m. Call to Order
(C) Certificate of Posting per Chapter 208
(D) Approve minutes from June 12, 2019 meeting
(E) Oath Administered to all Witnesses
(F) **NEW APPLICATIONS**

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

- a) Requesting a variance from Zoning Code Section 1272.14 (b), which permits one Wall Sign (East) and where a Second Wall Sign (North) is proposed;
- b) Requesting a variance from Zoning Code Section 1272.14 (b), which permits one Wall Sign (East) and where a Third Wall Sign (South) is proposed;
- c) Requesting a .63 SF Sign Face Area variance from Zoning Code Section 1272.14 (b), which permits a 50 SF Sign Face Area and where a 50.63 SF Sign Face Area is proposed in order to install a Wall Sign (North);
- d) Requesting a 12.162 SF Sign Face Area variance from Zoning Code Section 1272.14 (b), which permits a 50 SF Sign Face Area and where a 62.162 SF Sign Face Area is proposed in order to install a Wall Sign (South); property located at 12878 Pearl Road, PPN 392-30-001, zoned Commercial Services (CS).

2) 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).

3) 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.

**4) 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;
- 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).

(G) PUBLIC HEARINGS

5) 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.

6) 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.

(H) Any Other Business to Come Before The Board