

**STRONGSVILLE BOARD OF ZONING &
BUILDING CODE APPEALS
AGENDA
COUNCIL CHAMBERS
18688 Royalton Road
March 11, 2020
8:00 p.m.**

- (A) **7:30** p.m. Caucus next mtg 3/25
- (B) **8:00** p.m. Call to Order
- (C) Certificate of Posting per Chapter 208
- (D) Approve minutes from February 26, 2020
- (E) Oath Administered to all Witnesses
- (F) **NEW APPLICATIONS**

1) **ANTHONY LOSCHIAVO, OWNER/Frank Colabianchi with Colabianchi Construction, Representative**

Requesting a 694 SF Floor Area variance from Zoning Code Section 1252.22 (c), which permits a 1,000 SF Floor Area and where a 1,694 SF Floor Area is proposed in order to construct an Attached Garage; property located at 12510 Arbor Creek Drive, PPN 398-27-052, zoned R1-100.

2) **MARIA GARDEN'S, TLT PROPERTIES II, LLC/John Faile, Architect, Representative**

Requesting a variance from Zoning Code Section 1274.06, which prohibits enlargement or structural alteration of a non-conforming use and where the applicant is proposing the addition of a 4,096 SF unenclosed Accessory Structure; property located at 20465 Royalton Road, PPN's 393-15-011 and 393-16-001, zoned R1-75.

3) **PHILLIP BADE, OWNER/Joyce Factory Direct, Representative**

Requesting a 34' Rear Yard Setback variance from Zoning Code Section 1252.05, which requires a 50' Rear Yard Setback and where a 16' Rear Yard Setback is proposed in order to construct a 168 SF Sunroom on the existing deck; property located at 9820 Forestview Drive, PPN 398-08-0630, zoned R1-75.

4) **PATRICK WALSH, OWNER/Jim Petkewitz, Representative**

Requesting a 4'11" Side Yard Setback variance from Zoning Code Section 1252.29 (b) (1), which requires a 15' Side Yard Setback and where a 10' 1" Side Yard Setback is proposed in order to install an Inground Swimming Pool; property located at 18607 Meadow Lane, PPN 396-07-013, zoned R1-75.

(G) PUBLIC HEARINGS

5) VICTOR SYSAK, OWNER/Scott Jenny with RS Jenny Construction, Representative

Requesting a 147 SF Floor Area variance from Zoning Code Section 1252.22 (c), which permits a 1,000 SF Floor area and where a 1,147 SF Floor Area is proposed in order to construct an Attached Garage; property located at 14091 Niagara Drive, PPN 396-17-079, zoned R1-75.

6) ALESSIO PROPERTIES, OWNER/Tom Yankovich with Ellet Sign, Representative

a) Requesting a 1'6" Sign Height variance from Zoning Code Section 1272.12 (h), which permits a 5' Sign Height and where a 6'6" Sign Height is proposed in order to replace a Ground Sign;

b) Requesting a 9.02 SF Face Area variance from Zoning Code Section 1272.12 (h), which permits a 50 SF Face Area are where a 59.02 SF Face Area is proposed in order to replace a Ground Sign; property located at 17534 Royalton Road, PPN 396-12-004, zoned General Business (GB).

(H) Any Other Business to Come Before the Board