

**STRONGSVILLE BOARD OF ZONING &
BUILDING CODE APPEALS
AGENDA
COUNCIL CHAMBERS
18688 Royalton Road
April 12, 2023
8:00 p.m.**

- (A) **7:30 p.m. Caucus**
- (B) **8:00 p.m. Call to Order**
- (C) **Certificate of Posting per Chapter 208**
- (D) **Approve Minutes from March 22, 2023**
- (E) **Oath Administered to all Witnesses**
- (F) **PUBLIC HEARING**

1) **DALFEN INDUSTRIAL, OWNER/Tyler Ratliff with Fastsigns, Representative**

Requesting a 20 SF Sign Face Area variance from Zoning Code Section 1272.14 (b), which permits a 50 SF Sign Face Area and where a 70 SF Sign Face Area is proposed order to install a Wall Sign; property located at 13325 Darice Parkway, PPN 392-06-001, zoned General Industrial (GI).

2) **CUYAHOGA LANDMARK, INC./Major Harrison with Major Source LLC, Representative**

a) Requesting a 3' Ground Sign Height variance from Zoning Code Section 1272.14 (a), which permits a 5' Ground Sign Height and where an 8' Ground Sign Height is proposed in order to install a 55 SF Sign;

b) Requesting a 5 SF Ground Sign Face Area variance from Zoning Code Section 1272.14 (a), which permits a 50 SF Ground Sign Face Area and where a 55 SF Ground Sign Face Area is proposed; property located at 21083 Westwood Drive, PPN 392-15-099, zoned General Business (GB).

3) **MARLITA AND DAVID DIVENCENZO, OWNERS/Anthony DiVencenzo, Representative**

a) Requesting a 22' Front Building Setback variance from Zoning Code Section 1252.04 (d) (2) Appendix IV, which requires a 100' Front Building Setback from the centerline of Howe Road and where a 78' Front Building Setback from the centerline of Howe Road is proposed in order to construct a Garage Addition;

b) Requesting a 104 SF Floor Area variance from Zoning Code Section 1252.22 (c), which permits a 1,000 SF Floor Area and where a 1,104 SF Floor Area is proposed in order to construct a Garage Addition; property located at 18097 Howe Road, PPN 397-33-001, zoned R1-75.

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4) THE FERNENGEL-HUFFMAN FAMILY TRUST/ Nathan Kinney with BTK Home Solutions LLC, Representative

Requesting a 5.12' Rear Yard Setback variance from Zoning Code Section 1253.11 (b) (3), which requires a 27' Rear Yard Setback and where a 21.88' Rear Yard Setback is proposed in order to construct a 264 SF Addition; property located at 13461 Jacqueline Court, PPN 398-16-078, zoned R1-75.

(G) Any Other Business to Come Before the Board

5) Discuss adoption of rule and regulation pursuant to Zoning Code Section 1248.03 changing the meeting times commencing May 10, 2023 to 6:30 p.m. for caucus and 7:00 p.m. for the meeting.