

**STRONGSVILLE BOARD OF ZONING &  
BUILDING CODE APPEALS  
AGENDA  
COUNCIL CHAMBERS  
18688 Royalton Road  
April 26, 2023  
8:00 p.m.**

- (A) **7:45 p.m. Caucus**
- (B) **8:00 p.m. Call to Order**
- (C) **Certificate of Posting per Chapter 208**
- (D) **Approve Minutes from April 12, 2023**
- (E) **Oath Administered to all Witnesses**
- (F) **PUBLIC HEARING**

1) **CARSO ROSSO WINERY/JOSEPH Z PROPERTIES LLC,  
OWNER/Michael J. Molchan with Makovich & Pusti Architects,  
Representative**

- a) Requesting a 65' Front Building Setback variance from Zoning Code Section 1258.11 (a), which requires an 80' Front Building Setback from the Hunt Road right-of-way and where a 15' Front Building Setback from the Hunt Road right-of-way is proposed in order to construct an 850 SF Addition;
- b) Requesting a 22' Front Parking Setback variance from Zoning Code Section 1258.11 (a), which requires a 30' Front Parking Setback and where an 8' Front Parking Setback is proposed in order to create Additional Parking; property located at 19583 Hunt Road, PPN 399-33-099, zoned General Business (GB) (West) and Restaurant-Recreational Services (R-RS) (East).

2) **BRADLEY AND ELIZABETH FISCHER, OWNERS**

Requesting a 2' variance from Zoning Code Section 1252.04 (e), which requires a 15' minimum distance between two (2) homes and where a 13' distance between two (2) homes (Southeast) is proposed in order to expand an Attached Garage; property located at 20264 Colleen Court, PPN 394-24-119, zoned R1-75.

3) **MARTIN AND MARY BOHN, OWNERS**

Requesting an 88 SF Floor Area variance from Zoning Code Section 1252.15, which permits a 200 SF Floor Area and where a 288 SF Floor Area is proposed in order to construct a Pavilion; property located at 19159 Blue Spruce Drive, PPN 394-25-064, zoned R1-75.

**4) THE FERNENGEL-HUFFMAN FAMILY TRUST/ Nathan Kinney with BTK Home Solutions LLC, Representative, Continued from April 12, 2023**

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**