

**STRONGSVILLE BOARD OF ZONING &
BUILDING CODE APPEALS
AGENDA
COUNCIL CHAMBERS
18688 Royalton Road
May 12, 2021
8:00 p.m.**

Next mtg 5/26

- (A) **7:30** p.m. Caucus
- (B) **8:00** p.m. Call to Order
- (C) Certificate of Posting per Chapter 208
- (D) Oath Administered to all Witnesses
- (E) **PUBLIC HEARINGS**

1) **BRIAN AND ALICYN KUCHERAK, OWNERS/Steve Bella with Bella Cement, Representative**

Requesting a 17' Rear Yard Setback variance from Zoning Code Section 1252.16 (e), which requires a 36' Rear Yard Setback and where a 19' Rear Yard Setback is proposed in order to install a 320 SF Concrete Patio; property located at 17486 Olde Surrey Court, PPN 397-20-010, zoned R1-75.

2) **CHANTHOU PHAY, OWNER/Ed Lechler with Rock Bottom Landscaping, Representative**

Requesting a 14' variance from Zoning Code Section 1252.16 (e), which requires a Concrete Patio maintain the same Side Yard Setback as the main dwelling and where the applicant is proposing a 490 SF Concrete Patio encroaching 14' beyond the main dwelling in the Side Yard Setback; property located at 21147 Cedar Creek Drive, PPN 391-14-111, zoned R1-75.

3) **JAMES AND JULIE MONTEMARANO, OWNERS**

- a) Requesting a 4' Setback variance from Zoning Code Section 1252.15 (a), which requires a 20' Setback from the main dwelling and where a 16' Setback from the main dwelling is proposed in order to construct a 144 SF Accessory Structure Storage Shed;
- b) Requesting a 3' Setback variance from Zoning Code Section 1252.15 (a), which requires a 20' Setback from any adjacent residential lot where a 17' Setback from the adjacent residential lot is proposed in order to construct a 144 SF Accessory Structure Storage Shed; property located at 10088 Rosalee Lane, PPN 398-10-188, zoned R1-75.

4) **ROY AND PAMELA STRANGE, OWNERS**

Requesting a 4.5' Rear Yard Setback variance from Zoning Code Section 1252.16 (e), which requires a 36' Rear Yard Setback and where a 31.5' Rear Yard Setback is proposed in order to install a 480 SF Covered Patio; property located at 15041 Hartford Trail, PPN 399-24-015, zoned R1-75.

5) **BRIAN KELLOG, OWNER/Jim Kennedy with Ohio Custom Pool and Patio, Representative**

Requesting a 38 SF variance from Zoning Code Section 1252.15, which permits a 192 SF Floor Area Accessory Structure and where a 120 SF Floor Area Accessory Structure exists and the applicant is proposing a 110 SF Floor Area Addition to the existing Accessory Structure; property located at 14471 Pin Oak Drive, PPN 398-07-040, zoned R1-75.

6) **CVS 4200 OH LLC/Dan Bertke with Archer Sign, Representative**

- a) Requesting a variance from Zoning Code Section 1272.12 (c), which permits two (2) Wall Signs and where one (1) 15.75 SF additional Wall Sign is proposed;
- b) Requesting a variance from Zoning Code Section 1272.12 (c), which does not permit a sign, and where one (1) 19.25 SF North Elevation Wall Sign is proposed;
- c) Requesting a 55 SF Sign Face Area variance from Zoning Code Section 1272.10 (c), which permits an 81.0 SF Sign Face Area and where a 136.0 SF Sign Face Area is proposed along secondary frontage on the north elevation; property located at 13777 Pearl Road, PPN 396-17-023, zoned General Business (GB).

7) **CHRISTOPHER AND ISABELLA BARILE, OWNERS**

- a) Requesting a variance from Zoning Code Section 1252.29 (b) (1), which prohibits an In Ground Swimming Pool to be located in the side yard and where a 810 SF In Ground Swimming Pool in a Side Yard is proposed;
- b) Requesting a 15' Side Yard Setback variance from Zoning Code Section 1252.29 (b) (1), which requires a 15' Side Yard Setback and where a 0' Side Yard Setback is proposed in order to install a 810 SF In Ground Swimming Pool; property located at 10758 W. 130th, PPN 398-21-014, zoned R1-75.

- 8) **NAEL HANNOUSH AND RAMIA ALHANNA, OWNERS, Heather Fry with Debo's Paving, Representative**
- a) Requesting a 30' Rear Yard Setback variance from Zoning Code Section 1252.16 (e), which requires a 36' Rear Yard Setback and where a 6' Rear Yard Setback is proposed in order to install a 16' Round Concrete Patio;
 - b) Requesting a 14' variance from Zoning Code Section 1252.16 (e), which requires a Concrete Patio maintain the same Side Yard Setback as the main dwelling and where the applicant is proposing a 16' Round Concrete Patio encroaching 14' beyond the main dwelling into the Side yard Setback; property located at 19342 Trillium Trail, PPN 392-20-052, zoned R1-75.

(F) Any Other Business to Come Before the Board