

**STRONGSVILLE BOARD OF ZONING &
BUILDING CODE APPEALS
AGENDA
COUNCIL CHAMBERS
18688 Royalton Road
April 28, 2021
8:00 p.m.**

Next mtg 5/12

- (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) JILL AND LAWRENCE HANKINSON, OWNERS

Requesting a 10' Rear Yard Setback variance from Zoning Code Section 1252.28 (b) (1), which requires a 15' Rear Yard Setback and where a 5' Rear Yard Setback is proposed in order to install an 18' Above Ground Swimming Pool; property located at 16044 Howe Road, PPN 397-08-017, zoned R1-75.

2) JAMIE AND MATTHEW PAULLIN, OWNERS

Requesting a variance from Zoning Code Section 1252.15, which permits one (1) Accessory Structure and where one (1) 192 SF Shed exists and one (1) Pergola is proposed; property located at 16268 Falmouth Drive, PPN 397-31-056, zoned R1-75.

3) RICHARD AND JOYCE WATTS, OWNERS

- a) Requesting a variance from Zoning Code Section 1252.18, which permits one (1) Accessory Structure and where one (1) Pergola exists and a second Pergola is proposed;
- b) Requesting a 108 SF Floor Area variance from Zoning Code Section 1252.15, which permits a 192 SF Floor Area and where a 300 SF Floor Area is proposed in order to construct a Pergola; property located at 14911 Trenton Avenue, PPN 399-24-063 zoned R1-100.

**4) MARIA GARDEN'S, TLT PROPERTIES II, LLC/Aaron Appel with
Bramhall Engineering, Representative**

- a) 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 Site Improvements;
- b) Requesting a 3.5' Side Yard Setback variance from Zoning Code Section 1274.09, which requires a 10' Side Yard Setback (East) and where a 6.5' Side Yard Setback (East) is proposed for Parking Lot Improvements; property located at 20465 Royalton Road, PPN's 393-15-011 and 393-16-001, zoned R1-75.

(F) Any Other Business to Come Before the Board

5) JON ROBERT AND KRISTY PIETRUSZKA, OWNER

- a) Requesting a 7' 8" Height variance from Zoning Code Section 1252.04 (g), which permits a 15' Height and where a 22' 8" Height is proposed in order to construct a 704 SF Accessory Structure;
- b) Requesting a 5' Side Yard Setback variance from Zoning Code Section 1252.15, which requires a 10' Side Yard Setback and where a 5' Side Yard Setback is proposed in order to construct a 704 SF Accessory Structure;
- c) Requesting a 5.25' Setback variance from Zoning Code Section 1252.15 (a), which requires a 20' Setback from the main building and where a 14.75' Setback from the main building is proposed in order to construct a 704 SF Accessory Structure; property located at 12755 Arbor Creek Drive, PPN 398-27-060, zoned R1-100.