

**STRONGSVILLE BOARD OF ZONING &
BUILDING CODE APPEALS
AGENDA
COUNCIL CHAMBERS
18688 Royalton Road
April 11, 2018
8:00 p.m.**

- (A) 7:30 p.m. Caucus next mtg 4/25
- (B) 8:00 p.m. Call to Order
- (C) Certificate of Posting per Chapter 208
- (D) Oath Administered to all Witnesses
- (E) NEW APPLICATIONS

1) KEVIN AND MAUREEN WOLFE, OWNERS

- a) Requesting a 9.55' Side Yard Setback variance (West) from Zoning Code Section 1252.29 (b) (1), which requires a 15' Side Yard Setback and where a 5.45' Side Yard Setback (West) is proposed;
- b) Requesting an 8.44' Side Yard Setback variance (East) from Zoning Code Section 1252.29 (b) (1), which requires a 15' Side Yard Setback and where a 6.56' Side Yard Setback (East) is proposed in order to install an In-ground Swimming Pool; property located at 21396 Oakhurst Lane, PPN 393-11-051, zoned R1-75.

2) RAISING CANE'S/Drew Gatliff, Representative

- a) Requesting a variance from Zoning Code Section 1272.12 (c), which permits one Wall Sign (East) and where a 56 SF second Wall Sign (East) is proposed;
- b) Requesting a 34.87 SF Sign Face Area variance from Zoning Code Section 1272.11 (a), which permits a 53.13 SF Sign Face Area and where an 88 SF Sign Face Area (East) is proposed;
- c) Requesting a 10.6 SF Sign Face Area variance from Zoning Code Section 1272.10 (c), which permits a 21.4 SF Sign Face Area and where a 32 SF Sign Face Area (South) is proposed;
- d) Requesting a variance from Zoning Code Section 1272.12 (c), which permits one Wall Sign (South) and where a 139.5 SF second Wall Sign (South) is proposed;
- e) Requesting a 150.1 SF Sign Face Area variance from Zoning Code Section 1272.12 (c), which permits a 21.4 SF Sign Face Area and where a 171.5 SF Sign Face Area (South) is proposed;
- f) Requesting a variance from Zoning Code Section 1272.12 (c), which prohibits a Wall Sign (North) and where a 32 SF Wall Sign (North) is proposed;
- g) Requesting a sign variance from Zoning Code Section 1272.12, which does not permit a Drive-Thru Menu Board Ground Sign and where two Drive-Thru Menu Board Ground Signs are proposed; property located at 14356 Pearl Road, PPN 393-19-033, zoned Restaurant-Recreational Services (R-RS).

(F) PUBLIC HEARINGS

3) RYAN AND BETH PUZZITIELLO, OWNERS

Requesting a 240 SF Floor Area variance from Zoning Code Section 1252.15, which permits a 192 SF Floor Area and where a 432 SF Floor Area is proposed in order to construct a Pavilion; property located at 22517 Valleybrook Lane, PPN 392-13-086, zoned R1-75.

4) HANA AND JEREMY HALLEEN, OWNERS

Requesting an 8' Side Yard Setback variance from Zoning Code Section 1252.17, which requires a 16' Side Yard Setback from the right-of-way and where an 8' Side Yard Setback from the right-of-way is proposed in order to install a 6' high Wooden Privacy Fence; property located at 10029 Prospect Road, PPN 391-23-008, zoned R1-75.

5) PSP DEVELOPMENT LLC, OWNER

Requesting a 361 SF Floor Area variance from Zoning Code Section 1252.22 (c), which permits a 1,000 SF Floor Area and where a 1,361 SF Floor Area is proposed in order to construct two Attached Garages on a New Single Family Dwelling; property located at 12328 Arbor Creek Drive, PPN 398-27-053, zoned R1-100.

6) BRIAN JUNGERBERG AND KELLY BECKER, OWNERS

Requesting a variance from Zoning Code Section 1252.16 (e), which requires a Patio maintain the same required side yard setback as the main dwelling and where the applicant is encroaching 6' into the side yard in order to construct a 1,350 SF Patio; property located at 12525 Saddlebrook Lane, PPN 392-02-095, zoned R1-100.

7) DAVID AND DIJANA OUTCALT, OWNERS

Requesting a 10' Rear Yard Setback variance from Zoning Code Section 1252.04 (f), which requires a 50' Rear Yard Setback and where a 40' Rear Yard Setback is proposed in order to construct a 430 SF Addition; property located at 19789 Kensington Court, PPN 397-28-068, zoned R1-75.

8) CAMERON-ALLIE DEVELOPMENT GROUP, LLC

Appeal from the decision of the Building Commissioner, pursuant to Codified Ordinance Sections 1414.07 and 1248.01 (b) denying a building permit for a proposed six (6) foot fence closing off a sidewalk connection; property located at 13451 Pearl Road, PPN 396-10-003, zoned General Business.

(G) Any other business to come before the Board