

**STRONGSVILLE BOARD OF ZONING &
BUILDING CODE APPEALS
AGENDA
COUNCIL CHAMBERS
18688 Royalton Road
April 25, 2018
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 of meetings March 14, 2018, March 28, 2018 and April 11, 2018
- (E) Oath Administered to all Witnesses
- (F) NEW APPLICATIONS

1) **GABRIEL AND FIDA KIRSCH, OWNERS**

Requesting a 6' Setback variance from Zoning Code Section 1252.17 (c), which requires a 16' Setback from the right-of-way and where a 10' Setback from the right-of-way is proposed in order to install a 6' White Vinyl Fence; property located at 14255 Peppercreek Drive, PPN 398-19-012, zoned R1-75.

2) **ROBERT AND KELLY PRICE, OWNERS/Quinn Development, Representative**

- a) Requesting a 764 SF Floor Area variance from Zoning Code Section 1252.22 (c), which permits a 1,000 SF Floor Area and where a 1,764 SF Floor Area is proposed in order to construct a Single Family Dwelling Attached Garage;
- b) Requesting a variance from Zoning Code Section 1252.16 (e), which requires a concrete pad 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 1,250 SF Sports Court; property located at 12163 Arbor Creek Drive, Sublot 6, PPN 398-27-056, zoned R1-100.

3) **PINE LAKES DEVELOPMENT EXPANSION PHASE 2/ Lipovits Construction, Inc., Representative**

- a) Requesting a 1,500 SF Lot Area blanket variance from Zoning Code Section 1253.11 (c) (1), which requires a 12,750 SF Minimum Lot Area and where an 11,250 SF Lot Area is proposed in order to develop 26 Single Family sublots 15 through 26 and sublots 31 through 44;
- b) Requesting a 15' Front Building Setback blanket variance from Zoning Code Section 1253.11 (c) (3), which requires a 50' Minimum Front Building Setback and where a 35' Front Building Setback is proposed in order to develop 9 Single Family sublots 15 through 18 and sublots 40 through 44;
- c) Requesting a 20' Front Building Setback blanket variance from Zoning Code Section 1253.11 (c) (3), which requires a 50' Minimum Front Building Setback and where a 30' Front Building Setback is proposed in order to develop 21 Single Family sublots 19 through 39;
- d) Requesting a 20' Rear Yard Setback blanket variance from Zoning Code Section 1253.11 (c) (4), which requires a 50' Minimum Rear Yard Setback and where a 30' Rear Yard Setback is proposed in order to develop 30 Single Family sublots 15 through 44; property located at PPN 398-08-014, zoned R1-75.

4) ROBERT W. DOMBROWSKI, OWNER

- a) Requesting a 744 SF Floor Area variance from Zoning Code Section 1252.15, which permits a 400 SF Floor Area and where a 1,144 SF Floor Area is proposed in order to construct a 1,144 SF Accessory Structure;
- b) Requesting a 5' Height variance from Zoning Code Section 1252.04, which permits a 15' Height and where a 20' Height is proposed in order to construct a 1,144 SF Accessory Structure; property located at 8760 Webster Road, PPN 395-15-008, zoned R1-75.

(G) PUBLIC HEARINGS

5) 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.

6) RAISING CANE'S/Drew Gatliff, Representative

- a) 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;
- b) 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;
- c) Requesting a sign variance from Zoning Code Section 1272.12, which does not permit a Drive-Thru Menu Board Ground Sign, and where one 31.25 SF Drive-Thru Menu Board Ground Sign and one 10.85 SF Drive-Thru Menu Board Ground Sign are proposed; property located at 14356 Pearl Road, PPN 393-19-033, zoned Restaurant-Recreational Services (R-RS).

(H) Any other business to come before the Board