

**STRONGSVILLE BOARD OF ZONING &
BUILDING CODE APPEALS
AGENDA
COUNCIL CHAMBERS
18688 Royalton Road
June 13, 2018
8:00 p.m.**

Next mtg 6/27/18

- (A) 7:30 p.m. Caucus
- (B) 8:00 p.m. Call to Order
- (C) Certificate of Posting per Chapter 208
- (D) Approve Meeting Minutes from May 23, 2018
- (E) Approve Findings of Fact and Conclusions of Law re: Robert W. Dombrowski decision of the Board on May 9, 2018 and re: Pine Lakes Development Expansion Phase 2/ Lipovits Construction, Inc. decision of the Board on May 9, 2018
- (F) Oath Administered to all Witnesses
- (G) NEW APPLICATIONS

1) BRENT AND GINGER HEYNEMAN, OWNERS

- a) Requesting a variance from Zoning Code Section 1274.07, which prohibits a change to a non-conforming lot where the applicant is proposing a 496 SF Unenclosed Patio where none is permitted;
- b) Requesting an 11' Rear Yard Setback variance from Zoning Code Section 1252.16 (e), which permits a 14' encroachment into the established Rear Yard Setback and where a 25' encroachment into the Rear Yard Setback is proposed in order to construct a 496 SF Unenclosed Patio; property located at 18313 Potomac Drive, PPN 396-19-045, zoned R1-75.

2) MICHAEL AND ELAINE ZUSY, OWNERS

Requesting a 4' Rear Yard Setback variance from Zoning Code Section 1252.16 (e), which requires a 10' Rear Yard Setback and where a 6' Rear Yard Setback is proposed in order to construct a 144 SF Deck; property located at 10750 Carmel Oval, PPN 395-27-146, zoned R1-75.

3) DIRK GARNER AND ZARINA MELIK-STEPANOVA, OWNERS

Requesting a variance from Zoning Code Section 1252.16 (e), which prohibits a Patio in the front yard and where the applicant is proposing a 283 SF Patio in the front yard; property located at 17031 Falling Leaves Drive, PPN 396-05-072, zoned PDA-2.

4) SHIRISH PATEL, OWNER/Steve Bella with Bella Cement, Representative

- a) Requesting a variance from Zoning Code Section 1274.07, which prohibits a change to a non-conforming lot where the applicant is proposing an 870 SF Unenclosed Patio and a 384 SF Unenclosed Patio where none is permitted;
- b) Requesting an 11' Rear Yard Setback variance from Zoning Code Section 1252.16 (e), which permits a 14' encroachment into the established Rear Yard Setback and where a 22' encroachment into the Rear Yard Setback is proposed in order to construct an 870 SF Unenclosed Patio and a 384 SF Unenclosed Patio; property located at 21688 Briar Bush Lane, PPN 392-09-007, zoned R1-75.

5) PAULINE WERNER/Dave Hopkins with Paradise Pools, Representative

Requesting a variance from Zoning Code Section 1274.07, which prohibits a change to a non-conforming use where the applicant is proposing an in-ground swimming pool; property located at 11433 Pearl Rd., PPN 392-21-014, zoned RMF-1.

6) WILLIAM FOWLER, OWNER

Requesting a 17'4" Front Yard Setback variance from Zoning Code Section 1252.05, which requires a 50' Front Yard Setback and where a 32'8" Front Yard Setback is proposed in order to construct a 450 SF Garage Addition; property located at 11712 Park Point Place, PPN 398-15-029, zoned R1-75.

7) SGT. CLEAN CAR WASH aka BENDIK HOLDINGS, LLC/ Greg Seifert, Representative

Requesting a 5'6" Side Yard Setback variance from Zoning Code Section 1258.11 (a), which requires a 10' Side Yard Setback and where a 4'6" Side Yard Setback is proposed in order to expand an existing parking lot; property located at 18534 Pearl Road, PPN 394-26-003, zoned CS.

(H) PUBLIC HEARINGS

8) ERIC BURCH AND KAREN SHINSKY, OWNERS

- a) Requesting a variance from Zoning Code Section 1274.07, which prohibits a change to a non-conforming lot where the applicant is proposing an 80 SF Accessory Structure where none is permitted;
- b) Requesting a variance from Zoning Code Section 1274.07, which prohibits a change to a non-conforming lot where the applicant is proposing a 15' x 15' Unenclosed Patio where none is permitted;
- c) Requesting an 11' Rear Yard Setback variance from Zoning Code Section 1252.16 (e), which permits a 14 encroachment into the established Rear Yard Setback and where a 25' encroachment into the Rear Yard Setback is proposed in order to construct a 15' x 15' Unenclosed Patio; property located at 13206 Compass Point Drive, PPN 399-31-049, zoned R1-75.

9) CLARK OIL aka YEY LLC/ Eli Mahler, Representative

Extension of the June 14, 2017 determination of the Board of Zoning and Building Code Appeals:

- a) Requesting a variance from Zoning Code Section 1274.06, which prohibits the enlargement or structural alteration of a nonconforming building or use except to make it a conforming building or use and the applicant is proposing the demolition of the current Gas Station/Convenience Store and construction of a new building;
- b) Requesting a .64 acre Lot Area variance from Zoning Code Section 1258.08, which requires a 1 acre minimum Lot Area and where a .46 acre Lot Area is proposed in order to replace a Gas Station/Convenience Store with a 2,500 SF Gas Station/Convenience Store;
- c) Requesting a 35' Lot Width variance from Zoning Code Section 1258.10, which requires a minimum Lot Width of 150' and where a 115' Lot Width is proposed in order to replace a Gas Station/Convenience Store with a 2,500 SF Gas Station/Convenience Store;

9) CLARK OIL aka YEY LLC/ Eli Mahler, Representative, Cont'd

- d) Requesting a 5' Side Yard Building Setback variance from Zoning Code Section 1258.11 (a), which requires a 10' Side Yard Building Setback and where a 5' Side Yard Building Setback is proposed in order to replace a Gas Station/Convenience Store with a 2,500 SF Gas Station/Convenience Store;
- e) Requesting a 5' Rear Yard Building Setback variance from Zoning Code Section 1258.11 (a), which requires a 10' Rear Yard Building Setback and where a 5' Rear Yard Building Setback is proposed in order to replace a Gas Station/Convenience Store with a 2,500 SF Gas Station/Convenience Store;
- f) Requesting a 10' Side Street Parking Setback variance from Zoning Code Section 1258.11 (b) (3), which requires a 20' Side Street Parking Setback on a corner lot and where a 10' Side Street Parking Setback (North) is proposed in order to replace a Gas Station/Convenience Store with a 2,500 SF Gas Station/Convenience Store;
- g) Requesting a 10' Front Parking Setback variance from Zoning Code Section 1258.11 (a), which requires a 75' Front Parking Setback and where a 65' Front Parking Setback is proposed in order to replace a Gas Station/Convenience Store with a 2,500 SF Gas Station/Convenience Store; property located at 15387 Pearl Road, PPN 397-01-025, zoned General Business (GB).

(I) Any other business to come before the Board

10) 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.