

**STRONGSVILLE BOARD OF ZONING &
BUILDING CODE APPEALS
AGENDA
COUNCIL CHAMBERS
18688 Royalton Road
June 27, 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 Meeting Minutes from June 13, 2018**
- (E) Oath Administered to all Witnesses**
- (F) NEW APPLICATIONS**

1) ERIK AND MONICA BETCHKER, OWNERS

Requesting a 17' 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 31' encroachment into the Rear Yard Setback is proposed in order to construct a 861 SF Pool Deck; property located at 16324 Falmouth Drive, PPN 397-31-001.

2) CRAIG AND TIFFANY HANEY, OWNER

Requesting a 2' 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 16' encroachment into the Rear Yard Setback is proposed in order to construct a 352 SF Patio; property located at 16647 Timberline Drive, PPN 397-22-071, zoned R1-75.

3) JASON AND NICOLE TRUSNIK, OWNERS

- a) Requesting a 6' Side Yard Setback (South) variance from Zoning Code Section 1252.04 (e), which requires a 10' Side Yard Setback (South) and where a 4' Side Yard Setback (South) is proposed in order to construct a 5,505 SF Single Family Dwelling;
- b) Requesting an .81' Side Yard Setback (North) variance from Zoning Code Section 1252.04 (e), which requires a 10' Side Yard Setback (North) and where a 9.19' Side Yard Setback (North) is proposed in order to construct a 5,505 SF Single Family Dwelling; property located at 18116 Clare Court, PPN 394-29-132, zoned R1-100.

4) RYAN AND ALICIA LEWIS, OWNERS

Requesting a 9' 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 23' encroachment into the Rear Yard Setback is proposed in order to install a 288 SF Unenclosed Deck; property located at 11020 Jasmine Court, PPN 398-19-028, zoned R1-75.

5) DOROTHY AND RONALD SZELESTA, OWNERS

Requesting a 16' 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 30' encroachment into the Rear Yard Setback is proposed in order to install a 256 SF Unenclosed Deck; property located 9286 Rainer Court, PPN 395-22-049, zoned R1-100.

6) MARK AND LOIS MANGIONE, OWNERS

Requesting a variance from Zoning Code Section 1252.15, which permits one (1) accessory structure and where the applicant is proposing a 171.72 SF second accessory structure Patio Cover/Gazebo; property located at 16963 Bear Creek Lane, PPN 397-11-078 zoned R1-75.

(G) PUBLIC HEARINGS

7) BRENT AND GINGER HEYNEMAN, OWNERS/JDK Construction, Rep.

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.

8) 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 1240 SF Deck; property located at 10750 Carmel Oval, PPN 395-27-146, zoned R1-75.

9) 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 17631 Falling Leaves Drive, PPN 396-05-072, zoned PDA-2.

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

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.

11) PAULINE WARNER/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.

12) 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.

13) 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) Any other business to come before the Board

14) ERIC BURCH AND KAREN SHINSKY, OWNERS

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.