

**STRONGSVILLE BOARD OF ZONING &
BUILDING CODE APPEALS
AGENDA
COUNCIL CHAMBERS
18688 Royalton Road
May 9, 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 Findings of Fact and Conclusions of Law re: Cameron-Allie decision of the Board on April 11, 2018
- (E) Oath Administered to all Witnesses
- (F) **NEW APPLICATIONS**

1) **THOMAS BOUTALL, OWNER**

- a) Requesting a 5' Side Yard Setback variance from Zoning Code Section 1252.29 (b) (1), which requires a 15' Side Yard Setback and where a 10' Side Yard Setback (East) is proposed in order to install an In-ground Swimming Pool;
- b) Requesting a 5' Rear Yard Setback variance from Zoning Code Section 1252.29 (b) (1), which requires a 15' Rear Yard Setback and where a 10' Rear Yard Setback (South) is proposed in order to install an In-ground Swimming Pool; property located at 21385 Oakhurst Lane, PPN 393-11-041, zoned R1-75.

2) **AARON LIME, OWNER**

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; property located at 9524 Brushwood Lane, PPN 398-11-084, zoned R1-75.

3) **LOVE FARM DEVELOPMENT/Greg Modic, Representative**

Requesting a 198 SF Floor Area variance from Zoning Code Section 1252.22 (c), which permits a 1,000 SF Floor Area and where a 1,198 SF Floor Area is proposed in order to construct a New Single Family Dwelling Attached Garage; property located at 11405 Love Lane, PPN 392-01-080, zoned R1-75.

(G) **PUBLIC HEARINGS**

4) **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.

5) 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 New 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.

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

- a) 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;
- b) 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;
- c) 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.

7) 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.

(H) Any other business to come before the Board