

**STRONGSVILLE BOARD OF ZONING &
BUILDING CODE APPEALS
AGENDA
COUNCIL CHAMBERS
18688 Royalton Road
October 5, 2016
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 from September 21, 2016 meeting**
- (E) Oath Administered to all Witnesses**
- (F) NEW APPLICATIONS**

1) JOSEPH WILSON AND MICHELLE ZIERNICKI, OWNERS

Requesting a 6' variance from Zoning Code Section 1252.16 (e), which requires a Deck maintain the same required side yard setback as the main dwelling and where the applicant is proposing a 1,350 SF Deck 6' into the side yard; property located at 22341 Pinnacle Point, PPN 392-13-056, zoned R1-75.

2) JANE AND LESTER CHIDSEY, OWNERS/Moscarino Outdoor Creations, Inc., Representative

Requesting a 9.5' Rear Yard Setback variance from Zoning Code Section 1252.16 (e), which requires a 36' Rear Yard Setback and where a 26.5' Rear Yard Setback is proposed in order to install a 112 SF concrete Patio; property located at 9707 Huntington Park Drive, PPN 39521-065, zoned R1-75.

(G) PUBLIC HEARINGS

3) HARDIP SINGH, OWNER/Jim Randall with NEO Fence, Representative

Requesting an 8' Rear Yard Setback variance from Zoning Code Section 1252.16 (e), which requires a 36' Rear Yard Setback and where a 28' Rear Yard Setback is proposed in order to construct a 465 SF Deck; property located at 16873 Rabbit Run Drive, PPN 397-10-076, zoned R1-75.

4) ALBION WEBSTER DEVELOPMENT CO, LLC /Michelle Sorenson, Representative

Requesting a 19' Rear Yard Setback variance from Zoning Code Section 1253.11 (b) (3), which requires a 50' Rear Yard Setback and where a 31' Rear Yard Setback is proposed in order to construct a Single Family Dwelling; property located at 14121 Glenbrook Drive subplot 43, PPN 398-19-115, zoned R1-75.

5) **DIANE WOLF- HERZING AND KEITH HERZING, OWNERS**

Requesting a 17' Rear Yard Setback variance from Zoning Code Section 1252.05, which requires a 35' Rear Yard Setback and where a 18' Rear Yard Setback is proposed in order to construct an 243 SF Addition; property located at 17101 Ridge Point Circle, PPN 396-06-011, zoned PDA-2.

6) **BRYAN AND JENNIFER COWAN, OWNERS**

a) Requesting a 39' Side Yard Setback variance from Zoning Code Section 1252.03 (e), which requires a 50' Side Yard Setback and where an 11' Side Yard Setback is proposed in order to construct a 128 SF Chicken Coop;

b) Requesting a 43' Setback variance from Zoning Code Section 1252.03 (e), which requires a 50' Setback from all adjoining residential lot lines or any residence and where a 7' Setback from the nearest dwelling is proposed in order to construct a 128 SF Chicken Coop; property located at 19293 Lunn Road, PPN 393-27-003, zoned R1-75.

7) **WESLEY AND SHARON CRABIEL, OWNERS/Bruce Stone with Yard Smart, Inc, Representative**

Requesting a 7' variance from Zoning Code Section 1252.16 (e), which requires an Unenclosed Patio maintain the same required side yard setback as the main dwelling and where the applicant is proposing a 208 SF Unenclosed Patio 7' into the side yard; property located at 14626 Windsor Castle Lane, PPN 393-20-085, zoned R1-75.

(H) Any other business to come before the Board

8) **JEFFREY MIHU, OWNER/Eli Miller Construction, Representative**

a) Requesting a 644 SF Floor Area variance from Zoning Code Section 1252.22 (c), which permits a 1,000 SF Floor Area and where a 1,644 SF Floor Area is proposed in order to construct a Garage Addition;

b) Requesting a 7' Front Yard Setback variance from Zoning Code Section 1252.04 (d), which requires a 50' Front Yard Setback and where a 43' Front Yard Setback is proposed in order to construct a Garage Addition; property located at 10306 Pamela Drive, PPN 391-27-020, zoned R1-75.