

**STRONGSVILLE BOARD OF ZONING &
BUILDING CODE APPEALS
AGENDA
COUNCIL CHAMBERS
18688 Royalton Road
May 25, 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) Oath Administered to all Witnesses**
- (E) Approve minutes from May 11, 2016 meeting**
- (F) Approve Finding of Fact and Conclusions of Law re: O'Charley's Changeable Copy Sign**

(G) NEW APPLICATIONS

1) STRONGSVILLE PLAZA SIGNAGE/Eyad Ali with Neon City, Representative

- a) Requesting a 3.5' Sign Height variance from Zoning Code Section 1272.12 (e), which permits a 5' Sign Height and where an 8.5' Sign Height is proposed in order to install a Ground Sign;
- b) Requesting a 10 SF Sign Face Area variance from Zoning Code Section 1272.12 (e), which permits a 50 SF Sign Face Area and where a 60 SF Sign Face Area is proposed in order to install a Ground Sign; property located at 14711 – 14783 Pearl Road, PPN 396-19-001, zoned General Business (GB).

(H) PUBLIC HEARINGS

2) BETTY JANE LANGE, OWNER/Cary Wescott with Champion Windows, Representative

- a) Requesting a variance from Zoning Code Section 1252.20 (a), which prohibits the enlargement or alteration of an existing non-conforming cluster home and where the applicant is proposing to add a 192 SF Sunroom Addition;
- b) Requesting a 25' Rear Yard Setback variance from Zoning Code Section 1253.11 (b) (3), which requires a 35' Rear Yard Setback and where a 10' Rear Yard Setback is proposed in order to construct a 192 SF Sunroom; property located at 16406 Logan Court, PPN 395-25-001, zoned R1-75.

Agenda
Board of Building Code
And Zoning Appeals
May 25 2016
Page 2

3) GARCIA PROSTHETICS/Ted Macosko, Architects, Inc., Representative

- a) Requesting a 13' Front Building Setback variance from Zoning Code Section 1258.11 (a), which requires a 125' Front Building Setback from the centerline of Pearl Road and where a 112' Front Building Setback from the centerline of Pearl Road is proposed in order to construct a 7,216 SF Addition;
- b) Requesting a 13' Front Parking Setback variance from Zoning Code Section 1258.11 (a), which requires a 75' Front Parking Setback from the centerline of Pearl Road and where a 62' Front Parking Setback from the centerline of Pearl Road is proposed in order to construct a 7,216 SF Addition;
- c) Requesting a 22 Parking Space variance from Zoning Code Section 1270.05 (c) (1), which requires 52 Parking Spaces and where 30 Parking Spaces are proposed in order to construct a 7,216 SF Addition; property located at 8180 Pearl Road, PPN 395-05-002, zoned General Business (GB).

4) GREAT ESCAPE OUTLOT BUILDING/Dan Neff with Neff & Associates, Representative

- a) Requesting an 85' Front Building Setback variance from Zoning Code Section 1258.11 (a), which requires a 200' Front Building Setback from the centerline of Royalton Road and where a 115' Front Building Setback from the centerline of Royalton Road is proposed in order to construct a 2,400 SF Drive Thru Restaurant;
- b) Requesting a 35.4' Side Yard Setback variance from Zoning Code Section 1258.11 (a), which requires a 50' Minimum Side Yard Setback (East) and where a 14.8' Side Yard Setback (East) is proposed in order to construct a 2,400 SF Drive Thru Restaurant;
- c) Requesting a 15' Front Parking Setback variance from Zoning Code Section 1258.11 (a), which requires a 40' Front Parking Setback and where a 25' Front Parking Setback is proposed in order to construct a 2,400 SF Drive Thru Restaurant;
- d) Requesting a 10' Side Parking Setback (West) variance from Zoning Code Section 1258.11 (a), which requires a 10' Side Parking Setback and where a 0' Side Parking Setback is proposed in order to construct a 2,400 SF Drive Thru Restaurant;
- e) Requesting a 2 Parking Space variance from Zoning Code Section 1270.05 (c) (3), which requires 279 Parking Spaces and where 277 Parking Spaces are proposed in order to construct a Drive Thru 2,400 SF Restaurant; property located at 17200 Royalton Road, PPN 396-14-011, zoned Shopping Center (SC).

Agenda
Board of Building Code
And Zoning Appeals
May 25 2016
Page 3

5) **CHAD ZIEGLER, OWNER**

- a) Requesting a variance from Zoning Code Section 1252.20 (a), which prohibits the enlargement or alteration of an existing non-conforming dwelling and where the applicant is proposing to add a Deck;
- b) Requesting a 29' Rear Yard Setback variance from Zoning Code Section 1252.16 (e), which requires a 36' Rear Yard Setback and where a 7' Rear Yard Setback is proposed in order to construct a Deck; property located at 20567 Hemlock Circle, PPN 393-24-041, zoned R1-75.

(I) Any other business to come before the Board