

**STRONGSVILLE BOARD OF ZONING &
BUILDING CODE APPEALS
AGENDA
COUNCIL CHAMBERS
18688 Royalton Road
June 22, 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 June 8, 2016 meeting**
- (E) Oath Administered to all Witnesses**
- (F) NEW APPLICATIONS**

1) CHESTNUT LAKE APARTMENTS/Gene J. Stancak with Adam Building Company LLC, Representative

Requesting a variance from Zoning Code Section 1270.08 (a), which requires apartment developments maintain enclosed garages at a rate of two (2) spaces per dwelling unit and where the applicant is proposing the demolition and non-replacement of all apartment carports; property located at 17721 Whitney Road, PPN's 395-16-002, 395-16-006, 395-16-007, 395-16-008, 395-16-009, zoned RMF – 1.

2) WILLIAM THOMAS HOMES, INC./Thomas Simon, Representative

Requesting a maximum 17' Rear Yard Separation variance from Zoning Code Section 1253.11 (b) (3), which requires a 50' minimum Rear Yard Separation of adjacent units in a cluster development and where a minimum of 33' Rear Yard Separation of two adjacent units is proposed; properties located at 13121 Northpoint Circle Sublot 23, PPN 398-12-014 and 13145 Northpointe Circle Sublot 26, PPN 398-12-048, zoned RT – C.

(G) PUBLIC HEARINGS

3) MITCHELL'S ICE CREAM/Matt Plecnik of Dimit Architects, Rep.

- a) Requesting a 52.25' variance from Zoning Code Section 1258.08, which requires a 150' Lot Width and where a 97.75' Lot Width is proposed in order to construct an Ice Cream Store;
- b) Requesting a 66' Front Building Setback variance from Zoning Code Section 1258.11 (a), which requires an 80' Front Building Setback and where a 14' Front Building Setback is proposed in order to construct an Ice Cream Store;
- c) Requesting a 10' Side Parking Setback 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 an Ice Cream Store;

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3) MITCHELL'S ICE CREAM/Matt Plecnik of Dimit Architects, Rep., Cont'd

- d) Requesting an 8' Rear Parking Setback variance from Zoning Code Section 1258.11 (a), which requires a 10' Rear Parking Setback to a residential lot line and where a 2' Rear Parking Setback to a residential lot line is proposed in order to construct an Ice Cream Store;
- e) Requesting a 20 Parking Space variance from Zoning Code Section 1270.05 (c) (4), which requires 36 Parking Spaces and where 16 Parking Spaces are proposed in order to construct an Ice Cream Store; property located at 18832 Westwood Drive, PPN 396-10-016, zoned Restaurant Recreational (RS).

4) ADAM KALL, OWNER

Requesting a variance from Zoning Code Section 1252.15 (a), which prohibits an Accessory Building in a Side Yard and where the applicant is proposing a 12' x 16' Accessory Building in the Side Yard (East); property located at 18784 Cook Avenue, PPN 396-18-043, zoned R1-75.

5) UNION HOME MORTGAGE/Michael Gordon, Representative

- a) Requesting a 5' Parking Setback variance from Zoning Code Section 1262.08 (c), which requires a 25' Parking Setback on a corner lot and where a 20' Parking Setback on a corner lot is proposed in order to expand a Parking Lot;
- b) Requesting an 18' Front Parking Setback variance from Zoning Code Section 1262.07, which requires a 50' Front Parking Setback and where a 32' Front Parking Setback is proposed in order to expand a Parking Lot;
- c) Requesting a 10' Rear Parking Setback variance from Zoning Code Section 1262.07, which requires a 10' Rear Parking Setback and where a 0' Rear Parking Setback is proposed in order to expand a Parking Lot; property located at 8241 Dow Circle, PPN 395-13-028, zoned Research – Development (RD).

(H) Any other business to come before the Board