

**STRONGSVILLE BOARD OF ZONING &
BUILDING CODE APPEALS
AGENDA
COUNCIL CHAMBERS
18688 Royalton Road
June 8, 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 May 25, 2016 meeting**
- (E) Oath Administered to all Witnesses**
- (F) NEW APPLICATIONS**

1) 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;
- 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 and Ice Cream Store; property located at 18832 Westwood Drive, PPN 396-10-016, zoned Restaurant Recreational (RS).

2) 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 the Side Yard (East); property located at 18784 Cook Avenue, PPN 396-18-043, zoned R1-75.

(G) PUBLIC HEARINGS

3) STRONGSVILLE PLAZA /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).

4) STRONGSVILLE HIGH SCHOOL/Rodwell King, Representative

Requesting a 40' Height variance from Zoning Code Section 1272.29 (c), which permits a 35' Height and where a 75' Height is proposed in order to install a Flag Pole; property located at 20025 Lunn Road, PPN 393-26-003, zoned Public Facility (PF).

(H) Any other business to come before the Board

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

- a) Requesting a 15' 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 110' 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).

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6) **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 2,000 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 2,000 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 2,000 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 2,000 SF Restaurant; property located at 17200 Royalton Road, PPN 396-14-011, zoned Shopping Center (SC).