

**STRONGSVILLE BOARD OF ZONING &
BUILDING CODE APPEALS
AGENDA
COUNCIL CHAMBERS
18688 Royalton Road
July 20, 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 July 6, 2016 meeting**
- (E) Oath Administered to all Witnesses**
- (F) NEW APPLICATIONS**

1) MATT COLE, OWNER/Brian Knauer with The Pattie Group, Rep.

Requesting a 12' 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 12' Unenclosed Patio 12' into the side yard; property located at 19753 Deer Run Lane, PPN 392-19-024, zoned R1-75.

(G) PUBLIC HEARINGS

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

Requesting a variance from Zoning Code Section 1270.08 (a), which requires that 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.

3) LOIS BAILEY, OWNER

Requesting a variance from Zoning Code Section 1274.04, which prohibits the replacement of structural parts of an existing non-conforming Barn and where the applicant is proposing to repair and upgrade an existing 624 SF non-conforming Barn; property located at 22636 Westwood Drive, PPN 392-02-005 zoned R1-75.

4) CRAIG PRATT, OWNER

Requesting a 2' Setback variance from Zoning Code Section 1252.08, which requires a 35' Setback from a Cluster Home to a Detached Single-Family Dwelling property line and where a 33' Setback to a Detached Single-Family Dwelling property line is proposed in order to construct a 121 SF Three Season Addition; property located at 18981 Bridge Path, PPN 397-27-144, zoned R1-75.

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5) **CIAVARELLA**

Requesting a 16' Rear Yard Setback variance from Zoning Code Section 1252.04, which requires a 50' Rear Yard Setback and where a 34' Rear Yard Setback is proposed in order to approve an existing 256 SF Three Season Addition; property located at 14389 Pine Lakes Drive, PPN 398-09-031, zoned R1-75.

6) **ALL AROUND CHILDREN/Munna Agarwal, Representative**

Requesting a variance from Zoning Code Section 1272.12 (c), which permits three (3) Wall Signs on the West elevation (Pearl Road) and where the applicant is proposing two (2) additional Wall Signs on the North elevation (Royalton Road); property located at 13895 Pearl Road, PPN 396-17-111, zoned General Business (GB).

7) **JAMES POPERNACK, OWNER**

Requesting a 9' Side Yard Setback variance from Zoning Code Section 1252.29 (b), which requires a 15' Side Yard Setback and where a 6' Side Yard Setback is proposed in order to install a 24' by 12' Above Ground Pool; property located at 14472 Pine Lakes Drive, PPN 398-09-019, zoned R1-75.

(H) Any other business to come before the Board

MOVED TO AUGUST 10, 2016 MEETING AT THE OWNER'S REQUEST

8) **BENT TREE HOMEOWNER'S ASSOCIATION, OBJECTING PARTY**

Hearing of the objection by Bent Tree Homeowner's Association pursuant to Codified Ordinance Section 1418.03 to the application for a building permit for a 4' Aluminum Fence; property located at 14000 Walking Stick Way, PPN 399-28-010.