

**STRONGSVILLE BOARD OF ZONING &
BUILDING CODE APPEALS
AGENDA
COUNCIL CHAMBERS
18688 Royalton Road
July 6, 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 22, 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 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.

2) 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.

3) 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.

4) NICHOLAS CIAVARELLA, OWNER

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.

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5) **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).

6) **JAMES POPERNACK, OWNER**

Requesting a 7' Side Yard Setback variance from Zoning Code Section 1252.29 (b), which requires a 15' Side Yard Setback and where an 8' 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.

(G) PUBLIC HEARINGS

7) **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 Northpoint Circle, Sublot 26, PPN 398-12-048, zoned RT – C.

(H) Any other business to come before the Board