

**STRONGSVILLE BOARD OF ZONING &
BUILDING CODE APPEALS
AGENDA
COUNCIL CHAMBERS
18688 Royalton Road
August 24, 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 August 10, 2016 meeting**
- (E) Oath Administered to all Witnesses**
- (F) NEW APPLICATIONS**

1) HOT HEAD BURRITOS, TENANT/Greg Abbott of Abbott Image Solutions, Representative

Requesting a Wall Sign variance from Zoning Code Section 1272.12 (c), which permits one (1) 57.34 SF Wall Sign (West) and where one (1) additional 33.32 SF Wall Sign is proposed (East) elevation; property located at 13405 Pearl Road, PPN 396-10-003, zoned General Business (GB).

2) MARCUS DOBECK, OWNER

- a) Requesting a 637 SF Floor Area variance from Zoning Code Section 1252.15, which permits a 323 SF Floor Area and where a 960 SF Floor Area is proposed in order to construct an Accessory Structure;
- b) Requesting a variance from Zoning Code Section 1252.15 (b), which requires a Portland cement concrete or interlocking concrete paving stones driveway to the applicant's proposed accessory structure and where no driveway is proposed; property located at 12997 Webster Road, PPN 398-26-023, zoned R1-75.

3) FRANK CELEBREEZE, OWNER/Diane Bija of New Creations Builders, Representative

- a) Requesting a 204 SF Floor Area variance from Zoning Code Section 1252.15, which permits a 192 SF Floor Area and where a 396 SF Floor Area is proposed in order to construct an Accessory Structure;
- b) Requesting a 12' Setback variance from Zoning Code Section 1252.15 (a), which requires a 20' Setback and where an 8' Setback is proposed in order to construct an Accessory Structure;
- c) Requesting a variance which prohibits placing an Accessory Structure in the side yard and where a 396 SF Accessory Structure in the side yard is proposed; property located at 19654 Tanbark Lane, PPN 391-28-001, zoned R1-75.

Agenda
Board of Building Code
And Zoning Appeals
August 24, 2016
Page 2

4) WOODPECKERS, INC./Mike Curtis of Curtis Layer Design Build, Inc., Representative

- a) Requesting a 22.25' Rear Yard Building Setback variance from Zoning Code Section 1260.07, which requires a 50' Rear Yard Building Setback and where a 27.75' Rear Yard Building Setback is proposed in order to construct a 45,800 SF Manufacturing and Warehouse Addition;
- b) Requesting a 10' Side Yard Parking Setback variance from Zoning Code Section 1260.07, which requires a 10' Side Yard Parking Setback and where a 0' Side Yard Parking Setback is proposed in order to construct a 45,800 SF Manufacturing and Warehouse Addition; property located at 13700 Prospect Road, PPN 392-16-008, zoned General Industrial (GI).

(G) PUBLIC HEARINGS

5) SQUARE 22, TENANT/Allsigns and Designs, Representative

- a) Requesting a Wall Sign variance from Zoning Code Section 1272.12 (c), which permits one (1) Projecting Wall Sign (West) and where two (2) additional Wall Signs are proposed on the South (82 SF) and East (44.4 SF) elevations;
- b) Requesting an 11.25 SF Projecting Wall Sign Face Area variance from Zoning Code Section 1272.12 (f), which permits a 9 SF Projecting Wall Sign Face Area and where a 20.25 Projecting Wall Sign Face Area (West) is proposed;
- c) Requesting a 1' 6" Projecting Wall Sign Height variance from Zoning Code Section 1272.12 (f), which permits a 3' Projecting Wall Sign Height and where a 4' 6" Projecting Wall Sign Height (West) is proposed;
- d) Requesting a 1' 6" Projecting Wall Sign variance from Zoning Code Section 1272.04 (b), which permits a Projecting Wall Sign to project 3' from the face of a building and where the applicant is proposing a Projecting Wall Sign (West) to project 4' 6" from the face of a building; property located at 13485 Pearl Road, PPN 396-10-003, zoned General Business (GB).

(H) Any other business to come before the Board