

**STRONGSVILLE BOARD OF ZONING &
BUILDING CODE APPEALS
AGENDA
COUNCIL CHAMBERS
18688 Royalton Road
September 7, 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 24, 2016 meeting**
- (E) Oath Administered to all Witnesses**
- (F) NEW APPLICATIONS**

1) BRENT AND EVA TEAGUE, OWNER/Brothers Grimm Landscape, Rep.

Requesting a 4' 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 350 SF Unenclosed Patio with a partial Pergola 4' into the side yard; property located at 18395 Clare Court, PPN 394-31-009, zoned R1-75.

2) JEFFREY MIHU, OWNER/Eli Miller Construction, Representative

Requesting a 600 SF Floor Area variance from Zoning Code Section 1252.22 (c), which permits a 1,000 SF Floor Area and where a 1,600 SF Floor Area is proposed in order to construct a Garage Addition; property located at 10306 Pamela Drive, PPN 391-27-020, zoned R1-75.

3) RANDOLPH AND LAURA JONES, OWNER

Requesting a variance from Zoning Code Section 1252.15, which permits one (1) Accessory Structure and where one (1) additional 192 SF structure is proposed; property located at 16561 Glendale Avenue, PPN 397-15-024, zoned R1-75.

4) DIMITRI KONTOVEROS, OWNER

Requesting an 18' Rear Yard Setback variance from Zoning Code Section 1252.04 (f), which requires a 50' Rear Yard Setback and where a 32' Rear Yard Setback is proposed in order to construct a 180 SF Four-Season Sunroom; property located at 17477 Deer Ridge Circle, PPN 397-27-045, zoned R1-75.

(G) PUBLIC HEARINGS

5) 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 (East) is proposed; property located at 13405 Pearl Road, PPN 396-10-003, zoned General Business (GB).

6) 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.

7) WITHDRAWN AT THE REQUEST OF THE APPLICANT

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.

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8) **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).

(H) Any other business to come before the Board