

**STRONGSVILLE BOARD OF ZONING &  
BUILDING CODE APPEALS  
AGENDA  
COUNCIL CHAMBERS  
18688 Royalton Road  
December 13, 2017  
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 November 29, 2017 meeting**
- (E) Oath Administered to all Witnesses**
- (F) NEW APPLICATIONS**

**There are no New Applications.**

**(G) PUBLIC HEARINGS**

**1) MICHELLE ZIERNICKI AND JOSEPH WILSON, OWNERS/Klassic Custom Decks, Inc., Representative**

Appeal from the decision of the Building Commissioner, pursuant to Codified Ordinance 1402.01 RCO Adoption, which requires handrails on the deck stairs associated with #RDECK 16-2636 and where the applicant did not install handrails on the deck stairs at 22341 Pinnacle Point, PPN 392-13-056, zoned R1-75.

**2) SARA PATRICK, OWNER**

Requesting a variance from Zoning Code Section 1252.15 (a), which prohibits an Accessory Structure in a side yard and where a 240 SF Accessory Structure in a side yard is proposed; property located at 15705 Albion Road, PPN 398-13-001, zoned R1-75.

**3) RAISING CANE'S/Drew Gatliff, Representative**

- a) Requesting a 5' Lot Width variance from Zoning Code Section 1258.08, which requires a 150' minimum Lot Width and where a 145' Lot Width is proposed;
- b) Requesting a 10 Space Parking variance from Zoning Code Section 1270.05 (c) (5), which requires 40 Parking Spaces and where 30 Parking Spaces are proposed;
- c) Requesting a 19' Front Parking Setback variance from Zoning Code Section 1258.11 (a), which requires a 75' minimum Front Parking Setback from the centerline of Pearl Road and where a 56' Front Parking Setback from the centerline of Pearl Road is proposed;

**3) RAISING CANE'S/Drew Gatliff, Representative, Cont'd**

- d) Requesting a 10' Side Parking Setback variance from Zoning Code Section 1258.11 (b) (3), which requires a 20' minimum Side Parking Setback and where a 10' Side Parking Setback if proposed;
- e) Requesting a 33' Side Building Yard Setback variance from Zoning Code Section 1258.11 (b) (2) Appendix IV, which requires a 100' Building Side Yard Setback from Pierce Drive and where a 67' Side Building Yard Setback is proposed in order to construct a Restaurant; property located at the corner of Pearl Road and Pierce Drive, PPN 393-19-033, zoned Restaurant-Recreational Services (R-RS).

**4) STEPHEN MACGILLIS, OWNER**

- a) Requesting a 15' Lot Width (East) variance from Zoning Code Section 1252.05, which requires a minimum 75' Lot Width and where a 60' Lot Width is proposed;
- b) Requesting a 60' Lot Width (West) variance from Zoning Code Section 1252.05, which requires a 75' Lot Width and where a 15' Lot Width is proposed;
- c) Requesting a variance from Zoning Code Section 1252.03 to permit an Accessory Structure on a lot without a main building; property located at 16917 Shurmer Road and Hunting Meadows Drive, PPN's 397-06-012 and 397-06-002 zoned R1-75.

**(H) Any other business to come before the Board**