

**STRONGSVILLE BOARD OF ZONING &
BUILDING CODE APPEALS
AGENDA
COUNCIL CHAMBERS
18688 Royalton Road
November 8, 2017
8:00 p.m.**

- (A) 7:30 p.m. Caucus next meeting Nov. 29
- (B) 8:00 p.m. Call to Order
- (C) Certificate of Posting per Chapter 208
- (D) Approve Minutes from October 25, 2017 meeting
- (E) Oath Administered to all Witnesses
- (F) **NEW APPLICATIONS**

There are no New Applications.

(G) PUBLIC HEARINGS

1) MARTIN DORR, OWNER

- a) Requesting a variance from Zoning Code Section 1252.15 (a), which prohibits an Accessory Structure in a side yard and front yard and where a 1,200 SF Accessory Structure in a side yard and front yard is proposed;
- b) Requesting a 720 SF Floor Area variance from Zoning Code Section 1252.15, which permits a 480 SF Floor Area and where a 1,200 SF Floor Area is proposed in order to construct an Accessory Structure;
- c) Requesting a 0.5' Height variance from Zoning Code Section 1252.04 (g), which permits a 15' Height and where a 15.5' Height is proposed in order to construct a 1,200 SF Accessory Structure;
- d) Requesting a variance from Zoning Code Section 1252.17 (a), which prohibits a fence along the front property line and where the applicant is proposing 139' of 4' high Wood Shadowbox Fence along the front property line; property located at 19214 Boston Road, PPN 394-32-018, zoned R1-75.

2) TIMOTHY AND THERESA FAGAN, OWNER, Diane Bija of New Creation Builders, Representative

- a) Requesting a variance from Zoning Code Section 1252.15 (a), which prohibits an Accessory Structure in a side yard and the applicant is proposing a 240 SF Accessory Structure in a side yard;
- b) Requesting a 48 SF Floor Area variance from Zoning Code Section 1252.15, which permits a 192 SF Floor Area and where a 240 SF Floor area is proposed in order to construct an Accessory Structure; property located at 20795 Oak Trail Court, PPN 391-23-038, zoned R1-75.

- 3) **Requesting an extension of the November 2, 2016 determination of the Board of Zoning and Building Code Appeals:**

JEFFREY MIHU, OWNER/Eli Miller Construction, Representative

Requesting a 57.5 SF Floor Area variance from Zoning Code Section 1252.22 (c), which permits a 1,000 SF Floor Area and where a 1,057.5 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.

(H) Any other business to come before the Board

4) **GOODWILL INDUSTRIES/Nathan Wellman, Representative**

- a) Requesting a variance from Zoning Code Sections 1258.03(c)(2) and 1240.08(c)(18)(C) which require that the accessory use as a sign be located on the same zoning lot as the main use and where the applicant is proposing signage on a lot separate from the main use;
- b) Requesting a 48” Sign Height variance from Zoning Code Section 1272.12 (e), which permits a 60” Sign Height and where a 108” Sign Height is proposed;
- c) Requesting a 46 SF Sign Face Area variance from Zoning Code Section 1272.12 (e), which permits a 50 SF Sign Face Area and where a 96 SF Sign Face Area is proposed; properties located at 16180 Pearl Road, PPN 393-31-010 and 16160 Pearl Road, PPN 393-31-009, zoned General Business (GB).

5) **WILLIAM MCVEY/David M. Leneghan, Representative**

Appeal from the decision of the Building Commissioner, pursuant to Codified Ordinance 1402.01 RCO Adoption, which requires inspections for permit #RALT 17-2294 and where the applicant did not request inspections at 10354 Eastland Road, PPN 391-27-033, zoned R1-75.