

**STRONGSVILLE BOARD OF ZONING &
BUILDING CODE APPEALS
AGENDA
COUNCIL CHAMBERS
18688 Royalton Road
October 11, 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 September 27, 2017 meeting**
- (E) Approve Findings of Fact and Conclusions of Law regarding the decision of the Board on September 27, 2017, applicant Linda Moore and Toni Moore**
- (F) Oath Administered to all Witnesses**
- (G) NEW APPLICATIONS**

1) GOODWILL INDUSTRIES/Nathan Wellman, Representative

- a) 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;
- 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 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, properties located at 16180 Pearl Road, PPN 393-31-010 and 16160 Pearl Road, PPN 393-31-009, zoned General Business (G.B.)

2) WILLIAM MCVEY/David M. Leneghan, Atty., Representative

Appeal from the decision of the Building Commissioner dated August 3, 2017, pursuant to Codified Ordinance Section 1414.07, in regard to 10354 Eastland Road, PPN 391-27-003, zoned R1-75.

(H) PUBLIC HEARINGS

3) DENIS BRENO, OWNER/Gene Klaus of Klaus Home Improvement, Rep.

- a) Requesting an 80 SF Floor Area variance from Zoning Code Section 1252.22 (c), which permits a 1,000 SF Floor Area and where a 1,080 SF Floor Area is proposed;
- b) Requesting a 6'6" Height variance from Zoning Code Section 1252.04 (g), which permits a 15' Height and where a 21'6" Height is proposed in order to construct a Detached Garage; property located at 19288 Hunt Road, PPN 399-30-003, zoned R1-75.

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4) ANDREW ABAMOVICH, OWNER

Requesting a 8' Rear Yard Setback variance from Zoning Code Section 1252.16 (e), which requires a 31' Rear Yard Setback and where a 23' Rear Yard Setback is proposed in order to install a 332 SF Concrete Patio; property located at 17626 Hampton Place, PPN 397-20-088, zoned R1-75.

5) COMMERCE PARK 200/Spencer Pischak of Premier Development., Representative

Requesting a variance from Zoning Code Section 1262.07 and 1270.13 (b), which prohibit loading docks in a front yard and facing a street, and where the applicant is proposing 25 Loading Docks facing north towards Commerce Parkway in order to construct an Office/Warehouse Building; property located at Commerce Parkway, PPN 397-03-001, zoned General Industrial (GI).

(H) Any other business to come before the Board