

**STRONGSVILLE BOARD OF ZONING &
BUILDING CODE APPEALS
AGENDA
COUNCIL CHAMBERS
18688 Royalton Road
October 25, 2017
8:00 p.m.**

- (A) 7:30 p.m. Caucus **next mtg. Nov. 8**
- (B) 8:00 p.m. Call to Order
- (C) Certificate of Posting per Chapter 208
- (D) Approve Minutes from October 11, 2017 meeting
- (E) Oath Administered to all Witnesses
- (F) **NEW APPLICATIONS**

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 1,472 SF Accessory Structure in a side yard and front yard is proposed;
- b) Requesting a 992 SF Floor Area variance from Zoning Code Section 1252.15, which permits a 480 SF Floor Area and where a 1,472 SF Floor Area is proposed in order to construct an Accessory Structure;
- c) Requesting a 1' Height variance from Zoning Code Section 1252.04 (g), which permits a 15' Height and where a 16' Height is proposed in order to construct a 1,472 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 6' 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) 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.

(G) PUBLIC HEARINGS

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.

(H) Any other business to come before the Board

6) 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 3’ Height variance from Zoning Code Section 1252.04 (g), which permits a 15’ Height and where an 18’ Height is proposed in order to construct a Detached Garage; property located at 19288 Hunt Road, PPN 399-30-003, zoned R1-75.