

# STRONGSVILLE BOARD OF ZONING & BUILDING CODE APPEALS

## AGENDA

COUNCIL CHAMBERS  
13213 Pearl Road (NEW MEETING LOCATION)  
January 14, 2009  
8:00 PM

- (A) 7:30 PM Caucus
- (B) 8:00 PM Call to Order
- (C) Certificate of Posting per Chapter 208
- (D) Election of Officers
- (E) Approve Minutes from November 12, 2008, December 3, 2008 and December 17, 2008
- (F) Oath Administered to all Witnesses
- (G) NEW APPLICATIONS  
No new applications
- (H) PUBLIC HEARING

1) **ANGEL HOUSE CENTER/Carol Dombrose, Owner**

**Extension of the determination of January 23, 2008 of the Board of Zoning and Building Code Appeals:**

Requesting a 23.5' Front Yard Setback variance from Zoning Code Section 1256.04 (a) which requires a 100' Front Yard Setback from the center line of Mill Hollow Lane and where a 76.5' Front Yard Setback is proposed in order to construct a New Building; property located at 14217 Mill Hollow Lane PPN 399-05-007 Zoned Public Facility.

2) **ALDI, INC. Ken Black, Representative/Mike Catanzarite, Representative**

- a) Requesting a 3% Land Coverage variance from Zoning Code Section 1258.09 which allows a maximum 25% Land Coverage and where a 28% Land Coverage is proposed in order to construct an Addition to an Existing Retail Building;
- b) Requesting a 23' Front Yard Parking Setback variance from Zoning Code Section 1258.11 which requires a 75' Front Yard Parking Setback from the centerline of Pearl Road and where a 52' Front Yard Parking Setback is proposed in order to construct an Addition to an Existing Retail Building;
- c) Requesting a 48 Parking Space variance from Zoning Code Section 1270.05 which requires 320 Parking Spaces for Off-Street Parking and where 272 Parking Spaces are proposed in order to construct an Addition to an Existing Retail Building;

- d) Requesting a variance from Zoning Code Section 1270.08 (c) which requires that all parking be provided on the same lot as the main use where eight (8) of the parking spaces are proposed on an abutting lot by way of an easement agreement;
- e) Requesting a 5' Side Yard Parking Setback (West) variance from Zoning Code Section 1258.11 which requires a 5' Side Yard Parking Setback abutting a Non-Residential District (West) and where a 0' Side Yard Parking Setback is proposed in order to construct an Addition to an Existing Retail Building;
- f) Requesting a variance from Zoning Code Section 1272.12 (e) which allows one (1) canopy sign (west) and where two (2) canopy signs (north and west) are proposed;
- g) Requesting a variance from Zoning Code Section 1272.12 (b) which allows one (1) wall sign (west) and where two (2) wall signs (north and west) are proposed;
- h) Requesting a 1' Sign Height variance from Zoning Code Section 1272.12 (b) which allows a 5' Sign Height and where a 6' Sign Height is proposed in order to install a Wall Sign (north);
- i) Requesting a 1' Sign Height variance from Zoning Code Section 1272.12 (b) which allows a 5' Sign Height and where a 6' Sign Height is proposed in order to install a Wall Sign (west); property located at Catan Plaza 14225 Pearl Road, PPN 396-17-114 zoned General Business.

**(I) ANY OTHER BUSINESS TO COME BEFORE THE BOARD**