

**STRONGSVILLE BOARD OF ZONING &
BUILDING CODE APPEALS**

AGENDA

COUNCIL CHAMBERS

18688 Royalton Road

June 11, 2008

8:00 PM

- (A) 7:30 PM Caucus**
- (B) 8:00 PM Call to Order**
- (C) Certificate of Posting per Chapter 208**
- (D) Approve minutes from May 28, 2008**
- (E) Oath Administered to all Witnesses**
- (F) NEW APPLICATIONS**

1) SHAWN AND ANGELA PHILBRICK, OWNER

Requesting a variance from Building Code Section 1402.06 which requires that gutters/downspouts be discharged to the storm sewer and where the applicant is requesting the downspouts discharge to splash block; property located at 18468 West 130 Street PPN 399-33-018 Zoned R1-75.

2) EDNA VAUGHN, OWNER

- a) Requesting a variance from Zoning Code Section 1252.22 (c) which allows 1 Garage and where 2 Garages are proposed;
- b) Requesting a 7' Side Yard Setback variance from Zoning Code Section 1252.15 which requires a 15' Side Yard Setback and where an 8' Side Yard Setback is proposed;
- c) Requesting a 1,516 SF Floor Area variance from Zoning Code Section 1252.22 (c) which allows a 800 SF Floor Area and where a 2,316 SF Floor Area is proposed in order to construct a Second Garage; property located at 18758 Prospect Road PPN 394-14-008 zoned R1-75.

3) EDWIN AND ADA TORRES, OWNER

Requesting a Side Yard Setback variance from Zoning Code Section 1252.17 (a) which prohibits a Fence to extend past the Front Building Setback Line and where the applicant is proposing to install a 4' Fence of which 65' will extend past the Front Building Setback Line; property located at 16888 Miller Court PPN 397-14-011 zoned R1-75.

Agenda
Board of Zoning and
Building Code Appeals
June 11, 2008
Page 2

4) TODD DUPLAGA, OWNER

- a) Requesting an 84 SF Floor Area variance from Zoning Code Section 1252.15 which permits a 400 SF Floor Area and where a 484 SF Floor Area is proposed in order to construct an Accessory Building;
- b) Requesting a 5' Side Yard Setback variance from Zoning Code Section 1252.15 which requires a 10' Side Yard Setback and where a 5' Side Yard Setback is proposed in order to construct an Accessory Building;
- c) Requesting a 280 SF Floor Area variance from Zoning Code Section 1252.21 (c) which permits an 800 SF Floor Area and where a 1,080 SF Floor Area is proposed in order to Enlarge an Existing Attached Garage;
- d) Requesting an 18' Front Setback variance from Zoning Code Section 1252.04 (d) (1) which requires a 100' Front Setback from the Centerline on Westwood Drive and where an 82' Front Setback is proposed in order to Enlarge an Existing Attached Garage; property located at 19698 Westwood Drive PPN 392-29-009 zoned R1-75.

5) SHEIBAN PROPERTIES INC., OWNER/George Hoffman, Agent

Extension of the determination of June 13, 2007 of the Board of Zoning and Building Code Appeals:

- a) Requesting a 5' Parking Lot Setback variance from Zoning Code Section 1258.11 (a) which requires a 75' Setback from the center line of Pearl Road and where a 70' Setback from the center line is proposed in order to construct a Shopping Plaza;
- b) Requesting a 7 Parking Space variance from Zoning Code Section 1270.05 (c) which requires 141 Parking Spaces and where 134 Parking Spaces are proposed in order to construct a Shopping Plaza; property located at 16710 & 16758 Pearl Road PPN 393-34-006 and 393-34-007 Zoned General Business.

Agenda
Board of Zoning and
Building Code Appeals
June 11, 2008
Page 3

(G) PUBLIC HEARINGS

6) DAIRY QUEEN/Joe Jarmusik, Architect

- a) Requesting a 25' Lot Width variance from Zoning Code Section 1258.08 which requires a 150' Lot Width and where a 125' Lot Width is proposed in order to rebuild the Dairy Queen Restaurant;
- b) Requesting a 22.1 SF Sign Face Area variance from Zoning Code Section 1272.11(a) which allows a 64.5 SF Sign Face Area and where an 86.6 SF Sign Face Area is proposed in order to install a Wall Sign;
- c) Requesting a 3' Sign Height variance from Zoning Code Section 1272.12(c) which allows a 5' Sign Height and where an 8' Sign Height is proposed in order to install a Ground Sign;
- d) Requesting a maximum 10.5" Sign Height variance from Zoning Code Section 1272.12(f) which allows a 3' Sign Height and where a 3'10.5" Sign Height is proposed in order to install 3 Directional Signs (1 "Exit", 1 "Enter" and 1 "Drive-through");
- e) Requesting a maximum 10' 0" Sign Setback variance from Zoning Code Section 1272.12(f) which requires a 10' 0" Sign Setback from the right-of-way and where the applicant has proposed to install 2 Directional Signs 0' from the right-of-way (1 "Exit" and 1 "Enter"); property located at 12152 Pearl Road PPN 392-28-009 Zoned R-RS.

H) ANY OTHER BUSINESS TO COME BEFORE THE BOARD