STRONGSVILLE BOARD OF ZONING &
BUILDING CODE APPEALS

AGENDA

COUNCIL CHAMBERS
18688 Royalton Road
June 25, 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 June 11, 2008
(E) Oath Administered to all Witnesses
(F) NEW APPLICATIONS

1) <u>RAY HUFFMAN, OWNER</u>

a) Requesting a variance from Zoning Code Section 1252.22 (c) which permits 1 Garage and where 2 Garages are proposed;

b) Requesting a 5' Side Yard Setback variance from Zoning Code Section 1252.15 (a) which requires a 10' Side Yard Setback and where a 5' Side Yard Setback is proposed in order to construct a 768 SF Detached Garage; property located at 10798 West 130 Street PPN 398-21-017 zoned R1-75.

2) SANTO/GILLESPIE ITALIAN CARRY-OUT/
<u>Scott Gillespie, Representative</u>

a) Requesting a variance from Zoning Code Section 1258.02 (a) (2) (A) (5) which prohibits a Stand Alone Sit-Down Restaurant in Local Business zoning and where the applicant is proposing to Expand an Existing Carry-Out Restaurant to accommodate Sit-Down Dining;

b) Requesting a 17 Parking Space variance from Zoning Code Section 1270.04 which requires 32 Parking Spaces and where 15 Parking Spaces are proposed in order to Expand an Existing Carry-Out Restaurant to accommodate Sit-Down Dining; property located at 10252 West 130 Street PPN 398-12-019 zoned Local Business.

(G) PUBLIC HEARINGS

3) 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 1,100 SF Floor Area variance from Zoning Code Section 1252.22 (c) which allows a 800 SF Floor Area and where a 1,900 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.

4) 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.

5) TODD DUPLAGA, OWNER

a) Requesting a 256 SF Floor Area variance from Zoning Code Section 1252.21 (c) which permits an 800 SF Floor Area and where a 1,056 SF Floor Area is proposed in order to Enlarge an Existing Attached Garage;

b) 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.

6) KRAFT FLUID SYSTEMS, OWNER/Bill Davison, Representative

Requesting an 18' Parking Setback variance from Zoning Code Section 1262.07 which requires a 50' Parking Setback from the right-of-way and where a 32' Parking Setback is proposed in order to Expand an Existing Parking Lot; property located at 14300 Foltz Parkway PPN 393-01-012 zoned General Industrial.

H) ANY OTHER BUSINESS TO COME BEFORE THE BOARD