

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

**AGENDA**

**COUNCIL CHAMBERS**

**13213 Pearl Road**

**May 13, 2009**

**8:00 PM**

- (A) 7:30 PM Caucus**
- (B) 8:00 PM Call to Order**
- (C) Certificate of Posting per Chapter 208**
- (D) Oath Administered to all Witnesses**
- (E) NEW APPLICATIONS**

**1) WILLIAM VRANIC, OWNER**

- a) Requesting a variance from Zoning Code Section 1252.29 (b) (1) which prohibits a Swimming Pool to be located in a side yard and where the owner is proposing an Above Ground Swimming Pool in the side yard;
- b) Requesting a 13.5' Rear Yard Setback variance from Zoning Code Section 1252.29 (b) (1) which requires a 15' Rear Yard Setback and where a 1.5' Rear Yard Setback is proposed in order to install an Above Ground Swimming Pool;
- c) Requesting a 13' Side Yard Setback variance from Zoning Code Section 1252.29 (b) (1) which requires a 15' Side Yard Setback and where a 2' Side Yard Setback is proposed in order to install an Above Ground Swimming Pool;
- d) Requesting a variance from Building Code Section 1438.02 which requires that no structure can obstruct a swale easement and where the applicant is proposing to place an Above Ground Swimming Pool 8.5' into the swale easement; property located at 13800 Blackberry Circle PPN 398-10-105 Zoned R1-75.

**2) HENRY ZALAR, OWNER**

Requesting a 10' Side Yard Setback variance from Zoning Code 1252.17 (c) which requires that the fence be located within the setback of the residence and where the applicant is proposing to extend the fence 10' beyond the setback of the residence in order to construct a 6' Vinyl Privacy Fence on a Corner Lot; property located at 17148 Hawks Lookout Lane PPN 397-10-062 zoning R1-75.

**Previously approved on August 18, 1982 for a 6' Wood Board-on-Board Fence.**

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**(F) PUBLIC HEARING**

**3) BRADLEY WUENSCH, OWNER**

Requesting a 9' Side Yard Setback variance from Zoning Code Section 1252.17 (c) which requires that the fence be located within the setback of the residence and where the applicant is proposing to extend the fence 9' beyond the setback of the residence in order to construct a 6' High Board-on-Board Fence on a Corner Lot; property located at 15205 Prospect Road PPN 393-24-021 zoned R1-75.

**4) MARGARET COLE, OWNER**

Requesting a 22' Front Yard Setback variance from Zoning Code Section 1252.04 (d) (2) which requires a 70' Front Yard Setback from the right of way and where a 48' Front Yard Setback is proposed in order to construct an Addition to an Existing Garage; property located at 12700 Alameda Drive PPN 393-23-013 zoned R1-75.

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