

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

AGENDA

COUNCIL CHAMBERS

18688 Royalton Road

May 28, 2008

8:00 p.m.

- (A) 7:30 PM Caucus**
- (B) 8:00 PM Call to Order**
- (C) Certificate of Posting per Chapter 208**
- (D) Approve minutes from May 14, 2008**
- (E) Oath Administered to all Witnesses**
- (F) NEW APPLICATIONS**

1) 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 6' Sign Height variance from Zoning Code Section 1272.12(c) which allows a 5' Sign Height and where an 11' 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 4 Directional Signs (2 "Exit"s, 1 "Enter" and 1 "Drive-through");
- e) Requesting a maximum 13' 9" 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 3 Directional Signs up to 3' 9" into the right-of-way (2 "Exit"s and 1 "Enter"); property located at 12152 Pearl Road PPN 392-28-009 Zoned R-RS.

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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 2' Side Yard Setback variance from Zoning Code Section 1252.15 which requires a 10' Side Yard Setback and where an 8' Side Yard Setback is proposed;
- c) Requesting a 700 SF Floor Area variance from Zoning Code Section 1252.15 which allows a 800 SF Floor Area and where a 1500 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.

(G) **PUBLIC HEARINGS**

3) **HARZACH SUBDIVISION/Dan Bailey, Representative**

Requesting a 5' Lot Width variance from Zoning Code Section 1252.04(b) which requires a 90' Lot Width and where an 85' Lot Width is proposed on Sublots 1 and 32 in order to create a New Subdivision with 32 Single Family lots; property located north of Whitney Road on PPN's 398-06-002 and 398-06-003 zoned R1-75.

4) **JOHN AND MARY PIEPSNY, OWNERS**

Requesting a 2' Height variance from Zoning Code Section 1252.17 (c) which permits a 6' Fence and where an 8' Fence is proposed; property located at 14490 Century Oak Drive PPN 398-03-064 zoned R1-75.

5) **WEBSTER ROAD LLC., OWNER/Tim Dean, Representative**

Requesting a 20' Front Yard Setback variance from Zoning Code Section 1252.32(k)(3)(c) which requires a 50' Front Yard Setback and where a 30' Front Yard Setback is proposed in order to construct Single Family Dwellings on Sublots 31 and 32 in the Avery Walden Reserve Subdivision; property located at PPN's 398-25-004 and 398-25-036 Castlereagh Drive zoned R1-100.

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6) PILTON BLANKENSHIP, OWNER

Requesting a 2' to 5' Height variance from Zoning Code Section 1252.17 (c) which permits a 6' Fence and where an 8' to 11' Fence is proposed; property located at 18827 Cook Avenue PPN 396-18-020 zoned R1-75.

7) DONALD BEHL II, OWNER

a) Requesting a 2.5' Side Yard Setback variance from Zoning Code Section 1252.32(k)(3) D which requires a 7.5' Side Yard Setback and where a 5' Side Yard Setback is proposed;

b) Requesting a 317.66 SF Floor Area variance from Zoning Code Section 1252.22(c) which allows an 800 SF Floor Area and where a 1117.66 SF Floor Area is proposed in order to Enlarge an Existing Garage; property located at 17311 Lexington Lane PPN 397-22-055 zoned R1-75.

(H) ANY OTHER BUSINESS TO COME BEFORE THE BOARD