

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

**AGENDA**

**COUNCIL CHAMBERS**

**18688 Royalton Road**

**August 8, 2007**

**8:00 PM**

- (A) **7:30 PM Caucus**
- (B) **8:00 PM Call to Order**
- (C) **Certificate of Posting per Chapter 208**
- (D) **Approval of minutes from July 25, 2007**
- (E) **Approval of Findings of Facts and Conclusions of Law re: Lois Bailey, Owner**
- (F) **Oath Administered to all Witnesses**

(G) **NEW APPLICATIONS:**

1) **WENDY ENGEL, OWNER**

Requesting a 5.16' Side Yard Setback variance from Zoning Code Section 1252.17 ( c ) which requires a 25' Side Yard Setback and where a 19.84' Side Yard Setback is proposed in order to construct a Corner Lot Fence; property located at 16922 Deer Path Drive PPN 397-10-032 Zoned R1-75.

(H) **PUBLIC HEARINGS:**

2) **SHAWN AND ANGELA PHILBRICK, OWNER**

- a) Requesting a 4' Front Yard Setback variance from Zoning Code Section 1252.04(d)(1) which requires a 125' Front Yard Setback and where a 121' Front Yard Setback is proposed in order to construct an Addition and;
- b) Requesting a variance from Building Code Section 1436.02 which requires a hard surface driveway and where a partial hard surface driveway only is proposed; property located at 19468 West 130 Street PPN 399-33-018 Zoned R1-75.

3) **RICHARD FIGUSH, OWNER**

- a) Requesting an 11' Rear Yard Setback variance from Zoning Code Section 1252.29 (b)(1) which requires a 15' Rear Yard Setback and where an 4' Rear Yard Setback if proposed in order to install an Inground Swimming Pool and;
- b) Requesting a 3' West Side Yard Setback variance from Zoning Code Section 1252.29 (b)(1) which requires a 15' Side Yard Setback and where a 12' Side Yard Setback is proposed in order to install an Inground Swimming Pool; property located at 20340 Arlington Drive PPN 393-29-027 Zoned PDA-2.

**Agenda**  
**Board of Zoning and Building Code Appeals**  
**August 8, 2007**  
**Page 2**

4) **JOHN ROOS, OWNER**

Requesting a 128 SF Floor Area variance from Zoning Code Section 1252.15 which allows a 192 SF Floor Area and where a 320 SF Floor Area is proposed in order to expand an Accessory Building; property located at 8040 Litto Drive PPN 398-01-001 Zoned R1-75.

5) **KENNETH QUINN, OWNER**

Requesting an 18' 6" Rear Yard Setback variance from Zoning Code Section 1252.16 which requires a 36' Rear Yard Setback and where a 17' 6" Rear Yard Setback is proposed in order to install a concrete patio; property located at 13962 Ordner Drive PPN 396-17-003 Zoned R1-75.

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