

STRONGSVILLE BOARD OF ZONING & BUILDING CODE APPEALS

AGENDA

COUNCIL CHAMBERS
18688 Royalton Road
June 13, 2007
8:00 PM

- (A) 7:30 PM Caucus
- (B) 8:00 PM Call to Order
- (C) Certificate of Posting
- (D) Approval of minutes from May 23, 2007 and April 17, 2002
- (E) Oath Administered to all Witnesses

(F) **NEW APPLICATIONS:**

1) **DONALD AND PAMELA MUZILLA, OWNER**

Requesting a 3' Rear Yard Setback variance from Zoning Code Section 1252.16 (d) which allows a 29' Rear Yard Setback and where a 26' Rear Yard Setback is proposed in order to construct a covered deck; property located at 12816 Falling Water Road PPN 396-13-015 Zoned PDA-2.

2) **CARMELINA DIFIORO, OWNER/Affordable Fence, Agent**

Requesting a 22' to 29' Setback variance from Zoning Code Section 1252.17 (c) which requires a 22' to 29' Setback and where a 0' Setback is proposed in order to replace a 6' fence; property located at 16972 Hunting Meadows Drive PPN 397-06-057 Zoned R1-75.

3) **CHRIS BUDORIS, OWNER**

Requesting an 8' Rear Yard Setback variance from Zoning Code Section 1252.05 which requires a 50' Rear Yard Setback and where a 42' Rear Yard Setback is proposed in order to construct a Sunroom; property located at 13686 Hollo Oval PPN 392-34-054 Zoned R1-75.

(G) **PUBLIC HEARINGS:**

4) **TIMOTHY AND DENISE TYBURSKI, OWNER/Oasis Sunrooms, LLC, Agent**

Requesting a 7.3' Rear Setback variance from Zoning Code Section 1252.32 (k)(3) E which requires a 30' Rear Setback and where a 22.7' Rear Setback is proposed in order to construct a Sunroom; property located at 14018 Pine Lakes Drive PPN 398-08-026 Zoned R1-75.

5) **JAMES LUCAS, OWNER**

- a) Requesting a 320 SF Floor Area variance from Zoning Code Section 1252.22 (c) which permits an 800 SF Floor Area and where a 1,120 SF Floor Area is proposed in order to construct a Detached Garage with a Covered Patio and;
- b) Requesting a 3.10' Height variance from Zoning Code Section 1252.04 (g) which allows a 15' Height and where an 18.10' Height is proposed in order to construct a Detached Garage with a Covered Patio; property located at 10256 Prospect Road PPN 391-16-003 Zoned R1-75.

(G) PUBLIC HEARINGS CONTINUED:

6) PATRICIA BONK WHYDE AND RAYMOND WHYDE, OWNER

Requesting a 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 177' of 6' Board on Board Fencing of which 69.5' will extend past the Front Building Setback Line along the southerly property line; property located at 13780 Harper Road PPN 392-33-058 Zoned R1-75.

7) MICHAEL AND LINDEE FLATER/OWNER

- a) Requesting a Front Setback 14.67' variance from Zoning Code Section 1252.04 (d)(1) which requires a 125' Front Setback from the center line and where a 110.33 Front Setback from the center line is proposed in order to construct a Garage Addition and;
- b) Requesting a 188 SF Floor Area variance from Zoning Code Section 1252.22 (c) which allows an 800 SF Floor Area and where a 988 SF Floor Area is proposed in order to construct a Garage Addition; property located at 20909 Jonathan Drive PPN 391-12-012 Zoned R1-75.

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

- 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 and;
- 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.

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

Requesting a 3' Height variance from Zoning Code Section 1272.12 (c) (2) (C) which permits a 5' Height and where an 8' Height is proposed in order to install a Ground Sign; property located at 16938 Pearl Road PPN 393-34-004 Zoned General Business.

10) MOVED TO BZA MEETING SCHEDULED JUNE 27, 2007

SWEETBRIAR HOMES, INC./ Jeff Massie, Representative

Requesting an 8.06' Rear Yard Setback variance from Zoning Code Section 1252.05 which requires a 50' Rear Yard Setback and where a 42.94' Rear Yard Setback is proposed in order to construct a Single Family Dwelling; property located at 11546 Timber Edge Place SL 1 PPN 398-14-020 Zoned R1-75.

(H) ANY OTHER BUSINESS TO COME BEFORE THE BOARD: