

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

AMENDED AGENDA

COUNCIL CHAMBERS

18688 Royalton Road

October 10, 2007

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) KINDERCARE/Gary Yunker, Representative

- a) Appealing the denial of a Conditional Use Permit pursuant to Codified Ordinance 1258.04 (a), 1258.03 (a)(3)(d) and 1242.07 in order to construct a Day Care Center and;
- b) Requesting a 35.50' Building Setback variance from Zoning Code Section 1258.11 (a) which requires a 150' Building Setback from the Howe Road Right-of-Way and where a 114.50' Building Setback is proposed in order to construct a Day Care Center and;
- c) Requesting a 30' Building Setback (North) variance from Zoning Code Section 1258.11 (a) which requires a 50' Building Setback (North) and where a 20' Building Setback (North) is proposed in order to construct a Day Care Center; property located at Howe Road and the SouthPark access road PPN 396-25-001 Zoned Shopping Center.

2) WILLIAM E. ALFORD, OWNER

Requesting a 10.55' Rear Yard Setback variance from Zoning Code Section 1252.05 which requires a 50' Rear Yard Setback and where a 39.45' Rear Yard Setback is proposed in order to construct a Sunroom; property located at 20864 Rudy Drive PPN 392-17-029 Zoned R1-75.

3) DALE KADEL, OWNER

- a) Requesting a 12.33' Rear Yard Setback variance from Zoning Code Section 1252.05 which requires a 50' Rear Yard Setback and where a 37.67' Rear Yard Setback is proposed in order to approve an Existing Sunroom and;
- b) Requesting a 12.33' Rear Yard Setback variance from Zoning Code Section 1252.16 (e) which requires a 36' Rear Yard Setback and where a 23.67' Rear Yard Setback is proposed in order to approve an Existing Deck; property located at 17008 Bear Creek Lane PPN 397-12-074 Zoned R1-75.

4) **JARDINE DEVELOPMENT, INC./Jason Jardine, Agent**

- a) Requesting a 15' Lot Width variance from Zoning Code Section 1258.08 which requires a 200' Lot Width and where a 185' Lot Width is proposed in order to construct a Multi Use Retail Building and;
- b) Requesting an 8' Side Yard Setback variance from Zoning Code Section 1258.11 (b) (3) which requires a 20' Side Yard Setback for Parking from Ordner and where a 12' Side Yard Setback is proposed in order to construct a New Retail Building and;
- c) Requesting a 5 Parking Space variance from Zoning Code Section 1270.05 (c) (1) which requires 23 Parking Spaces and where 18 Parking Spaces are proposed in order to construct a New Retail Building; property located at 18025 Royalton Road PPN 396-17-001 and 396-17-002 Zoned General Business.

5) **TODAY'S TOUCH, TENANT/Brian Orges, Representative**

Requesting a 2' 7" Height variance from Zoning Code Section 1272.12 (c)(a) C which allows a 5' Height and where a 7' 7" Height is proposed in order to approve an existing Sign; property located at 11180 Pearl Road PPN 393-20-025 Zoned General Business.

(F) **PUBLIC HEARINGS:**

6) **JIM AND TRACEY BUKVIC, OWNER/Joe Gallo, Representative**

Requesting a variance from Building Code Section 1436.02 which requires a Portland cement concrete or interlocking concrete paving stones driveway and where an asphalt driveway is proposed in order to construct an Single Family Dwelling; property located at 13847 Whitney Road PPN 398-08-011 Zoned R1-75.

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