

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

AGENDA

COUNCIL CHAMBERS

18688 Royalton Road

September 12, 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 August 8, 2007 and August 22, 2007**
- (E) **Oath Administered to all Witnesses**

(F) **NEW APPLICATIONS:**

1) **SPIRIT HALLOWEEN, TENANT**

Requesting a variance from Zoning Code Section 1272.12(h) which prohibits Temporary Signs/Banners and where a Temporary Sign/Banner is proposed; property located at 17260 Royalton Road PPN 396-14-011 Zoned Shopping Center.

2) **TIMOTHY HIETALA, OWNER**

Requesting a variance from Building Code Section 1436.02 and from Zoning Code Section 1274.06 which requires a hard surface driveway and where a gravel driveway exists in order to construct an Attached Garage and Breezeway; property located at 19990 Lunn Road PPN 393-21-004 Zoned R1-75.

3) **SCHNEIDER RESERVE, OWNER/Pulte Homes, Representative**

Requesting a 22' Rear Yard Setback variance from Zoning Code Section 1252.04 (d)(1) which requires a 100' Rear Yard Setback from the centerline of Whitney Road and where a 78' Rear Yard Setback is proposed in order to construct Single Family Dwellings in Schneider Reserve Subdivision Phase 1 and Phase 2; property located at Sublots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 38, 39, 40, 41 and 42 within PPN 395-22-001 and PPN 395-22-004 Zoned R1-100 and;

4) **JASON HOVAN, OWNER**

- a) Requesting a 6' Rear Yard Setback variance from Zoning Code Section 1252.05 which requires a 50' Rear Yard Setback and where a 44' Rear Yard Setback is proposed in order to construct a Garage Addition and;
- b) Requesting an 82 SF Floor Area Variance from Zoning Code Section 1252.22 (c) which allows 800 SF and where 882 SF is proposed in order to construct a Garage Addition; property located at 19955 Drake Road PPN 394-23-023 Zoned R1-75.

(G) **PUBLIC HEARINGS:**

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

5) **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.

6) **VAN SIMS, OBJECTING PARTY**

Hearing of the objection by Van Sims, property owner at 10788 Pebble Brook Lane regarding the application for a building permit by property owner Richard Moodt, to construct a Garage Storage Addition, pursuant to Codified Ordinance Section 1418.03; property located at 10784 Pebble Brook Lane, PPN 391-05-035, Zoned R1-75.