

STRONGSVILLE BOARD OF ZONING & BUILDING CODE APPEALS

AGENDA

COUNCIL CHAMBERS
18688 Royalton Road
April 25, 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 April 11, 2007 and May 15, 2002
- (E) Approval of Findings of Facts and Conclusions of Law re: Richard Farruggia, Owner of property located at 20380 Berkshire Circle PPN 394-21-084
- (F) Oath Administered to all Witnesses
- (G) **NEW APPLICATIONS:**
 - 1) **LOIS BAILEY, OWNER**
 - a) Requesting an 8,555 SF Floor Area variance from Zoning Code Section 1252.15 which allows a 400 SF Floor Area and where a combined 8,955 SF Floor Area is proposed in order to construct a Barn Addition and;
 - b) Requesting a 9' Height variance from Zoning Code Section 1252.04 (g) which allows a 15' Height and where a 24' Height is proposed in order to construct a Barn Addition and;
 - c) Requesting a 47' Building Width variance from Building Code Section 1432.02 which allows a 13' Building Width and where a 60' Building Width is proposed in order to construct a Barn Addition and;
 - d) Requesting a 80' East Side Yard Setback variance from Zoning Code Section 1252.03 (e) (2) which requires a 100' East Side Yard Setback and where a 20' East Side Yard Setback is proposed in order to construct a Barn Addition and;
 - e) Requesting a 30' West Side Yard Setback variance from Zoning Code Section 1252.03 (e) (2) which requires a 100' West Side Yard Setback and where a 70' West Side Yard Setback is proposed in order to construct a Barn Addition and;
 - f) Requesting a 70' Rear Yard Setback variance from Zoning Code Section 1252.03 (e) (2) which requires a 100' Rear Yard Setback and where a 30' Rear Yard Setback is proposed in order to construct a Barn Addition and;
 - g) Requesting a variance from Zoning Code Section 1274.06 which prohibits the enlargement of a non-conforming building and the applicant is proposing to construct an Addition to a non-conforming Barn; property located at 22636 Westwood Drive PPN 392-02-005 zoned R1-75.

(H) PUBLIC HEARINGS:

2) JAMES BUKVIC, OWNER/James Henley, Agent

- a) Requesting 63' Lot Width variance from Zoning Code Section 1252.05 which requires a 75' Lot Width at the right-of-way and where a 12' Lot Width at the right-of-way exists in order to construct a Single Family Dwelling and;
- b) Requesting a 212 SF Floor Area variance from Zoning Code Section 1252.022 (c) which allows an 800 SF Floor Area for a Garage and where a 1,012 SF Floor Area is proposed in order to construct an Attached Garage to a new Single Family Dwelling; property located at 13847 Whitney Road PPN 398-08-011 Zoned R1-75.

3) RICHARD WALTERS, OWNER/Tim Dean, Representative

- a) Requesting a variance from Zoning Code Section 1252.18 which permits one (1) Accessory Building and two (2) are proposed and;
- b) Requesting a 312 SF Floor Area variance from Zoning Code Section 1252.15 which allows a 192 SF Floor Area for an Accessory Building and where a combined 504 SF Floor Area is proposed in order to move a Second Accessory Building onto the property; located at 19388 Bowman Drive PPN 393-37-046 Zoned R1-75.

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