

STRONGSVILLE BOARD OF ZONING & BUILDING CODE APPEALS

AGENDA

COUNCIL CHAMBERS
18688 Royalton Road
May 23, 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 9, 2007 and April 17, 2002
- (E) Oath Administered to all Witnesses

(F) **NEW APPLICATIONS:**

1) **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.

2) **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 6' Height variance from Zoning Code Section 1252.04 (g) which allows a 15' Height and where a 21' Height is proposed in order to construct a Detached Garage with a Covered Patio and;
- c) Requesting a 5' Side Yard Setback variance from Zoning Code Section 1252.15 (a) which requires a 15' Side Yard Setback and where a 10' Side Yard Setback 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.

3) **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.

4) **MICHAEL AND LINDA FLATER/OWNER**

- a) Requesting a Front Setback 14.67' variance from Zoning Code Section 1252304 (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.

F) NEW APPLCIATIONS CONTINUED:

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

Requesting a 5' Parking Lot Setback variance from Zoning Code Section 1258.11 (a) which requires a 75' Setback from the center line and where a 70' Setback from the center line is 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.

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

Requesting a 4' Height variance from Zoning Code Section 1272.12 (c) (2) (C) which permits a 4' 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.

7) 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.

(G) PUBLIC HEARINGS:

8) DAVE COVERT, OWNER/Gene Klonowski of Custom Decks, Representative

Requesting an 8' Rear Yard Setback variance from Zoning Code Section 1252.16 (c) which requires a 30' Rear Yard Setback and where a 22' Rear Yard Setback is proposed in order to construct a Deck with a Roof; property located at 10012 Parkview Circle PPN 398-09-023 Zoned R1-75.

9) KENNETH AND MELANIE WRIGHT, OWNER

Requesting an 11.84' Side Yard Setback from Zoning Code Section 1252.17 (c) which requires a 31.84' Side Yard Setback and where a 20' Side Yard Setback is proposed in order to install a 5' Picket Fence on a corner lot; property located at 20761 Sandalwood Lane PPN 393-32-035 Zoned R1-75.

9) LOIS BAILEY, OWNER

a) Requesting a 5,855 SF Floor Area variance from Zoning Code Section 1252.15 which allows a 400 SF Floor Area and where a combined 6,255 SF Floor Area is proposed in order to construct a Barn Addition and;

b) Requesting a 5' Height variance from Zoning Code Section 1252.04 (g) which allows a 15' Height and where a 20' Height is proposed in order to construct a Barn Addition and;

c) Requesting a 37' Building Width variance from Building Code Section 1432.02 which allows a 13' Building Width and where a 50' Building Width is proposed in order to construct a Barn Addition and;

G) PUBLIC HEARINGS CONTINUED:

10) LOIS BAILEY, OWNER, CONTINUED

- d) Requesting an 82' East Side Yard Setback variance from Zoning Code Section 1252.03 (e) (2) which requires a 100' East Side Yard Setback and where an 18' East Side Yard Setback is proposed in order to construct a Barn Addition and;
- e) Requesting an 18' West Side Yard Setback variance from Zoning Code Section 1252.03 (e) (2) which requires a 100' West Side Yard Setback and where an 82' West Side Yard Setback is proposed in order to construct a Barn Addition and;
- f) Requesting a 35' Rear Yard Setback variance from Zoning Code Section 1252.03 (e) (2) which requires a 100' Rear Yard Setback and where a 65' 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) ANY OTHER BUSINESS TO COME BEFORE THE BOARD: