

STRONGSVILLE BOARD OF ZONING & BUILDING CODE APPEALS

AGENDA

COUNCIL CHAMBERS
18688 Royalton Road
November 29, 2006
8:00 PM

- (A) 7:30 PM Caucus
- (B) 8:00 PM Call to Order
- (C) Certificate of Posting
- (D) Approval of minutes from November 8, 2006 and November 20, 2002
- (E) Oath Administered to all Witnesses

(F) **NEW APPLICATIONS:**

1) **PEARL ROAD LASER WASH**

- a) Requesting a 9,228 SF Lot Area variance from Zoning Code Section 1258.08 which requires a 43,560 SF Lot Area and where a 34,272 SF Lot Area is proposed in order to construct a Car Wash and;
- b) Requesting a 85.21' Lot Width variance from Zoning Code Section 1258.08 which requires a 200' Lot Width and where a 114.79' Lot Width is proposed in order to construct a Car Wash and;
- c) Requesting a 8.5' Building Setback variance from Zoning Code Section 1258.08 which requires a 25' Building Setback from the Side Street and where a 16.5' Building Setback from the Side Street is proposed in order to construct a Car Wash; property located at Strongsville Blvd. and Pearl Road NW corner PPN 395-05-005 Zoned Motorist Service.

2) **LINDA TACKLA, OWNER/ Better Living Patio and Sunrooms, Representative**

Requesting a 3' Rear Yard Setback variance from Zoning Code Section 1252.05 which requires a 50' Rear Yard Setback and where a 47' Rear Yard Setback is proposed in order to construct a Patio Enclosure; property located at 20541 Spruce Drive PPN 393-24-053 Zoned R1-75.

3) **WAL-MART SUPERCENTER EXPANSION/ Law/Kingdon, Inc., Representative**

Requesting a Sign variance from Zoning Code Section 1272.12 (b) which allows one (1) Wall Sign and where five (5) Wall Signs are proposed; property located at 8585 Pearl Road PPN 395-08-010 Zoned General Business.

4) **CHARLES KOZ, OWNER**

Requesting a 150 SF Floor Area variance from Zoning Code Section 1252.22 (c) which allows an 800 SF Floor Area and where a 950 SF Floor Area is proposed; in order to construct a Garage Addition; property located at 8405 Fair Road PPN 391-10-010 Zoned R1-75.

5) **CHARLES SHEFFEY AND NORMA CORNELL, OWNERS**

Requesting a 19' 2" variance from Zoning Code Section 1252.15 (a) which requires a 20' Setback from the Main Structure and where a 10" Setback from the Main Structure exists in order to approve an existing Accessory Structure; property located at 10127 Juniper Court PPN 398-10-057 Zoned R1-75.

G) PUBLIC HEARINGS:

6) MIKE AND JOSIE MATUSEK, OWNER/ Litehouse Pools, Representative and Michael Carroll, Representative

- a) Requesting a 3' Rear Yard Setback variance from Zoning Code Section 1252.29 (b) (1) which requires a 15' Rear Yard Setback and where a 12' Rear Yard Setback is proposed in order to install an Inground Swimming Pool and;
- b) Requesting a 1' 6" Side Yard Setback variance from Zoning Code Section 1252.29 (b) (1) which requires a 15' Side Yard Setback and where a 13' 6" Side Yard Setback is proposed in order to install an Inground Swimming Pool and;
- c) Requesting a 416 SF Floor Area variance from Zoning Code Section 1252.15 which allows a 192 SF Floor Area and where a 608 SF Floor Area is proposed in order to install a Retractable Pool Enclosure and;
- d) Requesting a variance from Zoning Code Section 1252.18 for one (1) additional Accessory Building where one (1) Accessory Building is permitted and two (2) Accessory Buildings are proposed in order to install a Retractable Pool Enclosure; property located at 10039 Forestview Drive PPN 398-10-029 Zoned R1-75.

7) NATIONAL CITY BANK, OWNER/GPD Group, Representative

Requesting a Sign variance from Zoning Code Section 1272.12 (7) (b) which allows one (1) Wall Sign and where two (2) Wall Signs are proposed; property located at 15407 Pearl Road PPN 397-01-041 Zoned General Business.

(H) ANY OTHER BUSINESS TO COME BEFORE THE BOARD