

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

AGENDA

COUNCIL CHAMBERS

13213 Pearl Road

April 28, 2010

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) STRONGSVILLE CO-OP PRESCHOOL/
Craig Catanzarite, Agent**

- a) Requesting a 42' 10" Side Yard (West) Setback variance from Zoning Code Section 1256.04 (b), which requires a 50' Side Yard Setback abutting a Residential Lot and where a 7' 2" Side Yard Setback is proposed in order to permit the Expansion of a Non-conforming Building;
- b) Requesting a 50' Side Yard Setback (West) variance from Zoning Code Section 1256.04 (b), which requires a 50' Side Yard Setback abutting a Residential Lot and where a 0' Side Yard Setback is proposed in order to permit a Play Area; property located at 15245 Tracy Lane PPN 399-10-011, 399-10-013 and 399-10-015 zoned Public Facility.

2) CROWN CASTLE/Frantz Etienne, Agent

Requesting a variance from Zoning Code Section 1274.06 to permit the Expansion of an existing Non-Conforming Use Cell Tower to add three microwave dishes, three additional wireless antennas and nine lines of coax; property located at 18900 Boston Road PPN 397-26-001 zoned General Business.

3) PETER LABOCKI, OWNER

Requesting a 10' Rear Yard Setback variance from Zoning Code Section 1252.04 (f) and 1252.05 Table, which requires a 50' Rear Yard Setback and where a 40' Rear Yard Setback is proposed in order to construct a Three Season Room; property located at 18802 South Inlet Drive PPN 399-32-127 zoned R1-75.

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4) JOHN AND GINA HILD, OWNER

Requesting a 4' Rear Yard Setback variance from Zoning Code Section 1252.32 (k) (3) E, which requires a 30' Rear Yard Setback and where a 26' Rear Yard Setback is proposed in order to replace an existing Sunroom; property located at 9502 Pebble Brook Lane PPN 391-04-128 zoned R1-75.

(F) PUBLIC HEARING

5) DONNA TURSKI, OWNER

Requesting a 19' Setback variance from Zoning Code Section 1252.17 (c), which requires that the fence be located within the setback of the main building and where the applicant is proposing a 4' high wrought iron fence 19' beyond the setback of the main building; property located at 20256 Cardinal Circle PPN 391-21-055 zoned R1-75.

6) U STORE IT/Agile Sign & Lighting Maintenance, Inc., Representative

Requesting a variance from Zoning Code Section 1272.14, which prohibits a Two-Sided Changeable Copy Sign in a Commercial Services Zoning District and where one (1) Two-Sided Changeable Copy Sign is proposed; property located at 15910 Pearl Road PPN 393-27-024 zoned Commercial Services.

7) PAUL SCHIFFRIK, OWNER

- a) Requesting a variance from Zoning Code Section 1252.15 to permit two accessory buildings where one 120 SF accessory building exists and an Additional Accessory Building of 240 SF is proposed;
- b) Requesting a 48 SF Floor Area variance from Zoning Code Section 1252.15, which permits a 192 SF Floor Area and where a 240 SF Floor Area is proposed in order to construct an Accessory Building; property located at 10033 Webster Road PPN 398-09-001 zoned R1-75.

(G) ANY OTHER BUSINESS TO COME BEFORE THE BOARD