

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

AGENDA

COUNCIL CHAMBERS

13213 Pearl Road

June 9, 2010

8:00 PM

- (A) **7:30 PM Caucus**
- (B) **8:00 PM Call to Order**
- (C) **Certificate of Posting per Chapter 208**
- (D) **Approve minutes from May 12, 2010 and May 26, 2010**
- (E) **Oath Administered to all Witnesses**
- (F) **NEW APPLICATIONS**

1) LEMONBERRY FROZEN YOGURT, TENANT

Requesting a 12' Lot Width variance from Zoning Code Section 1258.08, which requires a 200' Lot Width and where a 188' Lot Width is proposed in order to permit an existing building to be occupied for General Retail Use; property located at 12927 Pearl Road PPN 396-08-003 zoned General Business.

2) CATHERINE ANDRE, OWNER/Chris Tsonton, Representative

Requesting a 5' Front Yard Setback variance from Zoning Code Section 1252.04 (d) (3), which requires a 35' Front Yard Setback and where a 30' Front Yard Setback is proposed in order to construct a New Single Family Dwelling; property located at 14262 Calderdale Lane PPN 398-25-009 zoned R1-100.

(G) PUBLIC HEARINGS

3) A TASTE OF EXCELLENCE CATERING, OWNER

- a) Requesting a 1.9% Building Area Coverage variance from Zoning Code Section 1258.09, which allows a 25% maximum Building Area Coverage and where a 26.9% Building Area Coverage exists in order to permit an existing building to be developed for General Retail Use;
- b) Requesting a 3.4'' Front Yard Building Setback variance from Zoning Code Section 1258.11, which requires a 125' Front Yard Building Setback from the centerline of Pearl Road and where a 121.6' Front Yard Building Setback is proposed in order to permit an existing building to be developed for General Retail Use;

3) A TASTE OF EXCELLENCE CATERING, OWNER, Continued

- c) Requesting a 26.8' Front Yard Parking Setback variance from Zoning Code Section 1258.11, which requires a 75' Front Yard Parking Setback from Pearl Road and where a 48.2' Front Yard Parking Setback is proposed in order to permit an existing building to be developed for General Retail Use;
- d) Requesting a 5' Side Yard Building Setback variance from Zoning Code Section 1258.11, which requires a 5' Side Yard Building Setback (North) abutting a non-residential district and where a 0' Side Yard Building Setback is proposed in order to permit an existing building to be developed for General Retail Use;
- e) Requesting a 5' Side Yard Parking Setback variance from Zoning Code Section 1258.11, which requires a 5' Side Yard Parking Setback (North) abutting a non-residential district and where a 0' Side Yard Parking Setback is proposed in order to permit an existing building to be developed for General Retail Use;
- f) Requesting a 5' Side Yard Parking Setback variance from Zoning Code Section 1258.11, which requires a 5' Side Yard Parking Setback (South) abutting a non-residential district and where a 0' Side Yard Parking Setback is proposed in order to permit an existing building to be developed for General Retail Use;
- g) Requesting a 5' Rear Yard Parking Setback variance from Zoning Code Section 1258.11, which requires a 5' Rear Yard Parking Setback (West) abutting a non-residential district and where a 0' Rear Yard Parking Setback is proposed in order to permit an existing building to be developed for General Retail Use;
- h) Requesting a .2' Rear Yard Building Setback variance from Zoning Code Section 1258.11, which requires a 10' Rear Yard Building Setback (West) abutting a non-residential district and where a 9.8' Rear Yard Building Setback is proposed in order to permit an existing building to be developed for General Retail Use; property located at 16888 Pearl Road PPN 393-34-002 and 393-34-014 zoned Restaurant-Recreational Service (R-RS).

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4) CHARLES CONNORS, OWNER

Requesting an 8' 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 6' high fence 8' beyond the setback of the main building; property located at 10744 Waterfall Road PPN 391-05-025 zoned R1-75.

5) TANIOS AND DEBORAH INA, OWNER

Requesting a 6' variance from Zoning Code Section 1252.05 Table, which requires a 50' Rear Yard Setback and where a 44' Rear Yard Setback is proposed in order to construct an Addition; property located at 18182 Fern Canyon Drive PPN 397-23-078 zoned R1-75.

(H) ANY OTHER BUSINESS TO COME BEFORE THE BOARD