

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

AGENDA

**COUNCIL CHAMBERS
13213 Pearl Road
May 26, 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 April 28 and May 6, 2010**
- (E) Oath Administered to all Witnesses**
- (F) NEW APPLICATIONS**

1) A TASTE OF EXCELLENCE CATERING

- 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;
- 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;

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1) **A TASTE OF EXCELLENCE CATERING, Cont'd**

- 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).

2) **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.

3) **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.

(G) **PUBLIC HEARING**

4) **DALE AND CATHY HAWK, OWNERS**

Requesting an 8' variance from Zoning Code Section 1252.15 (a), which prohibits placing an Accessory Building in the Side Yard and where a 10' x 16' Accessory Building is proposed to project 8' into the Side Yard; property located at 15274 Drake Road PPN 399-15-034 zoned R1-75.

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5) **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.

(H) **ANY OTHER BUSINESS TO COME BEFORE THE BOARD**