

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

AGENDA

COUNCIL CHAMBERS

13213 Pearl Road

December 2, 2009

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 November 4, 2009 and November 18, 2009**
- (E) Oath Administered to all Witnesses**
- (F) NEW APPLICATIONS**

1) GILL'S BEVERAGE/ROYALTON DEV. CO., OWNER

- a) Requesting a variance from Zoning Code Section 1272.10 (c), which allows one wall sign and where the applicant is requesting a 3'2" x 14'10" Second Wall Sign;
- b) Requesting a 21.01 SF Sign Face Area variance from Zoning Code Section 1272.10 (c), which allows a 24 SF Sign Face Area and where a 45.01 SF Sign Face Area is proposed in order to install a second Sign; property located at 13923 Prospect Road PPN 392-33-012 zoned Local Business.

2) MARK BALAS, OWNER

Requesting a 25' Setback variance from Zoning Code Section 1252.17 (c), which requires that the fence be located within the setback of the residence and where the applicant constructed a 6' Vinyl fence located 25' beyond the setback of the residence; property located at 20649 Pineview Circle PPN 393-28-026 zoned R1-75.

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(G) PUBLIC HEARING

3) SPRAGUE RESEARCH DEVELOPMENT COMPANY/ Michael Maloney, Representative

Extension of the determination of December 17, 2008 of the Board of Zoning and Building Code Appeals:

- a) Requesting a 79' Front Yard Parking Setback variance from Zoning Code Section 1262.07, which requires a 100' Front Yard Parking Setback from the Sprague Road right-of-way and where a 21' Front Yard Parking Setback is proposed in order to install Additional Parking Spaces;
- b) Requesting a 41' Side Yard Parking Setback variance from Zoning Code Section 1262.07, which requires a 50' Side Yard Parking Setback from the Dow Circle right-of-way and where a 9' Side Yard Parking Setback is proposed in order to install Addition Parking Spaces;
- c) Requesting a 5' Side Yard Setback variance (West) from Zoning Code Section 1262.07, which requires a 10' Side Yard Setback (West) and where a 5' Side Yard Setback (West) is proposed; property located at 14955 Sprague Road PPN 395-12-001 Zoned Research and Development (RD).

(H) ANY OTHER BUSINESS TO COME BEFORE THE BOARD