

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

AMENDED AGENDA

COUNCIL CHAMBERS

13213 Pearl Road

June 10, 2009

8:00 PM

- (A) **7:30 PM Caucus**
- (B) **8:00 PM Call to Order**
- (C) **Certificate of Posting per Chapter 208**
- (D) **Approval of minutes from May 13, 2009, March 15, 2000**
- (E) **Oath Administered to all Witnesses**
- (F) **NEW APPLICATIONS**

1) BOB AND CONNIE SEDLECKY, OWNERS

Requesting a 35' Front Yard Setback variance from Zoning Code Section 1252.04 (d) (2) which requires a 100' Front Yard Setback from the centerline of Morris Drive and where a 65' Front Yard Setback from the centerline of Morris Drive is proposed in order to construct a Single Family Dwelling; property located at 21222 Morris Drive PPN 393-06-037 & 038 zoned R1-75.

2) KERRY KURETZ, OWNER

Requesting a 6' 6" Height variance from Zoning Code Section 1252.04 (g) which permits a 12' Height and where a 19' 6" Height is proposed in order to construct a 240 SF Shed; property located at 9283 Prospect Road PPN 391-19-010 zoned R1-75.

3) RITA DAAR, OWNER

Requesting a 16' Rear Yard Setback variance from Zoning Code Section 1252.16 (e) which permits a Patio to encroach 14' into the Rear Yard Setback and the applicant is proposing 30' into the Rear Yard Setback and to be constructed on the property line for an unenclosed Stamped Concrete patio; property located at 17425 Pioneers Creek Circle PPN 397-28-018 zoned R1-75.

4) LARRY PILZ, OBJECTING PARTY

Hearing of the objection by Larry Pilz, property owner at 18603 Cook Road regarding the application for a building permit by property owner Guido Bevilacqua to construct a 6' High Shadowbox Wood Fence, pursuant to Codified Ordinance Section 1418.03; property located at 18592 Southporte, PPN 39619064, Zoned R1-75.

(G) PUBLIC HEARING

5) **CHARLES WERLEY, OWNER**

- a) Requesting a variance from Zoning Code Section 1252.26 (c) (3), which permits the temporary parking of a Recreational Vehicle 34' in length or less and where the applicant is proposing to temporarily park a Recreational Vehicle which is 36' in length;
- b) Requesting a variance from Zoning Code Section 1252.26 (d) (2), which requires that no Recreational Vehicle shall be parked closer than 20' to the Public right-of-way or any sidewalk or established pedestrian walkway, whichever is closest to the Recreational Vehicle and the applicant is requesting to park within the 20' restriction; property located at 18142 Mallard Circle PPN 397-01-053 zoned R1-75.

6) **TIM AND LINDA BREHM, OWNER**

Requesting a 23' Side Yard 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 is proposing to extend the fence 23' beyond the setback of the residence in order to install a 6' High Board-on-Board Cedar Fence; property located at 14055 Wilma Drive PPN 398-02-032 zoned R1-75.

7) **JAMES KRZESZEWSKI, OWNER**

Requesting a 39 SF Floor Area variance from Zoning Code Section 1252.15, which allows 192 SF and where 231 SF is proposed in order to construct an Accessory Building; property located at 14692 Timber Lake Drive PPN 398-09-047 zoned R1-75.

8) **STRONGSVILLE EXPRESS TIRE AND AUTOMOTIVE/ David Justice, Representative**

- a) Requesting a variance from Zoning Code Section 1272.14 (b), which permits one (1) Wall Sign on the East Elevation and where two (2) Wall Signs on the East elevation are proposed;
- b) 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) Changeable Copy Sign is proposed;

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8) **STRONGSVILLE EXPRESS TIRE AND AUTOMOTIVE/ David Justice, Representative, Cont'd**

- c) Requesting a 49 SF Sign Face Area variance from Zoning Code Section 1272.14 (b) which permits 50 SF Sign Face Area and where 99 SF Sign Face Area is proposed in order to install a Wall Sign; property located at 12300 Prospect Road PPN 392-12-025 zoned (CS) Commercial Services.

9) **RICHARD NOVAK, OWNER/ Klaus Home Improvement, Contractor**

Requesting a variance from Zoning Code Section 1252.15 to permit two accessory buildings where one 144 SF Accessory Building exists and an Additional Accessory Building of 100 SF is proposed; property located at 10806 West 130 Street PPN 398-21-015 zoned R1-75.

(H) ANY OTHER BUSINESS TO COME BEFORE THE BOARD