

STRONGSVILLE BOARD OF ZONING & BUILDING CODE APPEALS

AGENDA

COUNCIL CHAMBERS

13213 Pearl Road

June 24, 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 27, 2009
- (E) Oath Administered to all Witnesses
- (F) NEW APPLICATIONS

1) PATRICK FERGUSON, OWNER

- a) Requesting an 1100 SF Floor Area variance from Zoning Code Section 1252.22 (c), which allows a 1000 SF Floor Area and where a 2100 SF Floor Area is proposed in order to Enlarge an Existing Garage;
- b) Requesting a 1' Height variance from Zoning Code Section 1252.04 (g), which allows a 15' Height and where a 16' Height is proposed in order to Enlarge an Existing Garage;
- c) Requesting a variance from Building Code Section 1436.02 and from Zoning Code Section 1274.06, which requires a Portland Cement or concrete paver driveway and where an asphalt driveway exists in order to Enlarge an Existing Garage; property located at 20275 Lunn Road PPN 393-25-010 zoned R1-75.

2) JON A. WEIDELING, OWNER

Requesting a 29' Rear Yard Encroachment variance from Zoning Code Section 1252.16, which allows a 14' Rear Yard Encroachment and where a 43' Rear Yard encroachment is proposed in order to construct an Unenclosed Deck Attached to an Existing Pool; property located at 14300 Oakland Park Drive PPN 398-04-016 zoned R1-75.

(G) PUBLIC HEARING

3) 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.

Agenda
Board of Zoning and
Building Code Appeals
June 24, 2009
Page 2

4) **KERRY KURETZ, OWNER**

Requesting a 7' 1" Height variance from Zoning Code Section 1252.04 (g), which permits a 12' Height and where a 19' 1" Height is proposed in order to construct a 240 SF Shed; property located at 9283 Prospect Road PPN 391-19-010 zoned R1-75.

5) **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.

6) **LARRY PILZ, OBJECTING PARTY**

Hearing of the objection by Larry Pilz and Louise Pilz, 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 396-19-064, Zoned R1-75.

7) **DAIRY QUEEN/Bruce Taylor, Architect**

Extension of the determination of June 11, 2008 of the Board of Zoning and Building Code Appeals:

- a) Requesting a 25' Lot Width variance from Zoning Code Section 1258.08, which requires a 150' Lot Width and where a 125' Lot Width is proposed in order to rebuild the Dairy Queen Restaurant;
- b) Requesting a 22.1 SF Sign Face Area variance from Zoning Code Section 1272.11(a), which allows a 64.5 SF Sign Face Area and where an 86.6 SF Sign Face Area is proposed in order to install a Wall Sign;
- c) Requesting a 3' Sign Height variance from Zoning Code Section 1272.12(c), which allows a 5' Sign Height and where an 8' Sign Height is proposed in order to install a Ground Sign;

**Agenda
Board of Zoning and
Building Code Appeals
June 24, 2009
Page 3**

7) DAIRY QUEEN/Bruce Taylor, Architect, Cont'd

- d) Requesting a maximum 10.5” Sign Height variance from Zoning Code Section 1272.12(f), which allows a 3’ Sign Height and where a 3’10.5” Sign Height is proposed in order to install 3 Directional Signs (1 “Exit”, 1 “Enter” and 1 “Drive-through”);
- e) Requesting a maximum 10’ 0” Sign Setback variance from Zoning Code Section 1272.12(f), which requires a 10’ 0” Sign Setback from the right-of-way and where the applicant has proposed to install 2 Directional Signs 0’ from the right-of-way (1 “Exit” and 1 “Enter”); property located at 12152 Pearl Road PPN 392-28-009 Zoned R-RS.

8) TIM EYERMAN, OWNER

Extension of the determination of May 28, 2008 of the Board of Zoning and Building Code Appeals:

Requesting a 20’ Front Yard Setback variance from Zoning Code Section 1252.32(k)(3)(c), which requires a 50’ Front Yard Setback and where a 30’ Front Yard Setback is proposed in order to construct a Single Family Dwelling on Sublots 32 in the Avery Walden Reserve Subdivision; property located at PPN 398-25-036 Castlereagh Drive zoned R1-100.

REMOVED AT THE APPLICANT’S REQUEST

(H) ANY OTHER BUSINESS TO COME BEFORE THE BOARD