

STRONGSVILLE BOARD OF ZONING & BUILDING CODE APPEALS

AGENDA

COUNCIL CHAMBERS

13213 Pearl Road

November 4, 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 October 14, 2009**
- (E) Oath Administered to all Witnesses**
- (F) NEW APPLICATIONS**

1) WEBSTER ROAD LLC/Timothy Dean, Representative

- a) Requesting a 5' Front Yard Setback variance from Zoning Code Section 1252.32 (k) (3) C, which requires a 35' Front Yard Setback and where a 30' Front Yard Setback is proposed in order to construct Single Family Dwellings; property located at sublots 44, 45 and 49 Castlereagh Lane PPN's 398-17-039, 398-17-040, and 398-17-044 zoned R1-100;
- b) Requesting a 5' Front Yard Setback variance from Zoning Code Section 1252.32 (k) (3) C, which requires a 40' Front Yard Setback and where a 35' Front Yard Setback is proposed in order to construct Single Family Dwellings; property located at sublots 46, 47 and 48 Castlereagh Lane PPN's 398-17-041, 398-17-042, 398-17-043 zoned R1-100.

(G) PUBLIC HEARING

**2) ECHO LAKE HOMEOWNER'S ASSOC., OBJECTING PARTY/
Affordable Fence, Contractor**

Hearing of the objection by the Echo Lake Homeowner's Association to the application for a building permit by property owner Western Reserve Property Management for a 6' Fence; pursuant to Codified Ordinance Section 1418.03, property located behind 19408, 19404, 19400 and 19396 Bradford Court PPN's 393-34-021, 393-34-022, 393-34-023 and 393-34-024 zoned PDA-2.

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3) **DAVE ZALESKI, OWNER/Affordable Fence, Contractor**

Requesting a 23' 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 has extended a fence 23' beyond the setback of the residence in order to Replace an Existing 6' Fence; property located at 10115 Prospect Road PPN 391-23-018 zoned R1-75.

4) **JIM PTACEK, OWNER/Brian Giovanazzi, Contractor**

Requesting a 1,132 SF Floor Area variance from Zoning Code Section 1252.22 (c) which permits a 1,000 SF Floor Area and where a 2,132 SF Floor Area is proposed in order to construct an Attached Garage; property located at 18052 Benbow Drive PPN 399-22-009 zoned R-100.

(H) ANY OTHER BUSINESS TO COME BEFORE THE BOARD