

**STRONGSVILLE BOARD OF ZONING &  
BUILDING CODE APPEALS  
AGENDA  
COUNCIL CHAMBERS  
18688 Royalton Road  
November 5, 2025  
7:00 p.m.**

- (A) 6:50 p.m. Caucus**
- (B) 7:00 p.m. Call to Order**
- (C) Certificate of Posting per Chapter 208**
- (D) Approve Minutes from October 22, 2025**
- (E) Oath Administered to all Witnesses**
- (F) PUBLIC HEARING**

**1) RICK AND ERICA SMITH (OWNERS), Ryan Kauffman, Agent**

Requesting 134 SF Floor Area variance from Zoning Code Section 1252.15, which permits a 400 SF Floor Area and where a 534 SF Floor Area is proposed in order to construct an Unenclosed Pergola, property located at 21259 Breckenridge Lane, PPN 391-14-062, zoned R1-75

**2) MATTHEW RIEDEL (OWNER)**

- a) Requesting a side yard variance from Zoning Code Section 1252.15(a), which prohibits an accessory structure from projecting into a side yard and where an unenclosed carport projects into the side yard; and
- b) Requesting a 1' side yard setback variance from Zoning Code Section 1252.15 which requires 5' side yard setback and where a 4' side yard setback is proposed in order to construct an unenclosed carport, property located at 15799 Drake Road, PPN 397-33-004, zoned R1-75

**(G) Any Other Business to Come Before the Board**