

**STRONGSVILLE BOARD OF ZONING &  
BUILDING CODE APPEALS  
AGENDA  
COUNCIL CHAMBERS  
18688 Royalton Road  
December 3, 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 Findings of Fact and Conclusions of Law  
Re: The Decision of Matthew Riedel on November 5, 2025**
- (E) **Approve Minutes from November 5, 2025**
- (F) **Oath Administered to all Witnesses**
- (G) **PUBLIC HEARING**

**1) CHANTHOU PHAY, OWNER/Elevate by Drees Homes, Agent**

Requesting a 17.48' rear yard setback variance from Zoning Code Section 1252.05, which requires a 50' rear yard setback and where a 32.52' rear yard setback is proposed in order to construct a new 4292 SF single family dwelling, property located on Cedar Creek Drive, PPN 391-14-109, zoned R1-75

**2) FRANK & SUSAN WATTS, OWNER**

Requesting an 18'5" setback variance from Zoning Code Section 1252.15(a), which requires a 20' setback from the main dwelling and where a 1'7" setback from the main dwelling is proposed in order to construct an accessory structure (Shed), property located at 20136 Westwood Drive, PPN 392-24-005, zoned R1-75

- (H) **Any Other Business to Come Before the Board**