

**STRONGSVILLE BOARD OF ZONING &  
BUILDING CODE APPEALS  
AGENDA  
COUNCIL CHAMBERS  
18688 Royalton Road  
March 12, 2025  
7:00 p.m.**

- (A) 6:45 p.m. Caucus**
- (B) 7:00 p.m. Call to Order**
- (C) Certificate of Posting per Chapter 208**
- (D) Approve Minutes from February 26, 2025**
- (E) Oath Administered to all Witnesses**
- (F) PUBLIC HEARINGS**

**1) DANIEL AND NATALIE PRATT (OWNER)**

- a) Requesting a variance from Zoning Code Section 1252.18, which permits one garage and where two garages are proposed; and
- b) Requesting a 7' Height variance from Zoning Code Section 1252.04 (g) which permits a 15' Height and where a 22' Height is proposed in order to construct a garage; and
- c) Requesting a variance from Zoning Code Section 1252.15 (a), which prohibits a garage to be located in the side yard and where a side yard Garage is proposed; and
- d) Requesting a 326 SF Floor Area variance from Zoning Code Section 1252.22, which permits a 1000 SF Floor Area and where a 1326 SF Floor Area (Existing Garage is 750 SF and New Garage is 576 SF = 1326) is proposed, property located at 12652 Arbor Creek Drive , PPN 398-27-051, zoned R1-100

**2) KEVIN AND DENISE DEPOLO (OWNER)/Donald Borowske, Agent**

Requesting a 2.5' Front Yard Setback Variance from Section 1252.04 (d) Appendix IV, which requires a 100' Front Yard Setback from the centerline of Sunset Drive and where a 97.5' Front Yard Setback from the centerline of Sunset Drive is proposed for a house addition, property located at 15420 Sunset Drive, PPN 397-05-060, zoned R1-75

**Board of Zoning &  
Building Code Appeals  
Agenda – March 12, 2025  
Page 2**

**3) MARKO MARKOVIC, OWNER/Legacy Home Improvements LLC, Agent**

Requesting a 144 SF Floor Area variance from Zoning Code 1252.16 (b) which permits a 120 SF Floor Area and where a 264 SF Floor Area is proposed, in order to construct a new deck in the Front Entrance, **property located at 16727 Woodleaf Rd., PPN 396-13-054**, zoned R1-75

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