

**STRONGSVILLE BOARD OF ZONING &  
BUILDING CODE APPEALS  
AGENDA  
COUNCIL CHAMBERS  
18688 Royalton Road  
May 14, 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 April 23, 2025**
- (E) Oath Administered to all Witnesses**
- (F) PUBLIC HEARINGS**

**1) JEREMY AND HANA HALLEEN (OWNER)**

- a) Requesting a variance from Zoning Code Section 1252.18, which prohibits two accessory structures on a residential lot and where an existing storage shed and an existing second accessory structure (chicken coop) are proposed; and
- b) Requesting a 12' rear yard setback variance from Zoning Code Section 1252.03(e)(1), which requires a 50' rear yard setback and where a 38' rear yard setback is proposed, for an existing chicken coop, property located at 18714 Whitney Road, PPN 395-02-002, zoned R1-75

**2) TAN NGUYEN (OWNER)**

Requesting a 19' side yard setback variance from Zoning Code Section 1262.07, which requires a 25' side yard setback and where a 6' side yard setback is proposed, in order to construct a 280' x 36' Multi-Tenant Building property located at 12005 Prospect Road, PPN 392-22-023, zoned GI – General Industrial

**3) KRAFT MOBILE SYSTEMS, DSC Architects, Agent**

- a) Requesting an 8.5' front setback variance from Zoning Code Section 1262.07, which requires a 100' front yard setback from the right-of-way and where a 91.5' front yard setback from the right-of-way is proposed, in order to construct a new accessible entrance vestibule property located at 14210 Foltz Industrial Parkway, PPN 393-01-001, zoned GI – General Industrial

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- b) Requesting two (2) 25' side yard setback variances from Zoning Code Section 1262.07, which requires 25' side yard setback and where a 0' side yard setback is proposed, in order to construct a building connector between 14210 and 14300 Foltz Industrial Parkway, properties located at 14210 and 14300 Foltz Industrial Parkway, PPN 393-01-001 and 393-01-012, zoned GI – General Industrial

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