

**STRONGSVILLE BOARD OF ZONING &  
BUILDING CODE APPEALS  
AGENDA  
COUNCIL CHAMBERS  
18688 Royalton Road  
August 23, 2023  
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 August 9, 2023**
- (E) Oath Administered to all Witnesses**
- (F) PUBLIC HEARING**

**1) JUDY KAPLAN (OWNER), GREAT DAY IMPROVEMENTS, AGENT  
(TABLED AT AUGUST 9, 2023 MEETING)**

- a)** Requesting a variance from Zoning Code Section 1274.06, which prohibits the extension of an existing nonconforming building, for the construction of a seasonal patio enclosure onto an existing deck  
**and**
- b)** Requesting a 17' rear yard depth variance from Zoning Code Section 1253.11 (c)(5), which requires the rear yard depth be not less than 50' and the applicant is proposing a 33' rear yard depth, for the construction of a seasonal patio enclosure onto existing deck, property located at 19364 Ridgeline Court, PPN. 397-28-053, zoned R1-75

**2) SAMUEL & DIANE GUAGENTI (OWNER), RICK JOZITY, AGENT**

- a)** Requesting a 184 SF floor area variance from Zoning Code Section 1252.15, which permits a 200 SF floor area and where a 384 SF floor area is proposed in order to construct an unenclosed covered patio  
**and**
- b)** Requesting a 31'- 5" rear yard depth variance from Zoning Code Section 1253.11.04(c)(5), which requires the rear yard depth be not less than 50' and the applicant is proposing an 18'- 5" rear yard depth for the construction of a 442 SF addition onto existing house, property located at 10795 Creek Moss Lane, PPN. 391-08-049, zoned R1-75

3) **DUNKIN DONUTS (OWNER), ELIZABETH EAKEN – METIS, AGENT**

- a) Requesting a wall sign variance from Zoning Code Section 1272.12 (c), which permits one wall sign and where two wall signs totaling 37.5 SF are proposed  
**and**
- b) Requesting a 7'- 9" lot line variance from Zoning Code Section 1272.12(g), which permits the minimum distance from a lot line to be 15' and where a lot line distance of 7'- 3" is proposed to install two ground directional signs  
**and**
- c) Requesting a 1.72 SF single face sign area variance from Zoning Code Section 1272.12(g), which permits a 3 SF single face sign area and where a 4.72 SF single face sign area is proposed to install two ground directional signs  
**and**
- d) Requesting a 16" height variance from Zoning Code Section 1272.12(g), which permits a height of 42" and where a height of 58" is proposed to install two ground directional signs, property located at 8810 Pearls Road, PPN. 395-06-009, zoned R-RS Restaurant Recreational Services

4) **XHULJA IFRIM (OWNER)**

Requesting a 5' 10" setback variance from sidewalk on a corner lot from Zoning Code Section 1252.17, which requires a 16' setback variance from sidewalk on a corner lot and where a 10' 2" setback variance from sidewalk on a corner lot is proposed for an existing fence, property located at 17135 Misty Lake Dr, PPN. 397-23-137, zoned R1-75

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