

**STRONGSVILLE BOARD OF ZONING &
BUILDING CODE APPEALS
AGENDA
COUNCIL CHAMBERS
18688 Royalton Road
August 9, 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 July 19, 2023**
- (E) Oath Administered to all Witnesses**
- (F) PUBLIC HEARING**

1) PATRICK GARRITANO (OWNER)

- a)** Requesting an 86.75 SF floor area variance from Zoning Code Section 1252.15, which permits a 200 SF floor area and where a 286.75 SF floor area is proposed for an existing roof over a concrete pad **and**
- b)** Requesting a 1'- 3" height variance from Zoning Code Section 1252.04(4)(g), which permits a maximum height of 12' for accessory buildings less than 323 SF and where a height of 13'- 3" is proposed for an existing roof over a concrete pad, property located at 19097 Quail Hollow Drive, PPN 397-14-033, zoned R1-75

2) MICHAEL RUESS (OWNER), BRIAN STEPP-DIAMOND RIDGE CONST, AGENT

Requesting a 21' front building setback variance from Zoning Code Section 1252.04 (d)(2) Appendix IV, which requires a 100' front building setback from the street centerline and where a 79' front building setback is proposed for a garage addition, property located at 16468 Glendale Avenue, PPN. 397-15-012, zoned R1-75

3) JUDY KAPLAN (OWNER), GREAT DAY IMPROVEMENTS, AGENT

- 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

4) MOISES & SALLY ZEDA (OWNER), JEFF OSLIN – BRIGHTCOVERS, AGENT

Requesting a 106 SF floor area variance from Zoning Code Section 1252.15, which permits a 200 SF floor area and where a 306 SF floor area is proposed in order to construct an unenclosed aluminum awning over an existing deck, property located at 18256 Clare Court, PPN. 394-29-129, zoned R1-100

(G) Any Other Business to Come Before the Board