**STRONGSVILLE BOARD OF ZONING &**

**BUILDING CODE APPEALS**

**AGENDA**

**COUNCIL CHAMBERS**

**18688 Royalton Road**

**July 19, 2023**

**7:00 p.m.**

**(A) 6:30 p.m. Caucus**

**(B) 7:00 p.m. Call to Order**

**(C) Certificate of Posting per Chapter 208**

**(D) Approve Minutes from July 5, 2023**

**(E) Approve Findings of Fact and Conclusions of Law**

**In Re: The Decision on July 5, 2023, Denying the Objection**

**to a Fence Permit by the High Point Homeowner’s Association**

**for Property at 18573 Nantucket Row**

**(F) Oath Administered to all Witnesses**

**(G) PUBLIC HEARING**

**1)** **PAUL & DIANE HEYSE (owner), JEFF OSLIN - BRIGHTCOVERS, AGENT**

Requesting a 156 SF Floor Area variance from Zoning Code Section 1252.15, which permits a 200 SF Floor Area and where a 356 SF Floor Area is proposed in order to construct an unenclosed aluminum awning over an existing deck, property located at 11190 Forestview Drive, PPN 398-19-010, zoned R1-75

**2) 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

**3) MICHAEL SCHNELL, OWNER**

Requesting a 275 SF Floor Area variance from Zoning Code Section 1252.15, which permits a 200 SF Floor Area and where a 475 SF Floor Area is proposed in order to construct an unenclosed patio roof over an existing concrete pad, property located at 19768 Winding Trail, PPN 393-17-050, zoned R1-75

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**4)** **CHRISTOPHER BRYDA, OWNER**

Requesting a 105 SF Floor Area variance from Zoning Code Section 1252.15, which permits a 200 SF Floor Area and where a 305 SF Floor Area is proposed in order to construct an Unenclosed opened roof structure over a concrete pad, property located at 20451 Sterling Way, PPN 393-21-023, zoned R1-75

**5)** **SAI & SUKANYA RAJ (owner), MARK WILLIAMS - JOYCEFACTORY, AGENT**

Requesting a 60 SF Floor Area variance from Zoning Code Section 1252.15, which permits a 200 SF Floor Area and where a 260 SF Floor Area is proposed in order to construct an Unenclosed patio cover over a new deck, property located at 20947 Westminster Drive, PPN 394-22-066, zoned R1-100

**6)** **STEVE & VICKI CAMPBEL (owner), JOHN SHULEVA - 1ST IMPRESSIONS, AGENT**

Requesting a 80 SF Floor Area variance from Zoning Code Section 1252.15, which permits a 200 SF Floor Area and where a 280 SF Floor Area is proposed in order to construct an Unenclosed 14’ x 20’ Pavilion, property located at 22052 Country Way, PPN 392-11-033, zoned R1-100

**7)** **JULIE FINDLEY & DANIEL HOSTERT, OWNER**

1. Requesting a 10’ variance from Zoning Code Section 1274.04, which prohibits the extension of a nonconforming building or use to allow for the construction of a

10’ x 18’ sunroom on the back of house, property located at 19586 Tanbark Lane,

PPN 391-28-020, zoned R1-75

1. Requesting a 24’ rear yard depth variance from Zoning Code Section 1253.11( c) (5) which requires a 50’ minimum rear yard depth, and where a 26’ rear yard depth is proposed to construct a 10’ x 18’ sunroom on the back of the house, property located at 19586 Tanbark Lane, PPN 391-28-020, zoned R1-75

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**8)**  **ST. STEPHEN PROPERITES LLC., DAVID BUTTON, ESQ., AGENT**

Requesting a 50’ front yard setback variance from Zoning Code Section 1262.07 which requires a minimum 100’ front yard setback/Street R-O-W- Line and a 50’ front yard setback is proposed, for an existing building constructed in 1994, property located at 22555 Ascoa Court, PPN 393-08-004, zoned GI-A

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