

**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

**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 - 1<sup>ST</sup> 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**

- a) 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
- b) 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

**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**