

**STRONGSVILLE BOARD OF ZONING &
BUILDING CODE APPEALS
AGENDA
COUNCIL CHAMBERS
18688 Royalton Road
October 4, 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 September 27, 2023**
- (E) Approve Findings of Fact and Conclusions of Law
Re: Denial of Two Variances
Joan Wasdovitch, Owner/Great Day Improvements, Agent
14521 Baywood Lane, PPN 398-19-174**
- (F) Oath Administered to all Witnesses**
- (G) PUBLIC HEARING**

1) MICHAEL DZURNAK (OWNER), KERRY SHIMKO, AGENT

- a) Requesting a variance from Zoning Code Section 1274.06, which prohibits the extension of a nonconforming building or use to construct an unenclosed covered patio
and
- b) Requesting a 193.75 SF floor area variance from Zoning Code Section 1252.15, which permits a 200 SF floor area and where a 393.75 SF floor area is proposed to construct an unenclosed covered patio, property located at 14274 Timber Lake Drive, PPN. 398-09-085, zoned R1-75

2) NEIL & DONNA ROZMAN (OWNER)

Requesting a 434 SF floor area variance from Zoning Code Section 1252.15, which permits a 200 SF floor area and where a 634 SF floor area is proposed to construct a pavilion over an existing patio, property located at 14065 Timber Lake Drive, PPN 398-09-097, zoned R1-75

3) LOUIS RIPEPI (OWNER), ED LECHLER, AGENT

Requesting a 7' rear yard setback variance from Zoning Code Section 1252.29 (b)(1), which requires a 15' rear yard setback and where an 8' rear yard setback is proposed to install a swimming pool, property located at 14409 Castlereagh Lane, PPN 398-17-055, zoned R1-75

(H) Any Other Business to Come Before the Board