

**STRONGSVILLE BOARD OF ZONING &
BUILDING CODE APPEALS
AGENDA
COUNCIL CHAMBERS
18688 Royalton Road
September 13, 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 23, 2023
- (E) Oath Administered to all Witnesses
- (F) PUBLIC HEARING

1) **XHULJA IFRIM (OWNER) (TABLED AT AUGUST 23, 2023 MEETING)**

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

2) **PAUL WAGNER, (OWNER), ADAM SWARTZ, AGENT**

Requesting a variance from Zoning Code Section 1436.02, which requires a concrete driveway and where a newly installed asphalt driveway is proposed, property located at 20592 Drake Rd., PPN. 393-35-003, zoned R1-75

3) **GARY GROMIAK, OWNER**

Requesting a 48 SF variance from Zoning Code Section 1252.15, which permits a 192 SF accessory building and where a 240 SF accessory building is proposed to construct a shed with a porch, property located at 14572 Hartford Trail, PPN. 399-27-102, zoned R1-75

4) **CARMELA LOPICCOLO (OWNER), THE PATTIE GROUP, AGENT**

- a) Requesting a variance from Zoning Code Section 1274.06, which prohibits the extension of a nonconforming building or use to construct a screened porch over an existing patio
and
- b) Requesting a 180 SF floor area variance from Zoning Code Section 1252.15, which permits a 200 SF floor area and where a 380 SF floor area is proposed to construct a screened porch over an existing patio
and
- c) Requesting a 24' 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 26' rear yard depth to construct a screened porch over an existing patio, property located at 21608 Hickory Branch Trail, PPN. 391-15-049, zoned R1-75

5) **BRIAN KONEVAL, OWNER**

- a) Requesting an 895 SF floor area variance from Zoning Code Section 1252.15, which permits a 323 SF floor area and where a 1218 SF floor area is proposed to construct an accessory structure
and
- b) Requesting a 10.5' height variance from Zoning Code Section 1252.04(g), which permits a height of 15' and where a 25.5' height is proposed to construct an accessory structure
and
- c) Requesting a variance from Zoning Code Section 1252.12(b) which requires any accessory building with a door or doors that equal or exceed 6' in height and 7' in width provide a driveway in accordance with Zoning Code Section 1436, and where no driveway is proposed for an accessory structure, property located at 20466 Drake Rd., PPN 393-35-007, zoned R1-75

(G) Any Other Business to Come Before the Board