

**STRONGSVILLE BOARD OF ZONING &
BUILDING CODE APPEALS
AGENDA
COUNCIL CHAMBERS
18688 Royalton Road
September 27, 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 13, 2023
- (E) Approve Findings of Fact and Conclusions of Law
Re: Denial of Three Variances for Brian Koneval, Applicant
20466 Drake Road, PPN. 393-35-007
- (F) Oath Administered to all Witnesses
- (G) PUBLIC HEARING

1) **PAUL WAGNER, OWNER (REQUEST WAS DENIED AT THE
SEPTEMBER 13, 2023 MEETING)**

Requesting a reconsideration from the denial of 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

2) **BRIAN KOZEL (OWNER), JIM PETROPOULEAS, AGENT**

Requesting an 874.5 SF floor area variance from Zoning Code Section 1252.22 (c), which permits a 1,000 SF floor area and where an 1,874.5 SF floor area is proposed in order to construct an attached garage, property located at 13140 West 130th Street, PPN 398-27-013, zoned R1-75

3) **JOAN WASDOVITCH (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 patio
and
- b) Requesting a 12' 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 38' rear yard depth, for the construction of a seasonal patio enclosure over an existing patio, property located at 14521 Baywood Lane, PPN. 398-19-174, zoned R1-75

4) TERENCE DENTKOS (OWNER), ALEX SHERMAN, AGENT

Requesting a 184 SF floor area variance from Zoning Code Section 1252.15, which permits a 200 SF floor area and where a 384 SF floor area is proposed in order to construct an unenclosed covered pavilion, property located at 10947 Sand Creek Circle, PPN 391-15-066, zoned R1-75

(H) Any Other Business to Come Before the Board