

**STRONGSVILLE BOARD OF ZONING &  
BUILDING CODE APPEALS  
AGENDA  
COUNCIL CHAMBERS  
18688 Royalton Road  
August 11, 2021  
8:00 p.m.**

Next mtg 8/25

- (A) **7:30** p.m. Caucus
- (B) **8:00** p.m. Call to Order
- (C) **Certificate of Posting per Chapter 208**
- (D) **Approve minutes from July 7, 2021 and July 28, 2021 meeting**
- (E) **Approve Findings of Fact and Conclusions of Law regarding the decision of the Nungaray variance denied on 7/28/21**
- (F) **Oath Administered to all Witnesses**
- (G) **PUBLIC HEARINGS**

1) **DAVID PHILLIPS, OWNER**

Requesting a variance from Zoning Code Section 1252.18, which permits one (1) Accessory Structure and where one (1) Shed exists and a second Accessory Structure (Gazebo) is proposed; property located at 8989 Priem Road, PPN 391-11-022, zoned R1-75.

2) **ALBERT VONDRA, OWNER**

- a) Requesting a 2' Rear Yard Setback variance from Zoning Code Section 1252.16 (e), which requires a 10' Rear Yard Setback and where an 8' Rear Yard Setback is proposed in order to construct a Concrete Patio;
- b) Requesting a 15' variance from Zoning Code Section 1252.16 (e), which requires a Concrete Patio maintain the same Side Yard Setback as the main dwelling and where the applicant is proposing a Concrete Patio encroaching 15' (West) beyond the main dwelling in the Side Yard Setback;
- c) Requesting a 97 SF Floor Area variance from Zoning Code Section 1252.15, which permits a 192 SF Floor Area and where a 289 SF Floor Area is proposed in order to construct a Pavilion;
- d) Requesting a 3'11" Height variance from Zoning Code Section 1252.15, which permits a 12' Height and where a 15' 11" Height is proposed in order to construct a Pavilion; property located at 11664 Weston Pointe, PPN 392-03-140, zoned R1-100 (Cluster).

**3) PETRO SYKYDA, OWNER**

**Extension of the determination of September 29, 2020 of the Board of Zoning and Building Code Appeals:**

Requesting a 10' Lot Width Setback variance from Zoning Code Section 1252.05, which requires a 75' minimum Lot Width and where a 65' Lot Width is proposed in order to construct a Single Family Dwelling; property located at 14363 Pearlview Road, PPN 396-17-048, zoned R1-75.

**4) DUANE AND EMILY MANCINI, OWNERS/Moscarino Outdoor Creations, Representative**

Requesting a 14.5' Rear Yard Setback variance from Zoning Code Section 1252.05, which requires a 36' Rear Yard Setback and where a 21.5' Rear Yard Setback is proposed in order to install a Paver Patio and Fire Pit; property located at 18344 Heritage Trail, PPN 397-20-149, zoned R1-75.

**5) REMOVED AT APPLICANT'S REQUEST, VARIANCE NO LONGER NEEDED DUE TO A CHANGE IN BUILDING PLANS**

**BRIAN AND ELIZABETH KOLESAR, OWNERS**

- a) Requesting a 96 SF Floor Area variance from Zoning Code Section 1252.15, which permits a 192 SF Floor Area and where a 288 SF Floor Area is proposed in order to construct a Pavilion;
- b) Requesting a 2' 4" Height variance from Zoning Code Section 1252.04, which permits a 12' Height and where a 14' 4" Height is proposed in order to construct a Pavilion; property located at 18322 Heritage Trail, PPN 397-20-150, zoned R1-75.

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