

**STRONGSVILLE BOARD OF ZONING &  
BUILDING CODE APPEALS  
AGENDA  
COUNCIL CHAMBERS  
18688 Royalton Road  
August 25, 2021  
8:00 p.m.**

**Next mtg 9/8**

- (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 August 11, 2021 meeting**
- (E) **Oath Administered to all Witnesses**
- (F) **PUBLIC HEARING, Applicants Cont'd From August 11, 2021 Meeting**

1) **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.

2) **ALBERT VONDRA, OWNER/Frank Colabianchi with Colabianchi Construction Company, Representative**

- 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 7' 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 7' (West) beyond the main dwelling in the Side Yard Setback;
- c) Requesting a 45 SF Floor Area variance from Zoning Code Section 1252.15, which permits a 192 SF Floor Area and where a 237 SF Floor Area is proposed in order to construct a Pavilion; property located at 11664 Weston Pointe, PPN 392-03-140, zoned R1-100 (Cluster).

G) PUBLIC HEARING, New Applicants

3) **CHRISTIAN AND ANNA SARY, OWNERS/Brian Knauer with the Pattie Group, Representative**

Requesting a 22' Rear Yard Setback variance from Zoning Code Section 1252.16 (e), which requires a 36' Rear Yard Setback and where a 14' Rear Yard Setback is proposed in install a 370 SF Concrete Patio; property located at 9755 Forestview Drive, PPN 398-08-032, zoned R1-75.

4) **CHRISTOPHER WOZNICKI AND TIFFANY EAKIN, OWNERS**

a) Requesting a 2.5' 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 Extension encroaching 2.5' (North) beyond the main dwelling in the Side Yard Setback;

b) Requesting a 5' Rear Yard Setback variance from Zoning Code Section 1252.16 (e), which requires a 36' Rear Yard Setback and where a 31' Rear Yard Setback is proposed in order to install a 267 SF Concrete Patio Extension; property located at 17079 Partridge Drive, PPN 397-04-086, zoned R1-75.

5) **JUAN, JR. AND KIMBERLY MATOS, OWNERS**

a) Requesting a 48 SF Floor Area variance from Zoning Code Section 1252.15, which permits a 192 SF Floor Area and where a 240 SF Floor Area is proposed in order to construct an Accessory Structure;

b) Requesting a 1' Side Yard Setback variance from Zoning Code Section 1252.15, which requires a 5' Side Yard Setback and where a 4' Side Yard Setback is proposed in order to construct a 240 SF Accessory Structure; property located at 16601 Lanier Avenue, PPN 397-15-102, zoned R1-75.

**6) DEREK AND KAELA DOMBROWSKI, OWNERS/Scott Van Den Haute with CLE Premier Inground Pools LLC, Representative**

- a) Requesting a 32' variance from Zoning Code Section 1252.29 (b) (1), which requires an Inground Swimming Pool maintain the same Side Yard Setback as the main dwelling and where the applicant is proposing an Inground Swimming Pool encroaching 32' (West) beyond the main dwelling in the Side Yard Setback;
- b) Requesting a 5.67' Rear Yard Setback variance from Zoning Code Section 1252.16 (e), which requires a 16' Rear Yard Setback and where a 10.33' Rear Yard Setback is proposed in order to install a 1,452 SF Concrete Patio;
- c) Requesting a 22' 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 1,452 SF Concrete Patio encroaching 22' (West) beyond the main dwelling in the Side Yard Setback; property located at 18031 Clare Court, PPN 394-31-006, zoned R1-100.

**7) CITIZEN'S BANK, TENANT/Agile Sign and Lighting, Inc., Representative**

Requesting a 9' Setback variance from Zoning Code Section 1272.30, which requires a 10' Setback from the right-of-way and where a 1' Setback from the right-of-way is proposed in order to install a Ground Sign; property located at 11221 Pearl Road, PPN 392-21-009, zoned General Business (GB).

**8) MANDY TOFTNER, OWNER**

Requesting a 7' Rear Yard Setback variance from Zoning Code Section 1252.16 (e), which requires a 36' Rear Yard Setback and where a 29' Rear Yard Setback is proposed in order to install a 300 SF Paver Patio; property located at 17617 Lexington Lane, PPN 397-19-113, zoned R1-75.

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