

**STRONGSVILLE BOARD OF ZONING &  
BUILDING CODE APPEALS  
AGENDA  
COUNCIL CHAMBERS  
18688 Royalton Road  
February 23, 2022  
8:00 p.m.**

Next mtg 3/9

- (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 February 9, 2022 meeting
- (E) Oath Administered to all Witnesses
- (F) PUBLIC HEARING

1) **MARILYN AND MOISES TORRES, OWNERS**

Requesting a 4.05' Side Yard Setback variance from Zoning Code Section 1252.05, which requires a 10' Side Yard Setback and where a 5.95' Side Yard Setback is proposed in order to construct an Addition; property located at 22859 Westwood Drive, PPN 392-05-005, zoned R1-75.

2) **YOU AND DORA VANRACHACK, OWNERS**

Requesting a 7'6" Side Yard Setback (North) 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 (North) encroaching 7' 6" beyond the main dwelling into the Side Yard Setback; property located at 18521 Clare Court, PPN 394-32-007, zoned R1-100.

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

3) **STAPLES PLAZA/Bob Kunzen with Brilliant Electric Sign Co, Representative**

Requesting a 35' Setback variance from Zoning Code Section 1272.12 (h), which requires a 35' Setback from the right-of-way and where a 0' Setback from the right-of-way is proposed in order to install a Monument Sign; property located at Staples Plaza, 12201-12465 Pearl Road, PPN 396-03-047, zoned General Business (GB).