

**STRONGSVILLE BOARD OF ZONING &  
BUILDING CODE APPEALS  
AGENDA  
COUNCIL CHAMBERS  
18688 Royalton Road  
August 12, 2020  
8:00 p.m.**

Next mtg 8/26

- (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 June 24, 2020
- (E) Approve Findings of Fact and Conclusions of Law re: **Phuong Lien decision of the Board from the meeting of July 22, 2020**
- (F) Oath Administered to all Witnesses
- (G) **PUBLIC HEARINGS**

1) **SETH YOUNG AND JULIA ROSS, OWNERS**

- a) Requesting a 5' Rear Yard Setback variance from Zoning Code Section 1252.29 (b) (1), which requires a 15' Rear Yard Setback and where a 10' Rear Yard Setback is proposed in order to install a 648 SF In-ground Swimming Pool, 500 SF Patio and 850 SF Pool Deck;
- b) Requesting a 4' Side Yard Setback (North) variance from Zoning Code Section 1252.29 (b) (1), which requires a 15' Side Yard Setback (North) and where an 11' Side Yard Setback (North) is proposed in order to install a 648 SF In-ground Swimming Pool, 500 SF Patio and 850 SF Pool Deck; property located at 15435 Old Oak Drive, PPN 393-11-009, zoned R1-75.

2) **TRACEY PROCACCINI AND MICHAEL BARRINGTON, OWNERS**

- a) Requesting a 197 SF Floor Area variance from Zoning Code Section 1252.15, which permits a 323 SF Floor Area and where a 520 SF Floor Area is proposed in order to construct an Accessory Structure;
- b) Requesting a 6" Height variance from Zoning Code Section 1252.15, which permits a 15' Height and where a 15' 6" Height is proposed in order to construct a 520 SF Accessory Structure; property located at 19720 Royalton Road, PPN 392-35-015, zoned R1-75.

3) **SHAWN AND LORA PUSKAR, OWNER**

Requesting a 10.5' Side Yard Setback variance from Zoning Code Section 1252.16 (e), which requires a Patio maintain the same Side Yard Setback as the main dwelling and where the applicant is proposing a 924 SF Paver Patio encroaching 10.5' beyond the main dwelling into the Side Yard Setback; property located at 18878 Ledgestone Drive, PPN 394-31-048, zoned R1-75.

**4) GREGORY AND CAROLINE PARIS, OWNERS**

- a) Requesting a 12' Side Yard Setback variance from Zoning Code Section 1252.16 (e), which requires a Patio maintain the same Side Yard Setback as the main dwelling and where the applicant is proposing a 1,000 SF Concrete Patio and Pavilion encroaching 12' beyond the main dwelling into the Side Yard Setback;
- b) Requesting a 3' Rear Yard Setback variance from Zoning Code Section 1252.16 (e), which requires a 26' Rear Yard Setback and where a 23' Rear Yard Setback is proposed in order to install a 1,000 SF Concrete Patio and Pavilion; property located at 19193 Blue Spruce Drive, PPN 394-25-063, zoned R1-75.

**5) UNION HOME MORTGAGE, OWNER/Thad Vasko with TC Development, Representative**

Requesting a 23' Side Yard Parking Setback variance from Zoning Code Section 1262.08 (c), which requires a 25' Side Yard Parking Setback from the Dow Circle right-of-way and where a 2' Side Yard Parking Setback from the Dow Circle right-of-way is proposed in order to install Additional Parking Spaces; property located at 14955 Sprague Road, PPN 395-12-001, zoned Research and Development (RD).

**6) SHENG LONG YU, OWNER**

- a) Requesting a 10' Side Yard Setback variance from Zoning Code Section 1252.16 (e), which requires a Patio maintain the same Side Yard Setback as the main dwelling and where the applicant is proposing a 737.50 SF Concrete Patio and a 600 SF Concrete Patio encroaching 10' beyond the main dwelling into the Side Yard Setback;
- b) Requesting a 19' Rear Yard Setback variance from Zoning Code Section 1252.16 (e), which requires a 36' Rear Yard Setback and where a 17' Rear Yard Setback is proposed in order to install a 737.50 SF Concrete Patio and a 600 SF Concrete Patio; property located at 17393 Pioneers Creek Circle, PPN 397-28-019, zoned R1-75.

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

**7) LAURA GACSADY, OWNER/LEDGEWOOD ASSOCIATION**

Requesting a 3' variance from Zoning Code Section 1252.18 which prohibits a Fence encroachment and where a Fence encroaching 3' onto PPN 396-05-049 is proposed; property located at 17524 Fallingwater Road, PPN 396-09-041, zoned R1-75.

**8) JOSHUA AND GORDANA DIMACCHIA, OWNERS**

- a) Requesting a 5' Rear Yard Setback variance from Zoning Code Section 1252.29 (b) (1), which requires a 15' Rear Yard Setback and where a 10' Rear Yard Setback is proposed in order to install a 648 SF In-ground Swimming Pool;
- b) Requesting a 6' Side Yard Setback variance from Zoning Code Section 1252.29 (b) 1(1), which requires a 15' Side Yard Setback and where a 9' Side Yard Setback is proposed in order to install a 648 SF In-ground Swimming Pool; property located at 10200 Forestview Drive, PPN 398-10-074, zoned R1-75.