

**STRONGSVILLE BOARD OF ZONING &
BUILDING CODE APPEALS
AGENDA
COUNCIL CHAMBERS
18688 Royalton Road
July 22, 2020
8:00 p.m.**

Next mtg 8/12

- (A) 8:00 p.m. Call to Order**
- (B) Certificate of Posting per Chapter 208**
- (C) Oath Administered to all Witnesses**
- (D) PUBLIC HEARINGS**

1) PHUONG LIEN, OWNER

Requesting a 9' Side Yard Setback variance from Zoning Code Section 1252.17, which requires a 12' Side Yard Setback and where a 3' Side Yard Setback is proposed in order to install a black aluminum 4' Fence; property located at 14709 Pebblestone Court, PPN 399-26-083, zoned R1-100.

2) EDWARD LECHLER, OWNER

- a) Requesting a variance from Zoning Code Section 1252.18 to permit a second Accessory Structure where a 440 SF Pool House exists and a second 3,500 SF Accessory Structure Accessory Structure is proposed;
- b) Requesting a 3,020 SF Floor Area variance from Zoning Code Section 1252.15, which permits a 480 SF Floor Area and where a 3,500 SF Floor Area Accessory Structure is proposed;
- c) Requesting a 20' Height variance from Zoning Code Section 1252.04, which permits a 15' Height and where a 35' Height is proposed in order to construct a 3,500 Accessory Structure; property located at 21302 Cedar Creek Lane, PPN 391-14-124, zoned R1-75.

3) SAMIR KARIM, 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 construct a 44 SF Deck Extension; property located at 17884 Heritage Trail, PPN 397-17-014, zoned R1-75.

4) **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.

5) **GREGORY AND KAREN GRATTAN, OWNERS**

Requesting a 32 SF Floor Area variance from Zoning Code Section 1252.15, which permits a 192 SF Floor Area and where a 224 SF Floor Area is proposed in order to construct a Shed with overhang and porch; property located at 11381 Brady Lane, PPN 392-10-044, zoned R1-75.

6) **NAJIB AFECH, OWNER**

Requesting a 2' Side Yard Setback variance from Zoning Code Section 1252.17 (c), which requires a 12' Side Yard Setback and where a 10' Side Yard Setback is proposed in order to install a 4' Black Aluminum Fence; property located at 15261 Dewitt Drive, PPN 395-15-058, zoned R1-75.

7) **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 Inground 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 Inground Swimming Pool; property located at 10200 Forestview Drive, PPN 398-10-074, zoned R1-75.

(E) Any Other Business to Come Before the Board