

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

Next mtg 7/22

- (A) 8:00 p.m. Call to Order**
- (B) Certificate of Posting per Chapter 208**
- (C) Approve minutes from June 10, 2020**
- (D) Oath Administered to all Witnesses**
- (E) PUBLIC HEARINGS**

1) PHILLIP AND CHARLENE SZUNYOG, OWNERS

- a) Requesting a 128 SF Floor Area variance from Zoning Code Section 1252.15, which permits a 192 SF Floor Area and where a 320 SF Floor Area is proposed in order to construct a Pavilion:
- b) Requesting a 4” Height variance from Zoning Code Section 1252.04 (g), which permits a 12’ Height and where a 12’ 4” Height is proposed in order to construct a 320 SF Pavilion; property located at 19429 Winding Trail, PPN 393-22-027, zoned R1-75.

2) JOHN AND MICHELE SNELL, OWNERS

Requesting a 25’ Rear Yard Setback variance from Zoning Code Section 1252.16(e), which requires a 36’ Rear Yard Setback and where an 11’ Rear Yard Setback is proposed in order to install a 780 SF Concrete Patio; property located at 9566 Pebble Brook Lane, PPN 391-04-130, zoned R1-75.

3) MATTHEW AND ADRIA FISHER, OWNERS/Trace Baum with Tab Property Enhancement, Representative

- a) Requesting a 24’ Rear Yard Setback variance from Zoning Code Section 1252.16 (e), which requires a 36’ Rear Yard Setback and where a 12’ Rear Yard Setback is proposed in order to construct a 624 SF Deck;
- b) Requesting a 9’ Side Yard Setback variance from Zoning Code Section 1252.16 (e), which requires a Deck maintain the same Side Yard Setback as the main dwelling and where the applicant is proposing a 624 SF Deck encroaching 9’ beyond the main dwelling into the Side Yard Setback; property located at 18231 Wellington Court, PPN 397-19-125, zoned R1-75.

4) FRANCESCA FURFARI, OWNER

Requesting a 12' variance from Zoning Code Section 1252.18, which prohibits a fence encroachment and where a 48' long and 6' high Shadow Box Fence encroaching 12' onto PPN 393-17-004 is proposed; property located at 19192 Wheeler's Lane, PPN 393-18-337, zoned RT – C.

5) STEVEN AND MOIRA LUSKY, OWNERS

Requesting an 8' Rear Yard Setback variance from Zoning Code Section 1252.16 (e), which requires a 36' Rear Yard Setback and where a 28' Rear Yard Setback is proposed in order to install a 375 SF Patio; property located at 14089 Pine Lakes Drive, PPN 398-10-021, zoned R1-75.

(F) Any Other Business to Come Before the Board