

**STRONGSVILLE BOARD OF ZONING &  
BUILDING CODE APPEALS  
AGENDA  
COUNCIL CHAMBERS  
18688 Royalton Road  
April 14, 2021  
8:00 p.m.**

Next mtg 4/28

- (A) **7:30** p.m. Caucus
- (B) **8:00** p.m. Call to Order
- (C) **Certificate of Posting per Chapter 208**
- (D) **Oath Administered to all Witnesses**
- (E) **PUBLIC HEARINGS**

**1) BRANDON STETTER, OWNER**

Requesting a 6' Rear Yard Setback variance from Zoning Code Section 1252.16 (e), which requires a 36' Rear Yard Setback and where a 30' Rear Yard Setback is proposed in order to construct a 535 SF Deck; property located at 16970 Stag Thicket Lane, PPN 397-11-086, zoned R1-75.

**2) DENISE DEMONIA, OWNER**

Requesting a 440 SF Floor Area variance from Zoning Code Section 1252.22 (c), which permits a 1,000 SF Floor Area and where a 1,440 SF Floor Area is proposed in order to construct a Garage; property located at 15017 Whitney Road, PPN 395-23-031, zoned R1-75.

**3) LEONARD HULL AND SHIRLEY MOSES, OWNERS/Brian Holtz with Best Building and Remodeling Company LLC, Representative**

Requesting a 7' Front Yard Setback variance from Zoning Code Section 1252.05 (Appendix IV), which requires a 100' Front Yard Setback and where a 93' Front Yard Setback is proposed in order to construct a 400 SF Attached Garage; property located at 15233 Whitney Road, PPN 395-23-005, zoned R1-75.

**4) MICHAEL MCNABB, OWNER**

Requesting a 10' Side Yard Setback variance from Zoning Code Section 1259.29 (b) (1), which requires a 15' Side Yard Setback (West) and where a 5' Side Yard Setback (West) is proposed in order to install an Above Ground Swimming Pool; property located at 19259 Westwood Drive, PPN 392-36-006, zoned R1-75.

**5) ROYALTON COLLECTION LOT SPLIT/Somera Road LLC/Bill Boron, Representative**

**Parcel 1**

- a) Requesting a 9,374 SF Building Ground Coverage variance from Zoning Code Section 1258.09, which permits a 21,104 SF Building Ground Coverage and where a 30,478 SF Building Ground Coverage is proposed;

**5) ROYALTON COLLECTION LOT SPLIT/Somera Road LLC/Bill Boron,  
Representative, Cont'd**

- b) Requesting a Street Frontage variance from Zoning Code Section 1232.07 (d), which requires public street access and where access will be granted through an easement;
- c) Requesting a 10' Building Side Yard Setback variance from Zoning Code Section 1258.11 (a), which requires a 10' Building Side Yard Setback and where a 0' Building Side Yard Setback is proposed;
- d) Requesting a 10' Parking Rear Yard Setback variance from Zoning Code Section 1258.11 (a), which requires a 10' Parking Rear Yard Setback and where a 0' Parking Rear Yard Setback is proposed;

**Parcel 2**

- a) Requesting a Street Frontage variance from Zoning Code Section 1232.07 (d), which requires public street access and where access will be granted through an easement;
- b) Requesting a 10' Parking Side Yard Setback variance from Zoning Code Section 1258.11 (a), which requires a 10' Parking Side Yard Setback and where a 0' Parking Side Yard Setback is proposed;

**Parcel 3**

Requesting a 10' Parking Side Yard Setback variance from Zoning Code Section 1258.11 (a), which requires a 10' Parking Side Yard Setback and where a 0' Parking Side Yard Setback is proposed;

**Parcel 4**

- a) Requesting a 10' Building Rear Yard Setback variance from Zoning Code Section 1258.11 (a) which requires a 10' Building Rear Yard Setback and where a 0' Building Rear Yard Setback is proposed;
- b) Requesting a 10' Parking Rear Yard Setback variance from Zoning Code Section 1258.11 (a), which requires a 10' Parking Rear Yard Setback and where a 0' Parking Rear Yard Setback is proposed; property located at Royalton Collection 17602 - 17862 Royalton Road, PPN 396-12-035, zoned Restaurant – Recreational Services (R-RS) and PPN 396-12-033 zoned General Business (GB).

**6) JON ROBERT AND KRISTY PIETRUSZKA, OWNER**

- a) Requesting a 7' 8" Height variance from Zoning Code Section 1252.04 (g), which permits a 15' Height and where a 22' 8" Height is proposed in order to construct a 704 SF Accessory Structure;
- b) Requesting a 5' Side Yard Setback variance from Zoning Code Section 1252.15, which requires a 10' Side Yard Setback and where a 5' Side Yard Setback is proposed in order to construct a 704 SF Accessory Structure; property located at 12755 Arbor Creek Drive, PPN 398-27-060, zoned R1-100.

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