

**STRONGSVILLE BOARD OF ZONING &
BUILDING CODE APPEALS
AGENDA
COUNCIL CHAMBERS
18688 Royalton Road
December 16, 2020
8:00 p.m.**

Next mtg 1/13

- (A) 7:30 p.m. Caucus
- (B) 8:00 p.m. Call to Order
- (C) Certificate of Posting per Chapter 208
- (D) Approve Findings of Fact and Conclusions of Law regarding the Chipotle Restaurant decision of December 2, 2020
- (E) Approve minutes from November 18, 2020 and December 2, 2020
- (F) Oath Administered to all Witnesses
- (G) PUBLIC HEARINGS
 - 1) **DENNIS AND MARY LOU STEED, OWNERS/Elyria Fence, Representative**

Requesting a 15' variance from Zoning Code Section 1252.18 which prohibits a Fence encroachment and where a 6' Solid Vinyl Fence encroaching 15' onto PPN 392-29-085 is proposed; property located at 13315 Olympus Way, PPN 392-29-053, zoned Senior Residence (SR).
 - 2) **DENNIS AND MARY LOU STEED, OWNERS/Elyria Fence, Representative**

Requesting a 15' variance from Zoning Code Section 1252.18 which prohibits a Fence encroachment and where a 6' Solid Vinyl Fence encroaching 15' onto PPN 391-15-132 is proposed; property located at 21600 Oak Bark Trail, PPN 391-15-151, zoned R1-75 Cluster.
 - 3) **ROBERT RINDFLEISCH, OWNER**
 - a) Requesting a variance from Zoning Code Section 1252.18 to permit a second Accessory Structure where a 100 SF Accessory Structure Storage Shed exists and a second 224 SF Accessory Structure Pavilion is proposed;
 - b) 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 224 SF Accessory Structure Pavilion; property located at 8675 Oxford Drive, PPN 395-02-020, zoned R1-75.

4) RITE AID OF OHIO/Charity Sanchez and Brad Rhodes with SignArt, Inc., Representative

- a) Requesting a 2.6 SF Sign Face Area variance from Zoning Code Section 1272.10 (c), which permits an 84 SF Sign Face Area and where an 86.6 SF Sign Face Area (Sign R4) is proposed in order to replace a Wall Sign;
- b) Requesting a variance from Zoning Code Section 1272.12 (c), which permits two (2) Wall Signs and where one (1) 31.2 SF additional Wall Sign is proposed; property located at 14701 Pearl Road, PPN 396-18-018, zoned General Business (GB).

5) TRIVS RESTAURANT/Bob Kunzen with Brilliant Electric Sign Company, Representative

- a) Requesting an 8.5 SF Sign Face Area variance from Zoning Code Section 1272.12 (f), which permits a 9 SF Sign Face Area and where a 17.5 SF Sign Face Area is proposed in order to install a Projecting Sign;
- b) Requesting a 4' Sign Height variance from Zoning Code Section 1272.12 (f), which permits a 3' Sign Height and where a 7' Sign Height is proposed in order to install a Projecting Sign; property located at 17100 Royalton Road, PPN 396-14-007, zoned Shopping Center (SC).

(H) Any Other Business to Come Before the Board

6) JOHANNES AND DORINA ALBRECHT, OWNERS

Requesting a 1,023 SF Floor Area variance from Zoning Code Section 1252.22 (c), which permits a 1,000 SF Floor Area and where a 2,023 SF Floor Area is proposed in order to construct an Attached Garage on a New Single Family Dwelling; property located at SL 2 Howe Road, PPN 397-31-068, zoned R1-75.