

**STRONGSVILLE BOARD OF ZONING &  
BUILDING CODE APPEALS  
AGENDA  
COUNCIL CHAMBERS  
18688 Royalton Road  
December 2, 2020  
8:00 p.m.**

Next mtg 12/16

- (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) **BODGAN, VILORA AND TARAS SHARANEVYCH, OWNERS**

Requesting a 4' Rear Yard Setback variance from Zoning Code Section 1252.16 (e), which requires a 36' Rear Yard Setback and where a 32' Rear Yard Setback is proposed in order to construct a 68 SF Deck Extension; property located at 18362 North Salem Row, PPN 397-20-114, zoned R1-75.

2) **ARBY'S RESTAURANT/Nick R. Catanzarite, Esq. with Walter Haverfield LLP, Representative**

**Extension of the determination of December 18, 2019 of the Board of Zoning and Building Code Appeals:**

- a) Requesting a variance for a second Ground Sign from Zoning Code Section 1272.12 (e), which permits one Ground Sign and two Ground Signs are proposed;
- b) Requesting a 1' Wall Sign Height variance from Zoning Code Section 1272.12 (c), which permits a 5' Wall Sign Height and where a 6' Wall Sign Height (West) is proposed;
- c) Requesting a 1' Wall Sign Height variance from Zoning Code Section 1272.12 (c), which permits a 5' Wall Sign Height and where a 6' Wall Sign Height (North) is proposed;
- d) Requesting a variance from Zoning Code Section 1272.12 (c), which permits two Wall Signs and where three Wall Signs (North 24.5 SF, South 26 SF and West 24.5 SF) are proposed;
- e) Requesting a variance from Zoning Code Section 1272.12, which does not permit a Drive-Thru Menu Board Ground Sign and where one 40 SF Drive-Thru Menu Board Ground Sign is proposed; property located at 9175 Pearl Road, PPN 395-16-004, zoned Motorist Service (MS).

**3) CHIPOTLE RESTAURANT/C. Brent Artman, Representative**

- a) Requesting a 120' Front Yard Building Setback variance from Zoning Code Section 1258.11 (a), which requires a 200' Front Yard Building Setback from the Royalton Road centerline and where an 80' Front Yard Building Setback from the Royalton Road centerline is proposed in order to construct a 2,325 SF New Restaurant Building;
- b) Requesting a 15' Front Parking Setback variance from Zoning Code Section 1258.11 (a), which requires a 40' Front Parking Setback from the right-of-way and where a 25' Front Parking Setback from the right-of-way is proposed in order to construct a 2,325 SF New Restaurant Building;
- c) Requesting a 10' Parking Setback variance from Zoning Code Section 1258.11 (a), which requires a 10' Parking Setback (West) and where a 0' Parking Setback (West) is proposed in order to construct a 2,325 SF New Restaurant Building;
- d) Requesting a 10' Rear Parking Setback variance from Zoning Code Section 1258.11 (a), which requires a 10' Rear Parking Setback and where a 0' Rear Parking Setback is proposed in order to construct a 2,325 SF New Restaurant Building; property located at 17100 Royalton Road, PPN 396-14-007, zoned Shopping Center (SC).

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