

**STRONGSVILLE BOARD OF ZONING &
BUILDING CODE APPEALS
AGENDA
COUNCIL CHAMBERS
18688 Royalton Road
January 13, 2021
8:00 p.m.**

Next mtg 1/27

- (A) 7:30 p.m. Caucus**
- (B) 8:00 p.m. Call to Order**
- (C) Certificate of Posting per Chapter 208**
- (D) Election of Officers for 2021**
- (E) Approve minutes from December 16, 2020**
- (F) Oath Administered to all Witnesses**
- (G) PUBLIC HEARINGS**

1) STRONGSVILLE BOARD OF EDUCATION MIDDLE SCHOOL/Tyler Ratliff with Fastsigns, Representative

- a) Requesting a variance from Zoning Code Section 1272.08 (b), where one (1) Ground Sign exists and one (1) additional 51.5 SF Ground Sign is proposed;
- b) Requesting a 16.5 SF Ground Sign Face Area variance from Zoning Code Section 1272.08 (b), which permits a 35 SF Ground Sign Face Area and where a 51.5 SF Ground Sign Face Area is proposed;
- c) Requesting a 5' Setback variance from Zoning Code Section 1272.08 (b), which requires a 15' Setback from the right-of-way and where a 10' Setback from the right-of-way is proposed in order to install a 51.5 SF Ground Sign; property located at 13200 Pearl Road, PPN 392-30-006, zoned Public Facility (PF).

2) RESTORE HYPER WELLNESS, TENANT/Jessica Ruff with Ruff Neon Sign, Representative

- a) Requesting a 100 SF Wall Sign Face Area variance from Zoning Code Section 1272.12 (b) (5), which permits a 46.5 SF Wall Sign Face Area and where a 146.5 SF Wall Sign Face Area is proposed;
- b) Requesting a 1' Wall Sign Letter Height variance from Zoning Code Section 1272.12 (b) (5), which permits a 4' Wall Sign Letter Height and where a 5' Wall Sign Letter Height is proposed;
- c) Requesting a 1' Wall Sign Height variance from Zoning Code Section 1272.12 (b) (5), which permits a 5' Wall Sign Height and where a 6' Wall Sign Height is proposed; property located at 17830 Royalton Road, PPN 396-12-033, zoned General Business (GB).

3) **CITY OF STRONGSVILLE, OWNER**

- a) Requesting a 3' Building Side Yard Setback variance from Zoning Code Section 1256.04 (b), which requires a 10' Building Side Yard Setback and where a 7' Building Side Yard Setback (East) on Parcel A is proposed in order to approve a Lot Split and Consolidation;
- b) Requesting a 20' Side Parking Setback variance from Zoning Code Section 1256.04 (c), which requires a 20' Side Parking Setback and where a 0' Side Parking Setback (East and West) is proposed on Parcel A in order to approve a Lot Split and Consolidation;
- c) Requesting a 20' Rear Parking Setback variance from Zoning Code Section 1256.04 (c), which requires a 20' Rear Parking Setback and where a 0' Rear Parking Setback (South) is proposed on Parcel A in order to approve a Lot Split and Consolidation; property located at 18875 Royalton Road, PPN 396-17-022, zoned Public Facility (PF).

4) **CITY OF STRONGSVILLE, OWNER**

- a) Requesting a 3' Building Side Yard Setback variance from Zoning Code Section 1256.04 (b), which requires a 10' Building Side Yard Setback and where a 7' Building Side Yard Setback (West) on Parcel B is proposed in order to approve a Lot Split and Consolidation;
- b) Requesting a 20' Side Parking Setback variance from Zoning Code Section 1256.04 (c), which requires a 20' Side Parking Setback and where a 0' Side Parking Setback (East and West) is proposed on Parcel B in order to approve a Lot Split and Consolidation;
- c) Requesting a 20' Rear Parking Setback variance from Zoning Code Section 1256.04 (c), which requires a 20' Rear Parking Setback and where a 0' Rear Parking Setback (South) is proposed on Parcel B in order to approve a Lot Split and Consolidation; property located at 18825 Royalton Road, PPN 396-17-021, zoned Public Facility (PF).

(H) Any Other Business to Come Before the Board

5) **GARRY AND REBECCA MASTERSON, OWNERS**

An appeal to the Board of Zoning and Building Code Appeals regarding the decision of the Assistant Building Commissioner on December 3, 2020 related to fence permit number FNCE-20-1335 dated June 3, 2020; property located at 16430 Drake Road, PPN 397-16-064.