

**STRONGSVILLE BOARD OF ZONING &
BUILDING CODE APPEALS
AGENDA
COUNCIL CHAMBERS
18688 Royalton Road
March 24, 2021
8:00 p.m.**

Next mtg 4/14

- (A) **7:30 p.m. Caucus**
- (B) **8:00 p.m. Call to Order**
- (C) **Certificate of Posting per Chapter 208**
- (D) **Approve minutes from March 10, 2021**
- (E) **Oath Administered to all Witnesses**
- (F) **PUBLIC HEARINGS**

1) **MEGAN HOOK, OWNER**

Requesting a 5' Side Yard Setback variance from Zoning Code Section 1252.29 (b) (1), which requires a 15' Side Yard Setback and where a 10' Side Yard Setback is proposed in order to install a 27' Above Ground Swimming Pool; property located at 10338 Prospect Road, PPN 391-16-010, zoned R1-75.

2) **NITIN AND DISHITA THAKER, OWNERS**

Requesting a 14' variance from Zoning Code Section 1252.16 (e), which requires a Concrete Patio maintain the same Side Yard Setback as the main dwelling and where the applicant is proposing a 728 SF and 224 SF Concrete Patio encroaching 14' beyond the main dwelling into the Side Yard Setback; property located at 22408 Valleybrook Lane, PPN 392-13-076, zoned R1-75.

3) **ALAN LUBER, OWNER**

- a) Requesting a 562 SF Floor Area variance from Zoning Code Section 1252.15, which permits a 192 SF Floor Area and where a 754 SF Floor Area is proposed in order to construct a Covered Patio and Gazebo;
- b) Requesting a 3' Height variance from Zoning Code Section 1252.15, which permits a 12' Height and where a 15' Height is proposed in order to construct a 754 SF Covered Patio and Gazebo; property located at 22235 Horseshoe Lane, PPN 392-09-073, zoned R1-100.

4) **SGT. CLEANS/Brian Krusz with Sgt. Cleans and Richard Bozic, Architect, with Blatchford Architects, Representatives**

Requesting a 6.33' Side Yard Setback (South) variance from Zoning Code Section 1262.07, which requires a 15' Side Yard Setback (South) and where an 8.67' Side Yard Setback (South) is proposed in order to construct a 58.5 SF Equipment Room Addition; property located at 18534 Pearl Road, PPN 394-26-003, zoned Commercial Service (CS).

5) SGT. CLEANS/Brian Krusz with Sgt. Cleans and Richard Bozic, Architect, with Blatchford Architects, Representatives

Requesting a 19.5' Side Yard Setback (South) variance from Zoning Code Section 1258.11 (b) (3), which requires a 25' Side Yard Setback (South) and where a 5.5' Side Yard Setback (South) is proposed in order to construct a 2,446 SF Expansion; property located at 12653 Pearl Road, PPN 396-07-005, zoned General Business (GB).

6) MARIA GARDEN'S, TLT PROPERTIES II, LLC/Tom Kaminski, Representative

Extension of the determination of March 25, 2020 of the Board of Zoning and Building Code Appeals:

- a) Requesting a variance from Zoning Code Section 1274.06, which prohibits enlargement or structural alteration of a non-conforming use and where the applicant is proposing the addition of a 4,096 SF unenclosed Accessory Structure;
- b) Requesting a 15' Side Yard Setback variance from Zoning Code Section 1252.05, which requires a 15' Side Yard Setback and where a 0' Side Yard Setback is proposed with a 4,096 SF Unenclosed Accessory Structure going over onto a contiguous lot; property located at 20465 Royalton Road, PPN's 393-15-011 and 393-16-001, zoned R1-75.

7) ADAM RACE, OWNER/Matt Matisko with Morton's Landscaping, Representative

- a) Requesting a variance from Zoning Code Section 1252.29 (b) (1), which prohibits a Swimming Pool to be located in the Side Yard and where a 392 SF Inground Swimming Pool in a Side Yard is proposed;
- b) Requesting a 34.5' variance from Zoning Code Section 1252.16 (e), which requires a Concrete Patio maintain the same Side Yard Setback as the main dwelling and where the applicant is proposing a 900 SF Concrete Pool Deck Extension encroaching 34.5' beyond the main dwelling into the Side Yard Setback;
- c) Requesting a variance from Zoning Code Section 1252.18, which permits one (1) Accessory Structure and where a second 80 SF Accessory Structure is proposed;
- d) Requesting a 7' Setback variance from Zoning Code Section 1252.15 (a), which requires a 20' Setback from the main building and where a 13' Setback from the main building is proposed in order to install an 80 SF Accessory Structure; property located at 11742 The Bluffs, PPN's 396-05-016 and 396-05-017, zoned PDA-2.

(G) Any Other Business to Come Before the Board