

**STRONGSVILLE BOARD OF ZONING &
BUILDING CODE APPEALS
AGENDA
COUNCIL CHAMBERS
18688 Royalton Road
March 25, 2020
8:00 p.m.**

next mtg 4/8

- (A) **8:00 p.m. Call to Order**
- (B) **Certificate of Posting per Chapter 208**
- (C) **Approve minutes from March 11, 2020**
- (D) **Oath Administered to all Witnesses**
- (E) **NEW APPLICATIONS**

1) **BANK OF AMERICA/Jim Briola with North Coast Sign and Lighting Services, Inc., Representative**

Requesting a variance from Zoning Code Section 1272.12 (c), which permits one (1) Wall Sign and where three (3) Wall Signs (North, South and West) are proposed; property located at 16013 Pearl Road, PPN 397-02-082, zoned General Business (GB).

2) **PATRICK AND ANNETTE KLANAC, OWNERS/Fred Haun with Deckcreator, Representative**

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 201 SF Deck Expansion; property located at 19417 Misty Lake Drive, PPN 397-29-062, zoned R1-75.

3) **ERIC BODKIN, OWNER/Steve Bella with Bella Cement, Representative**

Requesting a 11' Side Yard Setback variance from Zoning Code Section 1252.16 (e), which requires a patio maintain the same Side Yard Setback as the main dwelling and where the applicant is proposing a 333 SF Patio and Walkway encroaching 11' beyond the main dwelling into the Side Yard Setback; property located at 12531 Cooper's Run, PPN 392-11-094, zoned R1-100.

(F) **PUBLIC HEARINGS**

4) **ANTHONY LOSCHIAVO, OWNER/Frank Colabianchi with Colabianchi Construction, Representative**

Requesting a 694 SF Floor Area variance from Zoning Code Section 1252.22 (c), which permits a 1,000 SF Floor Area and where a 1,694 SF Floor Area is proposed in order to construct an Attached Garage; property located at 12510 Arbor Creek Drive, PPN 398-27-052, zoned R1-100.

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

- 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 an 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.

6) PHILLIP BADE, OWNER/Joyce Factory Direct, Representative

Requesting a 34' Rear Yard Setback variance from Zoning Code Section 1252.05, which requires a 50' Rear Yard Setback and where a 16' Rear Yard Setback is proposed in order to construct a 168 SF Sunroom on the existing deck; property located at 9820 Forestview Drive, PPN 398-08-0630, zoned R1-75.

7) PATRICK WALSH, OWNER/Jim Petkewitz, Representative

Requesting a 4'11" Side Yard Setback variance from Zoning Code Section 1252.29 (b) (1), which requires a 15' Side Yard Setback and where a 10' 1" Side Yard Setback is proposed in order to install an Inground Swimming Pool; property located at 18607 Meadow Lane, PPN 396-07-013, zoned R1-75.

(G) Any Other Business to Come Before the Board