

**STRONGSVILLE BOARD OF ZONING &
BUILDING CODE APPEALS
AGENDA
COUNCIL CHAMBERS
18688 Royalton Road
November 18, 2020
8:00 p.m.**

Next mtg 12/2

- (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 September 23, 2020, October 7, 2020 and October 21, 2020, October 23, 2020
- (E) Oath Administered to all Witnesses
- (F) **PUBLIC HEARINGS**

1) **JOHN AND SHARON BOSWELL, OWNERS**

Requesting a 25' Rear Yard Setback variance from Zoning Code Section 1252.05, which requires a 50' Rear Yard Setback and where a 25' Rear Yard Setback is proposed in order to construct a 450 SF Addition; property located at 21307 Briar Bush Lane, PPN 392-10-063, zoned R1-75.

2) **JOHN AND PAM ZYLSTRA, OWNERS/Joe Lull, Representative with Joyce Factory Direct**

- a) Requesting a 16' Rear Yard Setback variance from Zoning Code Section 1252.05, which requires a 50' Rear Yard Setback and where a 34' Rear Yard Setback is proposed in order to construct a 224 SF Sunroom Addition;
- b) Requesting a 2' Rear Yard Setback variance from Zoning Code Section 1252.16 (e), which requires a 36' Rear Yard Setback and where a 34' Rear Yard Setback is proposed in order to construct a 196 SF Deck; property located at 9775 Juniper Court, PPN 398-08-046, zoned R1-75.

3) **RICHARD AND MISTI SCHULZ, OWNERS**

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 (West) is proposed in order to install a 720 SF Inground Swimming Pool; property located at 20670 Donegal Lane, PPN 394-28-051, zoned R1-100.

4) **JOHANNES AND DORINA ALBRECHT, OWNERS**

- a) Requesting a variance from Zoning Code Section 1252.15 (a), which prohibits front yard Accessory Structures and where the applicant is proposing a 2,080 SF Accessory Structure in the front yard;
- b) Requesting a 1,504 SF Floor Area variance from Zoning Code Section 1252.15, which permits a 576 SF Floor Area and where a 2,080 SF Floor Area is proposed in order to construct an Accessory Structure; property located at SL 2 Howe Road, PPN 397-31-068, zoned R1-75.

5) **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).

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