

**STRONGSVILLE BOARD OF ZONING &  
BUILDING CODE APPEALS  
AGENDA  
COUNCIL CHAMBERS  
18688 Royalton Road  
September 23, 2020  
8:00 p.m.**

Next mtg 10/7

- (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 August 12, 2020 and August 26, 2020
- (E) Oath Administered to all Witnesses
- (F) **PUBLIC HEARINGS**

1) **SCOTT POWERS, OWNER/Steve Bella with Bella Cement, Representative**

Requesting a 13' 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 353 SF Concrete Patio encroaching 13' beyond the main dwelling into the Side Yard Setback; property located at 16070 Cypress Avenue, PPN 397-15-039, zoned R1-75.

2) **MATTHEW AND JULIE ZUBEK, OWNERS**

**Extension of the determination of August 14, 2019 of the Board of Zoning and Building Code Appeals:**

Requesting an 841 SF Floor Area variance from Zoning Code Section 1252.22 (c), which permits a 1,000 SF Floor Area and where a 1,841 SF Floor Area is proposed in order to construct an Attached Garage; property located at 20050 Albion Road, PPN 391-27-005, zoned R1-75.

3) **CHAD AND TANJA BARCO, OWNERS**

- a) Requesting a 240 SF Floor Area variance from Zoning Code Section 1252.16 (e), which permits a 192 SF Floor Area and where a 432 SF Floor Area is proposed in order to construct an Accessory Structure Pavilion;
- b) Requesting a 1' Height variance from Zoning Code Section 1252.16 (e), which permits a 12' Height and where a 13' Height is proposed in order to construct a 432 SF Accessory Structure Pavilion; property located at 22101 Beech Creek Trail, PPN 391-04-138, zoned R1-75.

**4) ELMAR KRAMER, OWNER**

- a) 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 500 SF Kitchen Addition;
- b) Requesting a 16' Rear Yard Setback variance from Zoning Code Section 1252.16 (e), which requires a 36' Rear Yard Setback and where a 20' Rear Yard Setback is proposed in order to install a 55 SF Concrete Patio; property located at 19595 Cross Trail North, PPN 399-27-097, zoned R1-75.

**5) SOUTHPARK CENTER LLC/Steven J. Metcalf, P.S. with Neff & Associates, Representative**

- a) Requesting a 10' Side Yard Parking Setback variance from Zoning Code Section 1258.11 (a), which requires a 10' Side Yard Parking Setback and where a 0' Side Yard Parking Setback (West) is proposed in order to approve a Lot Consolidation and Partition;
- b) Requesting a 10' Side Yard Parking Setback variance from Zoning Code Section 1258.11 (a), which requires a 10' Side Yard Parking Setback and where a 0' Side Yard Parking Setback (East) is proposed in order to approve a Lot Consolidation and Partition; property located at 16761 SouthPark Center, PPN 396-24-015 and 396-24-016, zoned Shopping Center (SC).

**6) BOROWSKE BUILDERS, OWNER**

Requesting a 9.58' Rear Yard Setback variance from Zoning Code Section 1252.05, which requires a 50' Rear Yard Setback and where a 40.42' Rear Yard Setback is proposed in order to construct a Single Family Dwelling; property located at PPN 398-06-027, Whitney Road, zoned R1-75.

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