

**STRONGSVILLE BOARD OF ZONING &
BUILDING CODE APPEALS
AGENDA
COUNCIL CHAMBERS
18688 Royalton Road
September 9, 2020
8:00 p.m.**

Next mtg 9/23

- (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 July 22, 2020
- (E) Oath Administered to all Witnesses
- (F) PUBLIC HEARINGS

1) **ANN HETRICK, OWNER**

Requesting a 3' Rear Yard Setback variance from Zoning Code Section 1252.16 (e), which requires a 10' Rear Yard Setback and where a 7' Rear Yard Setback is proposed in order to construct a 192 SF Deck; property located at 13149 Prescott Lane, PPN 398-25-057, zoned R1-100 (Cluster).

2) **BOB LATAWIEC, OWNER**

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 4,000 SF and 21' height Enclosed Accessory Structure and Concrete Driveway; property located at 22939 Royalton Road, PPN 393-01-005, zoned General Industrial (GI).

3) **JOHN BOSTIC, OWNER**

Requesting a 10' Rear Yard Setback variance from Zoning Code Section 1252.16 (e), which requires a 36' Rear Yard Setback and where a 26' Rear Yard Setback is proposed in order to construct a Roof over an existing Patio; property located at 15557 Oak Hollow, PPN 393-13-051, zoned R1-75 (Cluster).

4) **PETRO SYKYDA, OWNER**

Requesting a 10' Lot Width Setback variance from Zoning Code Section 1252.05, which requires a 75' minimum Lot Width and where a 65' Lot Width is proposed in order to construct a Single Family Dwelling; property located at 14363 Pearlview Road, PPN 396-17-048, zoned R1-75.

5) **UNICUM LLC, OWNER**

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 two 40' x 40' Concrete Driveway Pads; property located at 19420-19450 Royalton Road, PPN 392-35-022, zoned R1-75.

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.

7) BURGER KING/Shawn Smith with Site Enhancement Services, Representative

- a) Requesting a variance from Zoning Code Section 1272.12 (c), which permits one (1) Wall Sign and where four (4) Wall Signs labeled Sign A1 19.6 SF (North), Sign A2 25 SF (East), Sign A3 19.6 SF (South) and Sign B 21.15 SF (North) are proposed;
- b) Requesting a variance from Zoning Code Section 1272.09, which does not permit a Drive-Thru Menu Board Ground Sign and where one (1) 33.31 SF Drive-Thru Menu Board Ground Sign is proposed;
- c) Requesting a variance from Zoning Code Section 1272.09, which does not permit a Canopy Sign or a Cross Bar Sign and where one (1) 23.34 SF Canopy Sign and one (1) 3.36 SF Cross Bar Sign are proposed; property located at 8300 Pearl Road, PPN 395-05-013, zoned Motorist Service (MS).

(G) Any Other Business to Come Before the Board

8) STARBUCKS/Dustin James with Advanced Sign and Lighting, Representative

- a) Requesting a variance from Zoning Code Section 1272.12 (c), which permits one (1) Wall Sign and where three (3) Wall Signs labeled Signs A (North, South, East) are proposed;
- b) Requesting a variance from Zoning Code Section 1272.09 (a), which does not permit a Drive-Thru Menu Board Ground Sign and where two (2) Drive-Thru Menu Board Ground Signs labeled Sign G and Sign I are proposed; property located at 8222 Pearl Road, PPN 395-05-013, zoned Motorist Service (MS).