

**STRONGSVILLE BOARD OF ZONING &  
BUILDING CODE APPEALS  
AGENDA  
COUNCIL CHAMBERS  
18688 Royalton Road  
December 7, 2022  
8:00 p.m.**

- (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 November 16, 2022**
- (E) **Oath Administered to all Witnesses**
- (F) **RECONSIDERATION**

1) **JOANNA (NEMETH) OVERHOLT, OWNER**

**MOTION TO RECONSIDER THE DECISION OF THE BOARD OF BUILDING CODE  
AND ZONING APPEALS AT THE MEETING HELD ON NOVEMBER 16, 2022**

- a) Requesting a 7,250 SF Lot Area variance from Zoning Code Section 1252.03 (e) (1), which requires a 20,000 SF Lot Area and where a 12,750 SF Lot Area is proposed in order to allow Live Poultry for four (4) chickens;
- b) Requesting a 33' Setback variance from Zoning Code Section 1252.03 (e) (1), which requires a 50' Setback from any residence and where a 17' Setback from the nearest residence is proposed in order to approve a Chicken Coop;
- c) Requesting a 16' Setback variance from Zoning Code Section 1252.03 (e) (1), which requires a 50' Setback from the West property line and where a 34' Setback from the West property line is proposed in order to approve a Chicken Coop;
- d) Requesting a 16' Setback variance from Zoning Code Section 1252.03 (e) (1), which requires a 50' Setback from the South property line and where a 34' Setback from the South property line is proposed in order to approve a Chicken Coop; property located at 16537 North White Oaks Drive, PPN 397-22-036, zoned R1-75.

All variances are subject to the following conditions: 1) the chicken coop is limited to 4' x 9' maximum size; 2) the fence that surrounds the rear yard must be properly maintained to avoid any predatory animals entering through openings or chickens getting out; 3) no more than four chickens are permitted; 4) the chicken coop and the chickens must be maintained to eliminate any odors or harm to neighboring properties; 5) the chicken food has to be separate and in sealed containers; 6) no roosters are permitted on the property; 7) the chicken coop and chickens must be removed from the property when the disabled occupant that is using the chickens as emotional support animals moves from the property or no longer requires the chickens for emotional support.

(G) **PUBLIC HEARING**

2) **MICHAEL A. AZZARELLO, OWNER**

Requesting a variance from Zoning Code Section 1252.16 (e), which prohibits a Deck in the front yard and where the applicant is proposing two Decks in the front yard; property located at 9715 Priem Road, PPN 391-13-010, zoned R1-75.

**3) CLEAN EXPRESS/Jarrold Norton with Morrison Sign, Representative**

Requesting a Sign variance from Zoning Code Section 1272.12 (c), which permits one (1) Wall Sign and where three (3) Wall Signs totaling 75.8 SF are proposed; property located at 16860 Royalton Road, PPN 396-14-004, zoned General Business (GB).

**4) ALTENHEIM PROPERTIES, INC., OWNER, Laura Higgins-Woyma with Brilliant Electric Sign Co., Representative**

- a) Requesting a 1.67' Sign Height variance from Zoning Code Section 1272.08 (c), which permits a 3' Sign Height and where a 4.67' Sign Height is proposed in order to install seven (7) Directional Signs (#8, #9, #13, #15, #17, #18, #19);
- b) Requesting a 6.99 SF Sign Face Area variance from Zoning Code Section 1272.07, which permits a 3 SF Sign Face Area and where a 9.99 SF Sign Face Area is proposed in order to install three (3) Directional Signs (#8, #15, #19);
- c) Requesting a 4 SF Sign Face Area variance from Zoning Code Section 1272.07, which permits a 3 SF Sign Face Area and where a 7 SF Sign Face Area is proposed in order to install three (3) Directional Signs (#9, #13, #17); property located at 18627 Shurmer Road, PPN 397-01-092, zoned Public Facilities (PF).

**5) ALTENHEIM PROPERTIES, INC., OWNER, Laura Higgins-Woyma with Brilliant Electric Sign Co., Representative**

- a) Requesting a Sign variance from Zoning Code Section 1272.07, which prohibits a ground sign in a Residential District and where two (2) Directional Signs (#2 and #22) are proposed;
- b) Requesting a 1.67' Sign Height variance from Zoning Code Section 1272.07, which permits a 3' Sign Height and where a 4.67' Sign Height is proposed in order to install two (2) Directional Signs (#2 and #22);
- c) Requesting a 6.99 SF Sign Face Area variance from Zoning Code Section 1272.07, which permits a 3 SF Sign Face Area and where a 9.99 SF Sign Face Area is proposed in order to install two (2) Directional Signs (#2 and #22); property located at 18627 Shurmer Road, PPN 397-01-092, zoned Senior Residence (SR-1).

**6) ANTHONY SCHUR, OWNER**

- a) Requesting a variance from Zoning Code Section 1252.18, which permits one (1) Accessory Structure and where one (1) additional Accessory Structure exists in order to construct a 1,200 SF Addition to an Existing Accessory Structure;
- b) Requesting a variance from Zoning Code Section 1274.06, which prohibits enlarging an existing non-conforming structure and where a 1,200 SF Addition to an Existing Accessory Structure is proposed;
- c) Requesting a 1,314 SF Floor Area variance from Zoning Code Section 1252.15, which permits a 323 SF Floor Area and where a 1,637 SF Floor Area is proposed in order to construct a 1,200 SF Addition to an Existing Accessory Structure;
- d) Requesting a 3' Height variance from Zoning Code Section 1252.04 (g), which permits a 15' Height and where an 18' Height is proposed in order to construct a 1,200 SF Addition to an Existing Accessory Structure;
- e) Requesting a variance from Zoning Code Section 1252.15 (b), which requires a Concrete Drive to an Accessory Structure with an overhead door larger than 6' x 7' and where the applicant is proposing no driveway in order to construct a 1,200 SF Addition to an Existing Accessory Structure; property located at 15340 Sunset Drive, PPN 397-05-061, zoned R1-75.

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