

**STRONGSVILLE BOARD OF ZONING &
BUILDING CODE APPEALS
AGENDA
COUNCIL CHAMBERS
18688 Royalton Road
July 28, 2021
8:00 p.m.**

Next mtg 8/11

- (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 May 26, 2021, June 9, 2021 and June 23, 2021 meeting**
- (E) **Oath Administered to all Witnesses**
- (F) **PUBLIC HEARINGS**

1) **PAMELA MATTERN, OWNER/Mark Spurlock, Representative**

- a) Requesting a 290 SF Floor Area variance from Zoning Code Section 1252.22 (c), which permits a 1,000 SF Floor Area and where a 1,290 SF Floor Area is proposed in order to construct a Garage Addition;
- b) Requesting a 29' Setback variance from Zoning Code Section 1252.04 (d) (2) and Appendix IV, which requires a 100' Setback from the centerline of Colebright Drive and where a 71' Setback from the centerline of Colebright Drive is proposed in order to construct a Garage Addition; property located at 16600 Shurmer Road, PPN 397-05-023, zoned R1-75.

2) **JILLIAN AND JORDAN BIZZI, OWNERS**

Requesting a variance from Zoning Code Section 1252.18, which permits one (1) Accessory Structure and where one (1) Shed exists and a second Accessory Structure, Chicken Coop, is proposed; property located at 16825 Shurmer Road, PPN 397-06-018, zoned R1-75.

3) **FELIX NUNGARAY, OWNER**

Requesting a 46' Side Yard Setback variance from Zoning Code Section 1252.03 (e) (1), which requires a 50' Side Yard Setback and where a 4' Side Yard Setback (South) is proposed in order to construct a Chicken Coop; property located at 11430 Prospect Road, PPN 392-10-013, zoned R1-75.

4) BRIAN AND ELIZABETH KOLESAR, OWNERS

- a) Requesting a 96 SF Floor Area variance from Zoning Code Section 1252.15, which permits a 192 SF Floor Area and where a 288 SF Floor Area is proposed in order to construct a Pavilion;
- b) Requesting a 2' 4" Height variance from Zoning Code Section 1252.04, which permits a 12' Height and where a 14' 4" Height is proposed in order to construct a Pavilion; property located at 18322 Heritage Trail, PPN 397-20-150, zoned R1-75.

5) AHREN BOOHER, OWNER

Requesting an 8' variance from Zoning Code Section 1252.16 (e), which requires a Concrete Patio maintain the same Side Yard Setback as the main dwelling and where the applicant is proposing a Concrete Patio encroaching 8' (West) beyond the main dwelling in the Side Yard Setback; property located at 17000 Pheasant Trail, PPN 397-13-054, zoned R1-75.

(G) Any Other Business to Come Before the Board