

**STRONGSVILLE BOARD OF ZONING &
BUILDING CODE APPEALS
AGENDA
COUNCIL CHAMBERS
18688 Royalton Road
October 6, 2021
8:00 p.m.**

Next mtg 10/20

- (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 22, 2021 meeting**
- (E) **Oath Administered to all Witnesses**
- (F) **PUBLIC HEARING**

1) **JAMES AND LYNN KENZIG, OWNERS**

Requesting a 16' variance from Zoning Code Section 1252.17 (a), which prohibits a fence to be located in a front yard and where a 6' tall Board on Board Fence encroaching 16' past the front of the dwelling into the front yard is proposed; property located at 18153 Trailside Place, PPN 396-04-305, zoned PDA - 2.

2) **ADAM RACE, OWNER/Matt Matisko with Morton's Landscaping, Representative**

- a) Requesting a variance from Zoning Code Section 1252.29 (b) (1), which prohibits a Swimming Pool to be located in the Side Yard and where a 392 SF Inground Swimming Pool in a Side Yard is proposed;
- b) Requesting a 34.5' 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 900 SF Concrete Pool Deck Extension encroaching 34.5' beyond the main dwelling into the Side Yard Setback;
- c) Requesting a variance from Zoning Code Section 1252.18, which permits one (1) Accessory Structure and where a second 80 SF Accessory Structure is proposed;
- d) Requesting a 7' Setback variance from Zoning Code Section 1252.15 (a), which requires a 20' Setback from the main building and where a 13' Setback from the main building is proposed in order to install an 80 SF Accessory Structure; property located at 11742 The Bluffs, PPN's 396-05-016 and 396-05-017, zoned PDA-2.

3) DR. MISENCIK, TENANT

Requesting a 3' Setback variance from Zoning Code Section 1272.12 (e), which requires a 10' Setback from the right-of-way and where a 7' Setback from the right-of-way is proposed for an existing Ground Sign; property located at 16363 Pearl Road, PPN 397-09-002, zoned General Business (GB).

4) TIMOTHY AND ERIN WITTE, OWNERS

Requesting a 7' Rear Yard Setback variance from Zoning Code Section 1252.16 (e), which requires a 36' Rear Yard Setback and where a 29' Rear Yard Setback is proposed in order to construct a 688 SF Deck; property located at 19407 Saratoga Trail, PPN 397-28-031, zoned R1-75.

5) EUGENIA HETZEL, OWNER

- a) Requesting an 18' Side Yard Setback 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 390 SF Concrete Patio encroaching 18' beyond the main dwelling into the Side Yard Setback;
- b) Requesting a 9' Rear Yard Setback variance from Zoning Code Section 1252.16 (e), which requires a 10' Rear Yard Setback and where a 1' Rear Yard Setback is proposed in order to construct a 390 SF Concrete Patio; property located at 19101 Bridge Path Oval, PPN 397-27-139, zoned R1-75.

6) RUSLAN AND OLENA STETSURA, OWNERS

- a) Requesting a 16' Setback variance from Zoning Code Section 1252.17 (c), which requires a 16' Setback from the right-of-way and where a 0' Setback from the right-of-way is proposed in order to install a 6' tall Fence;
- b) Requesting a 12' Setback variance from Zoning Code Section 1252.17 (c), which requires a 12' Setback from the right-of-way and where a 0' Setback from the right-of-way is proposed in order to install a 4' tall Fence; property located at 13179 Fairwinds Drive, PPN 399-31-039, zoned R1-75.

(G) Any Other Business to Come Before the Board