

**STRONGSVILLE BOARD OF ZONING &
BUILDING CODE APPEALS
AGENDA
COUNCIL CHAMBERS
18688 Royalton Road
July 15, 2026
6:00 p.m.**

- (A) 5:45 p.m. Caucus**
- (B) 6:00 p.m. Call to Order**
- (C) Certificate of Posting per Chapter 208**
- (D) Approve Minutes from June 10, 2026**
- (E) Approve Findings of Fact and Conclusions of Law
Re: The Decision of Kevin Davidson on June 10, 2026**
- (F) Oath Administered to all Witnesses**
- (G) PUBLIC HEARINGS**

1) LINDA LITTO (OWNER), Heartland Home Services, Agent

Requesting a 5' Building Setback variance from Zoning Code Section 1252.04(d)(1), which requires a 90' Building Setback from Front Yard and where a 85' Building Setback is proposed in order to place a Generator in the Front Yard property located at 15276 Forest Park Drive, PPN 398-15-014, zoned R1-75

2) WILLIAM BARBEE (OWNER), Heartland Home Services, Agent

Requesting a 5' Building Setback variance from Zoning Code Section 1252.04(d)(1), which requires a 90' Building Setback from Front Yard and where a 85' Building Setback is proposed in order to place a Generator in the Front Yard property located at 15275 Forest Park Drive, PPN 398-15-034, zoned R1-75

3) ERIKA EREDISH (OWNER), Joyce Factory Direct/Mark Williams, Agent

Requesting a 3' Rear Yard Setback Variance from Section 1252.05, which requires a 50' Rear Yard Setback and where a 47' Rear Yard Setback is proposed for a sunroom with deck addition, property located at 14357 Pine Lakes Drive, PPN 398-09-030, zoned R1-75

4) SANDI FRANKITO (OWNER), Joyce Factory Direct/Mark Williams, Agent

Requesting a 21' Rear Yard Setback Variance from Section 1253.11(b)(3) and 1253.11(c)(5), which require a 50' Rear Yard Setback and where a 29' Rear Yard Setback is proposed for a sunroom on existing concrete with 4x4 new concrete pad, property located at 19420 Lyman's Lane, PPN 393-17-369, zoned RT-C

5) TERESA KONKOWSKI (OWNER), Maverick Restoration, Agent

- a)** Requesting a 13'5" rear yard setback variance from Zoning Code Section 1252.05, which requires a 50' rear yard setback and where a 36'7" rear yard setback is proposed in order to construct an addition and pergola; and
- b)** Requesting a 243 SF floor area variance from Zoning Code Section 1252.15, which permits a 400 SF floor area and where a 412 SF (under the addition) and a 231 SF (pergola) totaling 643 SF total floor area is proposed in order to construct an addition and pergola; and
- c)** Requesting a variance from Zoning Code Section 1252.18, which prohibits more than one Unenclosed Structure and where two Unenclosed Structures are proposed, property located at 19987 Shenandoah Ridge, PPN 393-22-050, zoned R1-75

(I) Any Other Business to Come Before the Board