

**STRONGSVILLE BOARD OF ZONING &
BUILDING CODE APPEALS
AGENDA
COUNCIL CHAMBERS
18688 Royalton Road
August 26, 2020
8:00 p.m.**

Next mtg 9/9

- (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 8, 2020**
- (E) **Oath Administered to all Witnesses**
- (F) **PUBLIC HEARINGS**

1) **FOURPENN FOLTZ LLC, OWNER/Paul Lange with PBC Banners & Signs, Inc dba Signarama North Olmsted, Representative**

Requesting a variance from Zoning Code Section 1272.14 (a), where one (1) 48 SF Ground Sign exists and a second 24 SF with a 6 SF base Ground Sign is proposed; property located at 17295 Foltz Parkway, PPN 394-04-008, zoned General Industrial (GI).

2) **ADAM AND REBECCA THERRIEN, OWNERS**

- a) Requesting a 20 SF Floor Area variance from Zoning Code Section 1252.16 (b), which permits a 120 SF Floor Area and where a 140 SF Floor Area is proposed in order to construct a Concrete Patio in the Front Yard;
- b) Requesting a variance from Zoning Code Section 1252.15 (a), which prohibits an Accessory Structure in the Front Yard and where the applicant is proposing a 182 SF Accessory Structure Pergola in the Front Yard; property located at 20626 Donegal Lane, PPN 394-28-049, zoned R1-100.

3) **ARBY'S RESTAURANT/Ken Knuckles with Development Management Group LLC, Representative**

Extension of the determination of July 10, 2019 of the Board of Zoning and Building Code Appeals:

- a) Requesting a 4.6' Building Setback variance from Zoning Code Section 1258.11 (a), which requires a 125' Building Setback from the Centerline of Pearl Road and where a 120.4' Building Setback from the Centerline of Pearl Road is proposed in order to construct a New Restaurant Building;
- b) Requesting a 16.1' Parking Setback variance from Zoning Code Section 1258.11 (a), which requires a 30' Parking Setback from the Pearl Road Right of Way and where a 13.9' Parking Setback from the Pearl Road Right of Way is proposed in order to construct a New Restaurant Building;

3) ARBY'S/Ken Knuckles with Development Management Group LLC, Representative, Cont'd

- c) Requesting a 11.5' Parking Setback variance from Zoning Code Section 1258.11 (a), which requires a 20' Parking Setback from the Whitney Road Right of Way and where a 9.5' Parking Setback from the Whitney Road Right of Way is proposed in order to construct a New Restaurant Building;
- d) Requesting a 1.07 Acre Minimum Lot Area variance from Zoning Code Section 1258.08, which requires a 2 Acre Minimum Lot Area and where a .93 Acre Lot Area is proposed in order to construct a New Restaurant Building; property located at 9175 Pearl Road, PPN 395-16-004, zoned Motorist Service (MS).

4) ARBY'S RESTAURANT/Ken Knuckles with Development Management Group LLC, Representative

Extension of the determination of September 25, 2019 of the Board of Zoning and Building Code Appeals:

Requesting a 10' Rear Yard Setback variance from Zoning Code Section 1258.11 (a), which requires a 20' Rear Yard Setback from a residential zoning district and where a 10' Rear Yard Setback (East) from a residential zoning district is proposed in order to construct a New Restaurant Building; property located at 9175 Pearl Road, PPN 395-16-004, zoned Motorist Service (MS).

5) MICHELLE AND JARED SULLIVAN, OWNERS/RA Kalfas, Representative

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 install a 527 SF Concrete Patio; property located at 18453 Saratoga Trail, PPN 397-20-021, zoned R1-75.

6) 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 Sign A (two) (North, South) and Sign C (one) (North) 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;
- c) Requesting a variance from Zoning Code Section 1272.09 (a), which does not permit a Canopy Sign and where one (1) Canopy Sign labeled Sign H is proposed; property located at 8222 Pearl Road, PPN 395-05-013, zoned Motorist Service (MS).

7) CHIPOTLE RESTAURANT/C. Brent Artman, Representative

- a) Requesting a 120' Front Yard Building Setback variance from Zoning Code Section 1258.11 (a), which requires a 200' Front Yard Building Setback from the Royalton Road centerline and where an 80' Front Yard Building Setback from the Royalton Road centerline is proposed in order to construct a 2,325 SF New Restaurant Building;
- b) Requesting a 15' Front Parking Setback variance from Zoning Code Section 1258.11 (a), which requires a 40' Front Parking Setback from the right-of-way and where a 25' Front Parking Setback from the right-of-way is proposed in order to construct a 2,325 SF New Restaurant Building;
- c) Requesting a 10' Parking Setback variance from Zoning Code Section 1258.11 (a), which requires a 10' Parking Setback (West) and where a 0' Parking Setback (West) is proposed in order to construct a 2,325 SF New Restaurant Building;
- d) Requesting a 10' Rear Parking Setback variance from Zoning Code Section 1258.11 (a), which requires a 10' Rear Parking Setback and where a 0' Rear Parking Setback is proposed in order to construct a 2,325 SF New Restaurant Building; property located at 17100 Royalton Road, PPN 396-14-007, zoned Shopping Center (SC).

8) SEAN AND TRACI GRANDAGE, OWNERS

Requesting a 6' Rear Yard Setback variance from Zoning Code Section 1252.16 (e), which requires a 36' Rear Yard Setback and where a 30' Rear Yard Setback is proposed in order to install a 255 SF Concrete Patio; property located at 19897 Kensington Court, PPN 397-28-066, zoned R1-75.

(G) Any Other Business to Come Before the Board