

**STRONGSVILLE BOARD OF ZONING &
BUILDING CODE APPEALS
AGENDA
COUNCIL CHAMBERS
18688 Royalton Road
December 21, 2016
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 December 7, 2016 meeting
- (E) Oath Administered to all Witnesses
- (F) NEW APPLICATIONS

1) **SKIN DEEP MEDI SPA, TENANT/ Direct Image Signs, Representative**

Requesting a Wall Sign variance from Zoning Code Section 1272.12 (c), which permits one (1) Wall Sign (West) and where one (1) additional 50.70 SF Wall Sign (East) is proposed; property located at 13461 Pearl Road, PPN 396-10-003, zoned General Business (GB).

2) **PIZZA FIRE, TENANT/ Jason Green with Adams Signs, Representative**

Requesting a 3.9 SF Face Area variance from Zoning Code Section 1272.12 (c), which permits a 45 SF Face Area and where a 48.9 Face Area is proposed in order to replace a 26.6 SF Wall Sign; property located at 15191 Pearl Road, PPN 397-01-082, zoned Restaurant/Recreational Service (R-RS).

3) **FRANK CELEBREEZE, OWNER/Diane Bija with New Creation Builders, Representative**

- a) Requesting a 208 SF Floor Area variance from Zoning Code Section 1252.15, which permits a 192 SF Floor Area and where a 400 SF Floor Area is proposed in order to construct an Accessory Structure;
- b) Requesting a 15' Setback variance from Zoning Code Section 1252.15 (a), which requires a 20' Setback from the main building and where a 5' Setback from the main building is proposed in order to construct an Accessory Structure; property located at 19654 Tanbark Lane, PPN 391-28-001, zoned R1-75.

4) **SHARON COFFELT, OWNER**

Requesting a 6' Rear Yard Setback variance from Zoning Code Section 1259.29 (b) (1), which requires a 15' Rear Yard Setback and where a 9' Rear Yard Setback is proposed in order to install a 12' x 24' Above Ground Swimming Pool; property located at 20099 Westwood Drive, PPN 392-32-063, zoned R1-75.

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(G)PUBLIC HEARINGS

5) STEVE AND NATALIE SHIRILLA, OWNERS

Requesting a 5' Rear Yard Setback variance from Zoning Code Section 1252.05, which requires a 35' Rear Yard Setback and where a 30' Rear Yard Setback is proposed in order to construct a 500 SF (per floor) Two Story Addition; property located at 15949 Walnut Creek Drive, PPN 393-29-044, zoned PDA-2.

6) JOSEPH KOREN, OWNER/Brian Stepp with Ashley Contractors, Representative

Requesting a 13' Setback (South) variance from Zoning Code Section 1252.05 (a), which requires a 15' Setback from common property and where the applicant is proposing a 2' Setback from common property in order to construct an 80 SF Addition; property located at 17547 Sun Meadow Trail, PPN 393-35-135, zoned RT-C.

(H) Any other business to come before the Board