

**STRONGSVILLE BOARD OF ZONING &
BUILDING CODE APPEALS
AGENDA
COUNCIL CHAMBERS
18688 Royalton Road
April 26, 2017
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) Oath Administered to all Witnesses**
- (E) NEW APPLICATIONS**

1) MARY K. ROCK, OWNER/Kelly Faught of Bricks and Stones, Representative

Requesting a 7' Rear Yard Setback variance from Zoning Code Section 1252.16 (e), which requires a 10' Rear Yard Setback and where a 3' Rear Yard Setback is proposed in order to install a 37' x 22' concrete Patio; property located at 21414 Woodview Circle, PPN 392-10-110, zoned R1-100.

2) BENJAMIN AND DAWN IHDE, OWNERS/Robert Parken, Representative

- a) Requesting a variance from Zoning Code Section 1252.15 to permit two Accessory Structures where one Accessory Structure is permitted and there is currently one 200 SF Accessory Structure;
- b) Requesting a 720 SF Floor Area variance from Zoning Code Section 1252.15, which permits a 480 SF Floor Area and where a 1,200 SF Floor Area is proposed in order to construct an Accessory Structure;
- c) Requesting a 11' Height variance from Zoning Code Section 1252.04 (g), which permits a 15' Height and where a 26' Height is proposed in order to construct an Accessory Structure; property located at 18365 Howe Road; PPN 397-33-013 zoned R1-75.

3) DAVID ANDERSON, OWNER

Requesting a 13' Setback variance from Zoning Code Section 1252.17, which requires a 16' Setback from the right-of-way and where a 3' Setback from the right-of-way is proposed in order to install a 6' Privacy Fence; property located at 13548 Richards Drive, PPN 392-33-078, zoned R1-75.

(F) PUBLIC HEARINGS

4) CLARK OIL aka YEY LLC/ Eli Mahler, Representative

- a) Requesting a variance from Zoning Code Section 1274.06, which prohibits the enlargement or structural alteration of a nonconforming building or use except to make it a conforming building or use and the applicant is proposing the demolition of the current Gas Station/Convenience Store and construction of a new building;
- b) Requesting a .64 acre Lot Area variance from Zoning Code Section 1258.08, which requires a 1 acre minimum Lot Area and where a .46 acre Lot Area is proposed in order to replace a Gas Station/Convenience Store with a 2,500 SF Gas Station/Convenience Store;
- c) Requesting a 35' Lot Width variance from Zoning Code Section 1258.10, which requires a minimum Lot Width of 150' and where a 115' Lot Width is proposed in order to replace a Gas Station/Convenience Store with a 2,500 SF Gas Station/Convenience Store;
- d) Requesting a 5' Side Yard Building Setback variance from Zoning Code Section 1258.11 (a), which requires a 10' Side Yard Building Setback and where a 5' Side Yard Building Setback is proposed in order to replace a Gas Station/Convenience Store with a 2,500 SF Gas Station/Convenience Store;
- e) Requesting a 5' Rear Yard Building Setback variance from Zoning Code Section 1258.11 (a), which requires a 10' Rear Yard Building Setback and where a 5' Rear Yard Building Setback is proposed in order to replace a Gas Station/Convenience Store with a 2,500 SF Gas Station/Convenience Store;
- f) Requesting a 10' Side Street Parking Setback variance from Zoning Code Section 1258.11 (b) (3), which requires a 20' Side Street Parking Setback on a corner lot and where a 10' Side Street Parking Setback (North) is proposed in order to replace a Gas Station/Convenience Store with a 2,500 SF Gas Station/Convenience Store;
- g) Requesting a 10' Front Parking Setback variance from Zoning Code Section 1258.11 (a), which requires a 75' Front Parking Setback and where a 65' Front Parking Setback is proposed in order to replace a Gas Station/Convenience Store with a 2,500 SF Gas Station/Convenience Store; property located at 15387 Pearl Road, PPN 397-01-025, zoned General Business (GB).

5) **J P MORGAN CHASE BANK, Timothy Meseck, Representative**

Requesting a variance from Zoning Code Section 1258.11, which requires frontage on a dedicated street and where no frontage on a dedicated street is proposed in order to subdivide a parcel with current frontage on Pearl Road; property located at 19250 Knowlton Parkway, PPN 393-31-008, zoned General Business (GB).

6) **SEBASTIANO SETTANNI, OWNER, Frank Colabianchi, Representative**

Requesting a 6.04' Side Building Setback variance from Zoning Code Section 1252.04 (e), which requires a 15' Side Building Setback and where an 8.96' Side Building Setback is proposed in order to construct a Single Family Dwelling; property located on West 130 Street, PPN 398-21-014, zoned R1-75.

7) **TESTOIL, Mike Meyer, Representative**

- a) Requesting a .03 acre Lot Area variance from Zoning Code Section 1262.06, which requires a 2 acre Lot Area and where a 1.97 acre Lot Area is proposed in order to construct a 5,500 SF Addition;
- b) Requesting a 13' Side Building Setback variance from Zoning Code Section 1262.08 (c), which requires a 50' minimum Side Building Setback and where a 37' Side Building Setback is proposed in order to construct a 5,500 SF Addition; property located at 20338 Progress Drive, PPN 392-18-003, zoned General Industrial (GI).

8) **CAMP BOW WOW/Roxanne Janeski, Representative**

Requesting an extension of the May 11, 2016 determination of the Board of Zoning and Building Code Appeals:

Requesting a variance from Zoning Code Section 1274.06, which prohibits the enlargement or alteration of an existing non-conforming Dog Boarding and Day Care Business and where the applicant is proposing to add a 3,640 SF Building Addition, Relocate and Expand a Parking Lot, Alter an Entrance Feature and Relocate Dog Kennels at an existing non-conforming Dog Boarding and Day Care Business; property located at 14411 Foltz Parkway, PPN 393-03-009, zoned General Industrial (GI).

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(H) Any other business to come before the Board

9) DAVID AND ANASTASIA FIJALKOVICH, OWNERS

- a) Requesting a 360 SF Floor Area variance from Zoning Code Section 1252.22 (c), which permits a 1,000 SF Floor Area and where a 1,360 SF Floor Area is proposed in order to replace a Garage;
- b) Requesting a 6” Height variance from Zoning Code Section 1252.04 (g), which permits a 15’ Height and where a 15’ 6” Height is proposed in order to replace a Garage; property located at 20572 Boston Road, PPN 394-28-009, zoned R1-75.