

**STRONGSVILLE BOARD OF ZONING &
BUILDING CODE APPEALS
AGENDA
COUNCIL CHAMBERS
18688 Royalton Road
August 23, 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) Approve Minutes from August 9, 2017 meeting**
- (E) Oath Administered to all Witnesses**
- (F) NEW APPLICATIONS**

**1) TODD AND JENNIFER JAMES, OWNERS/Margus Company,
Representative**

Requesting a variance from Zoning Code Section 1252.16 (e), which requires a Deck maintain the same required side yard setback as the main dwelling and where the applicant is proposing a 144 SF Deck 8' into the side yard; property located at 12248 Moss Point Road, PPN 396-09-050, zoned PDA -2.

2) JAMES AND CAROL JAGGERS, OWNERS

- a) Requesting a variance from Zoning Code Section 1252.15 (a), which requires an Accessory Structure maintain the same required side yard setback as the main dwelling and where the applicant has constructed a 21 SF Accessory Structure 1' 6" into the side yard;
- b) Requesting a 20' variance from Zoning Code Section 1252.15 (a), which requires a 20' Setback from the main dwelling and where a 0' Setback from the main dwelling exists in order to approve an existing 21 SF Accessory Structure; property located at 10791 Gate Post Road, PPN 391-05-054, zoned R1-75.

(G) PUBLIC HEARINGS

**3) CLEVELAND CLINIC/SOUTHPARK MALL, LLC/Kenneth J. Fisher,
Esq., Representative**

- a) Requesting a 9.4' Side Yard Building Setback variance from Zoning Code Section 1258.11 (a), which requires a 50' Side Yard Building Setback and where a 40.6' Side Yard Building Setback is proposed;
- b) Requesting a 36.2' Rear Yard Building Setback variance from Zoning Code Section 1258.11 (a), which requires a 50' Rear Yard Building Setback and where a 13.8' Rear Yard Building Setback is proposed;

**3) CLEVELAND CLINIC/SOUTHPARK MALL, LLC/Kenneth J. Fisher,
Esq., Representative, Cont'd**

- c) Requesting a 10' Side Yard Parking Setback variance from Zoning Code Section 1258.11 (a), which requires a 10' Side Yard Parking Setback and where a 0' Side Yard Parking Setback is proposed;
- d) Requesting a 10' Rear Yard Parking Setback variance from Zoning Code Section 1258.11 (a), which requires a 10' Rear Yard Parking Setback and where a 0' Rear Yard Parking Setback is proposed;
- e) Requesting a 11,478.5 SF Building Ground Coverage variance from Zoning Code Section 1258.09, permits a 30,412.5 SF Building Ground Coverage and where a 41,891 SF Building Ground Coverage is proposed;
- f) Requesting a 32.2 Acre Lot Area variance from Zoning Code Section 1258.08, which requires a 35 Acre Minimum Lot Area and where a 2.8 Acre Lot Area is proposed;
- g) Requesting a variance to permit off-site parking where onsite parking is required in order to permit a Lot Split and Consolidation, PPN 396-24-011 and 396-24-013, zoned Shopping Center (SC) and General Business (GB).

**4) MITCHELL'S ICE CREAM/ James Vacey of Signature Sign,
Representative**

Requesting a Wall Sign variance from Zoning Code Section 1272.12 (c), which permits one wall sign (South) and where a second wall sign (South) is proposed; property located at 18832 Westwood Drive, PPN 396-10-016, zoned Restaurant-Recreational Services (R-RS).

5) SOLAR SUPPLY CENTER/Mark Uffman, Representative

Requesting a Wall Sign variance from Zoning Code Section 1272.12 (c), which permits one wall sign (West) and where a second wall sign of 40 SF (North) is proposed; property located at 8367 Pearl Road, PPN 395-08-017 zoned General Business (GB).

6) CENTERLINE CARSTAR COLLISION/Paul Struhar, Representative

- a) Requesting a 25' Parking Setback variance from Zoning Code Section 1262.07, which requires a 25' Parking Setback from the front lot line and where a 0' Parking Setback is proposed;
- b) Requesting a variance from Zoning Code Section 1270.07, which requires off premises parking to be located on a parcel under the same ownership as the use to which they are accessory and the applicant is proposing 14 additional parking spaces in the City's public right-of-way; property located at 8000 Pearl Road, PPN 395-05-016, zoned Commercial Service (CS).

(H) Any other business to come before the Board

7) RICHARD MOODT, OBJECTING PARTY

Hearing of the objection by Richard Moodt of 10784 Pebble Brook Lane pursuant to Codified Ordinance Section 1418.03 to the application for a building permit for an Accessory Structure located at 10791 Gate Post, PPN 391-05-054, owned by Jim and Carol Jaggers.