

**STRONGSVILLE BOARD OF ZONING &
BUILDING CODE APPEALS
AGENDA
COUNCIL CHAMBERS
18688 Royalton Road
August 9, 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 July 26, 2017 meeting**
- (E) Oath Administered to all Witnesses**
- (F) NEW APPLICATIONS**

**1) 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;
- 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).

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

- a) 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;
- b) Requesting a 36 SF Wall Sign Face Area variance from Zoning Code Section 1272.12 (c), which permits a 105 SF Wall Sign Face Area and where a 141 SF Wall Sign Face Area is proposed; property located at 18832 Westwood Drive, PPN 396-10-016, zoned Restaurant-Recreational Services (RS).

3) 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).

4) 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).

(G) PUBLIC HEARINGS

5) JONATHAN HAMMER AND MAEGAN PERRI, OWNER

Requesting a 7' variance from Zoning Code Section 1252.16 (e), which requires an Unenclosed Patio maintain the same required side yard setback as the main dwelling and where the applicant is proposing a 576 SF Unenclosed Patio 7' into the side yard; property located at 16940 Howe Road, PPN 397-15-001, zoned R1-75.

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6) CLAUDIO GAGLIARDI, OWNER

- a) Requesting a 20' Side Yard Building Setback variance from Zoning Code Section 1258.11 (a), which requires a 30' Side Yard Building Setback adjacent to a Residential District and where a 10' Side Yard Building Setback adjacent to a Residential District is proposed;
- b) Requesting a 20' Rear Yard Building Setback variance from Zoning Code Section 1258.11 (a), which requires a 30' Rear Yard Building Setback adjacent to a Residential District and where a 10' Rear Yard Building Setback adjacent to a Residential District is proposed;
- c) Requesting a variance from Zoning Code Section 1252.15 (b), which requires a Portland cement concrete or interlocking concrete paving stone driveway and where a gravel driveway is proposed;
- d) Requesting a variance from Zoning Code Section 1258.11 (b) (4), which requires that all areas which adjoin a Residential District be shielded with a solid masonry wall and where the applicant is proposing no masonry wall in order to construct a 1,500 SF Pole Barn; property located at 17043 Whitney Road, PPN 395-20-004, zoned General Business (GB).

(H) Any other business to come before the Board