

**STRONGSVILLE BOARD OF ZONING &
BUILDING CODE APPEALS
AGENDA
COUNCIL CHAMBERS
18688 Royalton Road
April 12, 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 March 22, 2017 meeting**
- (E) Oath Administered to all Witnesses**
- (F) NEW APPLICATIONS**

1) 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 2,800 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 2,800 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 2,800 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 2,800 SF Gas Station/Convenience Store;

Agenda
Board of Building Code
And Zoning Appeals
April 12, 2017
Page 2

1) CLARK OIL aka YEY LLC/ Eli Mahler, Representative, Continued

- 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 2,800 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 2,800 SF Gas Station/Convenience Store; property located at 15387 Pearl Road, PPN 397-01-025, zoned General Business (GB).

2) 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).

3) 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.

4) TESTOIL

- a) Requesting a .03 acre Lot Width variance from Zoning Code Section 1262.06, which requires a 2 acre Lot Width and where a 1.97 acre Lot Width 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).

(G) PUBLIC HEARINGS

5) 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 2' 7" Height variance from Zoning Code Section 1252.04 (g), which permits a 15' Height and where a 17' 7" Height is proposed in order to replace a Garage; property located at 20572 Boston Road, PPN 394-28-009, zoned R1-75.

6) WILLIAM AND CARLY HELMET, OWNERS

Requesting a 1' Height variance from Zoning Code Section 1252.17 (c), which permits a 6' Height and where a 7' Height is proposed in order to construct a Solid Board Fence; property located at 21270 Castlewood Drive, PPN 391-14-088, zoned R1-75.

7) RICHARD AND JENNIFER KERN, OWNERS

Requesting a 2' Height variance from Zoning Code Section 1252.04, which permits a 12' Height and where a 14' Height is proposed in order to approve an existing Accessory Structure (Playground Equipment); property located at 9381 Durian Circle, PPN 395-22-002, zoned R1-75.

8) JACOB AND JULIE BUGNO, OWNERS/Ron Fazulak with R & R Pool, Representative

Requesting a 5' Side Yard Setback variance from Zoning Code Section 1252.29 (b) (1), which requires a 15' Side Yard Setback and where a 10' Side Yard Setback (East) is proposed in order to install an Inground Swimming Pool; property located at 20572 Beechwood Lane, PPN 393-35-173, zoned R1-75.

9) J P MORGAN CHASE BANK/ Tracy Pichierri with Signtech, Representative

Requesting a variance from Zoning Code Section 1272.12 (c), which permits one wall sign (East) and where two additional Wall Signs (North and South) are proposed; property located at 19250 Knowlton Parkway, PPN 393-31-008, zoned General Business (GB).

**Agenda
Board of Building Code
And Zoning Appeals
April 12, 2017
Page 4**

(H) Any other business to come before the Board

10) SHEIBAN PROPERTIES, INC., OWNER, George Hofmann, Representative

- a) Requesting a 41.04' Lot Width variance from Zoning Code Section 1258.08, which requires a 200' Lot Width and where a 158.96' Lot Width is proposed in order to split Parcel A;
- b) Requesting a 5' Side Driveway Setback variance from Zoning Code Section 1258.11 (a), which requires a 5' Side Driveway Setback and where a 0' Side Driveway Setback (South) is proposed in order to split Parcel A;
- c) Requesting a 40.19' Lot Width variance from Zoning Code Section 1258.08, which requires a 200' Lot Width and where a 159.81' Lot Width is proposed in order to split Parcel B;
- d) Requesting a 5' Side Parking Setback variance from Zoning Code Section 1258.11 (a), which requires a 5' Side Parking Setback and where a 0' Side Parking Setback (North) is proposed in order to split Parcel B;
- e) Requesting a 17 space Parking variance from the Zoning Code for parcel B, which requires 92 Parking Spaces and where only 75 Parking Spaces are proposed; property located at 16974 Pearl Road and 17024 Pearl Road, PPN 393-34-004, zoned General Business (GB).