

**STRONGSVILLE BOARD OF ZONING &
BUILDING CODE APPEALS
AMENDED AGENDA
COUNCIL CHAMBERS
18688 Royalton Road
June 14, 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 Amended Agenda**
- (E) Approve minutes from May 24, 2017**
- (F) Oath Administered to all Witnesses.**
- (G) NEW APPLICATIONS**

1) BLUE FALLS CAR WASH/ Tim Pence with Archer Signs, Representative

- a) Requesting a variance from Zoning Code Section 1272.12 (c), which permits one wall sign (East) and where a second wall sign (South) is proposed;
- b) Requesting a sign variance from Zoning Code Section 1272.12, which does not permit a Menu Board and where two Drive-Thru Menu Board Ground Signs are proposed;
- c) Requesting two .6 SF Sign Face Area variances from Zoning Code Section 1272.12 (g), which permits a 3 SF Sign Face Area and where a 3.6 SF Sign Face Area is proposed in order to permit two Drive-Thru Menu Board Ground Signs; property located at 9200 Pearl Road, PPN 395-03-006, zoned Commercial Service (CS).

(H) PUBLIC HEARINGS

2) MITCHELL'S ICE CREAM/Matt Plecnik of Dimit Architects, Rep.

Requesting an extension of the June 22, 2016 determination of the Board of Zoning and Building Code Appeals:

- a) Requesting a 52.25' variance from Zoning Code Section 1258.08, which requires a 150' Lot Width and where a 97.75' Lot Width is proposed in order to construct an Ice Cream Store;
- b) Requesting a 66' Front Building Setback variance from Zoning Code Section 1258.11 (a), which requires an 80' Front Building Setback and where a 14' Front Building Setback is proposed in order to construct an Ice Cream Store;
- c) Requesting a 10' Side Parking Setback variance from Zoning Code Section 1258.11 (a), which requires a 10' Side Parking Setback and where a 0' Side Parking Setback is proposed in order to construct an Ice Cream Store;

**2) MITCHELL'S ICE CREAM/Matt Plecnik of Dimit Architects, Rep.,
Cont'd**

- d) Requesting an 8' Rear Parking Setback variance from Zoning Code Section 1258.11 (a), which requires a 10' Rear Parking Setback to a residential lot line and where a 2' Rear Parking Setback to a residential lot line is proposed in order to construct an Ice Cream Store;
- e) Requesting a 20 Parking Space variance from Zoning Code Section 1270.05 (c) (4), which requires 36 Parking Spaces and where 16 Parking Spaces are proposed in order to construct an Ice Cream Store; property located at 18832 Westwood Drive, PPN 396-10-016, zoned Restaurant Recreational (RS).

3) ANTHONY SAMARIN, II, OWNER

Requesting a 13' Setback variance from Zoning Code Section 1252.17 (c), 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 construct a 6' Board on Board Fence; property located at 16650 Cypress Avenue, PPN 397-15-052, zoned R1-75.

4) ROBERT KEIRN, OWNER

Requesting a 757 SF Floor Area variance from Zoning Code Section 1252.15, which permits a 323 SF Floor Area and where a 1,080 SF Floor Area is proposed in order to construct an Accessory Structure; 11518 Prospect Road, PPN 392-10-011, zoned R1-75.

5) DAVID MURNAN, JR., OWNER

Requesting a 33' variance from Zoning Code Section 1252.17 (a), which prohibits a Fence along the side lot line in the front yard and where a 33' Stone Fence along the side lot line in the front yard exists; property located at 18842 Whitney Road, PPN 395-02-003, zoned R1-75.

6) JON HUNSICKER, OWNER

Requesting a 1,200 SF Floor Area variance from Zoning Code Section 1252.15, which permit a 400 SF Floor area and where a 1,600 SF Floor Area is proposed in order to construct a 20' x 80' Accessory Structure; property located at 10795 Prospect Road, PPN 391-25-015, zoned R1-75.

(I) Any other business to come before the Board

7) 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 .54 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).