

**STRONGSVILLE BOARD OF ZONING &  
BUILDING CODE APPEALS  
AGENDA  
COUNCIL CHAMBERS  
18688 Royalton Road  
June 28, 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 June 14, 2017
- (E) Oath Administered to all Witnesses.
- (F) **NEW APPLICATIONS**

1)     **MARK W. STOYANOFF, TRUSTEE/Dan Masuga with Chasemoor  
Construction, Representative**

Requesting a 140 SF Floor Area variance from Zoning Code Section 1252.22 (c), which permits a 1,000 SF Floor Area and where a 1,140 SF Floor Area is proposed in order to construct an Attached Garage; property located at 22122 Royalton Road, PPN 392-08-001, zoned Estate Residential (ER).

2)     **ROBERT AND TRACY MANTZ, OWNER**

Requesting a 35' Front Yard Setback variance from Zoning Code Section 1252.04 (d), which requires a 100' Front Yard Setback and where a 65' Front Yard Setback is proposed in order to construct a Single Family Dwelling; property located on Morris Drive, PPN 393-06-032 zoned R1-75.

**(G) PUBLIC HEARINGS**

3)     **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).

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**(H) Any other business to come before the Board**

**4) ROBERT KEIRN, OWNER**

Requesting a 601 SF Floor Area variance from Zoning Code Section 1252.15, which permits a 323 SF Floor Area and where a 924 SF Floor Area is proposed in order to construct an Accessory Structure; 11518 Prospect Road, PPN 392-10-011, zoned R1-75.