

**STRONGSVILLE BOARD OF ZONING &
BUILDING CODE APPEALS
AGENDA
COUNCIL CHAMBERS
18688 Royalton Road
May 10, 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 April 12, 2017 and April 26, 2017
- (E) Oath Administered to all Witnesses
- (F) NEW APPLICATIONS

1) **ANTHONY JONES, OWNER**

Requesting a 16' variance from Zoning Code Section 1252.17 (c), which requires a 16' Setback from the right-of-way and where a 0' Setback from the right-of-way is proposed in order to install a 6' Board on Board Fence; property located at 15288 Howe Road, PPN 397-07-022, zoned R1-75.

(G) PUBLIC HEARINGS

2) **MARY K. ROCK, OWNER/Kelly Faught of Bricks and Stones, Representative**

Requesting a 7' Rear Yard Setback variance from Zoning Code Section 1252.16 (e), which requires a 10' Rear Yard Setback and where a 3' Rear Yard Setback is proposed in order to install a 37' x 22' Paver Patio; property located at 21414 Woodview Circle, PPN 392-10-110, zoned R1-100.

3) **BENJAMIN AND DAWN IHDE, OWNERS/Robert Parken, Representative**

- a) Requesting a variance from Zoning Code Section 1252.15 to permit two Accessory Structures where one Accessory Structure is permitted;
- b) Requesting a 720 SF Floor Area variance from Zoning Code Section 1252.15, which permits a 480 SF Floor Area and where a 1,200 SF Floor Area is proposed in order to construct an Accessory Structure;
- c) Requesting a 6' Height variance from Zoning Code Section 1252.04 (g), which permits a 15' Height and where a 21' Height is proposed in order to construct an Accessory Structure; property located at 18365 Howe Road; PPN 397-33-013 zoned R1-75.

4) DAVID ANDERSON, OWNER

Requesting a 13' variance from Zoning Code Section 1252.17, 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 install a 6' Solid Vinyl Fence; property located at 13548 Richards Drive, PPN 392-33-078, zoned R1-75.

(H) Any other business to come before the Board

5) 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 2,500 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;

5) CLARK OIL aka YEY LLC/ Eli Mahler, Representative, Cont'd

- 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).

6) 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.