

**STRONGSVILLE BOARD OF ZONING &
BUILDING CODE APPEALS**

AGENDA

COUNCIL CHAMBERS

18688 Royalton Road

May 24, 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 May 10, 2017
- (E) Approve Finding of Facts and Conclusions of Law re: Kern decision of the meeting of April 26, 2017
- (F) Oath Administered to all Witnesses
- (G) NEW APPLICATIONS

1) **ANTHONY SAMARIN, II, OWNER**

Requesting a 15' Setback variance from Zoning Code Section 1252.17 (c), which requires a 16' Setback from the right-of-way and where a 1' Setback from the right-of-way is proposed in order to construct a 6' Shadow Box Fence; property located at 16650 Cypress Avenue, PPN 397-15-052, zoned R1-75.

2) **ROBERT KEIRN, OWNER**

Requesting a 969 SF Floor Area variance from Zoning Code Section 1252.15, which permits a 323 SF Floor Area and where a 1,292 SF Floor Area is proposed in order to construct an Accessory Structure; property located at 11518 Prospect Road, PPN 392-10-011, zoned R1-75.

3) **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 395-02-03, zoned R1-75.

4) **JON HUNSICKER, OWNER**

Requesting a 1,200 SF Floor Area variance from Zoning Code Section 1252.15, which permits 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.

(H) PUBLIC HEARINGS

5) **ANTHONY JONES, OWNER**

Requesting a 13' 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 install a 5' Board on Board Fence; property located at 15288 Howe Road, PPN 397-07-022, zoned R1-75.

6) **Requesting an extension of the June 8, 2016 determination of the Board of Zoning and Building Code Appeals:**

GARCIA PROSTHETICS/Ted Macosko, Architects, Inc., Representative

- a) Requesting a 15' Front Building Setback variance from Zoning Code Section 1258.11 (a), which requires a 125' Front Building Setback from the centerline of Pearl Road and where a 110' Front Building Setback from the centerline of Pearl Road is proposed in order to construct a 7,216 SF Addition;
- b) Requesting a 13' Front Parking Setback variance from Zoning Code Section 1258.11 (a), which requires a 75' Front Parking Setback from the centerline of Pearl Road and where a 62' Front Parking Setback from the centerline of Pearl Road is proposed in order to construct a 7,216 SF Addition;
- c) Requesting a 22 Parking Space variance from Zoning Code Section 1270.05 (c) (1), which requires 52 Parking Spaces and where 30 Parking Spaces are proposed in order to construct a 7,216 SF Addition; property located at 8180 Pearl Road, PPN 395-05-002, zoned General Business (GB).

7) **Requesting an extension of the June 8, 2016 determination of the Board of Zoning and Building Code Appeals:**

GREAT ESCAPE OUTLOT BUILDING/Dan Neff with Neff & Associates, Representative

- a) Requesting an 85' Front Building Setback variance from Zoning Code Section 1258.11 (a), which requires a 200' Front Building Setback from the centerline of Royalton Road and where a 115' Front Building Setback from the centerline of Royalton Road is proposed in order to construct a 2,000 SF Drive Thru Restaurant;
- b) Requesting a 35.4' Side Yard Setback variance from Zoning Code Section 1258.11 (a), which requires a 50' Minimum Side Yard Setback (East) and where a 14.8' Side Yard Setback (East) is proposed in order to construct a 2,000 SF Drive Thru Restaurant;
- c) Requesting a 15' Front Parking Setback variance from Zoning Code Section 1258.11 (a), which requires a 40' Front Parking Setback and where a 25' Front Parking Setback is proposed in order to construct a 2,000 SF Drive Thru Restaurant;
- d) Requesting a 10' Side Parking Setback (West) 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 a 2,000 SF Drive Thru Restaurant;
- e) Requesting a 2 Parking Space variance from Zoning Code Section 1270.05 (c) (3), which requires 279 Parking Spaces and where 277 Parking Spaces are proposed in order to construct a Drive Thru 2,000 SF Restaurant; property located at 17200 Royalton Road, PPN 396-14-011, zoned Shopping Center (SC).

(H) Any other business to come before the Board

- 8) Requesting reconsideration of the Board's decision of May 10, 2017 denying the requests for the following variances:**

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).