

**STRONGSVILLE BOARD OF ZONING &
BUILDING CODE APPEALS
AGENDA
COUNCIL CHAMBERS
18688 Royalton Road
September 13, 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 August 23, 2017 meeting**
- (E) Approve Findings of Fact and Conclusions of Law regarding the Solar Supply Center decision of August 23, 2017**
- (F) Oath Administered to all Witnesses**
- (G) NEW APPLICATIONS**

1) JIM AND KAREN PETERSON, OWNERS/Jeremy Salupo with JM Design Build, Representative

Requesting a 34 SF Floor Area variance from Zoning Code Section 1252.22 (c), which permits a 1,000 SF Floor Area and where a 1,034 SF Floor Area is proposed in order to construct a New Single Family Attached Garage; property located at 12014 West 130 Street, PPN 398-24-006, zoned R1-75.

2) ALFRED KRIST, OWNER

- a) Requesting an 8' Rear Yard Setback variance from Zoning Code Section 1252.04, which requires a 30' Rear Yard Setback and where a 22' Rear Yard Setback is proposed in order to construct a 234 SF Three Season Room;
- b) Requesting a 4' Rear Yard Setback variance form Zoning Code Section 1252.16 (e), which requires a 16' Rear Yard Setback and where a 12' Rear Yard Setback is proposed in order to construct a 600 SF Concrete Patio; property located at 22347 Olde Creek Trail, PPN 392-13-066, zoned R1-75.

3) JEFFREY AND JOYCE EVIN, OWNERS/Tom Jackson with American Natural Stone, Inc.

- a) Requesting a variance from Zoning Code Section 1252.15, which permits one Accessory Structure and where one 140 SF Accessory Structure exists and a 360 SF second Accessory Structure is proposed;
- b) Requesting a 28' Rear Yard Setback variance from Zoning Code Section 1252.16 (e), which requires a 36' Rear Yard Setback and where an 8' Rear Yard Setback is proposed order to permit an Accessory Structure; property located at 18206 Potomac Drive, PPN 396-19-060, zoned R1-75.

4) BUCCANEER TRAIL LOT SPLIT/Eric Nevin, Representative

Parcel A

- a) Requesting an 8,285 SF Lot Area variance from Zoning Code Section 1252.05, which requires a 12,750 SF Minimum Lot Area and where a 4,465 SF lot Area is proposed;
- b) Requesting a 13% Building Ground Coverage variance from Zoning Code Section 1252.5, which permits a 35% maximum Building Ground Coverage and where a 48% Building Ground Coverage is proposed;
- c) Requesting a 24' Front Yard Setback variance from Zoning Code Section 1252.05, which requires a minimum 50' Front Yard Setback and where a 26' Front Yard Setback is proposed;
- d) Requesting a 5' Side Yard Setback variance from Zoning Code Section 1252.05, which requires a minimum 5' Side Yard Setback and where a 0' Side Yard Setback is proposed;
- e) Requesting a 44' Rear Yard Setback variance from Zoning Code Section 1252.05, which requires a minimum 50' Rear Yard Setback and where a 6' Rear Yard Setback is proposed in order to approve a Parcel Split; property located on Buccaneer Trail, PPN 399-32-801C, 399-32-802C and 399-32-803C, zoned R1-75.

Parcel B

- a) Requesting a 7,801 SF Lot Area variance from Zoning Code Section 1252.05, which requires a 12,750 SF Minimum Lot Area and where a 4,949 SF lot Area is proposed;
- b) Requesting a 44.4' Lot Width variance from Zoning Code Section 1252.05, which requires a 75' minimum Lot Width and where a 30.6' Lot Width is proposed;
- c) Requesting a 19.27' Front Yard Setback variance from Zoning Code Section 1252.05, which requires a minimum 50' Front Yard Setback and where a 30.73' Front Yard Setback is proposed;
- d) Requesting a 5' Side Yard Setback variance from Zoning Code Section 1252.05, which requires a minimum 5' Side Yard Setback and where a 0' Side Yard Setback is proposed;
- e) Requesting a 26' Rear Yard Setback variance from Zoning Code Section 1252.05, which requires a minimum 50' Rear Yard Setback and where a 24' Rear Yard Setback is proposed in order to approve a Parcel Split; property located on Buccaneer Trail, PPN 399-32-801C, 399-32-802C and 399-32-803C, zoned R1-75.

4) **BUCCANEER TRAIL LOT SPLIT/Eric Nevin, Representative, Cont'd**

Parcel C

- a) Requesting a 7,801 SF Lot Area variance from Zoning Code Section 1252.05, which requires a 12,750 SF Minimum Lot Area and where a 4,949 SF lot Area is proposed;
- b) Requesting a 2.18' Lot Width variance from Zoning Code Section 1252.05, which requires a 75' minimum Lot Width and where a 72.82' Lot Width is proposed;
- c) Requesting a 38' Front Yard Setback variance from Zoning Code Section 1252.05, which requires a minimum 50' Front Yard Setback and where a 12' Front Yard Setback is proposed;
- d) Requesting a 5' Side Yard Setback variance from Zoning Code Section 1252.05, which requires a minimum 5' Side Yard Setback and where a 0' Side Yard Setback is proposed;
- e) Requesting a 21' Rear Yard Setback variance from Zoning Code Section 1252.05, which requires a minimum 50' Rear Yard Setback and where a 29' Rear Yard Setback is proposed in order to approve a Parcel Split; property located on 18600 Buccaneer Trail PPN 399-32-801C, 18602 Buccaneer Trail 399-32-802C and 18604 Buccaneer Trail 399-32-803C, zoned R1-75.

(H) PUBLIC HEARINGS

5) **TODD AND JENNIFER JAMES, OWNERS/Margus Company, Representative**

Requesting a variance from Zoning Code Section 1252.16 (e), which requires a Deck maintain the same required side yard setback as the main dwelling and where the applicant is proposing a 144 SF Deck 8' into the side yard; property located at 12248 Moss Point Road, PPN 396-09-050, zoned PDA -2.

6) **JAMES AND CAROL JAGGERS, OWNERS**

- a) Requesting a variance from Zoning Code Section 1252.15 (a), which requires an Accessory Structure maintain the same required side yard setback as the main dwelling and where the applicant has constructed a 21 SF Accessory Structure 1' 6" into the side yard;
- b) Requesting a 20' variance from Zoning Code Section 1252.15 (a), which requires a 20' Setback from the main dwelling and where a 0' Setback from the main dwelling exists in order to approve an existing 21 SF Accessory Structure; property located at 10791 Gate Post Road, PPN 391-05-054, zoned R1-75.

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(H) Any other business to come before the Board

7) RICHARD MOODT, OBJECTING PARTY

Hearing of the objection by Richard Moodt pursuant to Codified Ordinance Section 1418.03 to the application for a building permit for an Accessory Structure located at 10791 Gate Post, PPN 391-05-054, owned by James and Carol Jagers.