

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

AGENDA

**COUNCIL CHAMBERS
13213 Pearl Road (NEW MEETING LOCATION)
December 3, 2008
8:00 PM**

- (A) 7:30 PM Caucus**
- (B) 8:00 PM Call to Order**
- (C) Certificate of Posting per Chapter 208**
- (D) Approve Minutes from October 8, 2008**
- (E) Oath Administered to all Witnesses**
- (F) NEW APPLICATIONS**

1) MCDONALD'S/Steve Payne, Representative

- a) Requesting a variance from Zoning Code Section 1258.06 which prohibits off-street parking as a main use and where the parcel is designated as a parking lot only in order to install a Parking Lot Addition;
- b) Requesting a 75' Lot Width variance from Zoning Code Section 1258.08 which requires a 150' Lot Width and where a 75' Lot Width is proposed in order to install a Parking Lot Addition;
- c) Requesting a 25' 6" Front Yard Parking Setback (South) variance from Zoning Code Section 1258.11 which requires a 30' Front Yard Parking Setback from the Cook Road right-of-way and where a 4' 6" Front Yard Parking Setback is proposed in order to install a Parking Lot Addition;
- d) Requesting a 1' 8" Rear Yard Parking Setback (North) variance from Zoning Code Section 1258.11 which requires a 5' Rear Yard Parking Setback abutting a non-residential district and where a 3' 4" Rear Yard Parking Setback is proposed in order to install a Parking Lot Addition;
- e) Requesting a 5' Side Yard Parking Setback (West) variance from Zoning Code Section 1258.11 which requires a 5' Side Yard Parking Setback abutting a non-residential district and where a 0' Side Yard Parking Setback is proposed in order to install a Parking Lot Addition; property located at 14615 Pearl Road PPN 396-18-048 zoned Restaurant-Recreational Service (R-RS).

2) **SPRAGUE RESEARCH DEVELOPMENT COMPANY/ Scott Maloney
with k2m Architecture, Representative**

- a) Requesting a 79' Front Yard Parking Setback variance from Zoning Code Section 1262.07 which requires a 100' Front Yard Parking Setback from the Sprague Road right-of-way and where a 21' Front Yard Parking Setback is proposed in order to install Additional Parking Spaces;
- b) Requesting a 41' Side Yard Parking Setback variance from Zoning Code Section 1262.07 which requires a 50' Side Yard Parking Setback from the Dow Circle right-of-way and where a 9' Side Yard Parking Setback is proposed in order to install Addition Parking Spaces; property located at 14955 Sprague Road PPN 395-12-001 Zoned Research and Development (RD).

(G) **PUBLIC HEARING**

3) **SUPER 8 MOTEL/Bill Kelleher of Century Sign Co., Representative**

- a) Requesting an 18.02" Sign Height variance from Zoning Code Section 1272.12 (b) which permits a 60" Sign Height and where a 78.02" Sign Height is proposed in order to install a Wall Sign;
- b) Requesting a 5 SF Sign Face Area variance from Zoning Code Section which permits a 3 SF Sign Face Area and where an 8 SF Sign Face Area is proposed in order to install a Directional Sign; property located at 15385 Royalton Road PPN 399-02-013 zoned Motor Services.

(H) **ANY OTHER BUSINESS TO COME BEFORE THE BOARD**

4) **CLINT AND DIANE NELSON, OWNER/Joe Lombardo, Representative**

- a) Requesting a 5' Side Yard Setback variance from Zoning Code Section 1252.05 Table and 1252.16 (e) which requires a 5' Side Yard Setback and where a 0' Side Yard Setback is proposed in order to approve a Previously Built Deck and a Just Completed Deck;
- b) Requesting a 2' Height variance from Zoning Code Section 1252.17 (c) which permits a 6' Height and where an 8' Height is proposed in order to construct a 27' 8" length of an 8' high Fence; property located at 14496 Ordner Drive PPN 396-18-010 Zoned R1-75.