

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

AGENDA

COUNCIL CHAMBERS

18688 Royalton Road

May 14, 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 April 23, 2008**
- (E) **Approval of Findings of Facts and Conclusions of Law re: Kindercare, Owner**
- (F) **Oath Administered to all Witnesses**
- (G) **NEW APPLICATIONS**

1) **HARZACH SUBDIVISION/Dan Bailey, Representative**

Requesting a 5' Lot Width variance from Zoning Code Section 1252.04(b) which requires a 90' Lot Width and where an 85' Lot Width is proposed on Sublots 1 and 32 in order to create a New Subdivision with 32 Single Family lots; property located north of Whitney Road on PPN's 398-06-002 and 398-06-003 zoned R1-75.

2) **JOHN AND MARY PIEPSNY, OWNERS**

Requesting a 2' Height variance from Zoning Code Section 1252.17 (c) which permits a 6' Fence and where an 8' Fence is proposed; property located at 14490 Century Oak Drive PPN 398-03-064 zoned R1-75.

3) **WEBSTER ROAD LLC., OWNER/Tim Dean, Representative**

Requesting a 20' Front Yard Setback variance from Zoning Code Section 1252.32(k)(3)(c) which requires a 50' Front Yard Setback and where a 30' Front Yard Setback is proposed in order to construct Single Family Dwellings on Sublots 31 and 32 in the Avery Walden Reserve Subdivision; property located at PPN's 398-25-004 and 398-25-036 Castlereagh Drive zoned R1-100.

4) **PILTON BLANKENSHIP, OWNER**

Requesting a 2' and 5' Height variance from Zoning Code Section 1252.17 (c) which permits a 6' Fence and where an 8' and 11' Fence is proposed; property located at 18827 Cook Avenue PPN 396-18-020 zoned R1-75.

5) **DONALD BEHL II, OWNER**

- a) Requesting a 2.5' Side Yard Setback variance from Zoning Code Section 1252.32(k)(3) D which requires a 7.5' Side Yard Setback and where a 5' Side Yard Setback is proposed in order to Enlarge an Existing Garage;
- b) Requesting a 317.66 SF Floor Area variance from Zoning Code Section 1252.22(c) which allows an 800 SF Floor Area and where a 117.66 SF Floor Area is proposed in order to Enlarge an Existing Garage; property located at 17311 Lexington Lane PPN 397-22-055 zoned R1-75.

(H) **PUBLIC HEARINGS**

6) **THOMAS FIFFICK, OWNER**

Requesting a 13' Rear Yard Setback variance from Zoning Code Section 1252.15(a) which requires a 20' Rear Yard Setback and where a 7' Rear Yard Setback is proposed in order to install an Accessory Building; property located at 10178 Huntington Park Drive PPN 395-26-057 zoned R1-75.

7) **HUSE COVIC, OWNER**

Requesting a 5' Building Setback variance from Zoning Code Section 1252.15 (a) which requires a 20' Building Setback and where a 15' Building Setback is proposed in order to construct an Accessory Building; property located at 10281 Rosalee Lane PPN 398-10-173 zoned R1-75.

8) **ENTERPRISE RENT-A-CAR/Jon Zuccola, Tenant Representative,
Tony Cerny, Arch., and Rob Milburn, Boyer Signs**

- a) Requesting a 21,344.40 Square Foot Lot Area variance from Zoning Section 1258.08 which requires a 43,560 Square Foot Lot Area and where a 22,215.60 Square Foot Lot Area is proposed in order to occupy an existing building;
- b) Requesting a 48.66' Lot Width variance from Zoning Code Section 1258.08 which requires a 200' Lot Width and where a 151.34' Lot Width is proposed in order to occupy an existing building;
- c) Requesting a 24' Front Yard Setback variance from Zoning Code Section 1258.11(a) which requires a 125' Front Yard Setback from the centerline of Pearl Road and where a 101' Front Yard Setback from the centerline of Pearl Road is proposed in order to occupy an existing building;

- 8) **ENTERPRISE RENT-A-CAR/Jon Zuccola, Tenant Representative,
Tony Cerny, Arch., and Rob Milburn, Boyer Signs, Continued**
- d) Requesting a 30' Parking Setback variance from Zoning Code Section 1258.11(a) which requires a 30' Parking Setback from the Pearl Road Right-of-Way and where a 0' Parking Setback from the Pearl Road Right-of-Way is proposed in order to occupy an existing building;
 - e) Requesting an 11' Parking Setback variance from Zoning Code Section 1258.11(b)(2) which requires a 20' Parking Setback from the Adams Drive Right-of-Way and where a 9' Parking Setback from the Adams Drive Right-of-Way is proposed in order to occupy an existing building;
 - f) Requesting a 15' Sign Face Area variance from Zoning Code Section 1272.10(c) which allows a 30' Sign Face Area and where a 45' Sign Face Area is proposed in order to install a Wall Sign on the South Elevation; property located at 8674 Pearl Road PPN's 395-06-004, 395-06-005 and 395-06-006 zoned Motorist Service.

(I) ANY OTHER BUSINESS TO COME BEFORE THE BOARD