

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

AGENDA

COUNCIL CHAMBERS

13213 Pearl Road

May 27, 2009

8:00 PM

- (A) 7:30 PM Caucus**
- (B) 8:00 PM Call to Order**
- (C) Certificate of Posting per Chapter 208**
- (D) Approval of minutes from April 22, 2009**
- (E) Oath Administered to all Witnesses**
- (F) NEW APPLICATIONS**

1) CHARLES WERLEY, OWNER

- a) Requesting a variance from Zoning Code Section 1252.26 (c) (3), which permits the temporary parking of a Recreational Vehicle 34' in length or less and where the applicant is proposing to temporarily park a Recreational Vehicle which is 36' in length;
- b) Requesting a variance from Zoning Code Section 1252.26 (d) (2), which requires that no Recreational Vehicle shall be parked closer than 20' to the Public right-of-way or any sidewalk or established pedestrian walkway, whichever is closest to the Recreational Vehicle and the applicant is requesting to park within the 20' restriction; property located at 18142 Mallard Circle PPN 397-01-153 zoned R1-75.

2) TIM AND LINDA BREHM, OWNER

Requesting a 26' Side Yard Setback variance from Zoning Code Section 1252.17 (c), which requires that the fence be located within the setback of the residence and where the applicant is proposing to extend the fence 26' beyond the setback of the residence in order to install a 6' High Board-on-Board Cedar Fence; property located at 14055 Wilma Drive PPN 398-02-032 zoned R1-75.

3) JAMES KRZESZEWSKI, OWNER

Requesting a 39 SF Floor Area variance from Zoning Code Section 1252.15, which allows 192 SF and where 231 SF is proposed in order to construct an Accessory Building; property located at 14692 Timber Lake Drive PPN 398-09-013 zoned R1-75.

4) **STRONGSVILLE EXPRESS TIRE AND AUTOMOTIVE/ David Justice, Representative**

- a) Requesting a variance from Zoning Code Section 1272.14 (b), which permits one (1) Wall Sign on the East Elevation and where two (2) Wall Signs on the East elevation are proposed;
- b) Requesting a variance from Zoning Code Section 1272.14, which prohibits a Changeable Copy Sign in a Commercial Services Zoning District and where one (1) Changeable Copy Sign is proposed; property located at 12300 Prospect Road PPN 392-12-025 zoned (CS) Commercial Services.

5) **RICHARD NOVAK, OWNER/ Klaus Home Improvement, Contractor**

Requesting a variance from Zoning Code Section 1252.15 to permit two accessory buildings where one accessory building exists and an additional accessory building of 100 SF is proposed; property located at 10806 West 130 Street PPN 398-21-015 zoned R1-75.

(G) **PUBLIC HEARING**

6) **WILLIAM VRANIC, OWNER**

- a) Requesting a variance from Zoning Code Section 1252.29 (b) (1) which prohibits a Swimming Pool to be located in a side yard and where the owner is proposing an Above Ground Swimming Pool in the side yard;
- b) Requesting a 11' Rear Yard Setback variance from Zoning Code Section 1252.29 (b) (1) which requires a 15' Rear Yard Setback and where a 4' Rear Yard Setback is proposed in order to install an Above Ground Swimming Pool;
- c) Requesting an 11' Side Yard Setback variance from Zoning Code Section 1252.29 (b) (1) which requires a 15' Side Yard Setback and where a 4' Side Yard Setback is proposed in order to install an Above Ground Swimming Pool;
- d) Requesting a variance from Building Code Section 1438.02 which requires that no structure can obstruct a swale easement and where the applicant is proposing to place an Above Ground Swimming Pool 8.5' into the swale easement; property located at 13800 Blackberry Circle PPN 398-10-105 Zoned R1-75.

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7) **HENRY ZALAR, OWNER**

Requesting a 10' Side Yard Setback variance from Zoning Code 1252.17 (c) which requires that the fence be located within the setback of the residence and where the applicant is proposing to extend the fence 10' beyond the setback of the residence in order to construct a 6' Vinyl Privacy Fence on a Corner Lot; property located at 17148 Hawks Lookout Lane PPN 397-10-062 zoning R1-75.

Previously approved on August 18, 1982 for a 6' Wood Board-on-Board Fence.

(H) ANY OTHER BUSINESS TO COME BEFORE THE BOARD