

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

**AGENDA**

**COUNCIL CHAMBERS**

**13213 Pearl Road**

**December 16, 2009**

**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 December 2, 2009**
- (E) **Oath Administered to all Witnesses**
- (F) **NEW APPLICATIONS**

1) **THOMAS CHAPPELLE, OWNER**

Requesting an 11' Rear Yard Encroachment variance from Zoning Code Section 1252.16 (e), which allows a 14' Rear Yard Encroachment and where a 25' Rear Yard Encroachment is proposed in order to construct an Unenclosed Dock/Deck; property located at 18328 Stony Point Drive PPN 399-22-063 zoned R1-100.

2) **DR. ANDROS GAGLIANI EYE CENTER/John Swidrak, Representative**

Requesting a 20' Lot Width Variance from Zoning Code Section 1258.08, which requires a 200' Lot Width and where a 180' Lot Width is proposed in order to construct a Multi-Tenant Building; property located at 18891 Pearl Road PPN 397-25-004 zoned General Business.

3) **LORI ADAMCZYK, OWNER**

Requesting a 19' variance from Zoning Code Section 1252.16 (d), which allows a 6' Rear Yard Encroachment and where a 25' Rear Yard Encroachment is proposed in order to Enlarge a Patio Roof; property located at 8636 Ashwood Drive PPN 391-11-074 zoned R1-75.

**Agenda  
Board of Zoning and  
Building Code Appeals  
December 16, 2009  
Page 2**

**(G) PUBLIC HEARING**

**4) GILL'S BEVERAGE/ROYALTON DEV. CO., OWNER,  
Joe Hanna, Representative**

Requesting a variance from Zoning Code Section 1272.10 (b) (1), which permits a Sign to be installed on the façade of the building facing the public right-of-way or the façade containing the main entrance of a building and where the applicant is proposing to move the existing Sign from the West side of the building facing the public right-of-way to the South side of the building facing the adjacent parcel; property located at 13923 Prospect Road PPN 392-33-012 zoned Local Business.

**5) MARK BALAS, OWNER**

Requesting a 25' 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 constructed a 6' Vinyl fence located 25' beyond the setback of the residence; property located at 20649 Pineview Circle PPN 393-28-026 zoned R1-75.

**6) MCDONALD'S/Steve Payne, Representative**

**Extension of the determination of December 17, 2008 of the Board of Zoning and Building Code Appeals:**

- 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;

**Agenda  
Board of Zoning and  
Building Code Appeals  
December 16, 2009  
Page 3**

**6) MCDONALD'S/Steve Payne, Representative, Cont'd**

- 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).

**7) ANGEL HOUSE CENTER/Carol Dombrose, Owner**

**Extension of the determination of January 23, 2008 and January 14, 2009  
of the Board of Zoning and Building Code Appeals:**

Requesting a 23.5' Front Yard Setback variance from Zoning Code Section 1256.04 (a) which requires a 100' Front Yard Setback from the center line of Mill Hollow Lane and where a 76.5' Front Yard Setback is proposed in order to construct a New Building; property located at 14217 Mill Hollow Lane PPN 399-05-007 Zoned Public Facility.

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