

**STRONGSVILLE BOARD OF ZONING &  
BUILDING CODE APPEALS  
AGENDA  
COUNCIL CHAMBERS  
18688 Royalton Road  
January 15, 2025  
7:00 p.m.**

- (A) 6:45 p.m. Caucus**
- (B) 7:00 p.m. Call to Order**
- (C) Certificate of Posting per Chapter 208**
- (D) Election of Officers for 2025**
- (E) Approve Minutes from December 18, 2024**
- (F) Oath Administered to all Witnesses**
- (G) PUBLIC HEARINGS**

**1) PINE LAKES CROSSING SUBDIVISION, PHASE 2/Thomas Sutcliffe, Agent**

Requesting (2) 5.11' minimum lot width variances from Zoning Code Section 1252.04 (b), which requires a 90' minimum lot width and where an 84.89' minimum lot width is proposed for (2) lots, in order to split parcel into two lots, property located on Pin Oak Drive, PPN 398-07-062, zoned R1-75

**2) DANIEL E. BAUER (TRUSTEE), Titan Construction and Repair, Agent**

- a) Requesting a 45' rear yard setback variance from Zoning Code Section 1258.11 (a), which requires a 50' rear yard setback from an abutting residential district and where a 5' rear yard setback from an abutting residential district is proposed, in order to construct a 720 SF accessory structure
- b) Requesting a 20' side yard setback variance from Zoning Code Section 1258.11 (a), which requires a 25' side yard setback from a non-residential district and where a 5' side yard setback from a non-residential district is proposed, in order to construct a 720 SF accessory structure, property located at 14000 Pearl Road, PPN 393-18-013, zoned MS – Motorist Service

**(H) Any Other Business to Come Before the Board**