

**STRONGSVILLE BOARD OF ZONING &
BUILDING CODE APPEALS
AGENDA
COUNCIL CHAMBERS
18688 Royalton Road
August 28, 2024
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) Approve Findings of Fact and Conclusions of Law
Re: Notice of Appeal Filed by Olha Hays from the
Order of the Building Commissioner Dated July 25, 2024
Denying Her Requested Occupancy Permit**
- (E) Approve Minutes from August 14, 2024**
- (F) Oath Administered to all Witnesses**
- (G) PUBLIC HEARING**

1) **CURTIS CARNES (OWNER)**

- a) Requesting a 13' distance variance from dwelling from Zoning Code Section 1252.15 (a), which requires 20' distance from dwelling and where a 7' distance from dwelling is proposed in order to construct a 58 SF Accessory Structure (Shed)
- b) Requesting a variance from Zoning Code Section 1252.15 (a), which prohibits an accessory structure to project into a side yard and where a 58 SF Accessory Structure (Shed) is proposed in the side yard, property located at 11585 Pleasant Ridge Place, PPN. 398-16-023, zoned R1-75

2) **YAHIA HASSAN (OWNER)**

Requesting a 454 SF Floor Area variance from Zoning Code 1252.15, which permits a 400 SF Floor Area and where an 854 SF Floor Area is proposed, in order to construct an Unenclosed Structure over existing patio, property located at 16045 Squirrel Hollow Lane, PPN 397-11-044, zoned R1-75

3) **LIPOVITS CONSTRUCTION, INC. (OWNER)**

Requesting a 13' rear yard setback variance from Zoning Code Section 1253.11 (b) (3), which require a 35' rear yard setback and where a 22' rear yard setback is proposed in order to construct a new single-family dwelling, property located at 9849 Rosalee Lane, PPN. 398-08-073, zoned R1-75

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