

**STRONGSVILLE BOARD OF ZONING &
BUILDING CODE APPEALS
AGENDA
COUNCIL CHAMBERS
18688 Royalton Road
October 9, 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 Minutes from September 25, 2024**
- (E) Oath Administered to all Witnesses**
- (F) PUBLIC HEARING**

1) KEVIN FARRELL, (OWNER)

Requesting a 194 SF Floor Area variance from Zoning Code 1252.15, which permits a 400 SF Floor Area and where a 594 SF Floor Area is proposed, in order to construct an Unenclosed Structure over a patio, property located at 10514 Rosalee Lane, PPN 398-10-162, zoned R1-75

2) PARK RIDGE INVESTMENTS, LCC, Rick Puzzitiello, Agent

- a) Requesting a variance from Zoning Code Section 1272.07 (b), which permits one ground sign and where two ground signs are proposed
- b) Requesting a 13.8 SF Ground Sign Face Area variance (per sign) from Zoning Code Section 1272.07 (b), which permits a 30 SF Ground Sign Face Area and where a 43.8 SF Ground Sign Face area is proposed to install (2) Ground Signs
- c) Requesting a 2' - 8.5" fence/wall height variance from Zoning Code Section 1272.07 (b), which permits a 6' fence/wall height and where an 8' - 8.5" fence/wall height is proposed to construct a fence/wall
- d) Requesting a 2' setback variance from sidewalk on a corner lot from Zoning Code Section 1252.17 (c), which requires a 16' setback variance from sidewalk on a corner lot and where a 14' setback from sidewalk on a corner lot is proposed to install a fence, property located at Prospect Road (South of Drake), PPN. 394-14-011, zoned RT-C & R1-75

3) TALERIS CREDIT UNION, INC (OWNER), Iliana Kazandziev, Agent

Requesting a variance from Zoning Code Section 1272.12 (c) and 1272.10 (c), which permits two wall signs and where seven wall signs are proposed for Take 5 Oil Change, property located on Pearl Road (corner of Broxton), PPN. 395-07-001, zoned GB – General Business

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