

**STRONGSVILLE BOARD OF ZONING &  
BUILDING CODE APPEALS  
AGENDA  
COUNCIL CHAMBERS  
18688 Royalton Road  
September 11, 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: Yahia Hassan, 16045 Squirrel Hollow Lane, PPN. 397-11-044
- (E) Approve Minutes from August 28, 2024
- (F) Oath Administered to all Witnesses
- (G) PUBLIC HEARING

1) **LIPOVITS CONSTRUCTION, INC. (OWNER), (TABLED, AUGUST 28, 2024)**

Requesting a 4.89' rear yard setback variance from Zoning Code Section 1253.11 (b) (3), which require a 35' rear yard setback and where a 30.11' 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

2) **BRADLEY BENDER (OWNER), Nicholas Clark, Agent**

Requesting a 24 SF Floor Area variance from Zoning Code 1252.16 (b), which permits a 120 SF Floor Area and where a 144 SF Floor Area is proposed in order to construct a new Front Entry Canopy & Porch, property located at 11620 Coopers Run, PPN 392-01-028, zoned R1-100

3) **VITO COLONNA (OWNER), Zaremba Group, Agent**

- a) Requesting a 64' Front Building Setback variance from Zoning Code Section 1258.11 (a), which requires a 125' Front Building Setback from West 130<sup>th</sup> St. centerline and where a 61' Front Building Setback from West 130<sup>th</sup> Street centerline is proposed in order to construct a new Dollar General Store
- b) Requesting a 3.98' Side Building Setback (North Side of Building) variance from Zoning Code Section 1258.11 (a), which requires a 30' Side Building Setback and where a 26.02' Side Building Setback is proposed in order to construct a new Dollar General Store

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- c) Requesting a 19' Front Parking Setback variance from Zoning Code Section 1258.11 (b) (1) (c), which requires a 75' Front Parking Setback from West 130<sup>th</sup> St. centerline and where a 56' Front Parking Setback from West 130<sup>th</sup> Street centerline is proposed in order to construct a new Dollar General Store
- d) Requesting a variance from Appendix III, to permit 9' x18' parking stalls (South Side of Building), which requires 9' x 20' parking stalls, in order to construct a New Dollar General Store, property located on West 130<sup>th</sup> Street, PPN. 398-29-009, zoned General Business

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