



(By Request - Auditor)

AN ORDINANCE AUTHORIZING THE TRANSFER OF APPROPRIATIONS WITHIN THE 2014  
PERMANENT APPROPRIATIONS OF THE CITY OF PARMA, AND DECLARING AN  
EMERGENCY

**\*\*PUBLIC HOUSING COMMITTEE MEETING WILL BE MEETING TONIGHT** to bring out Ord. 14-8.

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You are therefore commanded to summon: Mayor Timothy DeGeeter, Auditor Dennis M. Kish, Law  
Director Timothy Dobeck, Treasurer Thomas Mastroianni, Public Housing Director Lev Kulchytsky,  
Council President Sean P. Brennan, Brian Brochetti, Mark Casselberry, Jeffrey Crossman, Brian Day,  
Allan Divis, Vito Dipierro, Deborah Lime, Lawrence Napoli, Scott M. Tuma, and Kenneth A. Ramser,  
Clerk of said Council, to meet in Special Session as aforesaid for the purposes aforesaid.  
Hereof fail not and have you then and there this Writ, with your return thereon in what manner  
you have executed the same.

In testimony whereof, I have hereunto set my hand and caused the corporate seal of said City to be  
hereunto affixed, this 5th day of December, 2014.

/s/ Sean P. Brennan

City of Parma PRESIDENT OF COUNCIL SEAN P. BRENNAN

**Roll Call Order**  
**Brian Brochetti**  
**Mark Casselberry**  
**Jeffrey Crossman**  
**Brian Day**  
**Vito Dipierro**  
**Allan Divis**  
**Deborah Lime**  
**Larry Napoli**  
**Scott M. Tuma**

**CERTIFICATE OF SERVICE**  
**NOTICE OF SPECIAL MEETING OF COUNCIL**

I, Linda Cross, Deputy Clerk I of the City of Parma, Ohio, do hereby certify that on December 5th, 2014,  
I sent the notices of a Special Meeting of Council, a copy of which is attached hereto, and that in  
accordance with the instructions given to me, I have served each person named in the notice with the  
notice either personally or by leaving a copy of such notice by electronic message and the last of the  
persons named on the notices was served at his usual place of residence with the notice by 2:00 PM,  
which date and time is more than twelve hours prior to the time of the Special Meeting.

Signed Linda Cross

Linda Cross, Deputy Clerk I  
City of Parma, Ohio.

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**DISPENSE WITH THE RULES**

Motion made by Councilman Tuma, seconded by Councilman Day to dispense with the regular order of  
business and to waive the Rules of Council at this time in order to hold this Special Council meeting.  
Motion carried.

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**LEGISLATIVE COMMENT**

There was no one who wished to speak.

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**COMMUNICATIONS:**

The Parma Board of Building Appeals met on Tuesday, November 25, 2014 and PROPOSED TO VARY,  
subject to the provisions of amended Ordinance 1127 .13 (confirmation or rejection by Council within

forty days of the receipt of this notice) FOR THE APPLICANT John Krueger, for property at 2607 Ingleside Dr. PPN is 446-04-055.

The Committee agreed to DENY John Krueger, 2607 Ingleside Dr. 44134 has requested an "Area" variance of the City of Parma Codified Ordinances of Section 1153.03(a) - SINGLE FAMILY HOUSE DISTRICTS - ACCESSORY USES AND BUILDINGS. The proposal is to erect a second garage at 2607 Ingleside Dr. Maximum size garage allowed on 5,500 sq. ft. lot shall not exceed a total floor area of 558 sq. ft. and only one garage is permitted per lot. This existing garage is 320 sq. ft. on 5,500 sq. ft. area parcel. The request is for a second garage of 440 sq. ft. with a total area of both garages being 760 sq. ft. This variance would result in allowing for a second garage on parcel with 202 more sq. ft. than allowed by Code. This is based on the character of the neighborhood would be altered. Also by denying the variance the spirit and intent of the Zoning requirements would be observed.  
Mr. Brennan - Said variance shall be referred to the Planning Committee.

The Parma Board of Building Appeals met on Tuesday, November 25, 2014 and PROPOSED TO VARY, subject to the provisions of amended Ordinance 1127.13 (confirmation or rejection by Council within forty days of the receipt of this notice) FOR THE APPLICANT Michael Plues, Your Construction, for property at 6715 Bradley Ave. PPN is 443-20-107.

The Committee agreed to grant an "Area" variance of the City of Parma Codified Ordinances of Section 1185.05(d) - HEIGHT REGULATIONS - HEIGHT DISTRICT EXCEPTIONS. The proposal is to build a new detached garage at 6715 Bradley Ave. An accessory building shall not exceed 15' in height at the highest point of the roof nor be more than one story in a residential district. The proposed garage would be 17'8" in height. This variance would result in allowing garage to be 2'8" more in height than allowed by Code. And an "Area" variance of the City of Parma Codified Ordinances of Section 1529.14© - GENERAL BUILDING REGULATIONS - GARAGES. The proposal is to build a new detached garage at 6715 Bradley Ave. Garages shall be place no less than 18 inches from lot lines when no windows are installed on the wall adjacent to such lot line. The proposed garage is to be place 12 inches from side lot line. This variance would result in garage being placed 6 inches less from side lot line. By granting this variance the neighborhood would not be substantially altered and by granting this variance the Building and Zoning requirements would be observed. The stipulations are as follows: 1185.05(d) - the variance request was for 17'8" it is going to be 17'0". Going along with that the part 1529.14(c) which is a variance for the off set off of the property line, he is going to comply with our Building Code of 18" - that is no longer a factor. To comply with the Engineer's comments that no business shall be run out of the home and a fire rated wall on any wall that is closer to a property line than 3' to meet the Residential Code of Ohio".  
Mr. Brennan - Said variances shall be referred to the Planning Committee.

The Parma Board of Building Appeals met on Tuesday, November 25, 2014 and PROPOSED TO VARY, subject to the provisions of amended Ordinance 1127.13 (confirmation or rejection by Council within forty days of the receipt of this notice) FOR THE APPLICANT Diane Bija, New Creation Builders for property at 11300 Riveredge Dr. PPN is 442-36-063.

The Committee agreed to grant an "Area" variance of the City of Parma Codified Ordinances of Section 1153.03 (a) - SINGLE FAMILY HOUSE DISTRICTS - ACCESSORY USES AND BUILDINGS. The proposal is to build addition to garage at 11300 Riveredge Dr. resulting in it being larger than Code allows. Maximum size of garage permitted is 704 sq. ft. on lot size 60'x129' - 7,740 sq. ft. The proposed garage addition to existing 480 sq. ft. garage is 280 sq. ft. for total area of 760 sq. ft. This variance would result in 56 more sq. ft. of area for detached garage on lot size of 60'x129' - 7,740 sq. ft. By granting this variance the character of the neighborhood would not be substantially altered and by granting the variance the spirit and intent of the Zoning requirements would be observed."  
Mr. Brennan - Said variance shall be referred to the Planning Committee.

The Parma Board of Building Appeals met on Tuesday, November 25, 2014 and PROPOSED TO VARY, subject to the provisions of amended Ordinance 1127.13 (confirmation or rejection by Council within forty days of the receipt of this notice) FOR THE APPLICANT Mr. David Mastrostefano, Sheetz, Inc. 817 Brookfield Dr., Seven Fields, PA 16046 for property at 5795 W. 130 St. PPN is 441-20-001.

(1) an "Use" variance of the City of Parma Codified Ordinances of Section 1177.02© - INDUSTRIAL PARK DISTRICTS-USE REGULATIONS. The proposal is to use part of property for retail sales at 5795 W. 130

St. Residences and dwellings of all types, and retail sales establishments shall be prohibited in the Industrial Park District. This variance would result in allowing for retail sales use in Industrial Park District.

(2) an "Area" variance of the City of Parma Codified Ordinances of Section 1197.08C - OFF STREET PARKING AND LOADING FACILITIES-ACCESS DRIVEWAYS. The proposal is to use part of property for retail sales at 5795 W. 130 St. Permitted 34' maximum width of drive aprons. The Applicant is requesting 45' width of drive aprons on Snow Rd and on W. 130 Street. This variance would result in 11' more for width of drive aprons. By granting these variances the characteristic of the neighborhood would not be substantially altered and by granting these variances the spirit and intent of the Zoning requirements would be observed".

Mr. Brennan - Said variances shall be referred to the Planning Committee.

The Parma Board of Building Appeals met on Tuesday, November 25, 2014 and PROPOSED TO VARY, subject to the provisions of amended Ordinance 1127 .13 (confirmation or rejection by Council within forty days of the receipt of this notice) FOR THE APPLICANT Mr. Howard Shergalis, RDL Architects, 16102 Chagrin Blvd., Shaker Hts., OH for property on Shopping Center District on Day Drive. PPN is Parcel 1-A-1.

The Committee voted to GRANT an "Use" variance of the City of Parma Codified Ordinances of Section 1170.03 - PLANNING & ZONING CODE-COMMERCIAL/OFFICE DISTRICTS-SCHEDULE OF PERMITTED BUILDINGS AND USES. The proposal is for mixed use of property on Shopping Center District on Day Dr. Buildings and land shall be used, and buildings shall be designed, erected, altered, moved or maintained, in whole or in part, in the Shopping Center District only for uses as set forth in schedule and regulations. The request is for mixed use in Shopping Center District. This variance would result in allowing for mixed use in Shopping Center District. The PPN is Parcel 1-A 1. By granting this variance the characteristics of the neighborhood would not be substantially altered and by granting the spirit and intent of the Zoning and Building requirements would be observed".

Mr. Brennan - Said variance shall be referred to the Planning Committee.

The Parma Board of Building Appeals met on Tuesday, November 25, 2014 and PROPOSED TO VARY, subject to the provisions of amended Ordinance 1127 .13 (confirmation or rejection by Council within forty days of the receipt of this notice) FOR THE APPLICANT Mr. Robert Euerle of Euerle Group, LLC., 1801 Lorimer Rd., 44134. PPN is 442-01-003.

Robert Euerle, Euerle Group, LLC, 1801 Lorimer Rd., 44134 has requested an "Use" variance of the City of Parma Codified Ordinances of Section 1153.02 - SINGLE FAMILY HOUSE DISTRICTS-PRINCIPAL USES AND BUILDINGS. Within any Single-Family House District, no building or premises shall be erected, used, arranged or designed to be used, in whole or in part, for other than single-family detached dwellings. The proposal is to use property in Single-Family House District for landscaping business to include business office with storage of landscaping tools and machines, truck parking and vehicle maintenance and repair with remainder of office space to be available for lease at 5301 Hauserman Rd. This variance would result in allowing landscaping business in Single-Family House District. The PPN is 442-01-003.

After discussion Mr. Euerle and Mr. Gallagher withdrew the Application.

Mr. Brennan - Said variance shall be referred to the Planning Committee.

#### **SUSPENSION OF THE RULES:**

Mr. Brennan - Shall the statutory provision and Rule 48 requiring the full and distinct reading of Ordinance No. 245-14 and Ordinance No. 246-14 on three different days be dispensed with?

Yes: Brochetti, Casselberry, Crossman, Day, Divis, Lime, Napoli, Tuma.

No: None; motion carried.

Mr. Brennan - Shall Rule 45 requiring reference to committee be dispensed with and Ordinance No. 245-14 and Ordinance No. 246-14 be placed on final passage?

Yes: Brochetti, Casselberry, Crossman, Day, Divis, Lime, Napoli, Tuma.

No: None; motion carried.

ORDINANCE NO. 245-14  
By: S.M. Tuma  
(By Request - Auditor)

12/8/14 L-245-14  
Spec. Mtg.

**AN ORDINANCE TO AMEND THE 2014 PERMANENT APPROPRIATIONS OF THE CITY OF PARMA, OHIO, AND DECLARING AN EMERGENCY**

Motion made by Councilman Tuma, seconded by Councilman Day to accept a new Exhibit A.  
Motion carried.

Motion made by Councilman Tuma, seconded by Councilman Day to adopt amended Ordinance No. 245-14.

Yes: Brochetti, Casselberry, Crossman, Day, Divis, Lime, Napoli, Tuma.  
None: None; Amended Ordinance No. 245-14 is adopted.

ORDINANCE NO. 246-14  
By: S.M. Tuma  
(By Request - Auditor)

12/8/14 L-246-14  
Spec. Mtg.

**AN ORDINANCE AUTHORIZING THE TRANSFER OF APPROPRIATIONS WITHIN THE 2014 PERMANENT APPROPRIATIONS OF THE CITY OF PARMA, AND DECLARING AN**

Motion made by Councilman Tuma, seconded by Councilman Day to adopt Ordinance No. 246-14.  
Yes: Brochetti, Casselberry, Crossman, Day, Divis, Lime, Napoli, Tuma.  
None: None; Ordinance No. 246-14 is adopted.

**REPORT ON ABSENT MEMBERS**

Motion made by Councilman Tuma, seconded by Councilman Day to excuse Councilman Dipierro.  
Motion carried.

**ADJOURNMENT**

Motion made by Councilman Day, seconded by Councilman Casselberry to adjourn said meeting at 7:03 PM. Motion carried.

**CERTIFICATION**

I, Kenneth A. Ramser, Clerk of Council for the City of Parma, Ohio, do hereby certify this to be a true and correct copy of the Minutes from the Special Council Meeting held on Monday, December 8, 2014.

  
KENNETH A. RAMSER  
CLERK OF COUNCIL

  
SEAN P. BRENNAN  
PRESIDENT OF COUNCIL

Minutes completed on December 22, 2014 lc

