

September 6, 2019

TO: Members of the Board of Zoning Appeals  
FROM: Patrick O'Connor, Chairman  
SUBJECT: Meeting of the Board of Zoning Appeals –AGENDA

Please be advised that the Board of Zoning Appeals will meet on **Tuesday, September 10, 2019** in Parma City Hall **Council Chambers** at **7:00 p.m.** regarding the following appeal(s):

**First Case of Appeals**

Quest Property Holdings, LLC, Joe & Diane Lieber, 6685 Royalton Rd., North Royalton, OH 44133 have requested a “USE” Variance of the City of Parma Codified Ordinances of Section 1153.02 – SINGLE FAMILY HOUSE DISTRICTS – PRINCIPAL USES AND BUILDINGS. The proposal is to obtain a reverse bank mortgage on a legal, non-conforming 2-family dwelling in a single-family house district which would require a variance to allow rebuilding of 2-family structure if destroyed. The property is located at 7605-7607 Deerfield Drive. 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. This variance would result in rebuilding of 2-family dwelling in a Single-Family House District. The PPN is 449-11-005.

**Second Case of Appeals**

Lisa Pribojan, 4311 Lincoln Ave., 44134 has requested an “Area” variance of the City of Parma Codified Ordinances of Section 1153.03(d)(2)-SINGLE FAMILY HOUSE DISTRICTS-ACCESSORY USES AND BUILDING- PARKING OF RECREATIONAL VEHICLE REGULATIONS. The proposal is to park 25’ motor home on 2 concrete strips in side yard at 4311 Lincoln Avenue. Any owner of recreational equipment may park or store such equipment, not in excess of 24’ in overall length on property owned by him. This variance would result in allowing 1’ additional overall length of recreational equipment to be stored on driveway. PPN is 443-30-001.

**Third Case of Appeals**

David Carroll & Tabitha Fisher, FisCar, LLC; DBA The Axehouse (FloLof, LLC), 5803 Pleasant Valley Rd, 44129 has requested an “USE” variance of the City of Parma Codified Ordinances of Section 1170.03(F)(3) – COMMERCIAL/OFFICE DISTRICTS – SCHEDULE OF PERMITTED BUILDINGS AND USES. The proposal is for amusement/entertainment business in Retail Business District for property at 7383 State Road. Amusement/Entertainment business not indicated as permitted use in Retail Business Area. This variance would result in allowing for amusement/entertainment business in Retail Business District not shown as permitted in Zoning Code. The PPN is 452-37-009.

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Cc: Mayor Tim DeGeeter, Law Director Tim Dobeck, Building Commissioner Paul W. Deichmann, Clerk of Council Ken Ramser, Chief Deputy Clerk Lisa Beeble, Tim Dobeck, Law Dept., Communications Carolyn Kovach, Asst. City Engineer Melissa Morrow, Jim Mihelich, Asst. City Engineer, Bldg. Dept. Secretary Carol Hartzell. Karen Groves, Linda Cross, Sandi Katanik, Mike Culp, and Brian Higgins. Members: Chairman Patrick O'Connor, Michelle Green, George Mastrobuono, John Yurkiw, and George Ziefle.