

September 11, 2019

TO: All Members of the Board of Building Appeals
FROM: Thomas Regas, Chairman

SUBJECT: Agenda for the meeting of the Board of Building Appeals.

Please be advised that the Board of Building Appeals will meet on **Wednesday, September 18, 2019 at 6:30p.m.,** in Parma Council Chambers, 6611 Ridge Road regarding the following appeals:

First Case of Appeals

Dustin James of Advanced Installation & Sign, 28 Elevator Avenue, Painesville, OH 44077, has requested a variance of the City of Parma Codified Ordinances of Section 1519.15(a) – SIGN REGULATIONS – SIGNS FOR RETAIL USES – MAXIMUM SIGN FACE AREA. The request is for a 40 sq. ft. of sign face area for 2 wall signs located at 6042 Broadview Rd (Metro Croissants). Maximum sign face area of permanent signs shall be related to the width of the building or unit. Maximum sign face area allowed is 1.5 times width of unit or building is 26'. This variance would result in allowing 14 more sq. ft. sign face area. PPN is 445-31-031.

Second Case of Appeals

Albert Haddad of Ellet Sign Co., 3041 E. Waterloo Rd, Akron, OH 44312 has requested a variance of the City of Parma Codified Ordinances of Section 1519.17(b) – SIGN REGULATIONS – SIGNS FOR INDUSTRIAL USES-PERMITTED TYPES, NUMBER, AREA AND HEIGHT – SCHEDULE D. The request is for 1 free-standing sign 70 sq. ft. in area and 22' in height and 0' from street right-of-way for property located at 5251 W. 130 St. (Safway). One Free-standing sign no more in height than 6' and not more than 32 sq. ft. in area and 25' from street right-of-way is allowed. This variance would result in allowing for free-standing sign to be 16' more in height and 38 more sq. ft. in area and 25' less from street right-of-way for free-standing sign. The PPN is 441-03-006.

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Third Case of Appeals

Wayne Berger, 10302 Fox Hollow Dr., 44130 has requested a variance of the City of Parma Codified Ordinances of Section 1529.39(a)(5) - GENERAL BUILDING REGULATIONS – ACCESSORY & APPURTENANT BUILDING USES IN RESIDENTIAL DISTRICTS. One accessory or outbuilding permitted per single-family dwelling with maximum size of 200 sq. ft. allowed by code for lot area of 12,018 sq. ft. The existing accessory shed building is 140 sq. ft. in area. The proposed second accessory structure is 192 sq. ft. in area for a total of 332 sq. ft. This variance would result in allowing for second accessory building and for 132 more sq. ft. in total area than allowed by Code. This PPN is 456-19-016.

Fourth Case of Appeals

Nicholas J. Fordosi, 907 Dawnwood Dr. 44134, has requested a variance of the City of Parma Codified Ordinances of Section 1529.23 (a)(2) – GENERAL BUILDING REGULATIONS – FENCES, HEDGES AND TRELLISES. Fences shall be permitted only in rear yards. In no case shall fences extend any further towards the street than 5’ past the side door or the steps to the side door of the residential structure. If no side door exists, fence shall be no further towards the street than the rear of the residential structure. The request is to erect a 6’ fence 20’ past the side door of the residential structure and along front of side yard at 907 Dawnwood Dr. This variance would result in allowing fence to be placed 20’ past the side door of residential structure along front of side yard. The PPN is 445-18-178.

Fifth Case of Appeals

Patrick Marshall, 7418 Dover Lane, 44130 has requested a variance of the City of Parma Codified Ordinances of Section 1529.39(a)(5) – GENERAL BUILDING REGULATIONS – ACCESSORY & APPURTENANT BUILDING USES IN RESIDENTIAL DISTRICTS. One accessory or outbuilding permitted per single-family dwelling with maximum size of 200 sq. ft. allowed by code for lot area of 12,206 sq. ft. The existing accessory gazebo building is 76.5 sq. ft. in area. The second accessory shed structure is 80 sq. ft. in area for a total of 156.5 sq. ft. The proposed accessory playhouse structure at property located at 7418 Dover is 96 sq. ft. in area. This variance would result in allowing 3 accessory buildings and 52.5 more sq. ft. in total area than Code allows. The PPN is 456-21-015.

Sixth Case of Appeals

Mirko Aldja of IBJ Construction, 2741 Station Road, Medina, OH 44256 has requested a variance of the City of Parma Codified Ordinances of Section 152939(a)(5) – GENERAL BUILDING REGULATIONS = ACCESSORY & APPURTENANT BUILDING USES IN RESIDENTIAL DISTRICTS. The request is to build a second accessory pavilion structure at 3020 Dentzler Rd. One accessory or outbuilding permitted per single-family dwelling with maximum size of 160 sq. ft. allowed by code for lot area of 9,600 sq. ft. The existing accessory shed building is 96 sq. ft. in area. The proposed second accessory pavilion structure is 289 sq. ft. in area for a total of 385 sq. ft. This variance would result in allowing for second accessory building and for 225 more sq. ft. in total area than allowed by Code. The PPN is 452-02-020.

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Seventh Case of Appeals

Stephen Michael Polansky, 19228 Pierce Dr., Strongsville, OH 44149-5015 has requested a variance of the City of Parma Codified Ordinances of Section 1503.02(a) – BOARD OF BUILDING APPEALS – APPEALS TO THE BOARD GENERALLY. A determination of the Building Commissioner made in the enforcement of this building code or other related ordinances may be appeals to the Board of Building Appeals by a person deeming himself adversely affected by such decision. The property maintenance code section involved in this appeals given on July 16, 2019 for property located at 1303 Parkleigh Drive, Parma is 1707.14 – SIDEWALKS, DRIVEWAYS, PARKING LOTS AND APRONS.

- (a) All sidewalks, driveways and parking area shall be maintained in a property state of repair.
- (b) Public sidewalks must be kept free of vegetation growing in cracks or joints. Any change in the level of a sidewalk, or any crack, exceeding one inch (26 millimeters) shall be considered hazardous and must be repaired.
- (c) Driveways and parking lots shall be maintained free of potholes and other surface irregularities and shall be maintained in accordance with the specifications prescribed in Chapter 1197 and 1513 of these Codified Ordinances.
- (d) Public sidewalks shall not be patched or resurfaced, but must be replaced with concrete in accordance with the specifications prescribed 1529 of these Codified Ordinances. Leveling of sidewalk sections is permitted.
- (e) All driveway aprons shall be kept in a proper state of repair, free of holes, surface deterioration or cracks which cause sections to become loose or otherwise hazardous. All repairs or replacements of driveway aprons shall be of concrete. However, if the apron covers a drainage pipe and may be subject to movement, a written waiver must be obtained from the Code Official to allow installation of asphalt.

This variance would result in appealing of violation notice issued by Building Commissioner on July 16, 2019.

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Eighth Case of Appeals

Mark J. Blain, 6810 Orchard Ave, 44129 has requested a variance of City of Parma Codified Ordinances of Section 1503.02(a) – BOARD OF BUILDING APPEALS – APPEALS TO THE BOARD GENERALLY. Violation notice arbitrary and/or capricious was issued for property located at 6810 Orchard Ave on July 16, 2019 by Building Commissioner. A determination of the Building Commissioner made in the enforcement of this building code or other related ordinances may be appealed to the Board of Building Appeals by a person deeming himself adversely affected by such decision. The following are the property maintenance code sections involved in this appeal:

1707.15 – PROPERTY MAINTENANCE CODE – VEHICLES

Vehicles parked on private property shall be parked on a concrete driveway or turnabout or other hard surface parking area approved by the Building Commissioner.

1707.02 – PROPERTY MAINTENANCE CODE – MAINTENANCE RESPONSIBILITIES OF OWNER AND OCCUPANY

The owner of every structure shall be responsible for the maintenance thereof in good repair and safe condition.

1707.09 – PROPERTY MAINTENANCE CODE – EXTERIOR PROPERTY AREAS

The owner or operator of any premises shall maintain at or on the exterior property area of such premises, any condition which deteriorates or debases the appearance of the neighborhood, creates a fire, safety or health hazard or is a public nuisance including, but not limited to:

1. Fences, walls or structures which are broken or dilapidated.
2. Fences, walls or structures with graffiti.
3. Broke, uneven or improperly maintenance walks or driveways.
4. Broken, dilapidated or unused appliances, furniture, mattresses or other household furnishings.
5. Tarps or other similar coverings hung up on lines and/or on other places.
6. Containers for paint, wood stains or other similar liquids.
7. Junk and debris
8. Hedges and/or bushes which are overgrown, damaged, deteriorated or dead.

This variance would result in appealing the decision of Building Commissioner's violation notice issued on 7/16/19.

Cc: Mayor Tim DeGeeter, Members: David Jancewicz, Timothy Carney, Amanda Lin Boyd and Douglas Zubricky.