

Third Applicant added to Agenda

TO: Members of the Board of Building Appeals

FROM: Thomas Regas, Chairman

SUBJECT: Meeting of the Board of Building Appeals

Please be advised that the Board of Zoning Appeals will meet on **Wednesday November 18, 2020**, in Parma City Hall Council Chambers at 6:30 p.m. regarding the following appeals:

First Case of Appeals

Jason Kuczmariski, 7609 Kenilworth Ave., 44129 has requested a variance of the City of Parma Codified Ordinances of **Section 1529.14– GARAGES (b) (c) (d)**. The Applicant is constructing a garage less than 18 inches from the side and rear property lines without downspouts or an overhead door at 7609 Kenilworth Avenue. All garages shall be provided with proper downspouts and gutters for conducting the water from the roof to a proper sewer. In no case shall downspouts be allowed to discharge water over a neighbor's land, public sidewalks or public streets. Notwithstanding the foregoing, storm water may be discharged overland in accordance with a plan of discharge approved by the Building Commissioner pursuant to these Codified Ordinances. (c)-Garages shall be placed no less than 18 inches from lot lines when no windows are installed on the wall adjacent to such lot line, and no less than 36 inches from the lot line when windows are placed in the adjacent garage wall. (d) – Every garage shall have operable overhead garage door(s). These variances will result in allowing to construct a garage less than 18 inches from the side and rear property line and without downspouts and without an overhead door. The PPN is 442-18-085.

Second Case of Appeals

Thomas & Margaret Oberg, 7700 Lime Lane 44129 have requested a variance of the City of Parma Codified Ordinances of **Section 1529.23(a)(2) – GENERAL BUILDING REGULATIONS – FENCES, HEDGES & 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 proposal is to place fence 35' past the rear edge of the residential structure with no side door along the side yard on property located at 7700 Lime Lane. This variance would result in allowing fence to be placed 35 feet past rear edge of residential structure with no side door. The PPN is 455-18-018 & 019. Continued.

PLEASE NOTE: ANYONE ENTERING CITY HALL IS REQUIRED TO WEAR A MASK!

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SECOND CASE OF APPEALS – CONTINUED.

Thomas & Margaret Oberg, 7700 Lime Lane 44129 have requested a variance of the City of Parma Codified Ordinances of **Section 1529.23(b)(1) & (2) – GENERAL BUILDING REGULATIONS – FENCES, HEDGES & TRELLISES.** (b) Before any hedge, trellis, retaining wall or other device used to mark or establish boundary lines, or within the property line, is erected, the owner of the land shall first secure a permit for the same from the Building Commissioner. The fee therefore is set forth in Chapter 185 (the General Fee Schedule). No permit for any such device, other than those which replace existing permitted devices, shall be issued until one of the following occurs:

- (1) Submission to the Building Commissioner of proof that notice has been given to all affected property owners, by proof of signed waiver of the permit application, or
- (2) Submission to the Building Commissioner of verification by a registered professional surveyor establishing the applicant's property lines. Such survey shall be current (within the last three years).

The request is that a four-year-old survey be accepted in lieu of a 3-year-old survey. These variances will result in allowing fence to be placed 35' forward of the rear edge of residential structure with no side door and to accept a boundary survey one year older than code allows. The PPN is 455-18-018 & 019.

Third Case of Appeals

James P. Briola of North Coast Sign & Lighting Services, Inc., 310 N. Broadway St., Medina, OH 44256 has requested a variance of the City of Parma Codified Ordinances of **Section 1519.085(b) – SIGN REGULATIONS-ELECTRONIC MESSAGE CENTER SIGNS.**

Electronic message center signs are limited to free-standing monument signs. The Applicant is requesting to install an (LED) electronic message center as a wall sign for property located at 5426 Ridge Rd (Planet of the Vapes). This variance would result in allowing for an electronic message center wall sign. PPN is 442-18-090.

Cc: Building Commissioner Paul W. Deichmann, Mayor Tim DeGeeter, Ken Ramser, Clerk of Council, Lisa Beeble, Council Office, R. Summers, Chief of Staff, Tim Dobeck, Law Director, Melissa Morrow, Asst. City Engineer, Brian Higgins, Carolyn Kovach, Board Members: Chairman Thomas Regas, Amanda Boyd, Tim Carney, David Jancewicz and Douglas Zubricky.

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