

Members of the Board of Zoning Appeals

FROM: Patrick O'Connor, Chairman

SUBJECT: Meeting of the Board of Zoning Appeals

Please be advised that the Board of Zoning Appeals will meet on **Tuesday, March 9, 2021**, Parma City Hall Council Chambers at 7:00 p.m. regarding the following appeals:

First Case of Appeals

Diamond Z Engineering, Inc., Mr. Dann R. Stapp of 5670 State Road, 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. The proposal is to allow office use in Single-Family zoning district for property located at 3711 Kenmore Ave. 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 allowing to use a single-family home as an office in Single-Family House District. PPN 444-18-024.

Second Case of Appeals

Cleveland Auto Mall, 3445 Brookpark Road, 44134 has requested an “Area” variance of the City of Parma Codified Ordinances of Section 1170.03 – COMMERCIAL OFFICE DISTRICTS – SCHEDULE OF PERMITTED BUILDINGS AND USES. The proposal is to use parcel zoned Commercial Manufacturing A for selling of used cars on property located at 3445 Brookpark Road. Buildings and land shall be used in whole or in part in Commercial Manufacturing District only for uses permitted in schedules and regulations. Selling of new and Used cars permitted only in Commercial Manufacturing B district. This variance would allow to operate a used car dealership in Commercial Manufacturing A District. PPN is 444-04-121.

Third Case of Appeals

Deanna & Brent Turns, 1658 Mason Drive have requested an “Area” variance of the City of Parma Codified Ordinances of Section 1153.03(b)(2)(5) – SINGLE-FAMILY HOUSE DISTRICTS – ACCESSORY USES & BUILDINGS-REGULATIONS-PARKING AREAS. The proposal is to provide more driveway/parking area and parking pad than allowed by Code on property located at 1658 Mason Drive. The amount of hard surface area for a driveway in residential front setback shall not exceed 32% of front setback area and width shall not exceed 20’ wide on lot with 74’ of effective frontage. Proposing to add an additional 6’ for overall total of 26’ in driveway width, and 35% of pavement in front setback area. This variance would result in allowing 6 additional driveway width, and an additional 3% in area. The PPN is 446-17-045. **Continued on page 2.**

Page 2 – Agenda for Board of Zoning Appeals meeting 3/9/21

Third Case of Appeals Continued.

Deanna & Brent Turns, 1658 Mason Drive have requested an “Area” variance of the City of Parma Codified Ordinances of Section 1153.03(b)(2)(5) – SINGLE-FAMILY HOUSE DISTRICTS – ACCESSORY USES & BUILDINGS-REGULATIONS-PARKING AREAS. The proposal is to provide more driveway/parking area and parking pad than allowed by Code on property located at 1658 Mason Drive. For a residential lot with a front setback of less than 30 feet, no parking pad is permitted to be constructed in the front setback area. Proposing parking pad in front setback on property at 1658 Mason Dr. This variance would result in allowing for parking pad permitted in front setback on a residential lot with a 17’ front setback. The PPN is 446-17-045.

ANYONE ENTERING CITY HALL IS REQUIRED TO WEAR A MASK AND 6’ SOCIAL DISTANCING.

Cc: Building Commissioner Paul W. Deichmann, Members: Michelle Green, George Mastrobuono, John Yurkiw, and George Ziefle. Mayor Tim DeGeeter, Clerk of Council Ken Ramser, Lisa Beeble, Council Office, Chief of Staff, R. Summers, Law Director Tim Dobeck, Asst. City Engineer Melissa Morrow, Brian Higgins, Carolyn Kovach.