City of Parma, Ohio

6611 Ridge Road
Parma, Ohio 44129

BOARD OF ZONING APPEALS
MAYOR TIM DEGEETER

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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, September 13, 2022, in Parma City Hall Council Chambers at 6:30 p.m.** regarding the following appeals:

First Case of Appeals
Mike Sheets of Bright Covers, 3453 West 140th St., Cleveland, Ohio 44111, *has requested an "AREA" variance of the City of Parma Codified Ordinance Section 1193.01 RESIDENCE DISTRICTS; SPACE BETWEEN BUILDINGS. In a residence district, each main building shall have a yard along each side lot line. The sum of the widths of the side yards of an interior lot in a residence district shall be not less than ten feet at any point. No dwelling house shall be erected less than ten feet from any other building in a residence district.* The applicant is proposing a dwelling addition 2'-8" from an existing dwelling with side yards totaling 5 feet wide. This variance would allow for the construction of a dwelling addition 7'-4" closer to another dwelling than code allows with side yard widths totaling 5 feet less than code allows. PPN 449-17-035.

The applicant is also requesting an "AREA" variance of the City of Parma Codified Ordinance Section 1193.02 SINGLE OR TWO-FAMILY HOUSE DISTRICTS. In a Single or Two-Family House District, the interior side yard shall be not less than three feet at any point of a lot of less than sixty feet in width and not less than five feet at any point of a lot of sixty or more feet in width. The applicant is proposing an interior side yard width of 2'-8" on a 45-foot lot. This variance would allow for an interior side yard width of 4 inches less than code allows on a 45-foot lot. PPN 449-17-035.

Second Case of Appeals
Glen Stacho, 1987 Fay Drive, Parma, Ohio 44134, *has requested an "AREA" variance of the City of Parma Codified Ordinance Section 1153.03(d)(2)-SINGLE-FAMILY HOUSE DISTRICTS-ACCESSORY USES AND BUILDINGS-REGULATIONS. Any owner of*

recreational equipment may park or store such equipment, not in excess of 24 feet in overall length on property owned by him or her. The applicant is proposing to park 34 feet recreation vehicle on the concrete drive. This variance would result in the allowing the parking of a RV 10 feet longer than code allows on the concrete driveway. PPN 452-30-019.

The applicant is also requesting an "AREA" variance of the City of Parma Codified Ordinance Section 1153.03(d)(2)(B)-SINGLE-FAMILY HOUSE DISTRICTS-ACCESSORY USES AND BUILDINGS-REGULATIONS. The setback requirement of the recreational equipment in the front setback line shall be a minimum of five feet. The applicant is proposing to park a RV two feet from the public sidewalk. This variance would result in allowing the RV to be parked three feet into the setback. PPN 452-30-019.

Third Case of Appeals

Brenda White, 4411 Snow Road, Parma Ohio 44134, *has requested an "AREA" variance of the City of Parma Codified Ordinance Section 1153.03(d)(2)-SINGLE-FAMILY HOUSE DISTRICTS-ACCESSORY USES AND BUILDINGS-REGULATIONS. Any owner of recreational equipment may park or store such equipment, not in excess of 24 feet in overall length on property owned by him or her.* The applicant is proposing to park 29 feet recreation vehicle on her property. This variance would result in the allowing the parking of a RV 5 feet longer than code allows on her property. PPN 447-02-066.

The applicant is also requesting an "AREA" variance of the City of Parma Codified Ordinance Section 1153.03(d)(2)(B)-SINGLE-FAMILY HOUSE DISTRICTS-ACCESSORY USES AND BUILDINGS-REGULATIONS. If the recreational equipment is parked or stored outside of a garage, it may be parked or stored anywhere on the premises upon an approved driveway and/or parking pad. The applicant is proposing to park a RV on a gravel pad. This variance will allow the parking of a RV not on a concrete driveway. PPN 447-02-066.

Fourth Case of Appeals

Christine and Kenneth Beck, Jr., 2835 Ingleside Drive, Parma, Ohio 44134, *has requested an "USE" variance of the City of Parma Codified Ordinance Section 1153.03(f)(3) SINGLE-FAMILY HOUSE DISTRICTS-ACCESSORY USES AND BUILDINGS-HOME OCCUPATIONS. Gainful home occupations may be permitted in residential districts, including dressmaking, interior decorating, arts and crafts or any other similar home occupations, but excluding uses permitted as commercial or industrial uses, and may be conducted in the dwelling used by such person as his or her residence, provided that: The occupation must be conducted wholly within the dwelling.* The applicant is requesting to operate a dog day care and boarding business from her home. This variance would result in allowing a business to be operated in the single-family residential district. PPN 446-03-083.

Fifth Case of Appeals

Robert Euerle of Euerle Group, LLC, 1801 Lorimer Road, Parma, Ohio 44134, *has requested a "USE" variance of the City of Parma Codified Ordinance 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 applicant is requesting a use variance to operate an indoor/outdoor event and game center at a parcel zoned single-family. This variance would result in a commercial business being operated in the single-family residential district. PPN 442-01-003.

Cc: Members: Michelle Green, George Mastrobuono, John Yurkiw, and George Ziefle. Mayor Tim DeGeeter, Building Commissioner Dan Kulchytsky, Clerk of Council Ken Ramser, Council Office Lisa Beeble, Chief of Staff Rich Summers, Law Director Tim Dobeck, Asst. Engineer Melissa Morrow, Public Service Director Tony Vannello, and Communications Director Carolyn Kovach