

City of Parma, Ohio

TIM DeGEETER
Mayor



6611 Ridge Road
Parma, Ohio 44129

BOARD OF ZONING APPEALS

Phone: 440-885-8030
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September 6, 2023

TO: Members of the Board of Zoning Appeals
FROM: George Ziefle, Chairman
SUBJECT: Meeting of the Board of Zoning Appeals
RE: September 12, 2023 BZA Agenda

Please be advised that the Board of Zoning Appeals will meet on **Tuesday, September 12, 2023** in **Parma City Hall Council Chambers at 6:30 p.m.** regarding the following appeals

FIRST CASE OF APPEAL

Brian Tomasch
6106 Belmere Dr.
Parma, Ohio 44129
PPN: 448-18-087

1189.01 ERECTION OF BUILDINGS BETWEEN BUILDING LINE AND STREET.

Between the front yard building line as established by this chapter and the street line, no building or portion of a building may be erected above the grade level.

Proposal is to construct a covered front porch that projects 6 feet forward of the building line.
Variance would result in allowing a covered porch to project 6 feet and into the front setback.

SECOND CASE OF APPEAL

Samir and Sadika Alatrash
2215 Coventry Drive
Parma, Ohio 44134
PPN: 452-27-041

SECTION 1153.03(b)(6)– SINGLE FAMILY HOUSE DISTRICTS – ACCESSORY USES & BUILDING-REGULATIONS-PARKING AREAS.

For a residential lot with a front setback of 30 feet or more, a parking pad is not permitted to the interior of the lot.

Proposing a parking pad to the interior of the lot.

****The variance would result in allowing the construction of a parking pad to the interior of the lot. ****

THIRD CASE OF APPEAL

7386 Ridge Rd, LLC/Bloomington/A. Euerle /R Euerle
6300 Rockside Road, Suite 303
Independence, Ohio 44131
PPN: 455-19-004,005,007
455-19-009, 023, 024

SECTION 1156.02 PRINCIPAL USES.

In the Single-Family Cluster District (SFC District), no buildings or premises shall be erected, used, arranged, or designed to be used in whole or in part for other than one or more of the following specified uses:

(c) Single-family attached dwellings (townhouses) that contain not more than four dwelling units in a single building.

Proposing attached dwellings (townhouses) that contain five dwelling units

****The variance would result in allowing attached single family cluster buildings with 5 units.****

SECTION 1156.04 AREA AND DENSITY REQUIREMENTS

(a) Development Area. The minimum area to qualify for a Single Family Cluster District development shall be fifteen contiguous buildable acres.

Proposing a subdivision comprised of 9 acres in area.

****The variance would result in allowing a subdivision to be constructed with 6 less acres than code allows.****

SECTION 1156.05 BUILDING ARRANGEMENTS AND SPACING REQUIREMENTS

(d) Not more than three single-family cluster units may be attached in any building group.

Proposing buildings of 4 and 5 dwelling units.

****The variance would result in allowing 1 and 2 more dwelling units be attached than code allows.****

Cc: Members: Michelle Green, George Mastrobuono, John Yurkiw, and Allesan Armstrong. George Ziefle, Mayor Tim DeGeeter, Building Commissioner Dan Kulchytsky, Clerk of Council Kristian Saban, Council Office Lisa Beeble, Chief of Staff Rich Summers, Law Director Tim Dobeck, Building, Planning & Zoning Coordinator Melissa Morrow, Public Service Director Tony Vannello, and Communications Director Carolyn Kovach, Karen Jones, Renee Bukszar, Crystal Beck.