

July 17, 2013

TO: All Members of the Board of Building Appeals
FROM: Michael Louis, 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, July 17, 2013 at 6:30p.m.** in Parma City Hall Council Chambers, regarding the following appeals:

First Case of Appeals

Heba Mastafa, 6486 Kerneywood Rd, 44129 has requested a variance of the City of Parma Codified Ordinances of Section 1529.23(a)(2) – GENERAL BUILDING REGULATIONS – FENCES, HEDGES & TRELLISES. The proposal is to place fence further towards street than rear edge of residential structure at 6486 Kerneywood Rd. 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. This variance would result in allowing fence to be placed to front corner of residential structure. PPN is 449-23-040.

Heba Mastafa, 6486 Kerneywood Rd., 44129 has requested a variance of the City of Parma Codified Ordinances of Section 1529.23(e) – GENERAL BUILDING REGULATIONS – FENCES, HEDGES & TRELLISES. Fences not permitted in front yard. The proposal is to place fence along perimeter of front yard at 6496 Kerneywood Rd. This variance would result in allowing to place a 4’ high fence along perimeter of front yard. The PPN is 449-23-040.

Second Case of Appeals

Mirko Oldja, 3015 Brookdale, 44134 has requested a variance of the City of Parma Codified Ordinances of Section 1501.29 – BUILDING CODE – BUILDING REGULATIONS-ALTERATION OR ERASURE OF DRAWINGS OR SPECIFICATIONS; DIVIATION FROM PLANS. No person shall erase, alter or modify any line, figure, letter, word or coloring contained upon any drawing or specification filed with and stamped by the Building Commissioner and for which a permit has been obtained. If, during the progress of work it is desired to deviate in any manner from terms of application, drawings or specifications, notice of such intention to alter or deviate shall be given in writing to the Building Commissioner and his written assent shall be obtained before the alteration or deviation may be made. The proposal is asking building of garage not according to approved plans at 3015 Brookdale. This variance would allow to deviate from approved building plan. The PPN is 444-10-105.

Continued on next page.

Second Case of Appeals – continued.

Mirko Oldja, 3015 Brookdale, 44134 has requested a variance of the City of Parma Codified Ordinances of Section R302.1 – RESIDENTIAL CODE OF OHIO-BUILDING AND PLANNING – LOCATION ON LOT – Table R302.1. One hour fire rating for wall required when less than 5' from property line and one hour fire rating for projections greater than or equal to 5' from property line. Garage installed at 3015 Brookdale is less than 5' from property line without one-hour fire rating on interior and exterior walls. The variance would result in allowing for no one-hour fire rated wall on interior and exterior on garage less than 5' from property line. The PPN is 444-10-105.

Third Case of Appeals

Anthony E. Kasprik, 12412 Pleasant Valley Rd, 44130 has requested a variance of the City of Parma Codified Ordinances of Section 1529.39(a)(5) – GENERAL BUILDING REGULATIONS – ACCESSORY AND APPURTENANT BUILDING USES IN RESIDENTIAL DISTRICTS. The proposal is to build accessory building larger than Code allows at 12412 Pleasant Valley Rd. Maximum size accessory building allowed by code for lot area of 10,640 sq. ft. (74' x140') is 170 sq. ft. The proposed accessory building is 192 sq. ft. This variance would result in allowing accessory building to be 22 more sq. ft. than Code allows for lot of 10,640 sq. ft. in area. The PPN is 457-38-099.

Fourth Case of Appeals

Gerald Alexander, Glass Masters, 2715 Brookpark Rd. 44134 has requested a variance of the City of Parma Codified Ordinances of Section 1519.17(a) SIGN REGULATIONS – SIGNS FOR INDUSTRIAL USES – MAXIMUM SIGN FACE AREA – SCHEDULE D. The proposal is to install more wall signage than Code allows and more pole sign area than code allows at 2715 Brookpark Rd. Permitted two wall identifications signs not exceeding 85 sq. ft. in total area. The Applicant is requesting 2 wall signs (120 sq. ft. & 64 sq. ft. for total area of 184 sq. ft. The variance would result in allowing 99s more sq. ft. in area than code allows for wall signage. The PPN is 444-06-012 thru 019.

Gerald Alexander, Glass Masters, 2715 Brookpark Rd., 44134 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 proposal is to install 2 business signs at 2715 Brookpark Rd. Business signage not permitted in Industrial Zoning. This variance would result in allowing 184 more sq. ft. area of business signage than allowed by Code. The PPN is 444-02-012 thru 019.

Continued on next page.

Fifth Case of Appeals

Carl Rappaport, SLS Services LLC (dba Sign-Lite), 12655 Coit Rd, Cleveland, 44108 has requested a variance of the City of Parma Codified Ordinances of Section 1519.15(b) – SIGN REGULATIONS – SIGNS FOR RETAIL USES – PERMITTED TYPES, NUMBER, AREA AND HEIGHT – SCHEDULE B. Two wall signs totaling 50 sq. ft. in area permitted. The proposal is for an approved 1 wall sign totaling 45 sq. ft. and a request for 2 additional wall signs (5' x 5' and 6' x 6') for a total of 61 sq. ft. resulting in 56 more sq. ft than code allows. This proposal is for property located at 7510 Broadview Rd. This variance would result in allowing for 1 additional wall sign and 56 more sq. ft. in area than code allows. The PPN is 453-18-001.

Carl Rappaport, SLS Services LLC (dba Sign-Lite), 12655 Coit Rd, Cleveland, 44108 has requested a variance of the City of Parma Codified Ordinances of Section 1519.05 – SIGN REGULATIONS – SECONDARY ENTRANCES. Buildings with lot frontage on 2 public streets shall be permitted signs and sign area in addition to that otherwise permitted, if building has both direct vehicular access from secondary street and a customer entrance on secondary façade. The proposed secondary signage on building located at 7510 Broadview Rd has no customer entrance on the secondary façade. This variance would result in allowing for secondary sign on building with no customer entrance on secondary façade. The PPN is 453-18-001.

Cc: Mayor Tim DeGeeter, Members: David Jancewicz, Michael Pasela, Michele Ridella and Douglas Zubricky.