

February 9, 2016

TO: All Members of the Board of Building Appeals
FROM: Thomas Regas, 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, February 17, 2016 at 6:30 p.m.** in Parma City Hall Council Chambers, regarding the following appeals:

First Case of Appeals

Tom Guggenbiller of Signagraphics, 7919 Avon Lake Rd., Lodi, OH 44252 has requested a variance of the City of Parma Codified Ordinances of Section 1519.05 –SIGN REGULATIONS – SECONDARY ENTRANCES. The proposal is to install secondary façade signage at 7733 Ridge Rd. (Greater Cleveland Shiva Vishnu Temple). 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 is on north side of building which is not primary façade, does not have a customer entrance and does not have vehicular access. This variance would result in allowing secondary signage on side with non-primary side of building with no customer entrance or vehicular access to public street. PPN is 454-25-008.

Second Case of Appeals

Jason & Helen Tecco, 6815 Bradley Ave, Parma, OH 44129 has requested a variance of the City of Parma Codified Ordinances of Section 1529.39(a)(4) – GENERAL BUILDING REGULATIONS – ACCESSORY & APPURTENANT BUILDING USES IN RESIDENTIAL DISTRICTS. The proposal is to build accessory shed building at 6815 Bradley Ave. in front of dwelling in front yard. Accessory building may only be built in the rear yard and may not project into a front or side yard. This variance would result for placement of accessory building in front yard. The PPN is 443-20-103.

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Third Case of Appeals

Brian Koch, 8490 Selwick Dr. Parma, OH 44129 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 8490 Selwick Dr. Maximum size accessory building allowed by Code for lot area of 11,100 sq. ft. (75'x 148') is 180 sq. ft. The proposed accessory building is 224 sq. ft. on lot of 11,100 sq. ft. in area. This variance would result in 44 more sq. ft. for accessory building size. The PPN is 455-07-004.

Fourth Case of Appeals

Steve & Lynn Korylko, 1000 Mazepa Trail, Parma, 44134 has requested a variance of the City of Parma Codified Ordinances of Section 1529.23(a)(1) – GENERAL BUILDING REGULATIONS – FENCES, HEDGES & TRELLISES. The proposal is to construct fence 7.5' in height at 1000 Mazepa Trail. No fence exceeding 6' in height shall be erected, altered, reconstructed or relocated on any lawn adjacent to any boundary line of any lot or parcel of land. This variance would result in allowing 1.5' in height for fence. The PPN is 451-35-007.

Fifth Case of Appeals

Kathy Clarke of Ace Lighting Services, 1260 Moore Rd, #H, Avon, OH 44011 has requested a variance of the City of Parma Codified Ordinances of Section 1519.05 – SIGN REGULATIONS – SECONDARY ENTRANCES. The proposal is to install secondary façade signage at 8301 West Ridgewood on rear and sides of building with lot frontage on only one public street and no customer entrance on secondary façades. Buildings with lot frontage on two 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. This variance would result in allowing for secondary signage on rear and sides of building with frontage on only one public street and with no customer entrances on secondary façades. PPN is 449-26-001 & 008.

Kathy Clarke of Ace Lighting Services, 1260 Moore Rd., #H, Avon, OH 44011 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. The proposal is to install 2 wall signs (68.9 sq. ft. & 47.7 sq. ft.) and 2 additional wall signs (47.7 sq. ft. each) for a total of 4 signs with a total area of 212 sq. ft. at 8301 West Ridgewood. Per Code permitted two (2) wall signs per building unit no more than 75.24 sq. ft. in total area. This variance would result in allowing 2 additional wall signs and 136.76 sq. ft. more in area. PPN is 449-26-001 & 08.

Sixth Case of Appeals

Christopher Marrone, Music Land, 5452 Pearl Rd., 44129 has requested a variance of the City of Parma Codified Ordinances of Section 1519(a)-SIGNS FOR RETAI USES – MAXIMUM SIGN FACE AREA. The proposal is to install a wall sign at 5452 Pearl Rd. Maximum sign face area of permanent signs shall be related to the width of the building or unit. Maximum sign face area allowed is 1.5 times width of unit or building for a maximum allowed of 65 sq. ft. The request is for a total of 125 sq. ft. sign face area. This variance would result in allowing 60 more sq. ft. of sign face area. The PPN is 442-18-021.

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