

February 12, 2015

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, February 18, 2015 at 6:30p.m.** in Parma City Hall Council Chambers, regarding the following appeals:

First Case of Appeals

David Bradt, Richard L. Bowen & Associates, 13000 Shaker Blvd., Cleveland, OH 44120 has requested a variance of the City of Parma Codified Ordinances of Section 1519.15(c) – SIGNS FOR RETAIL USES – LOCATION. The proposal is to erect a free-standing sign at The Shoppes at Parma, 7899 W. Ridgewood Drive (Sublot 7). Signs as permitted for retail uses shall be 40' from side and rear property lines. The request is to locate tenant monument sign 7' off of the east property line. This variance would result in sign being 33' less off east property line than Code requires. The PPN is 449-25-024.

David Bradt, Richard L. Bowen & Associates, 13000 Shaker Blvd., Cleveland, OH 44120 has requested a variance of the City of Parma Codified Ordinances of Section 1519.15(c) – SIGNS FOR RETAIL USES – LOCATION. The proposal is to erect a free-standing sign for The Shoppes at Parma, 7899 W. Ridgewood Drive (Sublot 4). Signs as permitted for retail uses shall be 40' from side and rear property lines. The request is to locate mall entry monument sign 10' off the west property line. This variance would result in sign being 30' less off west property line than Code requires. The PPN is 449-26-001.

David Bradt, Richard L. Bowen & Associates, 13000 Shaker Blvd., Cleveland, OH 44120 has requested a variance of the City of Parma Codified Ordinances of Section 1519.15(c) – SIGNS FOR RETAIL USES – LOCATION. The proposal is to erect a free-standing sign for The Shoppes at Parma, 7899 W. Ridgewood Drive (main mall entry). Signs as permitted for retail uses shall be 40' from side and rear property lines. The request is to locate secondary mall entry sign 10' from property line. This variance would result in sign being 30' less off main mall entry than Code requires. The PPN is 449-25-019.

David Bradt, Richard L. Bowen & Associates, 13000 Shaker Blvd., Cleveland, OH 44120 has requested a variance of the City of Parma Codified Ordinances of Section 1519.15(b) – SIGNS FOR RETAIL USES-Permitted Types, Number, Area, & Height. The proposal is for 5 free-standing signs with a total of 166 sq. ft. area for The Shoppes at Parma, 7899 W. Ridgewood Drive. Permitted by Code is 1 free-standing identification sign not to exceed 32 sq. ft. This variance would result in allowing 4 additional free-standing identification signs and 134 more sq. ft. than allowed by Code. The PPN is 449-25-019.

David Bradt, Richard L. Bowen & Associates, 13000 Shaker Blvd., Cleveland, OH 44120 has requested a variance of the City of Parma Codified Ordinances of Section 1519.15(b) – SIGNS FOR RETAIL USES-Permitted Types, Number, Area, & Height. The proposal is for 3 free-standing identification signs with a total of 89 sq. ft. for The Shoppes at Parma, 7899 W. Ridgewood Drive. Permitted by Code is 1 free-standing identification sign not to exceed 32 sq. ft. This variance would result in allowing 2 additional free-standing identification signs and 57 more sq. ft. than allowed by Code. The PPN is 449-26-011.

Second Case of Appeals

James Vacey, Signature Sign Company, 1776 E. 43 Street, Cleveland, OH 44103 has requested a variance of the City of Parma Codified Ordinances of Section 1519-05 – SIGN REGULATIONS – SECONDARY ENTRANCES. The proposal is to erect new signage at 7687 West Ridgewood Drive that has no vehicular access on secondary facade. Buildings with lot frontage on two public streets shall be permitted signs and sign area only if such building has both direct vehicular access from the secondary street and a customer entrance on the secondary façade. This variance would result in allowing for signage on secondary façade with no vehicular access. The PPN is 449-26-001.

James Vacey, Signature Sign Company, 1776 E. 43 Street, Cleveland, OH 44103 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 erect new signage at 7687 West Ridgewood Drive. Permitted by Code is for two (2) wall signs per building unit no more than 56 sq. ft. in total area. The proposed 2 wall signs is for a total area of 74 sq. ft. This variance would result in 18 more sq. ft. wall signage than Code allows. The PPN is 449-26-001.

Third Case of Appeals

Brad Petro, Cicogna Electric & Sign, 4330 North Bend Road, Ashtabula, OH 44004 has requested a variance of the City of Parma Codified Ordinances of Section 1519.03 – SIGN REGULATIONS – SECONDARY ENTRANCES. The proposal is to install LED signage at 8109 West Ridgewood Drive (Panera Bread) on primary façade and on two secondary facades that have no vehicular access. Buildings with lot frontage on two public streets shall be permitted signs and sign area only if such building has both direct vehicular access from the secondary street and a customer entrance on the secondary façade. This variance would result in allowing for 2 secondary façade signs where there is no direct vehicular access. The PPN is 449-25-001.

Brad Petro, Cicogna Electric & Sign, 4330 North Bend Road, Ashtabula, OH 44004 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 LED signage at 8109 West Ridgewood Drive (Panera Bread) on primary façade and on two secondary facades that have no vehicular access. Permitted by Code is for two (2) wall signs per building unit no more than 105 sq. ft. in total area. The proposed 5 wall signs (limited to 3 sides) for a total area of 163 sq. ft. This variance would result in allowing 3 additional wall signs and 58 more sq. ft. area than Code allows. The PPN is 449-25-001.

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Fourth Case of Appeals

Dan R. Hopkins, Signs by Tomorrow, 20534 Southgate Park Blvd, Maple Hts, OH 44137 has requested a variance of the City of Parma Codified Ordinances of Section 1519.03.(c)(1) – SIGN REGULATIONS – DEFINITIONS – SIGNS BY USE TYPE. The proposal is to install LED signage on existing pole sign at 5603 Ridge Road (Dr. Dale Kates-Premier Smiles Orthodontics) zoned in Retail Business D 29. The sign type proposed is not a defined sign type and, therefore, not permitted. Non-conforming or non-defined sign type proposed (LED reader/message board style sign). This variance would result in allowing for non-conforming/non-defined sign type. The PPN is 443-11-011.

Dan R. Hopkins, Signs by Tomorrow, 20534 Southgate Park Blvd., Maple Hts., OH 44137 has requested a variance of the City of Parma Codified Ordinances of Section 1519.08 – SIGN REGULATIONS- ILLUMINATION. The proposal is to install LED signage with scrolling, electronically changeable copy on existing pole sign at 5603 Ridge Road (Dr. Dale Kates-Premier Smiles Orthodontics). Signs displaying flashing, moving or electronically changeable copy shall not be permitted. This variance would result in allowing for sign with moving, electronically changeable copy. The PPN is 443-11-011.

Fifth Case of Appeals

Major Harrison, Brilliant Electric Sign Co., 4811 Van Epps Rd., Cleveland, OH 44131 has requested a variance of the City of Parma Codified Ordinances of Section 1519.15(b) – SIGNS FOR INDUSTRIAL USES – PERMITTED TYPES, NUMBER, AREA AND HEIGHT-SCHEDULE B. Only one (1) free-standing identification sign permitted with maximum height of 5’ and 40 sq. ft. in area. The proposal is for an additional free-standing identification sign for a total of 3 signs, 6’ in height and 49.5 sq. ft. in area at Cathedral of St. John the Baptist, 1900 Carlton Rd. This variance would result in allowing one (1) additional free-standing identification sign and 9. 5 more sq. ft. than permitted by Code. The PPN is 445-28-009.

Major Harrison, Brilliant Electric Sign Co., 4811 Van Epps Rd., Cleveland, OH 44131 has requested a variance of the City of Parma Codified Ordinances of Section 1519.07(d) – SIGN REGULATIONS-DESIGN STANDARDS-FREE STANDING SIGNS. Sign panels on free-standing signs shall be in parallel arrangement with distance between parallel sign panels not more than 3’. The proposal is for an additional free-standing identification “V” shaped sign at Cathedral of St. John the Baptist, 1900 Carlton Rd. This variance would result in allowing a “V”-shaped sign with distance between panels great than 3’. The PPN is 445-28-009.

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Sixth Case of Appeals

David Gall, 7180 Broadview Road, 44134 has requested a variance of the City of Parma Codified Ordinances of Section 1529.23(a) (2) – GENERAL BUILDING REGULATIONS – FENCES, HEDGES AND TRELLISES. The proposal is to place fence further towards street than rear edge of residential structure at 7180 Broadview Rd. Fences shall be permitted only in rear yards. In no case shall fences extend any further towards the street than 5 feet 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. The request is to put fence 24' past the rear edge of the residential structure with no side door along the side yard. This variance would result in allowing fence to be placed 24' past rear edge of residential structure with no side door along the side yard. The PPN is 452-16-001.

Cc: Mayor Tim DeGeeter, Members: David Jancewicz, Thomas J. Regas, Michele Ridella and Douglas Zubricky.