

April 20, 2015

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, May 12, 2015** in Parma City Hall **Council Chambers** at **7:00 p.m.** regarding the following appeals:

First Case of Appeals

Brett J. Iafigliola, P. E., Parma Lutheran Church, 5280 Broadview Rd 44134 has requested an "Area" variance of the City of Parma Codified Ordinances of Section 1197.11 (a) – OFF STREET PARKING AND LOADING FACILITIES – LOADING AND UNLOADING FACILITIES – LOCATION OF LOADING SPACES. The proposal is to construct a hunger center addition at 5280 Broadview Road. All required loading spaces shall be located on same lot as the use served and arranged so public street or sidewalk will not be occupied during loading or unloading. Spaces shall not be located in any required yard or less than 50' from residential district. The request is for loading area in a required yard. This variance will result in allow for loading area in required yard. PPN is 445-03-033.

Brett J. Iafigliola, P. E., Parma Lutheran Church, 5280 Broadview Rd. 44134 has requested an "Area" variance of the City of Parma Codified Ordinances of Section 1153.05 © (1)-SINGLE FAMILY HOUSE DISTRICTS – PUBLIC FACILITIES. The proposal is to construct a hunger center addition at 5280 Broadview Road. The maximum lot coverage by all main and accessory building shall not exceed 25% of the lot. The proposed lot coverage is 29.4%. This variance would result in 4.4% additional lot coverage. The PPN is 445-03-033.

Second Case of Appeals

Thomas & Tina Garcia, 7797 York Road, 44130 have requested an "Area" variance of the City of Parma Codified Ordinances of Section 1153.03 (a) – SINGLE FAMILY HOUSE DISTRICTS- ACCESSORY USES AND BUILDINGS. Maximum size garage allowed on 54,144 sq. ft. lot shall not exceed a total floor area of 800 sq. ft. and only one garage is permitted per lot. The proposal is to erect second garage of 960 sq. ft. with a total area of both garages being 1,488 sq. ft. for property located at 7797 York Road. This variance would result in allowing for a second garage on parcel with 688 sq. ft. more than code allows. The PPN is 456-26-002.

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Third Case of Appeals

David Nawrocki, 9720 Tracy Trail, 44130 has requested an “Area” variance of the City of Parma Codified Ordinances of Section 1153.03 (a) – SINGLE FAMILY HOUSE DISTRICTS – ACCESSORY USES AND BUILDINGS. Maximum size of garage permitted on lot size of 60’ x 150’ (9,000 sq. ft.) lot area is 800 sq. ft. with maximum height of 15 feet. The proposed new detached garage to be built at 9720 Tracy Trail is 24’ x 40’ (960 sq. ft.) area with a height of 15’6” on parcel of 9,000 sq. ft. This variance would result in allowing 160 more sq. ft. in area and 6” more in height than Code allows for detached garage on lot size of 9,000 sq. ft. in area. The PPN is 456-13-003.

Cc: Building Commissioner Paul W. Deichmann, Members: Debi Kraft, George Mastrobuono, John Yurkiw, and George Ziefle. Mayor Tim DeGeeter, Ken Ramser, Clerk of Council and Council Office