

June 11, 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, June 17, 2015 at 6:30p.m.** in Parma City Hall Council Chambers, regarding the following appeals:

First Case of Appeals

Jami Gray, Sign Vision Co., Inc., 987 Claycraft Rd., Columbus, OH 43230 has requested a variance of the City of Parma Codified Ordinances of Section 1519.05 – SIGNS REGULATIONS – SECONDARY ENTRANCES. The proposal is to install secondary façade signage at 7311 Brookpark Rd. 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 proposal is for secondary signage on building with lot frontage on only one public street and no direct vehicular access from secondary street and with no customer entrance on secondary façade. This variance would result in allowing for secondary sign on building with frontage on only 1 public street and with no vehicular access from secondary street or customer entrance on secondary façade. The PPN is 442-17-040.

Second 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.

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Second Variance continued.

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.

Third Case of Appeals

James R. Douglas, 8095 Tanglewood Lane, 44129 has requested a variance of the City of Parma Codified Ordinances of Section 1529.39 – GENERAL BUILDING REGULATIONS – ACCESSORY AND APPURTENANT BUILDING USES IN RESIDENTIAL DISTRICTS. The proposal is to build a second accessory building at 8095 Tanglewood Lane. Only 1 accessory or outbuilding shall be constructed per single-family dwelling with maximum size of 210 sq. ft. total for parcel size of 12,720 sq. ft. Existing accessory building is 120 sq. ft. New accessory building is 144 sq. ft. for a total of 264 sq. ft. in area. This variance would result in allowing to build a second accessory building on single-family parcel and with 54 more sq. ft. in area than permitted by Code. The PPN is 455-34-043.

Fourth Case of Appeals

Cynthia Celebrezze, 4215 Forestwood Dr., 44134 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 4215 Forestwood Drive. 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 proposal is to erect fence 42’ past the rear edge of the residential structure with no side door along the side yard. This variance would result in allowing to place fence 42’ past rear edge of residential structure with no side door. The PPN is 447-06-054 & 053.

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Fifth Case of Appeals

James & Janice Pontau, 3442 Russell Ave., 44134 have 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 3442 Russell Ave. 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 proposal is to erect fence 42' past the rear edge of the residential structure with no side door along the side yard. This variance would result in allowing to place fence 42' past rear edge of residential structure with no side door. The PPN is 444-09-050.

Sixth Case of Appeals

Paul & Valerie Swancer, 5990 Ravine Blvd., 44134 have 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 45' past the rear edge of the residential structure with no side door along the side yard and into front yard. This variance would result in allowing fence to be placed 45' past rear edge of residential structure with no side door along into front yard. The PPN is 446-10-040.

Seventh Case of Appeals

Sheryl Tufts (Bailey), 6862 Parkview Ave., 44134 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 6862 Parkview Ave. 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 proposal is to erect fence 37'2" past the rear edge of the residential structure with no side door along the side yard. This variance would result in allowing to place fence 37'2" past the rear edge of the residential structure with no side door. The PPN is 451-10-150.

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Eighth Case of Appeals

John W. Monroe of Mansour, Gavin, Gerlack & Manos Co., L. P. A., 55 Public Sq. Suite 2150 has requested a variance of the City of Parma Codified Ordinances of Section 1503.02(a0 – BOARD OF BUILDING APPEALS – APPEALS TO THE BOARD GENERALLY. The proposal is for violation notice arbitrary and/or capricious for property located at 5826 Ridge Road. A determination of the Building Commissioner made in the enforcement of this Building Code or other related Ordinances may be appealed to the Board of Building Appeals by a person deeming himself adversely affected by such decision. Violation notices issued for P. C. O. 1707.14, 1707.09, deemed as arbitrary and/or capricious. This variance would result to overturn the decision of the Building Commissioner to require the correction of the existing property maintenance violations. The PPN is 449-04-055 & 061.

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