

July 29, 2014

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, August 12, 2014** in Parma City Hall **Council Chambers** at **7:00 p.m.** regarding the following appeals:

First Case of Appeals

Erik Tollerup, Parma Community Improvement Corporation, 6611 Ridge Rd., 44129 has requested an “Use” variance of the City of Parma Codified Ordinances of Section 1170.03 (F)(3) – COMMERCIAL/OFFICE DISTRICTS – SCHEDULE OF PERMITTED BUILDINGS AND USES – AUTOMOTIVE REPAIR GARAGE. The proposal is to allow automobile repair in Retail Business Zoning District at 5288 Pearl Road. Automotive repair garage permitted only in Commercial/Manufacturing “A” and “B” Districts. This variance would result in allowing to run automotive repair business in Retail Business District. The PPN is 443-22—026 & 027.

Second Case of Appeals

Erik Tollerup, Parma Community Improvement Corporation, 6611 Ridge Rd., 44129 has requested an “Use” variance of the City of Parma Codified Ordinances of Section 1153.02 – SINGLE-FAMILY HOUSE DISTRICTS – PRINCIPAL USES AND BUILDINGS. The proposal is to use property in Single-Family House District for commercial parking lot use at 5288 Pearl Rd. Within any Single-Family House District, no building or premises shall be erected, used, arranged or designed to be used, in whole or in part, for other than single-family detached dwellings. This variance would result in allow for use of residential property in single-family house district for commercial parking lot. The PPN is 443-22-032, 034, 035.

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Third Case of Appeals

Brian Uhlenbrock, Neff & Associates, 6405 York Rd., Parma Hts., OH 44130 has requested an “Area” variance of the City of Parma Codified Ordinances of Section 1170.06 – OFF-STREET PARKING AND LOADING FACILITIES – SCHEDULE OF REQUIRED PARKING. The proposal is to have new 3-tenant commercial building at Sears Plaza – 7940 Broadview Road for 1042 W. Pleasant Valley – Tenant Space “A”; 1064 W. Pleasant Valley – Tenant Space “B” and 1086 W. Pleasant Valley – Tenant Space “C”. Required by Code is maximum lot coverage by all main and accessory buildings shall not exceed 25% of the lot. The proposed lot coverage to be 31.5%. This variance would result in 6.5% for exceeding of required lot coverage. The PPN is 452-34-006.

Brian Uhlenbrock, Neff & Associates, 6405 York Road, Parma Hts., OH 44130 has requested an “Area” variance of the City of Parma Codified Ordinances of Section 1197.05(27) – OFF STREET PARKING AND LOADING FACILITIES – SCHEDULE OF REQUIRED PARKING. The proposal is to have new 3 tenant commercial building at Sears Plaza – 7940 Broadview Road for 1042 W. Pleasant Valley – Tenant Space “A”; 1064 W. Pleasant Valley – Tenant Space “B” and 1086 W. Pleasant Valley – Tenant Space “C”. Amount of parking required for this facility is 266 parking spaces. Plus a 10 car stacking area for a drive-thru. The proposal is for 216 parking spaces plus a 10 car stacking area. This variance would result in 50 less parking spaces. PPN is 452-34-006.

Cc: Building Commissioner Paul W. Deichmann, Members: Debi Kraft, George Mastrobuono, John Yurkiw, and George Ziefle.