

November 24, 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, December 8, 2015** in Parma City Hall **Council Chambers** at **7:00 p.m.** regarding the following appeals:

First Case of Appeals

(a) Wendy Harbaugh of David Ports Architects, 3554 Brecksville Rd., Suite 100, Richfield, OH 44286 has requested an "Use" variance of the City of Parma Codified Ordinances of Section 1170.03 – PLANNING & ZONING CODE – SCHEDULE OF PERMITTED BUILDINGS & USES and Section 1153.02 – SINGLE FAMILY HOUSE DISTRICTS – PRINCIPALS USES & BUILDINGS. The Applicant is proposing business use not permitted in Retail Business District with less front setback than permitted at 12980 Sprague Rd (DQ Grill & Chill). Buildings & land shall be used, and buildings shall be designed, erected, altered, moved or maintained in whole or in part only for uses set forth in schedules and regulations.

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. Proposing construction of miniature golf course which is permitted only in Commercial Manufacturing "B" district. This variance would result in allowing for business use prohibited in Retail Business District and Single-Family House District. The PPN is 457-15-002, 023 and 025.

(b) Wendy Harbaugh of David Ports Architects, 3554 Brecksville Rd., Suite 100, Richfield, Oh 44286 has requested an "Use" variance of the City of Parma Codified Ordinances of Section 1170.08(f) – PLANNING & ZONING CODE – COMMERCIAL OFFICE DISTRICTS – SCHEDULE OF YARD & HEIGHT REGULATIONS.

Minimum required front setback from street right-of-way in Retail Business District is 30'. Where side yards in this district adjoin a road, the side yard shall not be less than setbacks established for buildings on that road, and any truck loading spaces on such a side yard shall be of such size that trucks normally using the loading space will be inside the sidewalk line. The proposal is for front setback of 15' from street right-of-way. This variance would result in allowing 15' less for front setback from right-of-way for retail business use. The PPN is 457-15-002, 023 & 025.

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