

July 13, 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, July 14, 2015** in Parma City Hall **Council Chambers** at **7:00 p.m.** regarding the following appeals:

**First 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.

**Second Case of Appeals**

Christopher Dylong, 7176 Glencairn Drive, 44134 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 garage allowed on one (1) lot shall not exceed a total floor area of 800 sq. ft. and only one garage is permitted per lot. The existing attached garage is 462 sq. ft. on 20,930 sq. ft. area parcel. The request is for property at 7176 Glencairn Drive for a second garage of 576 sq. ft. with a total area of both garages being 1,038 sq. ft. This variance would result in allowing for a second garage and 238 more sq. ft. than Code permits. The PPN 452-11-009.

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**Third Case of Appeals**

William Gallagher, Gallagher Management, Inc., 6568 State Road, L -6, Parma, OH 44134 has requested an “Use” variance of the City of Parma Codified Ordinances of Section 1170.03 – COMMERCIAL OFFICE DISTRICTS – SCHEDULE OF PERMITTED BUILDING AND USES. The proposal is to use parcel zoned Commercial Manufacturing A for selling of Used cars at 5807-5809-5815-5911 Brookpark Road. Buildings and land shall be used in whole or in part in Commercial Manufacturing District only for uses permitted in schedules and regulations. Selling of New and Used Cars permitted only in Commercial Manufacturing B District. This variance would result in allowing for selling of New and Used cars in Commercial Manufacturing A District. The PPN is 443-24-020, 021, 022, 023, 024 & 025.

**Fourth Case of Appeals**

Martin D. Frencl, 8331 Pinegrove Ave., 44129 has requested an “Area” variance of the City of Parma Codified Ordinances of Section 1153.03 (c )(2) – SINGLE-FAMILY HOUSE DISTRICTS-ACCESSORY USES AND BUILDING-REGULATIONS. The proposal is for parking of motor home on property at 8331 Pinegrove Ave. Any owner of recreational equipment may park or store such equipment, not in excess of 24’ in overall length on property owned by him. Proposing to park 30’ motor home on 10’ x 38.6’ concrete pad in rear of property. This variance would result in allowing of 6’ for overall length of recreational equipment to be stored on property. The PPN is 442-32-090.

**Fifth Case of Appeals**

Patrick M. Soposky, 6970 Broadview Rd., 44134 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. The proposal is to build garage addition resulting in more square ft. than Code allows at 6970 Broadview Rd. Maximum size of garage permitted on lot size 65’ x 560’ is 800 sq. ft. The proposed garage addition is 24’ x 28’ (672 sq. ft.) to existing garage of 24’ x 30’ (720 sq. ft.) for total area of 1,390 sq. ft. This variance would result in 592 more sq. ft. of area for garage addition on lot size of 65’ x 560’.

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