

City of Parma, Ohio

TIM DeGEETER
Mayor



6611 Ridge Road
Parma, Ohio 44129

BOARD OF ZONING APPEALS

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November 7, 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, November 25, 2014** in Parma City Hall **Council Chambers** at **7:00 p.m.** regarding the following appeals:

First Case of Appeals

John Krueger, 2607 Ingleside Dr. 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 erect a second garage at 2607 Ingleside Dr. Maximum size garage allowed on 5,500 sq. ft. lot shall not exceed a total floor area of 558 sq. ft. and only one garage is permitted per lot. This existing garage is 320 sq. ft. on 5,500 sq. ft. area parcel. The request is for a second garage of 440 sq. ft. with a total area of both garages being 760 sq. ft. This variance would result in allowing for a second garage on parcel with 202 more sq. ft. than allowed by Code. The PPN is 446-04-055.

Second Case of Appeals

(1) Michael Plues, Your Construction, 784 Substation Rd, Brunswick, OH 44212 has requested an "Area" variance of the City of Parma Codified Ordinances of Section 1185.05(d) – HEIGHT REGULATIONS – HEIGHT DISTRICT EXCEPTIONS. The proposal is to build a new detached garage at 6715 Bradley Ave. An accessory building shall not exceed 15' in height at the highest point of the roof nor be more than one story in a residential district. The proposed garage would be 17'8" in height. This variance would result in allowing garage to be 2'8" more in height than allowed by Code. The PPN is 443-20-107.

(2) Michael Plues, Your Construction, 784 Substation Rd., Brunswick, OH 44212 has requested an "Area" variance of the City of Parma Codified Ordinances of Section 1529.14© - GENERAL BUILDING REGULATIONS – GARAGES. The proposal is to build a new detached garage at 6715 Bradley Ave. Garages shall be placed no less than 18 inches from lot lines when no windows are installed on the wall adjacent to such lot line. The proposed garage is to be placed 12 inches from side lot line. This variance would result in garage being placed 6 inches less from side lot line. The PPN is 443-20-107.

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Third Case of Appeals

Diane Bija, New Creation Builders, 5309 Barkwill Ave, 44127 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 addition to garage at 11300 Riveredge Dr. resulting in it being larger than Code allows. Maximum size of garage permitted is 704 sq. ft. on lot size 60’x129’ – 7,740 sq. ft. The proposed garage addition to existing 480 sq. ft. garage is 280 sq. ft. for total area of 760 sq. ft. This variance would result in 56 more sq. ft. of area for detached garage on lot size of 60’x129’ – 7,740 sq. ft. PPN is 442-36-063.

Fourth Case of Appeals

(1) David Mastrostefano, Sheetz, Inc., 817 Brookfield Dr., Seven Fields, PA 16046 has requested an “Use” variance of the City of Parma Codified Ordinances of Section 1177.02© - INDUSTRIAL PARK DISTRICTS-USE REGULATIONS. The proposal is to use part of property for retail sales at 5795 W. 130 St. Residences and dwellings of all types, and retail sales establishments shall be prohibited in the Industrial Park District. This variance would result in allowing for retail sales use in Industrial Park District. The PPN is 441-20-001.

(2) David Mastrostefano, Sheetz, Inc., 817 Brookfield Dr., Seven Fields, PA 16046 has requested an “Area” variance of the City of Parma Codified Ordinances of Section 1197.08© - OFF STREET PARKING AND LOADING FACILITIES-ACCESS DRIVEWAYS. The proposal is to use part of property for retail sales at 5795 W. 130 St. Permitted 34’ maximum width of drive aprons. The Applicant is requesting 45’ width of drive aprons on Snow Rd and on W. 130 St. This variance would result in 11’ more for width of drive aprons. The PPN is 441-20-001.

Fifth Case of Appeals

Howard Shergalis, RDL Architects, 16102 Chagrin Blvd., Shaker Hts., OH 44120 has requested an “Use” variance of the City of Parma Codified Ordinances of Section 1170.03 – PLANNING & ZONING CODE-COMMERCIAL/OFFICE DISTRICTS-SCHEDULE OF PERMITTED BUILDINGS AND USES. The proposal is for mixed use of property on Shopping Center District on Day Dr. Buildings and land shall be used, and buildings shall be designed, erected, altered, moved or maintained, in whole or in part, in the Shopping Center District only for uses as set forth in schedule and regulations. The request is for mixed use in Shopping Center District. This variance would result in allowing for mixed use in Shopping Center District. The PPN is Parcel 1-A 1.

Sixth Case of Appeals

Robert Euerle, Euerle Group, LLC, 1801 Lorimer Rd., 44134 has requested an “Use” variance of the City of Parma Codified Ordinances of Section 1153.02 – SINGLE FAMILY HOUSE DISTRICTS-PRINCIPAL USES AND BUILDINGS. 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. The proposal is to use property in Single-Family House District for landscaping business to include business office with storage of landscaping tools and machines, truck parking and vehicle maintenance and repair with remainder of office space to be available for lease at 5301 Hauserman Rd. This variance would result in allowing landscaping business in Single-Family House District. The PPN is 442-01-003.

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