

PROPOSAL TO VARY  
Joe Copley  
For property at 12973 Brookpark Rd.  
July 8, 2014

The Parma Board of Zoning Appeals met on Tuesday, July 8, 2014 and PROPOSED TO VARY, subject to the provisions of amended Ordinance 1127.13 (confirmation or rejection by Council within forty days of the receipt of this notice) FOR THE APPLICANT Joel Copley, Janotta & Herner for property located at 12973 Brookpark Rd. PPN 441-03-005.

After discussion Mr. Mastrobuono made the following recommendation:

“I make a motion to recommend to Council to GRANT to Joel Copley of Janotta & Herner, 309 Monroe Street, Monroeville, OH 44847 has requested a “Use” variance of the City of Parma Codified Ordinances of Section 1170.03-PLANNING & ZONING CODE – SCHEDULE OF PERMITTED BUILDINGS AND USES. The proposal is to operate pre-owned car sale business at 12973 Brookpark Road in Industrial “A” zoning district. Used car sales not listed in Industrial “A” district permitted buildings and uses. This variance would result in allowing the selling of pre-owned cars in Industrial “A” District. The PPN is 441-03-005.

Joel Copley of Janotta & Herner, 309 Monroe Street, Monroeville, OH 44847 has requested an “Area” variance of the City of Parma Codified Ordinances of Section 1171.07 @ - INDUSTRIAL DISTRICTS – SCHEDULE OF YARD AND HEIGHT REGULATIONS. The proposal is to operate pre-owned car sale business at 12973 Brookpark Road in Industrial “A” zoning district. Minimum 150’ front setback required in Industrial “A” zoning district for all other permitted uses. The request is for 58’6” for front setback in Industrial “A” zoning district as list for all other permitted uses. This variance would result in 91’6” less for front setback in Industrial “A” zoning district. The PPN is 441-03-005. The stipulation is that there is a right turn only onto W. 130 St. The property owner’s predicament cannot be obviated in any other manner and that the variance being granted the spirit and intent of the Zoning Code requirement would be observed.”

Mr. Ziefle seconded the motion. Mr. Ziefle, Mrs. Kraft, Mr. Mastrobuono and Mr. O’Connor voted yes to grant the variance.

Also be it noted that a variance once granted, shall not be withdrawn or changed unless there is a change of circumstances or if after the expiration of six months no substantial construction is done in accordance with the terms and condition for which such variance was granted. In which case the Building Commissioner shall give notice in writing, and thirty days thereafter the variance will be deemed null and void, and all regulations governing such premises in question shall revert back to those in effect before the variance was granted.

PROPOSAL TO VARY  
Matthew W. Snyder  
For property at 5536 State Rd.  
July 8, 2014

The Parma Board of Zoning Appeals met on Tuesday, July 8, 2014 and PROPOSED TO VARY, subject to the provisions of amended Ordinance 1127 .13 (confirmation or rejection by Council within forty days of the receipt of this notice) FOR THE APPLICANT Matthew W. Snyder for property located at 5536 State Rd. PPN 444-19-125.

After discussion Mrs. Kraft made the following recommendation:

“I make a motion to recommend to Council to GRANT Matthew W. Snyder, 9642 Kingston Trail, Olmsted Township, OH 44138 has requested an “Use” variance of the City of Parma Codified Ordinances of Section 1170.02 (a) (c) – COMMERCIAL/OFFICE DISTRICTS-USES REGULATIONS. The proposal is to rebuild a current legal non-conforming Single-Family Residence in a Retail Business District should the dwelling be destroyed in the future for property located at 5536 State Rd. Main buildings and uses as set forth in Section 1170.03 shall be permitted by right as the principal building or use of a zoning lot – building designed and constructed as residence cannot be occupied in whole or in part, by another use unless entire building is redesigned and reconstructed to express and serve the proposed use and reconstruction must be made to conform to all requirements of the building code pertaining to commercial structures. This variance would result in allowing to rebuild single-family dwelling in a Retail Business District. The PPN is 444-19-125. By granting this variance the character of the neighborhood would not be substantially altered, and the spirit and intent of the Zoning Code would be observed.”

It was suggested when Council sends the letter of approval or denial to take the letter to the Recorder’s office and put the letter with the deed.

Mr. Ziefle seconded the motion. Mr. Ziefle, Mrs. Kraft, Mr. Mastrobuono, and Mr. O’Connor voted yes to grant the variance.

Also be it noted that a variance once granted, shall not be withdrawn or changed unless there is a change of circumstances or if after the expiration of six months no substantial construction is done in accordance with the terms and condition for which such variance was granted. In which case the Building Commissioner shall give notice in writing, and thirty days thereafter the variance will be deemed null and void, and all regulations governing such premises in question shall revert back to those in effect before the variance was granted.

PROPOSAL TO VARY  
Brian Uhlenbrock  
For property at 5640 Pearl Rd.  
July 8, 2014

The Parma Board of Zoning Appeals met on Tuesday, July 8, 2014 and PROPOSED TO VARY, subject to the provisions of amended Ordinance 1127 .13 (confirmation or rejection by Council within forty days of the receipt of this notice) FOR THE APPLICANT Brian Uhlenbrock, Neff & Associates for property at 5640 Pearl Rd. PPN 442-31-013.

After discussion Mr. Ziefle made the following recommendation:

“I make a motion to recommend to Council to GRANT 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 1170.08 (a) – COMMERCIAL OFFICE DISTRICTS – SCHEDULE OF YARD AND HEIGHT REGULATIONS. The proposal is to construct building expansion at 5640 Pearl Rd. A 30’ front setback from the street right-of-way is required in a Retail Business District per the schedule of yard and height requirements. The proposal is for a 17.9’ front setback from Pearl Road and 4.9’ front setback from Bauerdale Avenue. This variance would result in allowing 12.1’ less front setback from Pearl Rd and 25.1’ less front setback from Bauerdale Ave in Retail Business District than Code requires. The PPN is 442-31-013.

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 1170.08 (a) – COMMERCIAL OFFICE DISTRICTS – SCHEDULE OF YARD AND HEIGHT REGULATIONS. The proposal is to construct building expansion at 5640 Pearl Rd. A 20’ side setback from the accessory building to the adjacent residential district is required per the schedule of yard and height requirement. The proposed is 8.8’ side setback from residential district. This variance would result in 11.2’ less side setback from residential district. The PPN is 442-31-013. With this variance not being granted the owner of this property would suffer a substantial detriment. With the variance being granted the characteristics of the neighborhood would not be substantially altered and the spirit and intent of the Zoning and Building requirements would be observed.”

Also be it noted that variances once granted, shall not be withdrawn or changed unless there is a change of circumstances or if after the expiration of six months no substantial construction is done in accordance with the terms and condition for which such variances were granted. In which case the Building Commissioner shall give notice in writing, and thirty days thereafter the variances will be deemed null and void, and all regulations governing such premises in question shall revert back to those in effect before the variances were granted.

PROPOSAL TO VARY  
Mel Morris  
For property at 5301 Hauserman Rd.  
July 8, 2014

The Parma Board of Zoning Appeals met on Tuesday, July 8, 2014 and PROPOSED TO VARY, subject to the provisions of amended Ordinance 1127 .13 (confirmation or rejection by Council within forty days of the receipt of this notice) FOR THE APPLICANT Mel Morris, for property at 5301 Hauserman Rd. PPN 442-01-003.

After discussion Mr. Ziefle made the following recommendation:

“I make a motion to recommend to Council to GRANT to Mel Morris, LaPine Truck Sales, 1300 Brookpark Rd., Cleveland, OH 44109 has requested a “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 for truck and trailer sales at 5301 Hauserman 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. Proposing to use property in Single-Family House District for sale of trucks and trailer. This variance would result in allowing for sales of trucks and trailers in Single-Family House District. The PPN is 442-01.003. With this variance not being granted the owner’s property would suffer a substantial detriment and with the variance being granted the characteristics of the neighborhood would not be substantially altered. With the variance being granted the spirit and intent of the Zoning and Building requirements would be observed.”

Mrs. Kraft seconded the motion. Mr. Mastrobuono, Mrs. Kraft, Mr. Ziefle, Mr. O’Connor voted yes to grant the variance.

Also be it noted that variance once granted, shall not be withdrawn or changed unless there is a change of circumstances or if after the expiration of six months no substantial construction is done in accordance with the terms and condition for which such variance was granted. In which case the Building Commissioner shall give notice in writing, and thirty days thereafter the variance will be deemed null and void, and all regulations governing such premises in question shall revert back to those in effect before the variance was granted.

PROPOSAL TO VARY  
Trevor Extine  
For property at 12970 Snow Rd.  
July 8, 2014

The Parma Board of Zoning Appeals met on Tuesday, July 8, 2014 and PROPOSED TO VARY, subject to the provisions of amended Ordinance 1127 .13 (confirmation or rejection by Council within forty days of the receipt of this notice) FOR THE APPLICANT Trevor Extine, for property at 12970 Snow Rd. PPN 441-20- 004.

After discussion Mr. Mastrobuono made the following recommendation:

“I make a motion to recommend to Council to GRANT to Trevor Extine, Geis Companies, 10020 Aurora Hudson Rd., Streetsboro, OH 44241 has requested a “Use” variance of the City of Parma Codified Ordinances of Section 1177.03 – INDUSTRIAL PARK DISTRICTS – PERMITTED BUILDINGS AND USES. The proposal is to use parcel zoned Industrial Park for selling and servicing of new and used trucks for property located at 12970 Snow Rd. Buildings and land shall be and buildings designed, erected, altered, moved or maintained, in the Industrial Park Districts, only for the uses as set forth in Schedules and Regulation of the Zoning Code. This variance would result in allowing for selling and servicing of trucks in Industrial Park District. The PPN is 441-20-004.

Trevor Extine, Geis Companies, 10020 Aurora Hudson Rd., Streetsboro, OH 44241 has requested an “Use” variance of the City of Parma Codified Ordinances of Section 1177.05© - INDUSTRIAL PARK DISTRICTS – LOT AREA, WIDTH AND COVERAGE REQUIREMENTS. The proposal is to use parcel zoned Industrial Park for selling and servicing of new and used trucks for property located at 12970 Snow Rd. Maximum lot coverage for all buildings and structures, including parking lot areas, off-street loading areas, access roads, driveways and walkways, and other impervious surface areas, shall not exceed 75% of the total lot area. The request is for lot coverage of 78.8%. This variance would result in 3.5% lot coverage over maximum allowed by Code. The PPN is 441-20-004. The property owner’s predicament cannot be obviated in any other manner and that by granting the variances the owner and property would not suffer any substantial detriment and with the variances being granted the spirit and intent of the Zoning requirement would be observed.”

Mr. Ziefle seconded the motion. Mr. Ziefle, Mrs. Kraft, Mr. Mastrobuono and Mr. O’Connor voted yes to grant the variance.

Also be it noted that variances once granted, shall not be withdrawn or changed unless there is a change of circumstances or if after the expiration of six months no substantial construction is done in accordance with the terms and condition for which such variances were granted. In which case the Building Commissioner shall give notice in writing, and thirty days thereafter the variances will be deemed null and void, and all regulations governing such premises in question shall revert back to those in effect before the variances were granted.