

PROPOSAL TO VARY  
Patricia L. Schneider  
Property located at 7619 Ivandale Dr.  
May 10, 2022

The Parma Board of Zoning Appeals met on Tuesday May 10, 2022 at 6:34pm 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 Patricia L. Schneider. PPN 449-13-056.

After discussion Mrs. Green made the following recommendation:

“I make a motion to recommend to Council to grant to Patricia L. Schneider, 7619 Ivandale Dr., 44129 has requested variances of the City of Parma Codified Ordinances of Section 1153.03(b) (2) (3) (6) – SINGLE FAMILY HOUSE DISTRICTS – ACCESSORY USES & BUILDINGS – REGULATIONS-PARKING AREAS. 1153.03(b) – PARKING AREAS - (2) The amount of hard surface area for a driveway permitted in a residential front setback shall not exceed 32% of the front setback area and the width of said driveway shall not exceed 12 feet wide on a lot with less than 50 feet of effective frontage;

**1153.03(3)** - For a house with a detached garage, a parking pad shall be permitted only in the rear yard.

**1153.03(6)** For a residential lot with a front setback of 30 feet or more, a parking pad is not permitted within 15 feet of the right-of-way line nor in the interior of the lot.

Proposing to construct a parking pad to the interior of the lot for a total driveway width of 22 feet. Requesting to have 55% of the front setback area be hard surface on property at 7619 Ivandale Dr. These variances would result in allowing driveway 10’ wider than code permits with 23% more hard surface in the front setback area than allowed by code. The PPN is 449-13-056. By granting these variances the essential character of the neighborhood would not be substantially altered and the adjoining properties would not suffer substantial detriment as a result of the variances and the spirit and intent behind the zoning and building requirements would be observed and substantial justice done by granting the variances.”

Mr. Mastrobuono second the motion. Mrs. Green, Mr. Mastrobuono and Mr. Ziefle voted yes to grant the variances.

Also be it noted that a variance once granted, shall not be withdrawn or changed unless there is a change of circumstances or if after the expiration of six months no substantial construction is done in accordance with the terms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 variances 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.