

PROPOSAL TO VARY
Anthony J. Coyne, Esq.
For property at southwest corner of Ridge and Snow Roads
April 12, 2016

The Parma Board of Zoning Appeals met on Tuesday, March 8, 2016 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 Anthony J. Coyne, Esq., Zaremba Group, LLC, c/o Mansour Gavin LPA, N. Point Tower, 1001 Lakeside Ave., #1400, Cleveland, OH 44114 for property at Ridge and Snow Road (southwest corner). PPN is 449-04-025, 026, 030, 060, 061-Redevelopment area. Parcels requiring “Use” variance are 449-04-025-060-061.

After discussion Mr. Yurkiw made the following recommendation:

“I make a motion to recommend to Council to GRANT to Anthony J. Coyne, Esq., Zaremba Group, LLC – c/o Mansour Gavin LPA, North Point Tower, 1001 Lakeside Ave, #1400, Cleveland, OH 44114 has requested an “Use” variance of the City of Parma Codified Ordinances of Section 1153.02 – PLANNING & ZONING CODE – PRINCIPAL USES AND BUILDINGS.

Within any single-family 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 Applicant is proposing to construct new commercial drugstore at the southwest corner of Ridge and Snow Roads between Snow and Essen Avenue. This variance would result in allowing to build new retail building in single-family house district. The PPNs are within Redevelopment Area – 449-04-025, 026, 030, 060, 061. Parcels requiring Use Variance – 449-04-025-060-061. By granting this variance the essential character of the neighborhood would not be substantially altered, and the adjoining properties would not suffer a substantial detriment as a result of the variance and the spirit and intent behind the Zoning and Building requirements would be observed and substantial justice done by granting this variance.

Mr. Ziefle seconded the motion. Mr. Yurkiw, Mr. Ziefle, Mrs. Kraft and Mr. O’Connor voted yes.

Also be it noted that a variance once granted, shall not be withdrawn or changed unless there is a change of circumstances or if after the expiration of six months no substantial construction is done in accordance with the terms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