

TO: Members of the Board of Zoning Appeals

FROM: Chairman George Ziefle

SUBJECT: Meeting of the Board of Zoning Appeals

Please be advised that the Board of Zoning Appeals will meet on **Tuesday, June 13, 2023, in Parma City Hall Council Chambers at 6:30 p.m.** regarding the following appeals:

FIRST CASE OF APPEAL

Joseph Thomas Ranallo
2500 Marda Drive
Parma, Ohio 44134
PPN: 451-11-049

SECTION 1153.03(a) – SINGLE-FAMILY HOUSE DISTRICTS – ACCESSORY USES AND BUILDINGS

Not more than one garage, whether attached or detached, shall be permitted on any one lot.

Proposing to erect a second garage, 20-ft. x 20-ft. (400 sq. ft.) on lot size of 9,855 sq. ft.

**** This variance would result in allowing for a second garage on a residential lot. ****

SECTION 1153.03(b)(2) – SINGLE-FAMILY HOUSE DISTRICTS – ACCESSORY USES & BUILDING-REGULATIONS-PARKING AREAS

The width of hard surface area for a driveway permitted in a residential front setback shall not exceed 20 ft. wide on lots wider than 70 ft.

Proposing a driveway 24 ft. wide.

**** This variance would result in a driveway 4 ft. wider than code allows. ****

SECTION 1191.01 – REAR YARDS – RESIDENTIAL DISTRICTS

No one-story buildings shall be located nearer to the front street line than 100 ft.

Proposing a one-story garage building 8 ft. from the front street line.

**** This variance would result in a one-story building 92 ft. closer to the front street line than code allows. ****

SECOND CASE OF APPEAL

Tom and Rhonda Steinmetz
3305 Russell Ave.
Parma, Ohio 44134
PPN: 444-09-068

SECTION 1185.05(d) – HEIGHT REGULATIONS – HEIGHT DISTRICT EXCEPTIONS

An accessory building shall not exceed 15 ft. in height at the highest point of the roof nor be more than one story in a residential district.

Proposing a garage would be 21 ft. in height with a second story.

**** Variance for 6 ft. more height of garage with a second story. ****

SECTION 1153.03(b)(6) – SINGLE-FAMILY HOUSE DISTRICTS – ACCESSORY USES & BUILDING-REGULATIONS-PARKING AREAS

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

Proposing a parking pad to the interior of the lot, 0 ft. from the right of way.

**** Variance for a parking pad 15 ft. closer to the right-of-way than code allows and allowing a parking pad to the interior of a lot. ****

Cc: Members: Michelle Green, George Mastrobuono, John Yurkiw, and Allesan Armstrong. George Ziefle, Mayor Tim DeGeeter, Building Commissioner Dan Kulchytsky, Clerk of Council Kristian Saban, Council Office Lisa Beeble, Chief of Staff Rich Summers, Law Director Tim Dobeck, Building, Planning & Zoning Coordinator Melissa Morrow, Public Service Director Tony Vannello, and Communications Director Carolyn Kovach, Karen Jones, Renee Bukszar, Crystal Beck.