

TO: Members of the Board of Zoning Appeals  
FROM: Thomas J Regas, Chairman  
SUBJECT: Meeting of the Board of Building Appeals

**Please be advised that the Board of Building Appeals will meet on Tuesday, April 18, 2023, in Parma City Hall Council Chambers at 6:30 p.m. regarding the following appeals:**

**FIRST CASE OF APPEAL**

Jack Holt  
11240 Aaron Drive  
Parma, Ohio 44130  
442-36-003

**Section 1529.23(a)(2) – GENERAL BUILDING REGULATIONS – FENCES, HEDGES AND TRELLISES**

Fences shall be permitted only in rear yards. In no case shall fences extend any further towards the street than 5 feet past the side door. If no side door exists, then the fence shall be no further towards the street than the rear of the residential structure.

The proposal is to place a fence along the side property 12 feet forward of the rear corner of the house.

**\*\*\* Variance to place fence 12 feet forward of rear corner of the house where no side door exists. \*\*\***

**SECOND CASE APPEAL**

Russell Shepherd  
6002 Gilbert Ave.  
Parma, Ohio 44130  
443-10-025

**Section 1707.12(b) – TREE LAWNS**

No owner or occupant of an abutting lot or land shall fail to maintain the tree lawn abutting his or her property or fail to keep it free from any nuisance. For purposes of this section, “nuisance” means any object or condition that obstructs, impairs, or destroys the reasonable use a tree lawn by persons traveling thereon in the ordinary mode, including, but not limited to, rubbish, garbage, dirt, paper, stones, wood, glass or refuse material of any kind.

The proposal is to place a fence 3 feet into the tree lawn towards the street.

**\*\*\* Variance of place fence 3 feet further towards the street than code permits. \*\*\***

### **Section 1529.23(d) – FENCES, HEDGES & TRELLISES**

Erection of a fence on a corner lot shall not start any closer to the street than the setback of the house and not less than one foot off the sidewalk on the side of existing property.

The proposal is to place the fence 3 feet into the tree lawn along the side yard of the property.

**\*\*\* Variance of place fence further towards the street then code permits by 4 feet where a sidewalk doesn't exist. \*\*\***

### **THIRD CASE APPEAL**

Ellet Neon Sales & Service Inc.

3041 E. Waterloo Road

Akron, Ohio 44312

446-11-001

### **Section 1519.15(b) – SIGN REGULATIONS –SIGNS FOR RETAIL USES – PERMITTED TYPES, NUMBER, AREA AND HEIGHT – SCHEDULE B**

Two (2) wall signs are permitted per building unit in the retail business district. The permitted area is calculated by multiplying the width of the tenant space by 1.5. This 152-foot-wide building permits a total of 228 SF of wall signage.

Proposing 5 wall signs for a total of 290 SF in area.

**\*\*\* Variance for 3 additional wall sign and 62 SF more in area than code allows. \*\*\***

One monument sign with a maximum of 32 SF in area and 6-foot height is permitted per lot in the retail business district.

Proposing a 54 SF monument sign, 7.5 feet tall.

**\*\*\* Variance for 22 SF of additional area and 1.5 feet more in height than code allows.**

**\*\*\***

Cc: Members: Thomas J Regas, Amanda Lin Boyd, Mark A Schneider, Dennis D. Vasko II, Douglas Zubricky, 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, Asst. Engineer Melissa Morrow, Public Service Director Tony Vannello, and Communications Director Carolyn Kovach, Karen Jones, Crystal Beck, Renee Bukszar