

TO: Members of the Board of Building Appeals

FROM: Thomas Regas, Chairman

SUBJECT: February Meeting Agenda for the Board of Building Appeals

Please be advised that the Board of Zoning Appeals will meet on **Thursday, February 23, 2023, in Parma City Hall Council Chambers at 6:30 p.m.** regarding the following appeals:

FIRST CASE OF APPEAL

Owner/Applicant: Ronald Wick
7874 List Lane
Parma, Ohio 44130

Section 1529.23(a)(2) – FENCES, HEDGES & 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.

Proposal is to place a fence along the north property line 38 feet forward of the rear corner of the house and to place a fence along the south property line 36 feet forward of the rear corner of the house without a side door.

***** Variance would result in allowing a fence to be placed 38 feet forward of the rear corner of the house on the north side of the house and 36 feet forward of the rear corner of the house where no side door exists. ****

SECOND CASE OF APPEAL

Owner/Applicant: Raouf Hafez
7845 Ridge Rd.
Parma, Ohio 44129

Section 1529.23(a)(2) – FENCES, HEDGES & 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.

Proposal is to place a fence along the north side line up into 10 feet for the right of way. The applicant's proposal also requests a variance for a fence along the south property line 27 feet forward of the side door of the house.

***** Variance of place fence 87 feet forward of the rear corner of the house where no side door exists. And a variance to allow a fence 27 feet forward of the side door on the south side of the house. ****

THIRD CASE OF APPEAL

Applicant: Larsen Architects for McDonalds
1787 Snow Rd.
Parma, Ohio 44134

Section 1519.15(a) – SIGN REGULATIONS – SIGNS FOR RETAIL USES –MAXIMUM SIGN FACE AREA

Permitted types, Number, Area and Height. Signs by use and structural type are permitted only in accordance with the regulations regarding maximum number, area and height as presented in the following schedule. The retail business schedule permitted two wall signs and a 32 SF monument sign.

The proposal is for three wall signs and a 38 SF monument sign.

**** This variance would result in one additional wall sign and 6 SF more of monument sign area. ****

FOURTH CASE OF APPEAL

Applicant/Owner: Krzysztof Klocek
2850 West Sprague Rd
Parma, Ohio 44134

Section 1529.39(a)(3) – ACCESSORY AND APPURTENANT BUILDING USED IN RESIDENTIAL DISTRICTS

Every accessory building or similar outbuilding shall be compatible with the main building and used only for storage of materials or equipment incidental to the residential use of the property.

Proposal is to construct a corrugated metal Quonset hut accessory structure in his rear yard.

**** A variance would result in allowing an accessory structure non-compatible with the main dwelling structure. ****

Cc: Members: Tom 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