

TO: Members of the Board of Zoning Appeals

FROM: George Ziefle, Chairman

SUBJECT: Meeting of the Board of Zoning Appeals

Please be advised that the Board of Zoning Appeals will meet on **Tuesday, February 14, 2023** in **Parma City Hall Council Chambers at 6:30 p.m.** regarding the following appeals

FIRST CASE OF APPEAL

Ubiquitous Design, LTD for:

Brickrealty, LLC

Regarding the property at:

2221 Brookpark Road

Parma, Ohio 44134

PPN: 445-01-036

- **“Area” Variance – Code Section 1197.05 (27) – OFF STREET PARKING AND LOADING FACILITIES SCHEDULE OF REQUIRED PARKING – Eating Places, Bars and Taverns**

One space per 50 square feet of public floor area is required.

This building has 2,350 square feet of public area requiring 47 parking spaces. The site has 3 parking spaces.

**** The applicant is requesting a variance for 44 fewer parking spaces than required by code. *****

- **“Area” Variance – Code Section 1197.06 – COMBINED USE OF FACILITIES**

A building or group of buildings, occupied by two or more uses, operating normally at different hours, may share the same off-street parking facilities. For this purpose, institutions, places of amusement or assembly may assume that up to, but not more than, fifty percent of their off-street parking facility requirements may be shared in adjacent parking areas which are accessory to business establishments, and which normally have different hours of operation.

The applicant is proposing to provide 93% of the required parking spaces in a parking lot across the street.

**** Variance to have more than 50% of the required parking shared from a non-adjacent parking lot across the street. ****

SECOND CASE OF APPEAL

DLZ Corporation for:

Mittas Holdings, LLC and DGP Properties, LLC

Regarding the property at:

7889 York Road

Parma, Ohio 44130

PPN: 456-26-027

- **“Area” Variance – Code Section 1170.08 – SCHEDULE OF YARD AND HEIGHT REGULATIONS**

The proposed building in the Retail Business District is required by code to have a front building setback of 30 feet.

The building is proposed at a 5-foot front setback.

**** The applicant is requesting approval for 25 feet less front building setback than code requires. ****

Cc: Members: Michelle Green, George Mastrobuono, John Yurkiw, and Allesan Armstrong. Mayor Tim DeGeeter, Building Commissioner Dan Kulchytsky, Clerk of Council Ken Ramser, 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