

Board of Zoning Appeals Minutes
August 19, 2024

Chairman Paxson called the Board of Zoning Appeals meeting to order, this Monday, August 19, 2024 at 6:00 p.m.

PRESENT: DeSouza, Podany, Paxson

OTHERS PRESENT: Assistant Law Director O'Malley, CBO Marty Surella, Director Bob Sepik and Clerk Allen.

Pledge of Allegiance is spoken.

Chairman Paxson: Is there a motion to excuse Board Member Dumbauld.

Podany motioned; DeSouza seconded the motion to excuse Ms. Dumbauld.

Clerk Allen: Roll Call: Aye: Podany, DeSouza, Paxson

Board Member Dumbauld is excused

Chairman Paxson: Is there a motion to approve the minutes for the meeting held July 15, 2024. Are there any additions, deletions, or any changes? Seeing none.

Podany motioned; DeSouza seconded the motion to approve the minutes from July 15, 2024.

Clerk Allen: Roll Call: Aye: DeSouza, Podany, Paxson

Minutes Approved

Chairman Paxson asked Podany to read case 2024-06.

Podany read: Case 2024-06, 7038 Greenbriar LLC, 7038 Greenbriar Drive, Parma Heights, Ohio 44130, PPN #474-28-013 (Chapter 1388.01 – Accessory Buildings: Service and Storage Buildings, Tool Sheds, and other Outbuildings: (e) The maximum size shall be 120 square feet (external dimensions), with no wall having a length greater than twelve feet. The maximum height shall be ten feet from the grade).

Chairman Paxson asked who is here representing the applicant.

Mr. Craig Adams introduced himself as well as Ms. Patel. Both were sworn in at this time.

Mr. Adams began explained that they are looking for a variance in order to build a larger outdoor building for equipment and other necessary tools that are necessary for use of the existing pool. We adjusted the size to 16 x 22 that I hope you all will be happy with.

Mr. Podany asked if they will be able to get the pool cover in.

Mr. Adams responded yes. Thank you.

Chairman Paxson asked if there are any questions from the rest of the committee?

Mr. DeSouza asked Clerk Allen if there were any neighbor complaints from the notices sent out regarding this request.

Clerk Allen responded that no, I was not contacted about any concerns.

DeSouza then asked CBO Surella and Director Sepik if they had any concerns?

CBO Surella stated no concerns.

Director Sepik also stated that he had no concerns. They have been cooperative and we've helped them along the best we can. I hope we've come to something that you'll be happy with.

Chairman Paxson asked if there were any further questions or concerns?

Podany made a motion to approve the variance for Case 2024 – 06, 7038 Greenbriar LLC, 7038 Greenbriar Drive, Parma Heights, Ohio 44130, PPN #474-28-013. DeSouza seconded the motion.

Clerk Allen: Roll call: Aye: Podany, DeSouza, Paxson

Motion Approved

Chairman Paxson moved to Case 2024 – 05, Willian Claypool, 7085 York Road, Parma Heights, Ohio 44130 (PPN#474-25-014) and asked Mr. DeSouza to read the variance into the record.

DeSouza read: (Chapter 1388.01 – Accessory Buildings: Service and Storage Buildings, Tool Sheds, and other Outbuildings: (e) The maximum size shall be 120 square feet (external dimensions), with no wall having a length greater than twelve feet. The maximum height shall be ten feet from the grade).

Chairman Paxson asked who is here representing the applicant.

Mr. Claypool introduced himself and was sworn in.

Chairman Paxson asked if he would state his case.

Mr. Claypool explained that they are requesting a 28 x 32 outbuilding that they would like to build on their almost 2-acre lot. We have a tractor with implements, front loader, back hoe, boat, garden, utility things that will be stored in this building. I may in the future convert the garage into living space and just have this building as our garage.

Mr. Surella stated that we staged this as an accessory building. You can only have one garage. What he does in the future is another story. We will bring that to the commission at that time. A garage is for storing motorized vehicles according to our ordinance. This is storage for some equipment. I just wanted to clarify the difference between an accessory building and a garage. The garage size will allow for 750 sq. ft. and an accessory building is 120 sq. ft.

Mr. Podany asked if the construction is basically pull-barn construction?

Mr. Claypool responded that it's going to be post, frame.

Chairman Paxson stated that he wanted to mention that this is not a small variance, this is a lot larger.

Mr. Claypool stated that our lots are a lot larger than most in the city. There is plenty of space for it.

Mr. DeSouza asked the Clerk if in the notices sent out to the neighboring properties, has there been any feedback from those notices.

Clerk Allen responded that there has been no responses or feedback from the neighboring properties.

Assistant Director O'Malley added that these codes are often designed with a hypothetical standard lot size in mind. If a typical lot is 60 x 250, so a 10 x 12 shed for a lot of that size. When the lot is so much bigger, that standard size seems unreasonably strictive on the applicant's property rights.

Marshall Hurst, 10370 Boundary Lane, Parma. A resident from the Parma side of the property in questions asked about where the shed would locate on the property, in the front, the back on the side? Also mentioned that he was not against them adding this the property and that they are great neighbors. You have a lot of property.

Mr. Claypool stated that it would be placed on the north side of the property closer to the house.

Mr. Surella stated that a 1/3 of an acre is average. He's about a 2-acre lot at 600 deep x 150 wide.

Mr. Podany asked about converting current space to living area and so forth.

Mr. Surella stated that conversion would be problematic for us. The item before you now, is the outbuilding. What he decides to do 3 years from now we would be happy to revisit it at that time. Some discussion was had if this would become the garage for vehicles and the applicant said that is not intention at this time. This is an application for an accessory building.

Chairman Paxson asked where the items are currently being stored that you would like to put in this building?

Mr. Claypool stated that a lot of it's in the garage, some in the driveway, outside in the backyard and some is in a storage unit.

Mr. Surella stated that they don't use the garage for a garage, it's a storage area.

Mr. DeSouza made a motion to approve this variance request; Seconded by Mr. Podany.

Clerk Allen: Roll call: Aye: DeSouza, Podany, Paxson


Variance Approved

Podany motioned; seconded by DeSouza to adjourn.

Clerk Allen: Roll call: Aye: Podany, DeSouza, Paxson

The Board of Zoning Appeals meeting is adjourned at 6:26 p.m.


Chairman Paxson
Board of Zoning Appeals


Barbara Allen
Board of Zoning Appeals Clerk