



CITY OF PARMA HEIGHTS
BOARD OF ZONING APPEALS MEETING
TUESDAY, FEBRUARY 18, 2025
6:00 P. M.

1. Roll Call
2. Pledge of Allegiance
3. Approval of minutes dated September 16, 2024
4. Case 2025 – 01: Constellation Schools Parma Community,
6125 Pearl Road, Parma Heights, Ohio 44130 - (PPN#472-06-044)
Chapter 1193.01 (a) Yard Structures and Landscape Features
5. Adjournment

BOARD OF ZONING

**2025 – 01: Constellation Schools Parma Community, 6125 Pearl Road, P.HTS. OH 44130; PPN 472-05-44; Chapter 1193.01 (a)
Meeting Date 2/18/25**



PUBLIC NOTICE

On February 18, 2025 the Board of Zoning Appeals will hold a public hearing at the Parma Heights City Hall, 6281 Pearl Road at 6:00 PM in the Council Chambers to consider the following appeal by:

1. Constellation Schools Parma Community, 6125 Pearl Road, Parma Heights, Ohio 44130 (PPN#472-05-044)

Chapter 1193.01 **YARD STRUCTURES AND LANDSCAPE FEATURES.**

(a) Yard structures such as fences, trellises, walls, and landscape features such as hedges, trees and shrubs, may be permitted along the side or rear yards. Such structures and landscape features are permitted along the side and rear lot line to a maximum height of six feet. Wood fences shall be treated with wood preservative or painted and well maintained. The finished side of the fence shall be toward the neighbor.



BOARDS AND COMMISSIONS
CITY OF PARMA HEIGHTS

6281 Pearl Road • Parma Heights, Ohio 44130-3084 • (440) 884-9601

February 5, 2025

Constellation Schools Parma Community
6125 Pearl Road
Parma Heights, OH 44130

Dear Property Owner,

Please be advised that the Board of Zoning Appeals of the City of Parma Heights will meet on, **February 18, 2025 at 6:00 P.M.** at "Parma Heights City Hall" 6281 Pearl Road to consider your request for the following variance to Codified Ordinance:

Chapter 1193.01 **YARD STRUCTURES AND LANDSCAPE FEATURES.**

(a) Yard structures such as fences, trellises, walls, and landscape features such as hedges, trees and shrubs, may be permitted along the side or rear yards. Such structures and landscape features are permitted along the side and rear lot line to a maximum height of six feet. Wood fences shall be treated with wood preservative or painted and well maintained. The finished side of the fence shall be toward the neighbor.

A representative is required to attend the meeting. Should you have any questions regarding this matter, please feel free to contact my office at (440) 884-9601.

Sincerely,

THE CITY OF PARMA HEIGHTS
Barbara Allen/Secretary

The City of Parma Heights Board of Zoning Appeals

CASE	2025 - 01
APPLICATION DATE	1/30/2025
NAME	Constellation Schools Parma Community
ADDRESS	6125 Pearl Road, Parma Heights, Ohio 44130
PPN	472-05-044
ORDINANCE	Chapter 1193.01 (a)

Chapter 1193.01 **YARD STRUCTURES AND LANDSCAPE FEATURES.**

(a) Yard structures such as fences, trellises, walls, and landscape features such as hedges, trees and shrubs, may be permitted along the side or rear yards. Such structures and landscape features are permitted along the side and rear lot line to a maximum height of six feet. Wood fences shall be treated with wood preservative or painted and well maintained. The finished side of the fence shall be toward the neighbor.

CONTIGUOUS PROPERTY OWNERS

Address	Street	City	Name	PP#
6155	Pearl Road	Parma Hts.	Church Parma Presb	472-05-043
6119	Pearl Road	Parma Hts	Maureen and Scott Gruber	472-04-054
6115	Pearl Road	Parma Hts	Laura Archibald	472-04-055
6103	Pearl Road	Parma Hts	Timothy and Lori Anzel	472-04-053
10006	Ackley Blvd	Parma Hts.	Raymond Graznik	472-05-021
6275	Dellrose Ave	Parma Hts.	Brian Meder	472-05-020
6268	Stratford Dr	Parma Hts.	David Maier	472-05-011
6258	Stratford Dr	Parma Hts.	Jaime Brock	472-05-010
6252	Stratford Dr	Parma Hts.	Mary Beth Schram	472-05-009
6246	Stratford Dr.	Parma Hts.	Richard Brzezinski	472-05-008
6240	Stratford Dr	Parma Hts	Phylis Kozell-Reahm	472-05-007
6234	Stratford Dr	Parma Hts	Gopinath Menon	472-05-006
6228	Stratford Dr	Parma Hts	Patricia Tomblin and Joseph Costanzo	472-05-005
6222	Stratford Dr	Parma Hts.	Brittany Gallagher	472-05-004
6216	Stratford Dr	Parma Hts	Veronica Zdolshek	472-05-003
6210	Stratford Dr	Parma Hts	Alexandru Gherghel	472-05-002
6204	Stratford Dr	Parma Hts	Victoria and Richard Wright	472-05-001
6198	Stratford Dr	Parma Hts	Ivan Klymus	472-04-033

DATES

Legal Notice Published	February 6, 2025
Posting Boxes Notices Posted	February 5, 2025
Letter of Meeting Notification sent to Applicant	February 5, 2025
Letter of Meeting Notification sent to Contiguous Property Owners	February 5, 2025
Meeting Date & Time	February 18, 2025 @ 6:00 p.m.



BOARDS AND COMMISSIONS
CITY OF PARMA HEIGHTS

6281 Pearl Road • Parma Heights, Ohio 44130-3084 • (440) 884-9601

February 5, 2025

Dear contiguous property owner:

On, **February 18, 2025 at 6:00 PM** the Board of Zoning Appeals of the City of Parma Heights will conduct a public hearing at Parma Heights City Hall, 6281 Pearl Road, to consider an appeal received by: **6125 Pearl Road** commonly known as **PPN #472-05-044** to consider a variance from the provisions of the following Parma Heights Codified Ordinance(s):

Chapter 1193.01 **YARD STRUCTURES AND LANDSCAPE FEATURES.**

(a) Yard structures such as fences, trellises, walls, and landscape features such as hedges, trees and shrubs, may be permitted along the side or rear yards. Such structures and landscape features are permitted along the side and rear lot line to a maximum height of six feet. Wood fences shall be treated with wood preservative or painted and well maintained. The finished side of the fence shall be toward the neighbor.

As a contiguous property owner, you are cordially invited to attend the public hearing. If you have any questions regarding this appeal, please contact my office at 440-884-9601.

Sincerely yours,

CITY OF PARMA HEIGHTS
BOARD OF ZONING APPEALS

Barbara Allen
Secretary

CITY OF PARMA HEIGHTS
BOARD OF ZONING APPEALS
HEARING NO. 2025-01

APPELLANT: Constellation Schools Parma Community, 6125 Pearl Road, Parma Hts., OH 44130

HEARING DATE: February 18, 2025

TIME: 6:00 PM

PLACE: Parma Hts., City Hall 6281 Pearl Rd

IN ATTENDANCE:

Jack Gilbride _____
Dan Paxson _____
Mark Podany _____
Lindsey Dumbauld _____
Matthew DeSouza _____

APPELLANT: Constellation Schools Parma Community

APPEAL OF:

Chapter 1193.01 **YARD STRUCTURES AND LANDSCAPE FEATURES.**

(a) Yard structures such as fences, trellises, walls, and landscape features such as hedges, trees and shrubs, may be permitted along the side or rear yards. Such structures and landscape features are permitted along the side and rear lot line to a maximum height of six feet. Wood fences shall be treated with wood preservative or painted and well maintained. The finished side of the fence shall be toward the neighbor.

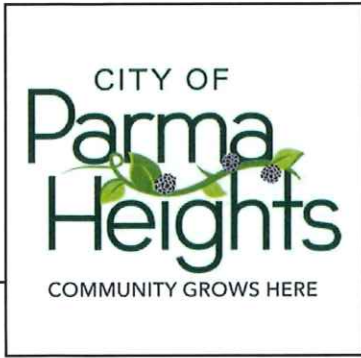
DECISION

APPEAL TABLED APPEAL UPHELD APPEAL DENIED

BOARD OF ZONING APPEAL'S POSITION AND COMMENTS:

Variance _____ as the city found reasonable hardship for the variance

X _____
Very truly yours,
Chairperson, Board of Zoning Appeals



Martin Surella, Chief Building Official

BUILDING DEPARTMENT

INTEROFFICE MEMORANDUM

DATE: February 3, 2025

TO: Board of Zoning Appeals

FROM: Robert Sepik, Director of Public Service
Marty Surella, Chief Building Official

RE: 6125 Pearl Road – Constellation Schools Parma Community

The applicant is seeking a variance to install a 60' x 60' fenced play area at the front of the property located at 6125 Pearl Road. A site plan has been prepared, and the applicant would like to submit it to the Board of Zoning Appeals for consideration. They are requesting that it be included on the agenda for the next available BZA meeting scheduled for February 18, 2025.

1. **Chapter 1193.01(a) Yard Structures and Landscape Features** - Yard structures such as fences, trellises, walls, and landscape features such as hedges, trees and shrubs, may be permitted along the side or rear yards. Such structures and landscape features are permitted along the side and rear lot line to a maximum height of six feet. Wood fences shall be treated with wood preservative or painted and well maintained. The finished side of the fence shall be toward the neighbor.

Our office rejected the application for a fence permit due to the proposed location of the fence. According to Chapter 1193.01 (a), such structures are only permitted along the side and rear lot lines.

Please contact the applicant with the meeting details.



REJECTED
 CITY OF PARMA HEIGHTS
 BUILDING AND SERVICE DEPARTMENT
 DEPARTMENT OF PUBLIC SERVICE
 PARMA HEIGHTS, OHIO

APPLICATION FOR FENCE PERMIT

BUILDING OFFICIAL

DATE

[Signature]
1-31-25

Property Information	
1. Location of the Property	6125 Pearl Road, Parma Heights, OH 44130
2. Parcel Number	47205044

Property Owner Information	
3. Property Owner Name	Constellation Schools Parma Community
4. Property Owner Address	6215 Pearl Road, Parma Heights, OH 44130
5. Property Owner Number	440-345-5960
6. Property Owner Email	

Contractor Information	
7. Name/Firm	North Coast Design Build, LLC
8. Address	4205 E. Lake Road, Sheffield Lake, OH 44054
9. Number	216-339-6219
10. Email	nickmusarra@northcoastdesignbuild.com

*

Permit Type				
Type	Total linear Footage	Type of Fence	Height	Estimated Value \$
<input checked="" type="checkbox"/> New Fence <input type="checkbox"/> Replacement Fence	240 LF	Chain Link	4'-0"	5,000

Requirements
<ul style="list-style-type: none"> <input checked="" type="checkbox"/> Fence must be to the rear of the residential structure. <input checked="" type="checkbox"/> All posts and concrete will be on my property and the finished side of the fence will face the neighbor. <input checked="" type="checkbox"/> The applicant must submit a sketch showing the location, height, type of fence and distance from structure of abutting properties. <input checked="" type="checkbox"/> The applicant acknowledges all deed restrictions have been met. <input checked="" type="checkbox"/> The property owner/contractor is responsible for verifying property lines. The City of Parma Heights is NOT responsible for verifying property lines. <input type="checkbox"/> Is this a corner lot? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <div style="text-align: right; margin-top: 20px;"> Applicant's Initials </div>

6281 PEARL ROAD PARMA HEIGHTS, OHIO 44130
 BUILDING DEPARTMENT 440-884-9607

RECEIVED

DEC 05 2024

CITY OF PARMA HTS
 BLDG & SERVICE DEPT



CITY OF PARMA HEIGHTS
DEPARTMENT OF PUBLIC SERVICE
APPLICATION FOR FENCE PERMIT

Application Fees

12. All appropriate fees and plans shall be submitted with application. Fees are not refundable. Any alteration to the original proposal will, at the discretion of the Director of Public Service, be considered a new proposal and will be charged accordingly.

Re-Inspection Fee: A fee of fifty dollars (\$50.00) shall be charged for each additional re-inspection.

Plan Changes: An additional fee of 50% of the original permit

Work Without Permit: The permit(s) cost shall be doubled for work begun or completed without obtaining a permit.


Applicant's Initials

Acknowledgement & Signature

Application is hereby made for permit to do work as described. The acceptance of the permit herein applied shall constitute an agreement on the part of the undersigned to abide by all the conditions therein contained; and to comply with all ordinance of the City of Parma Heights and the laws of the State of Ohio relating to work to be done thereunder and said agreement is a condition of said permit.

It is the applicant's responsibility to review and comply with all mandates of the Parma Heights Codified Ordinances relative to this application request. Parma Heights Codified Ordinances can be found on the City's website at www.parmaheightsoh.gov.

All inspections needed will be listed on the permit. All inspections must be scheduled at least 24 hours in advance.
Permit number required to schedule inspections.

Applicant Name (print):

Michael R. Cloud, P.E.

Signature of Applicant:

12/13/27
Date

Official Use Only

Office Use Only

Permit Number
Permit Fee
Permit Date
Building Code



CITY OF PARMA HEIGHTS
DEPARTMENT OF PUBLIC SERVICE

APPLICATION FOR BOARD OF ZONING APPEALS
COMMERCIAL

The undersigned hereby makes application to the Board of Zoning Appeals of the City of Parma Heights, Cuyahoga County, Ohio for the purpose of:

- Requesting variance in a manner which does not conform to existing ordinances.
Other (Please Specify)

- 1. Application must be made to the Board of Zoning Appeals within 30 days from the date of any refusal in writing from the building inspector to issue a permit.
2. Concurrent with the filing of this request, the applicant will present to the City of Parma Heights such drawings and legal descriptions as necessary to complete an accurate understanding of the subject at hand. Said drawing and / or written material will not be returned to the applicant, but shall become the property of the City of Parma Heights, and part of the application. Ten copies are required.
3. The applicant shall appear on their own behalf or be represented by counsel or agent at the public hearing before the Board.
4. A clear and concise statement of the applicant's position of contention must accompany this application.
5. The applicant shall indicate in writing whether or not the applicant is acting as an individual or as a representative of other interest, of which the applicant may or may not be a member. In the latter case, the name address and telephone number of the represented parties as well as those of the person signing the application shall be indicated on said application.
6. A check made out to the City of Parma Heights in the amount of \$75.00 or exact cash.
7. Application and site plan must be received by NOON at City Hall, 14 days before the next scheduled board meeting.

APPLICANT

Name: North Coast Design Build, LLC
Address: 4205 E. Lake Road, Sheffield Lake, OH 44054
Phone: 216-308-8800
Email: mikecloud@northcoastdesignbuild.com

REPRESENTING

Name: Horizon Education Centers
Address: 25300 Lorain Rd. North Olmsted, OH 44070
Phone: 440-734-5437
Email:



CITY OF PARMA HEIGHTS
DEPARTMENT OF PUBLIC SERVICE

APPLICATION FOR BOARD OF ZONING APPEALS
Commercial Submittal Requirements
New Construction, Additions, Accessory Structures, & Signage

Property Information	
1. Location of the Property	6215 Pearl Road, Parma Heights, OH 44130
2. Project Name	Play Area Improvements at Constellation Schools Parma Community
3. Parcel Number	472-05-044

Property Owner's Information	
4. Property Owner Name	Constellation Schools Parma Community
5. Property Owner Address	6215 Pearl Road, Parma Heights, OH 44130
6. Property Owner Number	440-345-5960
7. Property Owner Email	

Applicant's Information	
8. Name/Firm	North Coast Design Build, LLC
9. Address	4205 E. Lake Road, Sheffield Lake, OH 44054
10. Number	216-308-8800
11. Email	mikecloud@northcoastdesignbuild.com

*Not required if applicant information is the same as the property owner

12. Describe briefly your request

Requesting a variance to install a 60'x60' fenced in play area in the front yard of the property located at 6215 Pearl Road. The property is zoned Class 'A' Single Family.

13. Size in Square Feet

- New Construction _____ square feet
- Building Addition _____ square feet
- Other 3,600 square feet



CITY OF PARMA HEIGHTS
DEPARTMENT OF PUBLIC SERVICE

APPLICATION FOR BOARD OF ZONING APPEALS
Commercial Submittal Requirements
New Construction, Additions, Accessory Structures, & Signage

Site Plans

14. **Ten (10)** copies of preliminary site plan or drawings specifying your project must be submitted to the Building Department.

Site plans must include the following:

- Lot Size
- Building Location
- Building Dimensions
- Building Height
- Setbacks
- Location of parking spaces *-N/A*
- Size of parking spaces and number of spaces *N/A*
- Handicap spaces *N/A*
- Lane Widths
- Lighting *N/A*
- Interior Traffic movement
- Ingress and egress, curb cuts
- Pavement Markings *N/A*
- Landscaping
- Loading zone and/or loading dock *N/A*
- Dumpster enclosure location *N/A*
- Signage *N/A*
- Outdoor fire department connections *N/A*
- Site Photos *N/A*

Application Fees

15. All appropriate fees and plans shall be submitted with application. Fees are not refundable. Any alteration to the original proposal will, at the discretion of the Director of Public Service, be considered a new proposal and will be charged accordingly. All request tabled by the Board must be submitted within 60 days to avoid another application fee.

\$75.00 application fee

M.M.
Applicant's Initials

Acknowledgement & Signature

In the case the property owner is not the applicant and will not be present at the meeting, the applicant shall submit in writing, a statement from the property owner acknowledging this request and authorizing the applicant to make such request before the Board.

M.M.
Applicant's Initials

It is the applicant's responsibility to review and comply with all mandates of the Parma Heights Codified Ordinances relative to this application request. Parma Heights Codified Ordinances can be found on the City's website at www.parmaheightsoh.gov.

Board of Zoning Appeals meeting are held on the third Monday of each month at 6:00 PM. Schedule and submission dates can be found on the City's website at www.parmaheightsoh.gov.

Signature of Applicant: *Mark Mamm...*

01/30/2025
Date

BZA Meeting Date: _____ Submission Deadline: _____ Received: _____



January 30, 2025

City of Parma Heights
Board of Zoning Appeals
6281 Pearl Road
Parma Heights, OH 44130

Reference: Request for Variance- Horizon Education Parma Heights Center at Constellation Schools- 6125 Pearl Rd., Parma Heights, OH.

Members of the Board of Zoning Appeals:

Please accept this narrative along with the accompanying site plan which provides our rationale for requesting a variance for the proposed installation of a new fenced-in play area. Per our review of the zoning code, while a fence is a permitted yard structure, we would require a variance from the zoning ordinance which permits fences only in the rear yards. A portion of the existing building was recently converted to be used for a Monastery School, while the remaining portion of the building continues to be used for Elementary students. The Monastery School offers an after-school program, which needs an outdoor area for the children to be able to go for activities and be separate from the Elementary students. For the above-mentioned, we request this variance to allow for a fence in the front yard rather than the required rear yard for the following reasons:

1. The variance stems from a condition which is unique to the property at issue due to the Monastery and Elementary schools being totally separate. The afterschool program classroom is in the far Northwest corner of the building, as shown on the site plan. During after school hours the corridor doors get locked, separating both sides of the building, therefore travelling throughout the building is not possible. Safety of the children is a valid concern for the school, which creates the need for a fenced in area that is as close to the after-school classroom as possible. There is an existing accessible exit door located directly off the after-school classroom, which would allow the kids to exit and walk directly to the play area. There is an existing play area in the rear yard, however it is utilized for the Elementary students who are much older. Due to age differences and potential for mixing of students, sharing the rear play area is not an option. Moreover, if we were to construct the play area in the rear lot for the Monastery students it creates a large safety concern as the distance to walk from the afterschool classroom to the rear yard is over 450'. The children would also have to walk through the parking lot and be at risk of incoming and outgoing traffic coming from Dellrose Avenue.
2. We submit that this hardship is a result of the code being overly broad in this instance (i.e., not establishing different requirements for fenced in areas) and is not a condition created by the applicant. Furthermore, the granting of the variance will not adversely affect the rights of adjacent property owners or residents. The property to the south currently has a courtyard and area for activities located in the front yard.

3. The granting of the variance will not adversely affect public health, safety or general welfare. Due to the building being set back 209 feet from Pearl Road, the fence will be innocuous as it will be set back 136 feet from the road. The fence will be installed at the lowest required height. It will not add distraction to traffic nor be a safety hazard to the public or surrounding properties.
4. The variance will be consistent with the general spirit and intent of the Code. Zoning codes are the government's best attempt to capture most eventualities which are likely to arise but can never address all possible situations especially when new products and technologies develop. We submit that the intent of the code was to make sure fence structures are not being constructed in front yards to segregate a permanent structure from the public's point of view and to not adversely affect the landscaping intent of the community. We contend that the proposed fence and activity area will not adversely affect the public view or be a safety concern and the positioning of the fence structure in the front yard will not be of issue to the public right-of-way.
5. The variance sought will offer the minimum relief to the applicant. Simply put, if these variances are not granted the Monastery School cannot offer the full benefits of an after-school program at this location.

We appreciate your consideration in this matter. Please feel free to contact me with any questions.

Sincerely,

NORTH COAST DESIGN BUILD, LLC



Michael R. Cloud P.E.

President