

Board of Zoning Appeals Minutes July 21, 2025

Chairman DeSouza: Board of Zoning Appeals was called to order, Monday, July 21, 2025 at 6:00 p.m.

Clerk Allen: Roll Call: Paxson, Dumbauld, Gilbride, Podany, DeSouza

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

Pledge of Allegiance is spoken.

Chairman DeSouza: Asked for a motion to approve the minutes for the meeting held March 17, 2025. Gilbride motioned; Podany seconded the motion to approve the minutes from March 17, 2025.

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

Minutes Approved

Chairman DeSouza stated that before us we have case 2025-03: Alfonso Rodriguez, 6647 Fernhurst Ave., Parma Hts., OH 44130: PPN 473-15-015 Chapter 1388.01 (a)(b) (e) Accessory Building: Service and Storage Buildings; Tool Sheds, and Other Outbuildings. The applicant's son was sworn in.

Mr. Rodriguez introduced himself as the son of Alfonso Rodriguez, Sr. and that he will be speaking, translating on his behalf. We have three cars on the property right now, and we are looking for extra space for family gatherings and for an extra car that doesn't fit in the garage and tools. We thought because we didn't have any walls we didn't need any permit, but we were wrong and that's why we are here. We are trying to improve the property with the building we built.

Director O'Malley asked that the applicant speak for himself and ask his son to interpret for him. Usually under the circumstances we would have an attorney or even contractor speak on behalf of the applicant. It's not to discount what you are stating on his behalf, it would be appreciated if we hear directly from him.

Mr. Rodriguez, Sr. was then sworn in.

Mr. Rodriguez stated that his father stated that he had the necessity to build the structure on the property because we have three cars and during the winter it's hard for me to get them out and take the cars with my arthritis. I need to the shed to safeguard my car and property. The car is too big for the garage.

Dumbauld asked to confirm that this project has already been completed?

Mr. Rodriguez responded yes.

Marty Surella added that back in May the structure was found to be already assembled. This is an accessory structure, you can only have one garage per property. The variance that we are looking at today are for an accessory structure. They submitted a drawing, none of this has been inspected, I don't know what the footers look like. I've never been in the structure. I'm concerned if it's a garage, it has a stone base which we don't allow. There is electrical that hasn't been reviewed. I don't see an gutters or downspouts. If we get an approval this evening from this Commission, I will then go over the plans thoroughly and start making the necessary adjustments.

Paxson asked if you are here specifically for the variance being asked for, I think what you are saying is potentially there are other specific issues that need to be addressed beyond this. If we have a rule that says driveways can't be stone, and this is stone, isn't that another ordinance that needs another variance.

Marty Surella responded that yes, but we are here for the Zoning issues first, I just found out today that stone was brought in. I don't know when the stone was placed, it's not in accordance with the ordinance.

Podany asked if we have any issues with the 25% of the backyard with this addition?

Marty Surella responded that it's 45% of your parcel, the green space is not an issue.

Mr. Rodriguez asked if it is car port, can we use the stone and have the car driven on the pathway? If we put cement on top of the gravel would that be okay to as a driveway, or no?

Marty Surella responded that if you get approve tonight, and you park a car on it you can use the stone as your base and add concrete or a hard surface, if you aren't parking a car on it you can leave it as stone. Photo put into the record and shown to the Board and applicant.

Mr. Pratt added that he is the neighbor and he supports the applicant with the improvements that have been made.

Chairman DeSouza asked if there were any neighbor concerns that came through the Clerk's office?

Clerk Allen responded no.

Discussion continued between the Board members.

Podany made a motion to approve this variance contingent on approval from the building department. Seconded by Paxson.

Clerk Allen: Roll call: Aye: Gilbride, Podany, Paxson
Nay: Dumbauld, DeSouza

Case 2025 – 03 Approved

Chairman DeSouza stated that before us we have case 2025-04: Dennis & Connie O'Brien, 6720 York Road, P. Hts., OH 44130; PPN 472-34-003 Chapter 1171.02 Rear Yards; Lot Coverage. The applicants were sworn in.

Mrs. O'Brien explained that that the garage needs to be rebuilt. We are requesting a 23 X 40 as we have a big truck, jeep, car, motorcycle, lawn equipment, pool equipment.

Marty Surella added that they have a large lot, they are tearing down an existing garage that's due for replacement. I've walked the property and talked with Mr. O'Brien about it a couple times, I have no concerns about the request.

Mrs. O'Brien added that they will be putting in downspouts, gutters.

Podany asked how deep the lot is?

Mr. O'Brien responded that it's almost a full acre. It's fenced in all the way around.

Marty Surella added that they will have to submit a package to the Building Department, describing the framing and gutters, downspouts, power. That has yet to come, there's no point in putting that together until approval from the Board is complete and then we can move forward.

Chairman DeSouza asked if there were any neighbor concerns that came through the Clerk's office?

Clerk Allen responded no.

Podany made a motion to approve this variance; Seconded by Paxson.

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

Case 2025 – 04 Approved

A motion for adjournment made by Podany; seconded by DeSouza to adjourn.

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

The Board of Zoning Appeals meeting is adjourned at 6:54 p.m.



Chairman DeSouza
Board of Zoning Appeals



Barbara Allen
Board of Zoning Appeals Clerk