

Board of Zoning Appeals Minutes
December 15, 2025

Chairman DeSouza: Board of Zoning Appeals was called to order, Monday, December 15, 2025 at 6:00 p.m.

Clerk Allen: Roll Call: Gilbride, Dumbauld, 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 July 21, 2025. Dumbauld motioned; Podany seconded the motion to approve the minutes from July 21, 2025.

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

Minutes Approved

Chairman DeSouza stated that before us we have case 2025-05: Robert and Carise Zelenka, 5846 Parkhill Drive., P. Hts., OH 44130: PPN 471-27-016 Chapter 133.01 of the Codified Ordinances; Chapter 1388.01 (e) Accessory Building; Service and Storage Buildings; Tool Sheds, and Other Outbuildings. Looks like the request is for a variance of 12 feet/168 square feet.

Mr. Zelenka was sworn in and asked to present his case. Mr. Zelenka stated that they do not have enough room. His wife is parking in the driveway; I would like to get her in the garage. The small shed that I do have doesn't have enough room for all the riding mower, snow blower, outdoor decorations and other items. I have been paying for a storage unit since we moved into the home, but I have sick parents now and I just don't have the room if their things are going to be coming to my house.

Mr. Podany asked how far back is it going to be since your property abuts the Metro Parks.

Mr. Zelenka stated that he'd like to go back to the fence, approximately 5 feet from it and in the corner. It will be out of everyone's view.

Mr. Podany asked the Clerk if there were any communications that came in from neighbors?

Clerk Allen responded I have received no communications.

Mr. Gilbride asked if it will be positioned on the grass or will it be up on a platform?

Mr. Zelenka stated that it will be on the grass, just a larger one than I currently have. I'm looking at a prefabbed one that I can do myself, but it depends on what the Building Department requires.

Mr. Surella stated that if he gets approval here tonight, he'll submit a framing drawing to me for further review. Building Department has no further issues. I don't see any negative impact here.

Mr. Podany made a motion to approve the variance request for the additional 168 square feet and the additional 12-foot wall length for 5846 Parkhill Dr.; seconded by DeSouza.

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

Variance Approved

A motion for adjournment was made by DeSouza; seconded by Podany.

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

The Board of Zoning Appeals meeting is adjourned at 6:09 p.m.



Chairman DeSouza
Board of Zoning Appeals



Barbara Allen
Board of Zoning Appeals Clerk