

**Board of Zoning Appeals Minutes**  
January 20, 2026

Chairman DeSouza: Board of Zoning Appeals was called to order, Tuesday, Jan. 20, 2026 at 6:00 p.m.

**Clerk Allen: ROLL CALL: PRESENT:** Paxson, Gilbride, 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 December 15, 2025. Paxson motioned; Gilbride seconded the motion to approve the minutes from December 15, 2025.

**Clerk Allen: Roll Call:** Aye: Gilbride, Paxson, DeSouza

*Minutes Approved*

Chairman DeSouza stated that since this is the first meeting of the year, it is our duty to elect a Chairman for the Board of Zoning Appeals. I would be honored to serve as the Chairman for another term.

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

*Chairman DeSouza will serve as the Chairman*

Mr. Paxson read: Case 2026 – 01: 6671 Pearl Road LLC, 6671 Pearl Rd., Parma Heights, Ohio 44130 (PPN#473-25-003) 1195.05 **COMMERCIAL USE-SPECIFIC REGULATIONS.**

(b) Drive-Thru and Drive-In Facilities, in Association with a Permitted Principal or Conditional Use. (1) Such facilities shall be located on a major street in an area least disruptive to pedestrian and vehicular traffic. (2) Loud speaker systems shall be approved as part of the site plan and shall not create a nuisance for adjacent properties. (3) On a corner lot, the location of access drives to the street shall be placed as far from the intersection as possible and shall be limited to no more than one access drive per street frontage.

The Architect, Mike Koludrovich and Ms. Senayt Fekadu, 6510 Park Pointe Ct., Pepper Pike, Ohio were sworn in.

Mr. Koludrovich, 8200 Wright Road, Broadview Heights, Ohio spoke, first explaining that they are taking over the previous Burger King location. There is another location on Woodland Avenue. This will be her second location. This is the first full scale of the restaurant. What we are looking for is a variance of number 3, the corner lot has two existing access drives to the property on Pearl Road, we would like to make them a one way in, and a one way out.

Mr. Paxson asked specifically if the plan is to have one driveway be an entrance and the other be an exit? The one on Maplewood is both or just an exit?

Mr. Koludrovich stated that yes that is correct. That is currently how they are set up and we would like to maintain that. The one on Maplewood is both in and out and we would keep that as well. The main concern is to have enough signage to dictate only in or out because the one south of Maplewood looks like it's big enough for in and out, but we don't want to use it in that manner.

Mr. Paxson asked the administration if anyone has brought up this being a safety issue due to the closeness to the street?

Mr. Surella said we've discussed this, there has not been any issue here. There are three aprons that we're talking about but you have a loose lane. You have your line to get your food and another line to get out of there or if you have to wait for your food. I don't know what happened when this was built, it's in existing condition. The code changed and that's why we are here. There has never been an issue with in or out, accident, the light is right there, volume has never been an issue.

Director Sepik added that on the drawing you are showing an in and out for the first entrance and an exit only on the second, you are changing that to an in only on the first driveway and an out only on the second drive, correct? Are you planning on changing the size of the apron on the first driveway?

Mr. Koludrovich stated that that's what we intend to change the signage for entrance only on the first entrance and exit only for the second entrance. We are going to add plenty of proper signage, we are not looking to change the existing apron.

Chairman DeSouza asked the Clerk if there have been any neighbor issues brought forward?

Clerk Allen stated no.

Chairman DeSouza asked if there were any further questions? Seeing none.

Chairman DeSouza made a motion to approve the variance request; seconded by Paxson.

**Clerk Allen: Roll call:** Aye: Gilbride, Paxson, DeSouza

*Variance Approved*

A motion for adjournment was made by Chairman DeSouza; seconded by Paxson.

**Clerk Allen: Roll call:** Aye: Paxson, Gilbride, DeSouza

**The Board of Zoning Appeals meeting is adjourned at 6:19 p.m.**



Chairman DeSouza  
Board of Zoning Appeals



Barbara Allen  
Board of Zoning Appeals Clerk