

Board of Zoning Appeals Minutes
June 15, 2026

Chairman DeSouza: Board of Zoning Appeals was called to order, Monday, June 15, 2026 at 6:00 p.m.

Clerk Allen: ROLL CALL: PRESENT: Paxson, Gilbride, Dumbald, Podany, DeSouza

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

Pledge of Allegiance is spoken.

Chairman DeSouza: Asked for a motion to approve the minutes for the meeting held January 20, 2026. Dumbauld motioned; Gilbride seconded the motion to approve the minutes from January 20, 2026.

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

Minutes Approved

Chairman DeSouza read: Case 2026 – 02: Scott and Kristen Spinheim, 11812 Meadowbrook. Parma Heights, Ohio 44130 (PPN#474-05-031) Regarding Section 1388.01 Service and Storage Buildings, Tool Sheds and other outbuildings.

Mr. and Mrs. Spinheim of 11812 Meadowbrook, Parma Heights, Ohio were sworn in.

Mr. Scott Spinheim stated that he understands that a 10 by 12 is the largest shed that the city normally approves. We are looking at a 10 by 16 due to the amount of materials, patio furniture, holiday lights that we need some extra room for. We think it would be more esthetically pleasing to make it longer so that two windows will be in the front. It will match the house. We will be using the color of the home's siding and trim. We'd also like it to measure 10 feet in height.

Mr. Podany asked what the size of the current shed on the property?

Mr. Spinheim said he believes it a 10 by 10.

Mr. Podany asked how far off the property line is that one?

Mr. Spinheim stated that it's 3 feet from the property line and then in then 31 feet from the garage, 25 feet from the sidewalk. We have plans to add electricity but not at this point.

Chairman DeSouza asked if there are any further questions?

Mr. Gilbride asked if the neighbors are okay with it?

Mr. Spinheim responded that they all signed and should be in your packets letters of support.

Ms. Dumbauld asked if this was going to be installed professionally?

Ms. Spinheim responded yes, it's an Amish company that is ready to go. This was a lot sturdier and better made and cheaper than some of the large box stores.

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

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

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

Variance Approved

Chairman DeSouza read: Case 2026 – 03: Duane Niksa, 6392 Stumph Road, Parma Heights, Ohio 44130 (PPN#473-21-024) Regarding Section 1388.01 Service and Storage Buildings, Tool Sheds and other outbuildings.

Duane Niksa of 6392 Stumph Road, Parma Heights, Ohio were sworn in. He described that he would like to install a 10 by 20 shed. I have a lot of stuff we put up for the holidays. I only have a one car garage and although I have a shed in the back but it's falling down, so that will be removed. I'd like to build this closer to the house for easy access and it will have a concrete floor.

Chairman DeSouza stated that you want to go 3 and a half feet taller?

Mr. Niksa stated he doesn't think he wants to go that to that height. It's going to be a shed. I can change the roof height. I'm hiring a guy from Brookpark, and I can change that, 3 and a half feet is the max height. I don't think it needs to go to the max. Some of my displays are 8 feet tall that's why we need to go a little higher.

Podany stated that you have your plans marked at 13.7; we've had garages and sheds get past us that are much higher than what is permitted.

Mr. Niksa stated that the max he would go would be 12 foot. It's still in the drawing stage so it can be changed.

Chairman DeSouza stated that you live next to condo with garages, apartments and an empty lot next to you. Was there used to be a house there?

Mr. Niksa stated that yes many years ago – 100 years or so.

Paxson asked the size of the lot?

Mr. Niksa responded it's 8,000 square feet.

Gilbride added $60 \times 160 = 9,600$ sq. feet

Podany stated that according to the drawing it will be 6 feet off of the property line, 15 feet off the back of the house,

Chairman DeSouza added 30 feet from the apartments, 32 feet from the condo

Dumbauld asked if we have heard anything from surrounding neighbors?

Clerk Neel responded no.

Chairman DeSouza asked if the administration has anything to add? Seeing none.

Surella added that no issues from the building department.

Podany made a motion to approve the variance for the area with the stipulation that the maximum height of the structure be 12 feet or less. Seconded by DeSouza.

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

Variance Approved

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

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

The Board of Zoning Appeals meeting is adjourned at 6:14 p.m.



Chairman DeSouza
Board of Zoning Appeals



Barbara Allen
Board of Zoning Appeals Clerk