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CITY OF PARMA HEIGHTS  
BOARD OF ZONING APPEALS MEETING  
MONDAY, JULY 20, 2026  
6:00 P. M.

1. Roll Call
2. Pledge of Allegiance
3. Approval of minutes dated June 15, 2026
4. Case #2026 – 04 Christopher Besida, 10940 Lawndale Drive, Parma Hts., Ohio 44130 (PPN#474-03-059)

1171.02 REAR YARDS; LOT COVERAGE.

(c) Garages and Accessory Buildings.

- (1) A detached garage not over 15 feet high and not over 30 feet deep may be located in the rear yard area.
  - (2) A detached garage shall be placed no closer than three feet to a side property line or a rear property line and shall be no closer than eight feet to any other structure on an adjoining property irrespective of lot lines and no closer than ten feet to the main structure.
  - (3) In the case of a corner lot, the rear line of which is identical with the side line of an interior lot, no detached garage shall be erected within 20 feet of any street line.
  - (4) Accessory buildings are permitted in the rear yard area as regulated by Chapter 1388 of the Parma Heights Building Code. The plan projection area of accessory buildings shall not be considered when determining lot coverage.
5. Case #2026 – 05 Raymond Stack, Jr., 10260 Ackley Road, Parma Heights, Ohio 44130 (PPN 472-05-031)

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6. Case #2026 – 06 Vermilion Ohio Acquisitions, LLC, 11001 Ridgewood Dr., Parma Hts., OH (PPN 474-13-030)

1369.02 BRICK FACING.

- (a) No permit shall be granted for the construction of any commercial building or any building to be occupied for residence purposes by more than one family, unless all exterior walls are completely faced with stone, glass block, wood paneling, glass, metal or metal paneling, masonry brick, glazed brick or a combination of the foregoing. However, not more than one-quarter of the total exterior wall area shall be any material other than masonry- faced brick.
- (b) No permit shall be granted for the construction of a garage building accessory to any building to be occupied for residence purposes by more than one family, unless the side walls and rear wall are completely faced with masonry brick and unless the front wall excluding the area which is doorway or doorway trim shall be completely faced with masonry brick. Any garage building accessory to any single-family residence shall be constructed in accordance with the hereinabove specifications, unless the exterior walls of such garage are constructed of wood products customarily used for exterior purposes.
- (c) As used in this section, “masonry brick” means a solid masonry unit made of clay or shale formed into a rectangular prism while in the plastic state and burned or fired in a kiln and having a dimensional limit of four inches by four inches by twelve inches. (See also Section 1181.04.)

7. Adjournment