

PARKMAN TOWNSHIP BOARD OF ZONING APPEALS
February 13, 2024

Members present: Joe Keough, Timothy Musson, William Glasgow, Gail Duchscherer
and Jan Helt, Secretary

Meeting called to order by Chairman Mr. Keough.

Mr. Keough made a motion to waive the reading of the minutes until after the appeal.
Seconded by Mr. Musson.

There is one appeal to be addressed by the Board at this meeting:

- **2022-15690 – Variance request 2024-15690 Arif and Kamila 3141 Washington Blvd. Cleveland Hts. Oh 44118 is requesting a Conditional Use Permit for real property located at 15690 Main Market Road. (1V Section 403.3 (E) Vehicle repair garage and (F) Vehicle sales lot).**

Mr. Keough administered the Oath of Truthfulness to all present.

Mr. Keough explained the format of the meeting and then gave an overview of how the meeting would be run.

Appeal 2022-15690 was called.

Mr. Spelich gave his explanation of the variance; He said that US-Euro Auto started their business 5 or 6 years ago but did not follow Parkman Zoning regulations (1V Section 403.3 (E). Vehicle repair garage and F vehicle sales lot). Mr. Spelich stated He got Annmarie Stepanovas, the daughter, who will be speaking for the family. I told her they must get rid of vehicles they remove parts from, they are only allowed to have 10 vehicles in the back of the building. I also sent her a letter about renewing her Conditional Use variance. Mr Strombly, our Assistant Zoning Inspector took charge after that.

Mr. Strombly stated he did an inspection on February 6, 2024, and found they had 30 cars on the sale lot, but on review 6 were individually owned by people who live in the house. The total amount for sale cars was 24 (in compliance with zoning which allows 25. Also on 10, 27 2023 there were 33 cars in the rear property, they had reduced that amount to 20 when I inspected on 2/6/24. (still not in compliance ,amount is 10) but they are trying to get there. I also reminded them we did not want them to become a junkyard. Mr. Strombly stated that he also gave them the zoning email address so they could communicate with current activity going on there as far as the rotation of vehicles with his current Conditional Use permit from Parkman Township.

Ms. Stepanovas explained that they get their vehicles from auctions usually reeked vehicles them. . We fix them and sell them. Sometimes we order parts, and it takes a while to get the parts. Some of the cars in the rear are waiting for parts to come in so we can fix them. Some wait times are long. The cars that are not fixable we use for parts.

Mr. Keough asked if there was anything else. Closed that portion and opened the meeting to the public.

Open Floor to Public.

Mr. Glasgow asked **Ms. Stepanovas** what they did with the vehicles after they removed all the parts. She stated they took them to Honest Scales to scrap.

Mr. Glasgow asked how many cars do the take to Honest Scales every month. **Ms. Stepanovas** stated they take one or two a month after they remove all the parts. She stated that the issue they have is the number of vehicles they are allowed to have on the property, they would like to have more.

Mr. Musson asked if Honest sales takes the plastic parts also. **Ms. Stepanovas** stated they take everything including all plastic parts.

Ms. Stepanovas said that some of the cars out front are privately owned. They all have other jobs. She also said they have upgraded the property about 80% from where it was before they took over. **Ms. Stepanovas** showed some pictures of all the improvements made to the property. She stated that they also remodeled the back building and replaced two walls in the front building. We will be putting a new roof on the front building this year.

Mr. Spelich stated that 401.0 in all uses prohibits all junk cars. He stated they do stay on them about auto sales.

Mr. Keough Thanked **Mr. Spelich** and **Mr. Strombly** for all they do for Parkman Township.

Mr. Keough stated that his main concern is that it does not turn into a junkyard. He also asked if there were any problems with the signage on the property. **Mr. Splich** stated that was all resolved.

Ms. Stepanovas stated she was wondering if they could add more vehicles in the sales lot to 35.

Mr. Strombly said they have an average of 24 to 30 cars now when he has inspected the property. He also said he is limited on space he doesn't feel he can add more cars.

Mr. Keough stated that we had to follow our zoning, we couldn't change zoning.

Mr. Spelich said he would check with the county prosecutor to see if we can put our own conditions on a conditional use permit.

Mr. Keough closed that portion of the meeting.

Mr. Keough asked for a motion to grant the Conditional Use Permit. Mr. Musson moved to grant, and Mr. Glasgow seconded the motion.

Board Members, Discussion/Deliberation.

Mr. Keough led the Board in considering the following issues:

- 1) Is there a reasonable return or beneficial use without the variance? **NO**
- 2) Is the variance substantial? **YES**, it is.
- 3) Would adjoining properties suffer or be altered? **NO**
- 4) Is variance adverse to providing government services? **NO, There would be access from Mr. Soltis's driveway and the residential driveway. Fedex drivers have no issue.**
- 5) Was purchase of property with knowledge of the restrictions? **YES**
- 6) Can predicament be obviated by means other than by variance? **NO**
- 7) Would the spirit and intent of zoning be upheld? **YES, absolutely it will.**

Mr. Keough asked for any other questions or comments from the Board members, closed that portion of the meeting and asked for a roll call on the motion to grant the CUP.

ROLL CALL:

Joe Keough YES
Rich Hill
Bryan Mullins
Dennis Coz
Timothy Musson YES
William Glasgow YES
Gail Duchscherer YES

