

**CITY OF BROADVIEW HEIGHTS
BOARD OF ZONING APPEALS**

AGENDA

DATE: *February 1, 2017 (6:30 PM)*

CALL TO ORDER: Allen Palmer (Chairman) Time: _____

ROLL CALL:

BZA MEMBERS:

- ___ Allen Palmer, Chairman
- ___ Marty Camloh, Vice Chairman (alternate)
- ___ Brad Clifford
- ___ Joe Jiamachello
- ___ Rob Routson
- ___ Debbie Boop (alternate)
- ___ VACANT
- ___ Joe Price (Council Rep.)
- ___ Brian Wolf (Council Rep. Alternate)
- ___ Michael Skvasik (Building Commissioner)
- ___ Richard Pignatiello (Assistant Law Director)
- ___ Kristina Sorensen (Economic Development Coordinator)
- ___ Nancy Grattino (BZA/PC/Building Dept. Secretary)

Additional CITY OFFICIALS present:

**CASE # 16-26: SW CORNER OF I77 & RT 82 (PPN: 583-20-001) – ML BROADVIEW INVESTORS LTD –
VARIANCE FOR BUILDING, PARKING AND DRIVEWAY SETBACK - CONTINUATION**

The matter under discussion is at the request of Mr. Michael Oravec, applicant representing ML Broadview Investors, Ltd., for a commercial development at Roylton Road and Treworth Blvd., Broadview Heights, Ohio 44147 (PPN 583-20-001)

Variances under consideration are:

- (1) Twenty feet (20') from the required 25' side yard off street parking and driveway setback. Codified Ordinance 1280.06(a), (b) and schedule requires a 25' side setback.
- (2) The variance is requested for the minimum front building setback. A 100' setback is required on the west side and 61.2' is shown, requiring a variance of 38.8' Codified Ordinance 1280.06(a), (b).
- (3) The variance requested is for the minimum front yard parking lot/driveway setback. A 100' setback is required on the west side building and 10.5' is shown, requiring a variance of 89.5' Codified Ordinance 1280.06(a), (b).

STAFF REPORT BY: Michael J. Skvasik (Building Commissioner)

PRESENTATION BY: OWNER/APPLICANT

QUESTIONS BY: BZA MEMBERS

COMMENTS BY: CITY OFFICIALS
PUBLIC COMMENTS: (sign-in when approaching the podium to speak) _____
BZA MOTION BY: _____
SECOND BY: _____

CASE # 17-01: 2456 BOSTON RD – PPN: 585-14-004 & 585-14-001– SAM PETROS, REPRESENTATIVE - VARIANCE FOR LOT WIDTHS AND AREA

The matter under discussion is a new housing development at the request of Mr. Sam Petros representing Mr. Donald Moorhead, the owner of PPN 585-14-004, 001. These parcels are located on the North side of East Boston Road, Broadview Heights, Ohio 44147. Variances for lot size ranging from 2,551 sq. ft. to 5940 sq. ft. are requested for nineteen lots. Lot width variances ranging from 5 ft. to 25 ft. are requested for thirty six lots. Codified Ordinance 1286.06(b) requires 30,000 sq. ft. lot area and Ordinance 1286.06(d) requires a lot width of 125 ft.

STAFF REPORT BY: Michael J. Skvasik (Building Commissioner)
PRESENTATION BY: OWNER/APPLICANT
QUESTIONS BY: BZA MEMBERS
COMMENTS BY: CITY OFFICIALS
PUBLIC COMMENTS: (sign-in when approaching the podium to speak) _____
BZA MOTION BY: _____
SECOND BY: _____

CASE # 17-02: 8887 AVERY RD – PPN: 583-08-003 – GREGORY & IWONA BUDZILO, OWNERS - VARIANCES FOR AREA AND WIDTH OF NEW GARAGE

The matter under discussion is at the request of Mr. and Mrs. Gregory Budzilo, the owners of 8887 Avery Road, Broadview Heights, Ohio 44147 (PPN 583-08-003): A second garage is request for the property and only one is permitted thus requiring a variance.

(1) Garage structures with a total area of 2840 square feet are requested requiring a variance of 1640 square feet. The total area of residential garages is limited to 1200 square feet. The width of a garage is limited to 35 ft. and 50 ft. is requested requiring a 15 ft. variance. Codified Ordinance 1268.02(b)(2) limits the number, area and width of garages.

(2) A driveway apron may extend 30 ft. from the front of the garage door. The apron in front of the existing garage extends 50 ft. from the garage mouth the width of the garage. Codified Ordinance 1023.02 limits the driveway width at the mouth of the garage to the width of the garage and to extend 30 ft. from the mouth of the garage. This requires a 20 ft. variance.

STAFF REPORT BY: Michael J. Skvasik (Building Commissioner)
PRESENTATION BY: OWNER/APPLICANT
QUESTIONS BY: BZA MEMBERS
COMMENTS BY: CITY OFFICIALS
PUBLIC COMMENTS: (sign-in when approaching the podium to speak) _____
BZA MOTION BY: _____
SECOND BY: _____

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APPROVAL OF MINUTES: December 7, 2016 Meeting Minutes

OLD / NEW BUSINESS: _____

NEXT MEETING (TENTATIVE) SCHEDULED: *March 1, 2016 at 6:30 P.M.*

MOTION TO ADJOURN BY: _____ **AT:** _____

SECOND BY: _____