



# CITY OF BROADVIEW HEIGHTS BOARD OF ZONING APPEALS PUBLIC NOTICE

December 22, 2021

For the Board of Zoning Appeals Meeting on Wednesday, January 5, 2022 at 6:30 p.m.

Location: City of Broadview Heights  
City Hall, Council Chambers  
9543 Broadview Road, 2<sup>nd</sup> Floor,  
Broadview Heights, Ohio 44147

Copies of the application and supportive materials are available for public viewing at the Building Department from the date of this notice until the date of the hearing. If you have any questions concerning this matter, please contact the Build Department at 440-526-6864.

This notification letter is the only written notification that will be sent out for this meeting. To receive notification and updates on the meeting we encourage you to sign up for **“Stay Informed”** on the City’s website (<https://www.broadview-heights.org/149/Sign-Up>). In addition to the “Stay Informed” you can click the **“Public Meeting Notice”** or the City **calendar** for additional meeting information.

The following case(s) will be heard:

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## **CASE #2022-BZA #01:**

Site Address: 9067 Broadview Rd.  
PPN: 583-12-002  
Applicant: Jeff Minnick  
Owner(s): Albert Fink

The matter under discussion is at the request of Jeff Minnick, representing Albert Fink, for parcel 583-12-002 for a variance from amended ordinance 1268.06(C) that the front elevation of the house must front the dedicated street. Furthermore, a variance is needed to keep the existing garage per 1268.02(B)(1) “only one garage is permitted per parcel”.

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## **CASE #2022-BZA #02:**

Site Address: 8040 Longview Rd.  
PPN: 581-23-085  
Applicant: Michael & Kathleen Ruth  
Owner(s): same as above

The matter under discussion is at the request of Michael and Kathleen Ruth of 8040 Longview Rd. for a variance to build an additional garage per 1268.02(B) (1) “only one garage is permitted per parcel”. This will also require an area variance of 102 Sq. Ft. over the allowed 1200 sq. ft. maximum allowed per 1268.02(B)(1) “not to exceed 1200 sq. ft. in area per parcel”.

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## **CASE #2022-BZA #03:**

Site Address: 9295 Avery Rd.  
PPN: 583-28-001  
Applicant: Manuel Gonzalez  
Owner(s): Sara Johnson

The matter under discussion is at the request of Manuel Gonzalez, representing Sara Johnson, 9295 Avery Rd. for a variance to erect stockade wire fencing. 1312.06 (B) does not show stockade wired fence as an approved type of fencing.