



CITY OF BROADVIEW HEIGHTS PLANNING COMMISSION PUBLIC NOTICE

January 6, 2022

Planning Commission Meeting on Wednesday, January 26, 2022 at 7:00 p.m. with Caucus starting at 6:30 p.m.

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

The following case(s) will be heard:

CASE 2021-PC #18:

Site Address: 10474 Broadview Rd
PPN: 585-16-004
Applicant: Rob Morel / Morel Landscaping
Owner(s): Heywood Properties / Sam Petros

The matter under discussion is at the request of Rob Morel of Morel Landscaping for a modified use approval to run their corporate headquarters at 10474 Broadview Rd. This project will also require variances for side and rear setbacks of twenty-five feet (1276.06 require setbacks for a C-1 Business abutting residential is 50 feet with 25 feet of that being buffered with landscaping/mounding). **(Preliminary Approval)**

CASE 2022-PC #01:

Site Address: 1350 E Royalton Rd
PPN: 583-03-026
Applicant: Jim Briola / North Coast Sign and Lighting Services Inc
Owner(s): Parcel 4A B Holding Co. LLC / Brew Wall

The matter under discussion is at the request of Jim Briola of North Coast Sign and Lighting Services Inc, representing Fred LaShavio, of Brew Wall at 1350 E. Royalton Rd. for signage. The wall signs will require variance approvals for three wall signs. 1328.09(A) table only allows one wall sign per occupant. The signs also will require a 44.61 sq. ft. variance. 1328.09(A) allow maximum square footage of 1 sq. ft. per linear foot frontage which is 93 feet total and height variance for sign "C" of four foot 4 inches (4'4") 1328.09(A) maximum height for letters is three feet. **(Final Approval)**

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.