



CITY OF BROADVIEW HEIGHTS BOARD OF ZONING APPEALS AGENDA

January 30, 2026

Meeting on Wednesday, February 4, 2026 at 6:30 p.m.

CALL TO ORDER

ROLL CALL

BZA MEMBERS

- | | |
|---|---------------------------------|
| <input type="checkbox"/> Iain Crouch, Chairman | <input type="checkbox"/> Vacant |
| <input type="checkbox"/> Rob Routson, Vice Chairman | <input type="checkbox"/> Vacant |
| <input type="checkbox"/> Scott Maitland | <input type="checkbox"/> Vacant |
| <input type="checkbox"/> Joe Dwyer | |

COUNCIL & CITY OFFICIAL MEMBERS present

- | | |
|--|---|
| <input type="checkbox"/> Joe Mandato (Building Official) | <input type="checkbox"/> Jeff Hajek (Fire Chief) |
| <input type="checkbox"/> Gina Zdanowicz (BZA/PC/Building Dept. Admin. Assist.) | <input type="checkbox"/> Joe Fleming (Assistant Fire Chief) |
| <input type="checkbox"/> Ethan Neff, (City Engineer) | <input type="checkbox"/> Glenn Goodwin (Council Rep.) |
| | <input type="checkbox"/> Tom Pavlica (Council Rep. Alternate) |

Additional CITY OFFICIALS present

- | | |
|---|---|
| <input type="checkbox"/> Sam Alai (Mayor) | <input type="checkbox"/> Robert Boldt (City Council) |
| <input type="checkbox"/> David Schroedel (Service Director) | <input type="checkbox"/> Brian Dunlap (City Council) |
| <input type="checkbox"/> Vince Ruffa (Law Director) | <input type="checkbox"/> Joe Price (City Council) |
| <input type="checkbox"/> Dean DePiero (Assistant Law Director) | <input type="checkbox"/> Brian Wolf (City Council) |
| <input type="checkbox"/> Joe Grandinetti (Assistant Law Director) | <input type="checkbox"/> Jennifer Mahnic (City Council) |

BZA APPEAL #2025-11 – Tabled from the December 3, 2025 Meeting

Site Address: 5093 Harris Road
PPN: 582-28-006
Applicant: Architects C.A. McGettrick LLC.
Owner(s): Johnny Dunlap

The matter under discussion is at the request of Architects C.A. McGettrick, LLC. for Johnny Dunlap for (1) a variance per Section 1268.02(B)(2) to allow more than one utility building per parcel. Applicant has three structures total, needing a variance for two additional structures, and (2) an area variance per Section 1268.02(B)(2) of 400 sq. ft., maximum allowed “not to exceed 1700 sq. ft. in area per parcel”, to allow 2100 sq. ft., and

BZA

(3) a variance from Section 1023.01(A)(B) that all driveways constructed in residential districts shall be constructed with a hard surface, concrete or asphalt, to allow keeping an existing gravel driveway, and (4) a variance per Section 1023.02, allowing a driveway to extend 70 ft. in width, needing a 46 ft. width variance over the 24 ft. width of the garage, and driveway needs a variance to extend past the front of the house.

Report by the Building Commissioner: No comment.

Report by the City Engineer: No comment.

PRESENTATION BY OWNER/APPLICANT

PUBLIC COMMENTS

COMMENTS BY CITY OFFICIALS

QUESTIONS BY BZA MEMBERS

MOTION BY: _____ **SECOND BY:** _____

VOTING:

	<u>YES</u>	<u>NO</u>	<u>RECUSE</u>		<u>YES</u>	<u>NO</u>	<u>RECUSE</u>
Iain Crouch	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Joe Dwyer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rob Routson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Vacant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Scott Maitland	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Vacant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

APPROVED DENIED POSTPONED TABLED

NEW BUSINESS

OLD BUSINESS

APPROVAL OF MINUTES – December 3, 2025

ADJOURNED AT: _____ **P.M.**