



CITY OF BROADVIEW HEIGHTS BOARD OF ZONING APPEALS AGENDA

February 26, 2021

Meeting on Wednesday, March 3, 2021 at 6:30 p.m..

CALL TO ORDER: Debbie Boop, Chairman

Actual Start Time: _____

ROLL CALL

BZA MEMBERS

- | | |
|--|---|
| <input type="checkbox"/> Debbie Boop, Chairman | <input type="checkbox"/> VACANT |
| <input type="checkbox"/> Erin Dickinson, Vice Chairman | <input type="checkbox"/> VACANT (alternate) |
| <input type="checkbox"/> Scott Maitland | <input type="checkbox"/> VACANT (alternate) |
| <input type="checkbox"/> Rob Routson | |

COUNCIL & CITY OFFICIAL MEMBERS present

- | | |
|--|---|
| <input type="checkbox"/> Joe Mandato (Building Official) | <input type="checkbox"/> Jeff Hajek (Fire Chief) |
| <input type="checkbox"/> Jennifer Dukes (BZA/PC/Building Dept. Admin. Assist.) | <input type="checkbox"/> Joe Fleming (Assistant Fire Chief) |
| <input type="checkbox"/> Gary Yelenosky, PE (City Engineer) | <input type="checkbox"/> Joe Price (Council Rep.) |
| <input type="checkbox"/> Richard Pignatiello (Assistant Law Director) | <input type="checkbox"/> Glenn Goodwin (Council Rep. Alternate) |

Additional CITY OFFICIALS present

- | | |
|---|--|
| <input type="checkbox"/> Sam Alai (Mayor) | <input type="checkbox"/> George Stelmaschuk (City Council) |
| <input type="checkbox"/> David Schroedel (Service Director) | <input type="checkbox"/> Tom Pavlica (City Council) |
| <input type="checkbox"/> Vince Ruffa (Law Director) | <input type="checkbox"/> Brian Wolf (City Council) |
| <input type="checkbox"/> Robert Boldt (City Council) | <input type="checkbox"/> Jennifer Mahnic (City Council) |

CASE #2021-BZA #02:

Site Address: 3681 Braemar Drive
 PPN: 585-14-052
 Applicant: Greg Modic/Gene Esser of Petros Homes
 Owner(s): John & Tera Chmura

The matter under discussion is at the request of Greg Modic and Gene Esser of Petros Homes to erect a 5-foot aluminum fence into Braemar’s buffer easement and over a sewer easement at 3681 Braemar Drive. The Declaration of Covenants, Conditions, Restrictions and Easements of Braemar Farms Subdivision allows the city to approve rear yard fencing (Section 10.16- Fences).

Report by the Chief Building Official: The Building Commissioner doesn’t see an unnecessary hardship that should allow the fence to be built in the riparian easement. If approved I recommend to follow the Engineer’s comments.

Report by the City Engineer: Tree removal should be kept to a minimum within the buffer area. Applicant will need to file an Easement Acknowledgement form for the portion of the fence within the storm sewer easement.

PRESENTATION BY OWNER/APPLICANT: _____

QUESTIONS BY BZA MEMBERS: _____

COMMENTS BY CITY OFFICIALS: _____

PUBLIC COMMENTS: _____

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

VOTING:

#1 – Erect a 5-foot aluminum fence into Braemar’s buffer easement and over a sewer easement.

	<u>YES</u>	<u>NO</u>	<u>RECUSE</u>		<u>YES</u>	<u>NO</u>	<u>RECUSE</u>
Debbie Boop	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Erin Dickinson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marty Camloh	<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"/>
Rob Routson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				

APPROVED DENIED POSTPONED TABLED

CASE #2021-BZA #03:

Site Address: 8900 Avery Rd
PPN: 583-07-003
Applicant: Raymond & Diane Fierst
Owner(s): Raymond & Diane Fierst

The matter under discussion is at the request of Raymond and Diane Fierst of 4603 Harris Rd. for a frontage variance of 55’ at 8900 Avery Rd. This would allow the applicant to build on a lot with 70’ of frontage. 1268.06(D) requires a minimum lot width of 125’

Report by the Chief Building Official: The Building Commissioner doesn’t see an unnecessary hardship that should allow this variance. The parcel that it will be split off of has more than enough frontage to allow the 125’ that is needed to be a buildable lot. Furthermore, this could disrupt the natural flow of storm water to the south of this parcel.

Report by the City Engineer: Stormwater flows from a retention basin as part of the Homestead Creek HOA southeast through the properties of 8960 & 8900 Avery Road. If the variance is approved, the applicant must maintain the current drainage course during and after construction. The drainage course should not be altered as part of the new house construction. Also the applicant should include with their permit the proper sizing of the culvert to handle the flow coming from the Homestead Development.

PRESENTATION BY OWNER/APPLICANT: _____

QUESTIONS BY BZA MEMBERS: _____

COMMENTS BY CITY OFFICIALS: _____

PUBLIC COMMENTS: _____

BZA MOTION BY: _____

SECOND BY: _____

VOTING:

#1 – A frontage variance of 55’ (code calls for a minimum frontage of 125’)

	<u>YES</u>	<u>NO</u>	<u>RECUSE</u>		<u>YES</u>	<u>NO</u>	<u>RECUSE</u>
Debbie Boop	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Erin Dickinson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marty Camloh	<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"/>
Rob Routson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				

APPROVED DENIED POSTPONED TABLED

CASE #2021-BZA #04:

Site Address: 2741 W Royalton Rd
PPN: 584-12-005
Applicant: Sam Constable
Owner(s): Sam Constable

The matter under discussion is at the request of Sam Constable at 2741 West Royalton Rd. for a variance of 1400 Sq. Ft. (1268.02(B)(2) allows a garage and accessory structure combined total of 1700 sq. ft. This would allow the applicant to build a 64'x40' accessory structure to store RV, tractors and other equipment to maintain his 4-acre property. A second driveway leading to structure is also being asked to be constructed (1268.02 only allows one garage per parcel, but a variance will be needed for additional driveway to the accessory structure).

Report by the Chief Building Official: No objection; plans to be submitted to Engineering department for stormwater review

Report by the City Engineer: No objection; will review stormwater plans once they are submitted to the Engineering department for review

PRESENTATION BY OWNER/APPLICANT: _____

QUESTIONS BY BZA MEMBERS: _____

COMMENTS BY CITY OFFICIALS: _____

PUBLIC COMMENTS: _____

BZA MOTION BY: _____

SECOND BY: _____

VOTING:

#1 – A variance of 1400 Sq. Ft. accessory structure (code allows a garage and accessory structure combined total of 1700 sq. ft.)

	<u>YES</u>	<u>NO</u>	<u>RECUSE</u>		<u>YES</u>	<u>NO</u>	<u>RECUSE</u>
Debbie Boop	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Erin Dickinson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marty Camloh	<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"/>
Rob Routson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				

APPROVED DENIED POSTPONED TABLED

NEW BUSINESS:

None

OLD BUSINESS:

None

APPROVAL OF MINUTES:

JANUARY 6, 2021

ADJOURNED AT: _____ P.M.