

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

DATE: *May 1, 2019 (6:30 PM)*

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

ROLL CALL:

BZA MEMBERS:

- ___ Allen Palmer, Chairman
- ___ Marty Camloh, Vice Chairman
- ___ Brad Clifford
- ___ Rob Routson
- ___ Debbie Boop (alternate)
- ___ VACANT
- ___ VACANT (alternate)
- ___ 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)
- ___ Jeff Grassi (Interim Building Commissioner)

Additional CITY OFFICIALS present:

**CASE # 19-BZA01: 900 KEN MAR INDUSTRIAL PARKWAY – PPN: 583-19-001 – BRIAN GERRITY,
MAROUS BROTHERS CONSTRUCTION, REPRESENTATIVE – VARIANCE FOR ON-SITE PARKING SPACES**

The matter under discussion is at the request of Marous Brothers Construction, representative for Ohio Machinery Company (Ohio CAT), owner of 900 Ken Mar Industrial Parkway, Broadview Heights, Ohio 44147 (PPN: 583-19-001) for a variance from the required 94 on-site parking spaces to 72 on site parking spaces for a total variance of 22 parking spaces.

BUILDING DEPARTMENT REPORT BY: Jeff Grassi (Interim 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 # 19-BZA02: 2203 W. SPRAGUE RD – PPN: 581-04-005 – PAUL & KATHLEEN SZUCH, OWNERS – VARIANCE TO BUILD / REPLACE A SECOND GARAGE/ACCESSORY STRUCTURE

The matter under discussion is at the request of Paul & Kathleen Szuch, owners of 2203 W. Sprague Rd., Broadview Heights, Ohio 44147 (PPN: 581-04-005) for the following variances to build / replace a second garage/accessory structure:

- 1.) For a variance to have 2 garages on (1) parcel. Codified ord. 1268.02(B)(2)
- 2.) For a variance of 3’ to exceed the required 10’ side yard setback for an accessory structure. Codified ord. 1268.02(C)(1)
- 3.) For a variance of 2’ to exceed the 16’ height limit for an accessory structure. Codified ord. 1268.01(B)(2)

BUILDING DEPARTMENT REPORT BY: Jeff Grassi (Interim 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 # 19-BZA03: 532 LENOX CT – PPN: 585-23-119 – CHRISTOPHER & LAURA STAUFER, OWNERS – VARIANCE FOR DRIVEWAY EXTENSION AND SETBACK FOR 3-SEASON ROOM ADDITION

The matter under discussion is at the request of Christopher & Laura Stauffer, owners of 532 Lenox Ct., Broadview Heights, Ohio 44147 (PPN: 585-23-119) for the following variances for a driveway extension and to build a 3-Season room:

- 1.) For a variance of 5’ to exceed the requirement for a driveway pad to be limited to the width of the garage. Codified ord. 1023.02.
- 2.) For a variance of 4’ to exceed the required minimum rear yard setback to construct a 3-Season room. Codified ord. 1272.12(D).

BUILDING DEPARTMENT REPORT BY: Jeff Grassi (Interim 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 # 19-BZA04: 451 HAMILTON DR – PPN: 583-23-020 – STEVE & COLLEEN HARRISSON, OWNERS – VARIANCES FOR DRIVEWAY EXTENSION

The matter under discussion is at the request of Steve & Colleen Harrisson, owners of 451 Hamilton Dr., Broadview Heights, Ohio 44147 (PPN: 585-23-020) for the following variances for a driveway extension:

- 1.) For a variance of 6’ to exceed the allowed 20’ driveway width. Codified ord. 1023.02
- 2.) For a variance of 8’ to extend the driveway pad beyond the garage width. Codified ord. 1023.02
- 3.) For an 11’ variance to exceed the allowed 30’ driveway pad length from the garage. Codified ord. 1023.02

BUILDING DEPARTMENT REPORT BY: Jeff Grassi (Interim 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 # 19-BZA05: 4929 E. MILL RD – PPN: 582-12-035 – JASON & CHRISTINE FELICIANO, OWNERS – VARIANCES FOR DRIVEWAY EXTENSION

The matter under discussion is at the request of Jason & Christine Feliciano, owners of 4929 E. Mill Rd., Broadview Heights, Ohio 44147 (582-12-035) for the following variances for a driveway extension:

- 1.) For a variance of 4’ to exceed the requirement for a driveway pad to be limited to the width of the garage. Codified ord. 1023.02.
- 2.) For a variance of 5’ to exceed the allowed 30’ driveway pad length from the garage. Codified ord. 1023.02

BUILDING DEPARTMENT REPORT BY: Jeff Grassi (Interim 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: _____

APPROVAL OF MINUTES: December 5, 2018 Meeting Minutes

OLD BUSINESS: _____

NEW BUSINESS: _____

NEXT MEETING (TENTATIVE) SCHEDULED: June 5, 2019 at 6:30 P.M.

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

SECOND BY: _____