



CITY OF BROADVIEW HEIGHTS BOARD OF ZONING APPEALS PUBLIC NOTICE

July 6, 2023

For the Board of Zoning Appeals Meeting on Wednesday, August 2, 2023 at 6:30 p.m.

Location: City of Broadview Heights
City Hall, Council Chambers
9543 Broadview Road, 2nd 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 Building Department at 440-526-6864.

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.

Please note, if there are items submitted for the Board of Zoning Appeals, by the next deadline date, the next meeting will be held on September 6, 2023.

BZA APPEAL #2023-07

Site Address: 7985 W. Ridge Drive
PPN: 581-01-071
Applicant: Hans Harasimchuk
Owner(s): Hans Harasimchuk

The matter under discussion is at the request of Hans Harasimchuk, for a variance to build a garage into the allowed front setback. Front setback is 50 feet, so a variance of 15 feet is required. Codified 1268.03(A) states single-family or two-family dwelling, each lot shall have a front yard not less in depth than 50 feet, measured at right angles from the street (property) lot line to the nearest foundation wall. Ordinance 1240.04 definitions states “street, included is the land between the street right of way lines, whether improved or unimproved, which may comprise the pavement, shoulders, gutter, sidewalks, division strips or other areas within the street lines.

BZA APPEAL #2023-08

Site Address: 2256 West Royalton Road
PPN: 584-06-018
Applicant: Krystyna & Jozef Pietrzycki
Owner(s): Krystyna Pietrzycki

The matter under discussion is at the request of Kystyna and Andy Pietrzycki of 2256 W Royalton Rd. for an area variance of 220 sq. ft., and variance for a second pole barn type garage with driveway. Ordinance 1268.02(B) (2) “only one garage is permitted per parcel”. This will also require

an area variance of 220 Sq. Ft. over the allowed 1700 sq. ft. maximum allowed per 1268.02(B(1) “not to exceed 1700 sq. ft. in area per parcel”.

BZA APPEAL #2023-04 - TABLED FROM THE JUNE 7, 2023 MEETING

Site Address: 9083 Avery Road

PPN: 583-14-001

Applicant: Terry Speth

Owner(s): Terry Speth

The matter under discussion is at the request of Terry Speth of 8151 Overlook for variances to lot split 583-14-001 into three lots. Variance (1) needs a lot width variance of 63 feet (ord. 1268.06(D) - each lot must have a minimum width of 125 feet); all three lots need an additional Variance (2) for the dwelling not to front the dedicated street (ord. 1268.06(C) – each dwelling’s front elevation faces only the dedicated street).