



CITY OF BROADVIEW HEIGHTS BOARD OF ZONING APPEALS AGENDA

December 31, 2021

Meeting on Wednesday, January 5, 2022 at 6:30 p.m..

CALL TO ORDER: _____

Actual Start Time: _____

ROLL CALL

BZA MEMBERS

- | | |
|--|--|
| <input type="checkbox"/> Debbie Boop, Chairman | <input type="checkbox"/> VACANT |
| <input type="checkbox"/> VACANT, Vice Chairman | <input type="checkbox"/> Iain Crouch (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 #2022-BZA #01:

Site Address: 9067 Broadview Rd.
PPN: 583-12-002
Applicant: Jeff Minnick
Owner(s): Albert Fink

The matter under discussion is at the request of Jeff Minnick, representing Albert Fink, for parcel 583-12-002 for a variance from amended ordinance 1268.06(C) that the front elevation of the house must front the dedicated street. Furthermore, a variance is needed to keep the existing garage per 1268.02(B)(1) "only one garage is permitted per parcel".

Report by the Chief Building Official: No objections

Report by the City Engineer: No objections

PRESENTATION BY OWNER/APPLICANT: _____

PUBLIC COMMENTS: _____

COMMENTS BY CITY OFFICIALS: _____

QUESTIONS BY BZA MEMBERS: _____

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

VOTING:

#1 – A variance for the front elevation of the house must front the dedicated street

#2 – A variance is needed to keep the existing garage (one garage per parcel)

	<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"/>	VACANT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Iain Crouch	<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 #2022-BZA #02:

Site Address: 8040 Longview Rd.
PPN: 581-23-085
Applicant: Michael & Kathleen Ruth
Owner(s): same as above

The matter under discussion is at the request of Michael and Kathleen Ruth of 8040 Longview Rd. for a variance to build an additional garage per 1268.02(B) (1) “only one garage is permitted per parcel”. This will also require an area variance of 102 Sq. Ft. over the allowed 1200 sq. ft. maximum allowed per 1268.02(B)(1) “not to exceed 1200 sq. ft. in area per parcel”.

Report by the Chief Building Official: No objections The Building department has no objection to either variances due to the existing size of current garage (not capable of parking two full size vehicles).

Report by the City Engineer: The new garage and driveway will be adding a substantial amount of imperious area. If approved, the permit application should include information about drainage including swales and storm sewer. Applicant should be mindful of connecting additional structures into existing storm sewer for the existing house. Final grading should not impact current waterflow and if it does applicant should be responsible for correcting.

PRESENTATION BY OWNER/APPLICANT: _____

PUBLIC COMMENTS: _____

COMMENTS BY CITY OFFICIALS: _____

QUESTIONS BY BZA MEMBERS: _____

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

VOTING:

#1 – A variance is needed to keep the existing garage (one garage per parcel)

#2 – An area variance of 102 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"/>	VACANT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Iain Crouch	<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 #2022-BZA #03:

Site Address: 9295 Avery Rd.
PPN: 581-28-001
Applicant: Manuel Gonzalez
Owner(s): Sara Johnson

The matter under discussion is at the request of Manuel Gonzalez, representing Sara Johnson, 9295 Avery Rd. for a variance to erect stockade wire fencing. 1312.06 (B) does not show stockade wired fence as an approved type of fencing.

Report by the Chief Building Official: No objections

Report by the City Engineer: No objections

PRESENTATION BY OWNER/APPLICANT: _____

PUBLIC COMMENTS: _____

COMMENTS BY CITY OFFICIALS: _____

QUESTIONS BY BZA MEMBERS: _____

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

VOTING:

#1 – A variance for stockade fencing

	<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"/>	VACANT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Iain Crouch	<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:

July 7, 2021

August 4, 2021

ADJOURNED AT: _____ P.M.