



**CITY OF BROADVIEW HEIGHTS
BOARD OF ZONING APPEALS
MEETING OUTCOME**

January 6, 2022

To: BZA Members, PC Members,
City Council Members, Mayor & Administrative Staff

From: Joe Mandato, Building Official

RE: Meeting Outcome for Board of Zoning Appeals Meeting on Wednesday, January 5, 2022

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”.

This case was unanimously **Approved – 3 Yes**

- #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)**

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”.

This case was unanimously **Approved – 3 Yes**

- #1 – A variance is needed to keep the existing garage (one garage per parcel)**
- #2 – An area variance of 102 sq. ft.**
- #3 – A variance to allow a second driveway to a second garage**

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.

This case was unanimously **Approved – 3 Yes**

#1 – A variance for stockade fencing