

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

**Meeting Outcome Notification**

**Date:** May 6, 2019

**To:** BZA Members, Council Members, PC Members, Mayor, Administrative Staff

**From:** Nancy Grattino, PC/BZA/Building Dept. Administrative Assistant

At the BZA Meeting of **May 1, 2019** the following transpired:

Minutes of December 5, 2018 were Approved as submitted.

**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 variance of 22 parking spaces to reduce the required 94 on-site parking spaces to 72 was UNANIMOUSLY APPROVED.***

**CASE # 19-BZA02: 2203 W. SPRAGUE RD – PPN: 581-04-005 – PAUL & KATHLEEN SZUCH, OWNERS – VARIANCE TO BUILD / REPLACE A SECOND GARAGE/ACCESSORY STRUCTURE**

Request for the following variances to build / replace a second garage/accessory structure:

- 1.) For a variance to have accessory building of 960 sq. ft.

***The variance was APPROVED with 3 YES Votes and 1 Abstaining.***

- 2.) For a variance of 3' to exceed the required 10' side yard setback for an accessory structure. Codified ord. 1268.02(C)(1)

***The variance was DENIED with 2 NO Votes, 1 YES Vote and 1 Abstaining.***

- 3.) For a variance of 2' to exceed the 16' height limit for an accessory structure. Codified ord. 1268.01(B)(2)

***The variance was APPROVED with 3 YES Votes and 1 Abstaining.***

**CASE # 19-BZA04: 451 HAMILTON DR – PPN: 583-23-020 – STEVE & COLLEEN HARRISSON, OWNERS – VARIANCES FOR DRIVEWAY EXTENSION**

Request 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

***This variance was UNANIMOUSLY APPROVED.***

- 2.) For a variance of 8' to extend the driveway pad beyond the garage width. Codified ord. 1023.02

***This variance was UNANIMOUSLY APPROVED.***

- 3.) For an 11' variance to exceed the allowed 30' driveway pad length from the garage. Codified ord. 1023.02

***This variance was UNANIMOUSLY APPROVED.***

**BZA MTG.  
5-1-19  
OUTCOME**

**CASE # 19-BZA05: 4929 E. MILL RD – PPN: 582-12-035 – JASON & CHRISTINE FELICIANO, OWNERS – VARIANCES FOR DRIVEWAY EXTENSION**

Request 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.

***This variance was UNANIMOUSLY APPROVED.***

- 2.) For a variance of 5' to exceed the allowed 30' driveway pad length from the garage. Codified ord. 1023.02

***This variance was UNANIMOUSLY APPROVED.***

**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**

Request for the following variances for a driveway extension:

- 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.

***This variance was UNANIMOUSLY APPROVED.***

- 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).

***This variance was UNANIMOUSLY APPROVED.***

***THE NEXT BZA MEETING SCHEDULED FOR WEDNESDAY, JUNE 5, 2019.***