



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

February 5, 2026

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, February 4, 2026

BZA APPEAL #2025-11 – Tabled from the December 3, 2025 Meeting

Site Address: 5093 Harris Road
PPN: 582-28-006
Applicant: Architects C.A. McGettrick LLC.
Owner(s): Johnny Dunlap

The matter under discussion is at the request of Architects C.A. McGettrick, LLC. for Johnny Dunlap for (1) a variance per Section 1268.02(B)(2) to allow more than one utility building per parcel. Applicant has three structures total, needing a variance for two additional structures, and (2) an area variance per Section 1268.02(B)(2) of 400 sq. ft., maximum allowed “not to exceed 1700 sq. ft. in area per parcel”, to allow 2100 sq. ft., and ~~(3) a variance from Section 1023.01(A)(B) that all driveways constructed in residential districts shall be constructed with a hard surface, concrete or asphalt, to allow keeping an existing gravel driveway,~~ and (4) a variance per Section 1023.02, allowing a driveway to extend 70 ft. in width, needing a 46 ft. width variance over the 24 ft. width of the garage, and driveway needs a variance to extend past the front of the house.

Variance (1) was **Approved – 4 Yes 0 No**
Variance (2) was **Approved – 4 Yes 0 No**
Variance (4) was **Approved – 4 Yes 0 No**

***Variance (3) was eliminated**
