



CITY OF BROADVIEW HEIGHTS BOARD OF ZONING APPEALS MEETING OUTCOME

March 4, 2021

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, March 3, 2021

CASE #2021-BZA #02:

Site Address: 3681 Braemar Drive
PPN: 585-14-052
Applicant: Greg Modic/Gene Esser of Petros Homes
Owner(s): John & Tera Chmura

The matter under discussion is at the request of Greg Modic and Gene Esser of Petros Homes to erect a 5-foot aluminum fence into Braemar's buffer easement and over a sewer easement at 3681 Braemar Drive. The Declaration of Covenants, Conditions, Restrictions and Easements of Braemar Farms Subdivision allows the city to approve rear yard fencing (Section 10.16- Fences).

This case was **Denied – 1 Yes & 2 No**

- **Variance to erect a 5-foot aluminum fence into Braemar's buffer easement and over a sewer easement.**

CASE #2021-BZA #03:

Site Address: 8900 Avery Rd
PPN: 583-07-003
Applicant: Raymond & Diane Fierst
Owner(s): Raymond & Diane Fierst

The matter under discussion is at the request of Raymond and Diane Fierst of 4603 Harris Rd. for a frontage variance of 55' at 8900 Avery Rd. This would allow the applicant to build on a lot with 70' of frontage. 1268.06(D) requires a minimum lot width of 125'

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

- **A frontage variance of 55' (code calls for a minimum frontage of 125')**

CASE #2021-BZA #04:

Site Address: 2741 W Royalton Rd
PPN: 584-12-005
Applicant: Sam Constable
Owner(s): Sam Constable

The matter under discussion is at the request of Sam Constable at 2741 West Royalton Rd. for a variance of 1400 Sq. Ft. (1268.02(B)(2) allows a garage and accessory structure combined total of 1700 sq. ft. This would allow the applicant to build a 64'x40' accessory structure to store RV, tractors and other equipment to maintain his 4-acre property. A second driveway leading to structure is also being asked to be constructed (1268.02 only allows one garage per parcel, but a variance will be needed for additional driveway to the accessory structure).

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

- **A variance of 1400 Sq. Ft. accessory structure (code allows a garage and accessory structure combined total of 1700 sq. ft.)**
- **For residential use only no commercial use allowed**

