



CITY OF BROADVIEW HEIGHTS BOARD OF ZONING APPEALS MEETING MINUTES

May 4, 2022

Editor’s Note: The minutes are not an actual verbatim transcript of the meetings, but merely intended to be a detailed synopsis of the discussion and decisions that took place during the meeting. Upon acceptance of the minutes by the Board of Zoning Appeals, these written minutes will become the official minutes of the meeting. All recordings are kept and disposed of according to the Public Records Schedule of the State of Ohio.

The Board of Zoning Appeals meeting was called to order by Debbie Boop at 6:30 p.m.

Read Article V, Section 8(D) of the City Charter and explained that this is the standard in which the Board needs to decide on each variance request(s) before them.

ROLL CALL

BZA MEMBERS

- ✓ Debbie Boop, Chairman
- Vacant, Vice Chairman
- ✓ Scott Maitland
- ✓ Rob Routson
- VACANT
- ✓ Iain Crouch (alternate)
- ✓ Margaret Harshbarger (alternate)

COUNCIL & CITY OFFICIAL MEMBERS present

- ✓ Joe Mandato (Building Official)
- ✓ Jennifer Dukes (BZA/PC/Building Dept. Admin. Assist.)
- Gary Yelenosky, PE (City Engineer)
- ✓ Richard Pignatiello (Assistant Law Director)
- Jeff Hajek (Fire Chief)
- Joe Fleming (Assistant Fire Chief)
- ✓ Joe Price (Council Rep.)
- Glenn Goodwin (Council Rep. Alternate)

Additional CITY OFFICIALS present

- Sam Alai (Mayor)
- David Schroedel (Service Director)
- Vince Ruffa (Law Director)
- Robert Boldt (City Council)
- George Stelmaschuk (City Council)
- Tom Pavlica (City Council)
- Brian Wolf (City Council)
- Jennifer Mahnic (City Council)

Debbie Boop: (Mass swearing in.) We have one case this evening and it is case number **2022-BZA #06**. The site address is 4065 Meadow Gateway. The matter under discussion is at the request of Dan Pisaneschi, representing Brandon Gros of 4065 Meadow Gateway for a variance to extend his driveway up to the property line. 1023.02 Specifications for driveways in residential areas: Residential driveways shall be located not less than three feet from the property line and shall not be more than 20 feet wide. Variances required are driveway up to property line (3’ required per code) and approximately 26’ wide (20’ allowed per code without deflection 30’ from garage). Do we have an update from the Building and Engineering Departments?

Joe Mandato: just to clarify the 3’ from the property line is actually in 1023.04. I wanted to clarify that because we had it listed under 1023.02. I have no objections to the variance. I will read off the Engineer’s reports and I kind of reiterate the same verbiage. The Engineering Department

recommends the lot is staked out by a surveyor prior to work and all additional pavement is installed on the applicant's property.

Debbie Boop: Thank you. Mr. Maitland would you read the statement of hardship.

Scott Maitland: I am asking for a variance to extend my driveway 10' to go up against the property line and 60' long from the start of the garage towards the street. I plan to have the openings at a 45-degree angle from the extended driveway to the apron of the driveway. The concrete will be around 6" thick and be done by Mardan Cement LLC.

Debbie Boop: Also submitted with the application there is a letter from Amy Voegerl at 4045 Meadow Gateway. Let the record reflect that there is a letter here from the neighbor on the north side and in summary she would like to recommend you allow this parking pad driveway extension. Would the applicant please come to the podium? Please sign in and put your name, address and then state it out loud for the record.

Brandon Gros: Brandon Gros, 4064 Meadow Gateway.

Debbie Boop: Do you have anything you would like to add to this variance application?

Brandon Gros: No. I may have someone else do the job a friend of mine. He and his father own a concrete company over in the Ravenna area. I grew up with him my whole life. I did not know he was registered in Broadview but he is; so I may have him end up doing the job and I let Dan know as well. Not sure if that really matters or not but I just wanted let you know.

Joe Mandato: No, as long as they are registered we are o.k.

Debbie Boop: I have one question for you and then I will ask if the Board has any. When I drove out and looked at the house it looks like you already have a double wide driveway going right up to the garage. What is the intent of the extra width?

Brandon Gros: I have typically my truck inside, then I have a work truck and then I have another car and a mower inside the garage. Mainly this is to not have to jockey around the vehicles for access parking. My neighbor who wrote the letter; Amy; Dan actually did her driveway I believe last year and extended hers as well and I think she needed to get a variance as well. So seeing the ability of her and her family being able to kind of pull in and not have to jockey the vehicles around. I had just bought this house last year. I have been here a little over a year. Love the area for my job I cover Cuyahoga County so it is pretty central. I plan on living here for a long time. It's something that I want to do down the road as well when I have kids and a family. Everything is getting more expensive so I rather do it now.

Debbie Boop: Thank you. Board members do you have any questions?

Joe Mandato: I will make one more comment. I forgot to mention this earlier. I recommended that he go to the north because I don't really allow too many turn around driveways in front of the house. Then you are looking at all driveway instead of a nice house and grass area. That one of my recommendations to Brandon to move it north and you guys can make your decision on the property line.

Scott Maitland: The other thing I noted is the house is really pushed to the side of the property.

Joe Mandato: Correct

Debbie Boop: It is. Now with that electrical pole and the line that goes down is there going to be any interruption with that; does that have to be coordinated with the electric company in any way?

Joe Mandato: No, he will just call OUPS before they dig and that should handle anything but they should not bother that because they will be underneath it.

Debbie Boop: You mentioned a work truck. Are you an independent contractor?

Brandon Gros: No, I'm a salesman for Leppo Inc, its Bobcat Cleveland. I work out of Bedford Hts. and North Ridgeville. It also another good reason to live here in Broadview Hts. It's just a commercial work truck; F-350.

Debbie Boop: I saw it in the driveway. Not seeing anyone here to speak in favor or against; I have to ask anyone want to speak in favor, anyone want to speak against. I think we can put this up to a vote. You do need to have majority approve this and then you can move forward. May I have a motion to put this to vote.

BZA MOTION BY: Scott Maitland

SECOND BY: Rob Routson

VOTING:

#1 - Variances for driveway up to property line (3' required per code)

	<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"/>	VACANT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
VACANT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Iain Crouch	✓	<input type="checkbox"/>	<input type="checkbox"/>
Scott Maitland	✓	<input type="checkbox"/>	<input type="checkbox"/>	Margaret Harshbarger	✓	<input type="checkbox"/>	<input type="checkbox"/>
Rob Routson	✓	<input type="checkbox"/>	<input type="checkbox"/>				
✓ APPROVED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#2 - Variances for approximately 26' wide (20' allowed per code without deflection 30' from garage)

	<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"/>	VACANT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
VACANT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Iain Crouch	✓	<input type="checkbox"/>	<input type="checkbox"/>
Scott Maitland	✓	<input type="checkbox"/>	<input type="checkbox"/>	Margaret Harshbarger	✓	<input type="checkbox"/>	<input type="checkbox"/>
Rob Routson	✓	<input type="checkbox"/>	<input type="checkbox"/>				
✓ APPROVED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

APPROVAL OF MINUTES:

Debbie Boop: No minutes to review form the last meeting.

NEW BUSINESS:

Debbie Boop: Do we have any agenda items for next month?

Joe Mandato: We just got an application today.

Debbie Boop: We will be having a meeting on June 1st, 2022.

Joe Mandato: Prequel to that meeting everybody may want to go to that property and look at it. They are looking for a variance on a very large commercial vehicle.

Debbie Boop: Thank you for the heads-up.

OLD BUSINESS:

Debbie Boop: Do we have any old business?

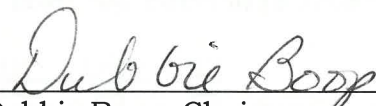
Joe Mandato: I can give you an update on business coming in if you like. Tractor Supply they are moving right along and obviously they are starting paving soon. I gave them an approved landscaping plan; it's going to be a lot of landscaping instead of looking at all concrete. They are putting a lot of trees on the tree lawn. Within the next week or two Aldi will be opening. They just finished paving their lot today. Brew Wall broke ground and they are getting the lot ready to dig for their foundations. We then have Bubbakoo's Burritos and they are going into Pizza Fire. Its actually a pretty good menu and looks pretty good. The Nail Bar is going right next door which is the old Tom and Chee. That is, it. Joe do you have anything?

Joe Price: Shook his head no.

Rob Routson: Has there been any activity or inquires about the car part thing on Edgerton? That man cave car thing we approved.

Joe Mandato: I actually meet with the major stock holder the other day and he is working with a pretty good investor and hopefully something will come through and it may change that whole site or maybe continue on with what is there; I'm not sure. It's a big enough investor that can eat up all the tax money and buy everybody out hopefully.

Debbie Boop: With no further business to come before the Board of Zoning Appeals this meeting is Adjourned at: 6:44 P.M.



Debbie Boop, Chairman
Board of Zoning Appeals
City of Broadview Heights

Approved Date: 6-1-2022

Respectfully submitted,

Jennifer Dukes
Building Administrative Assistant
Board of Zoning & Planning Commission Secretary