

**CITY OF BROADVIEW HEIGHTS
BOARD OF ZONING APPEALS
MINUTES
June 5, 2019**

(Editor's Note: These minutes are not actual verbatim transcript of the meeting but merely intended to be a detailed synopsis of the discussion that took place during this meeting. It is the belief of the author of this document that all pertinent information has been included to represent an overview of discussions and decisions reached.)

Meeting Called to Order by BZA Chairman Allen Palmer at 6:31 P.M.

Roll Call by Nancy Grattino:

Present: Allen Palmer (Chairman), Brad Clifford, Rob Routson, Debbie Boop (alternate), Erin Dickinson (alternate), Councilman Joe Price and Brian Wolf, Councilman (alternate rep.)

Absent: Marty Camloh

Also Present: Jeff Grassi, Interim Building Commissioner; Richard Pignatiello, Assistant Law Director (late arrival); Councilman Tom Pavlica and Nancy Grattino, PC/BZA/Bldg. Department Administrative Assistant

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

Mr. Allen Palmer swore everyone in who was planning on speaking this evening.

Mr. Palmer explained if a variance is approved it is only good for one year. If you don't start on your project within that year you would have to reapply.

CASE # 19-BZA06: 10327 WILDFLOWER WAY – PPN: 585-10-100 – ERIC & LISA LITRAS, OWNERS – VARIANCE FOR REAR YARD SETBACK TO CONSTRUCT A SUNROOM

Mr. Palmer read the variance request as follows:

The matter under discussion is at the request of Eric & Lisa Litras, owners of 10327 Wildflower Way, Broadview Hts., Ohio 44147 (PPN: 585-10-100) for a variance of 11' from the required 20' rear yard setback to construct a sunroom. Codified Ord. 1272.12(D)

Mr. Brad Clifford read into record the statement of hardship from the applicant (see file).

Mr. Rob Routson read the HOA letter (see file).

Mr. Allen Palmer read into record a memo from Engineering (see file).

Joe Stipic, the applicants father and Lisa Litras, the applicant came forward. Mr. Stipic stated he thought they did a good job in presenting their case, the HOA agrees that they can build on it. Mr.

Stipic stated they use the grass area currently, you can see it is cut all the way back there if you look at the pictures. Mr. Stipic stated they have been using that area for many years. Mr. Palmer stated he stopped out there on Saturday, he is assuming that some of what is mowed and being used as their yard is part of the HOA. Mrs. Litras stated yes. Mr. Palmer stated that makes it nice for them to have that extra space like that. Mrs. Litras stated it is common land going all the way across, the neighbors and everyone can use it.

Mr. Palmer asked if there were any questions from BZA members, City Officials or the audience. The only comment was from Mr. Price asking who did the drawing and stated it was done very nice. Mr. Stipic stated he had done the drawing.

Mr. Allen Palmer entertained a Motion to vote on Case #19-BZA06, 10327 Wildflower Way - PPN: 585-10-100 as submitted for a variance of 11' for a rear yard setback to construct a sunroom. Mr. Brad Clifford made the Motion. Seconded by Mr. Rob Routson. A paper ballot vote was taken as follows: Allen Palmer – YES, Brad Clifford – YES, Rob Routson – YES, Debbie Boop – YES and Erin Dickinson. With UNANIMOUS Vote, the Variance was APPROVED.

CASE # 19-BZA07: 8305 Wright RD – PPN: 582-10-008 – MICHAEL & PATRICIA REYNOLDS, OWNERS – VARIANCE FOR DRIVEWAY EXTENSION

Mr. Palmer read the variance request as follows:

The matter under discussion is at the request of Michael & Patricia Reynolds, owners of 8305 Wright Rd., Broadview Hts., Ohio 44147 (PPN: 582-10-008) for a driveway extension, asking for a variance of 4' to exceed the required 20' maximum width for a driveway. Codified Ord. 1023.02

Mrs. Debbie Boop read into record the statement of hardship from the applicant (see file).

Mr. Allen Palmer read into record a memo from Engineering (see file).

Michael & Patricia Reynolds, the applicants came forward. Mr. Reynolds stated he thinks the drawings he submitted are pretty clear. They are basically just straightening out that little watermelon shape there and allow for additional parking. They always have the holidays at their house and need the parking. Mr. Reynolds thanked the Board for their considerations.

Mrs. Boop stated it looks like according to the drawing that it will be three cars wide instead of two cars wide. Mr. Reynolds stated almost three. Mrs. Boop stated they mentioned a growing family and asked if they plan on keeping any cars outside on a regular basis. Mr. Reynolds stated they do, they kind of use the garage for the entertaining use.

Mr. Palmer asked if there were any comments from City Officials. Mr. Price stated he just wanted to thank the Reynolds and their neighbors for their patience last year. They had a significant project on their roadway, it looks great but they had to deal with that lengthy inconvenience. Mr. Price stated they kept a close eye on it; overall, he commends all the people on Wright Rd. for their patience in the time it took to complete that road.

Mr. Palmer asked if there was anyone in the audience who would like to speak regarding this variance request. No response.

Mr. Allen Palmer entertained a Motion to vote on Case #19-BZA07, 8305 Wright Rd - PPN: 582-10-008 as submitted for a variance of 4' for a driveway extension. Mr. Brad Clifford made the Motion. Seconded by Mrs. Debbie Boop. A paper ballot vote was taken as follows: Allen Palmer – YES, Brad Clifford – YES, Rob Routson – YES, Debbie Boop – YES and Erin Dickinson. With UNANIMOUS Vote, the Variance was APPROVED.

CASE # 19-BZA08: 668 OXFORD DR – PPN: 585-24-048 – JACQUELINE KUCHTA, OWNERS – VARIANCE FOR DRIVEWAY EXTENSION

Mr. Palmer read the variance request as follows:

The matter under discussion is at the request of Jacqueline Kuchta, owner of 668 Oxford Dr., Broadview Hts., Ohio 44147 (PPN: 585-24-048) for a driveway extension, asking for a variance of 5' to exceed the required 20' maximum width for a driveway pad. Codified Ord. 1023.02

Ms. Erin Dickinson read into record the statement of hardship from the applicant (see file).

Mr. Brad Clifford read the HOA letter (see file).

Mr. Allen Palmer read into record a memo from Engineering (see file).

Jacqueline Kuchta, the applicant came forward. Ms. Kuchta stated she has nothing to add. Ms. Kuchta stated she has four drivers backing in and out. That corner there is kind of busy because of the entrance off of Boston. Just backing in and out and switching cars around all the time is hard so she thought with having that extra little pad there it would help.

Mr. Palmer asked if there were any questions from the Board Members.

Mr. Routson wanted to make a correction to the memo from Engineering. In the referenced portion everything is correct but in the actual body of the text he believes the case number was put in incorrectly as a typo. Mrs. Grattino stated it must be a typo from Engineering.

Mr. Palmer asked if there were any comments from City Officials or anyone in the audience. No response.

Mr. Allen Palmer entertained a Motion to vote on Case #19-BZA08, 668 Oxford Dr.- PPN: 585-24-048 as submitted for a variance of 5' for a driveway extension. Mr. Brad Clifford made the Motion. Seconded by Mrs. Debbie Boop. A paper ballot vote was taken as follows: Allen Palmer – YES, Brad Clifford – YES, Rob Routson – YES, Debbie Boop – YES and Erin Dickinson. With UNANIMOUS Vote, the Variance was APPROVED.

CASE # 19-BZA09: 1555 AKINS RD– PPN: 584-18-003 – BRYAN KNOPP OF MORTON BUILDINGS, INC., REPRESENTATIVE – VARIANCE FOR SQUARE FOOTAGE TO CONSTRUCT 960 SQ. FT. UTILITY BUILDING

Mr. Palmer read the variance request as follows:

The matter under discussion is at the request of Bryan Knopp of Morton Buildings, Inc., representative for Charles & Jocelyn Stella, owners of 1555 Akins Rd., Broadview Hts., Ohio 4147 (PPN: 584-18-003) for

a variance of 460 sq. ft. to exceed the allowed 500 sq. ft. to construct a 960 sq. ft. utility building. Codified Ord. 1268.02(B)(2)

Mr. Rob Routson read into record the statement of hardship from the applicant (see file).

Mr. Allen Palmer read into record a memo from Engineering (see file).

Bryan Knopp of Morton Buildings, representative for the owners came forward.

Mrs. Boop asked if there was any intention of keeping livestock in there. Mr. Knopp stated no.

Mr. Palmer asked if there were any comments from City Officials or the audience. No response.

Mr. Allen Palmer entertained a Motion to vote on Case #19-BZA09, 1555 Akins Rd.- PPN: 584-18-003 as submitted for a variance of 480 sq. ft. to construct a 960 sq. ft. utility building. Mr. Rob Routson made the Motion. Seconded by Mr. Brad Clifford. A paper ballot vote was taken as follows: Allen Palmer – YES, Brad Clifford – YES, Rob Routson – YES, Debbie Boop – YES and Erin Dickinson. With UNANIMOUS Vote, the Variance was APPROVED.

CASE # 19-BZA10: 3581 MARK DR – PPN: 582-18-083 – JIGNESH & ALPA AMIN, OWNERS – VARIANCE FOR DRIVEWAY PARKING PAD/TURNAROUND

Mr. Palmer read the variance request as follows:

The matter under discussion is at the request of Jignesh & Alpa Amin, owners of 3581 Mark Dr., Broadview Hts., Ohio 44147 (PPN: 582-18-083) for a driveway extension, asking for a variance to install an 18'X20' driveway parking pad / turnaround. Codified Ord. 1023.02

Ms. Erin Dickinson read into record the statement of hardship from the applicant (see file).

Mr. Allen Palmer read into record a memo from Engineering (see file).

Mr. Palmer asked the applicant to come forward. There was no applicant or representative here this evening. Mr. Palmer asked how they should proceed and decided with the Board Members to Table this case until next month in hopes of the applicant being present.

Mr. Allen Palmer entertained a Motion to TABLE Case #19-BZA10, 3581 Mark Dr. – PPN: 582-18-083 due to no applicant being present. Mr. Brad Clifford made the Motion. Seconded by Mr. Rob Routson. With UNANIMOUS Vote, Motion Carried.

CASE # 19-BZA11: 2314 HARRIS RD – PPN: 581-32-010 – ERICH & CHRISTINE SCHAEFFER, OWNERS – VARIANCE FOR DRIVEWAY EXTENSION

Mr. Palmer read the variance request as follows:

The matter under discussion is at the request of Erich & Christine Schaeffer, owners of 2314 Harris Rd., Broadview Hts., Ohio 44147 (PPN: 581-32-010) for a driveway extension, asking for a variance of 30' to exceed the required 30' maximum length of a drive pad. Codified Ord. 1023.02

Mr. Rob Routson read into record the statement of hardship from the applicant (see file).

Mr. Allen Palmer read into record a memo from Engineering (see file).

Eric Schaeffer, the applicant came forward. Mr. Schaeffer stated this is pretty cut and dry, he needs an additional parking area. He has a small camper and this will make it easier for them to get out of the garage and turn around to back out on Harris Rd. It is pretty busy with people turning.

Mr. Palmer asked if there were any questions from Board Members, City Officials or the audience. No response.

Mr. Allen Palmer entertained a Motion to vote on Case #19-BZA11, 2314 Harris Rd.- PPN: 581-32-010 as submitted for a variance of 30' to exceed the required 30' maximum length of a driveway pad. Mr. Brad Clifford made the Motion. Seconded by Mrs. Debbie Boop. A paper ballot vote was taken as follows: Allen Palmer – YES, Brad Clifford – YES, Rob Routson – YES, Debbie Boop – YES and Erin Dickinson. With UNANIMOUS Vote, the Variance was APPROVED.

NEW BUSINESS / OLD BUSINESS:

Mr. Palmer asked if everyone has read the minutes of May 1, 2019 and if there were any changes. No response. Mr. Allen Palmer stated the Minutes of May 1, 2019 are APPROVED as written.

Mr. Allen Palmer stated with no further business to come before the Board, this meeting is adjourned. Mr. Palmer adjourned the meeting at 7:02 P.M.

Minutes submitted by: Nancy Grattino
BZA/PC/Building Dept. Administrative Assistant

Attested to by: Allen Palmer Date: 7/10/19
Chairman Allen Palmer