

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

DATE: *April 5, 2017 (6:30 PM)*

CALL TO ORDER: Allen Palmer (Chairman) Time: _____

ROLL CALL:

BZA MEMBERS:

- ___ Allen Palmer, Chairman
- ___ Marty Camloh, Vice Chairman (alternate)
- ___ Brad Clifford
- ___ Joe Jiamachello
- ___ Rob Routson
- ___ Debbie Boop (alternate)
- ___ VACANT
- ___ Joe Price (Council Rep.)
- ___ Brian Wolf (Council Rep. Alternate)
- ___ Michael Skvasik (Building Commissioner)
- ___ Richard Pignatiello (Assistant Law Director)
- ___ Kristina Sorensen (Economic Development Coordinator)
- ___ Nancy Grattino (BZA/PC/Building Dept. Secretary)

Additional CITY OFFICIALS present:

CASE # 17-04: 1529 NEWTON PASS (PPN: 585-07-025) – STEPHEN & SONJA METZLER, OWNERS – VARIANCE OF 10 FT. FRONT YARD SETBACK FOR PROPOSED ATTACHED GARAGE ADDITION.

The matter under discussion is at the request of Mr. and Mrs. Stephen Metzler owners of 1529 Newton Pass, Broadview Heights, Ohio 44147 (PPN 585-07-025) for the construction of an attached garage addition. The required front yard setback is 50 ft. per Ordinance 1268.03(a). The requested front yard setback is 40 ft. and requires a 10 ft. variance.

STAFF REPORT BY: Michael J. Skvasik (Building Commissioner): *No Objection*

PRESENTATION BY: OWNER/APPLICANT

QUESTIONS BY: BZA MEMBERS

COMMENTS BY: CITY OFFICIALS

PUBLIC COMMENTS: (sign-in when approaching the podium to speak) _____

BZA MOTION BY: _____

SECOND BY: _____

CASE # 17-05: 9532 AMBERWOOD CT. (PPN: 584-17-040) – ERIC & KELLY JEZIOR, OWNERS – VARIANCE OF 22 FT. INTO SECONDARY SETBACK TO CONSTRUCT A FENCE (CORNER LOT)

The matter under discussion is at the request of Mr. and Mrs. Eric Jezior owners of 9532 Amberwood Ct., Broadview Heights, Ohio 44147 (PPN 584-17-040) for a variance of 22' into the required 50' secondary setback (house on corner lot) to construct a fence Codified Ordinance 1312.06 (d)(1)(C)(4)(Ex1) requires that a fence be erected to meet the secondary setback line.

STAFF REPORT BY: Michael J. Skvasik (Building Commissioner): *Must have HOA approval. What is the hardship?*

PRESENTATION BY: OWNER/APPLICANT

QUESTIONS BY: BZA MEMBERS

COMMENTS BY: CITY OFFICIALS

PUBLIC COMMENTS: (sign-in when approaching the podium to speak) _____

BZA MOTION BY: _____

SECOND BY: _____

CASE # 17-06: 8080 BROADVIEW RD. (PPN: 581-05-006, 007 & 034) – TOTAL APPLIANCE – ANTHONY & KRISTI DIMASSA, OWNERS – SETBACK VARIANCES FOR PROPOSED BUILDING ADDITION

The matter under discussion is at the request of Mr. Anthony DiMassa owner of Total Appliance Service at 8080 Broadview Rd., Broadview Heights, Ohio 44147 (PP#581-05-006, 007, 034).

Variations under consideration are:

- (1) Eight feet (8') from the required 50' rear yard off street parking setback. Codified Ordinance 1276.06(a) schedule requires a 50' setback.
- (2) A variance is requested for the minimum rear yard building setback. A 100' setback is required on the west side and 42' is shown, requiring a variance of 58' Codified Ordinance 1276.06(a).

STAFF REPORT BY: Michael J. Skvasik (Building Commissioner): *No objection, but lot consolidation may be a requirement of Planning Commission*

PRESENTATION BY: OWNER/APPLICANT

QUESTIONS BY: BZA MEMBERS

COMMENTS BY: CITY OFFICIALS

PUBLIC COMMENTS: (sign-in when approaching the podium to speak) _____

BZA MOTION BY: _____

SECOND BY: _____

CASE # 17-07: 4350 HARRIS RD. (PPN: 583-11-006) – JOSEPH & HEATHER SWANEY, OWNERS – VARIANCE FOR PROPOSED DRIVEWAY EXTENSION

The matter under discussion is at the request of Mr. and Mrs. Joseph Swaney, owner of 4350 Harris Road, Broadview Heights, Ohio 44147 (PPN 583-11-006) for a variance of 10' from the required driveway width to construct an extension on an existing driveway drive to allow for parking. The applicant also requests that the driveway apron extend 42' from the front of the garage and full width. This area is limited to 30' in depth and requires a variance of 12' as shown on the applicants drawing. Codified Ordinance section 1023.02 limits the driveway width to 20' and apron area to 30' at a deflection of 30 top 45 degrees

STAFF REPORT BY: Michael J. Skvasik (Building Commissioner): ***No objection, but must control water to stay on property.***

PRESENTATION BY: OWNER/APPLICANT

QUESTIONS BY: BZA MEMBERS

COMMENTS BY: CITY OFFICIALS

PUBLIC COMMENTS: (sign-in when approaching the podium to speak)

BZA MOTION BY:

SECOND BY:

CASE # 17-08: 284 PRESTWICK RD. (PPN: 585-02-045) – LISA ECHEVERRY, OWNER – VARIANCE FOR PROPOSED PATIO INTO REAR YARD SETBACK

The matter under discussion is at the request of Ms. Lisa Echeverry, owner of 284 Prestwick Dr. Broadview Heights, Ohio 44147 (PPN 585-02-045) requests a setback of 5' resulting in a variance of 10' from required 15' setback for patios in in the Wiltshire Golf Course Community. Ordinance 40-14 allows for a 15' setback.

STAFF REPORT BY: Michael J. Skvasik (Building Commissioner): ***Only golf course to rear – no objection.***

PRESENTATION BY: OWNER/APPLICANT

QUESTIONS BY: BZA MEMBERS

COMMENTS BY: CITY OFFICIALS

PUBLIC COMMENTS: (sign-in when approaching the podium to speak)

BZA MOTION BY:

SECOND BY:

CASE # 17-09: 7655 TOWN CENTRE DR. (PPN: 583-26-046) – THE GODDARD SCHOOL, MARTIN & THERESA CAMLOH, OWNERS – SETBACK VARIANCES FOR PROPOSED BUILDING ADDITION AND RETAINING WALL

The matter under discussion is at the request of Mr. and Mrs. Martin Camloh owners of Goddard School, 7655 Town Center Drive, Broadview Heights, Ohio 44147 (PPN 583-26-046) for a variance of 80' into the required 150' front yard setback to construct a building addition and a 95' front setback variance to construct a retaining wall. Codified ordinance section 1276.06 requires a front setback of 150' from the center line of the road at the front of the building or structure. Note that fences are prohibited in the front yard of a structure unless approved by the Planning Commission. Codified Ordinance 1313.06(d)(3)(C).

STAFF REPORT BY: Michael J. Skvasik (Building Commissioner): *No objection.*

PRESENTATION BY: OWNER/APPLICANT

QUESTIONS BY: BZA MEMBERS

COMMENTS BY: CITY OFFICIALS

PUBLIC COMMENTS: (sign-in when approaching the podium to speak) _____

BZA MOTION BY: _____

SECOND BY: _____

APPROVAL OF MINUTES: **March 1, 2017 Meeting Minutes**

OLD BUSINESS: _____

NEW BUSINESS: _____

NEXT MEETING (TENTATIVE) SCHEDULED: *May 3, 2016 at 6:30 P.M.*

MOTION TO ADJOURN BY: _____ **AT:** _____

SECOND BY: _____