

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

DATE: July 11, 2018 (6:30 PM)
NOTE - Mtg. is a week late due to July 4th Holiday

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

ROLL CALL: **BZA MEMBERS:**
____ Allen Palmer, Chairman
____ Marty Camloh, Vice Chairman
____ Brad Clifford
____ Rob Routson
____ Debbie Boop (alternate)
____ VACANT
____ VACANT (alternate)
____ 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 # 18-BZA06: 1427 DUKE CT – PPN: 582-11-021 VLADIMIR NOVAKOVIC – OWNER – VARIANCE OF 10’ FOR WIDTH OF GARAGE APRON

The matter under discussion is at the request of Mr. Vladimir Novakovic, owner of 1427 Duke Ct., Broadview Heights, Ohio 44147 (PPN 582-11-021) for a 40’ garage apron and a variance of 10’ from the allowable depth for a driveway apron of 30’. Codified Ordinance section 1023.02 limits the depth of the garage apron to 30’.

STAFF REPORT BY: Michael J. Skvasik (Building Commissioner): *Building Department has no objection to the variance.*

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 # 18-BZA08: 3125 HARRIS RD – PPN: 582-25-055 – THOMAS & MARLA SPAETH, OWNERS - VARIANCE FOR DRIVEWAY EXTENSION

The matter under discussion is at the request of Mr. and Mrs. Thomas Spaeth owners of 3125 Harris Road, Broadview Heights, Ohio 44147 (PPN 582-25-055) for a variance of 16’ from the requirement for a driveway to be limited to the width of the garage for a distance of 30’ from the front of the garage. Total garage width is 20’ and the total drive width requested is 36’. Codified Ordinance section 1023.02 limits a driveway to the width of the garage for a distance of 30’ from the garage door.

STAFF REPORT BY: Michael J. Skvasik (Building Commissioner): *Building Department has no objection to the variances.*

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 # 18-BZA09: 2456 BOSTON RD - PPN: 585-14-033 – GREG MODIC, REPRESENTATIVE - VARIANCE – SETBACKS FOR CONSTRUCTION OF NEW GARAGE

The matter under discussion is at the request of Mr. Greg Modic representative for owner, Mr. Daniel Mihovk 2456 Boston Road, Broadview Heights, Ohio 44147 (PPN 585-14-033) for the construction of a new garage. The requested secondary setback is 30’ and requires a 20’ variance. The requested setback from the main structure is 22’ requiring a variance of 3’. Per ordinance 1268.03(a) the required secondary setback on a corner lot is 50’. Codified Ordinance 1268.02(c)(3) requires a garage setback from the main structure of 25’.

STAFF REPORT BY: Michael J. Skvasik (Building Commissioner): *Building Department has no objection to the variances.*

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 # 18-BZA07: 6593 HARRIS RD – PPN: 583-24-011–BONNIE DERAN, OWNER - VARIANCES – MULTIPLE FOR DRIVEWAY EXTENSION

The matter under discussion is at the request of Ms. Bonnie Deran owner of 6593 Harris Road, Broadview Heights, Ohio 44147 (PPN 583-24-011) for the following variances:

- 1.) A variance of 5.08' from the requirement for a driveway to be limited to the width of the garage for a distance of 30' from the front of the garage.
- 2.) The stone drive as shown encroaches on the neighboring property and requires a 3' side setback variance.
- 3.) Total garage width is 20.92' and the total drive width requested is 26'. (This extends almost the entire distance from the garage door apron to the R.O.W.) Codified Ordinance section 1023.02 limits a driveway to the width of the garage for a distance of 30' from the garage door and 3' from the property line. This requires a 5.07' width variance.
- 4.) Applicant also requests this extension to be stone. Ordinance 1023.02, 1023.05 require driveways and aprons to be paved in concrete or asphalt.

STAFF REPORT BY: Michael J. Skvasik (Building Commissioner): *Building Department does not favor the request for a stone drive that extends over the property line. The code has no standards for a stone drive.*

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: June 6, 2018 Meeting Minutes

OLD BUSINESS: _____

NEW BUSINESS: _____

NEXT MEETING (TENTATIVE) SCHEDULED: September 5, 2018 at 6:30 P.M.

MOTION TO ADJOURN BY: _____

AT: _____

SECOND BY: _____