

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

DATE: *October 3, 2018 (6:30 PM)*

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 # 17-43: 9314, 9318 & 9342 BROADVIEW RD (PPN: 583-04-004, 005 & 006) –FABO ARCHITECT, REPRESENTATIVE– MULTIPLE VARIANCES FOR DISCOUNT DRUG MART – 11-1-17 VARIANCES WERE APPROVED – 1 YEAR EXTENSION ON APPROVALS REQUESTED

- 1.) The request is for a side parking lot/driveway set back variance of 43 ft. with the setback shown as 7 ft. Codified Ordinance section 1276.06 requires a 50 ft. front parking lot/driveway setback. **This variance was UNANIMOUSLY APPROVED on 11-1-17.**
- 2.) The request is for a building size variance of 8,000 sq. ft. with the size shown as 28,000 sq. ft. Codified Ordinance section 1276.03 requires a maximum building size of 20,000 sq. ft. for grocery and retail stores. **This variance was UNANIMOUSLY APPROVED on 11-1-17.**
- 3.) The request is for 30 ft. variance for a pharmacy drive through within 350 ft. a residential dwelling. Codified Ordinance 1276.02(b)(3) requires a distance of 350 ft. **This variance was UNANIMOUSLY APPROVED on 11-1-17.**

****ADD ON VARIANCE REQUEST****

- 1.) The request is for 63 space parking variance from the 204 required, 141 provided. Codified Ordinance 1284.04. **This variance was UNANIMOUSLY APPROVED on 11-1-17.**

BZA Agenda
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10-3-18

BUILDING DEPARTMENT REPORT BY: Michael J. Skvasik (Building Commissioner): *No objection if practical difficulty is demonstrated to the satisfaction of the Board.*

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-BZA11: 4916 WESTMINSTER LANE – PPN: 582-29-017– BILLY CHAN & LESLIE GEE, OWNERS - VARIANCE FOR DRIVEWAY EXTENSION - CONTINUATION

The matter under discussion is at the request of Mr. Billy Chan, owner of 4916 Westminster Lane, Broadview Heights, Ohio 44147 (PPN 582-29-017) for the following variances:

- 1.) The variance requested is 4'-5", for the driveway width to extend beyond the width of the garage.
- 2.) A variance of 1'-4" is requested for the driveway setback from the side property line.

Codified Ordinance 1023.02 limits the drive width at the garage to the width of the garage and requires a minimum of 3' side property line setback.

BUILDING DEPARTMENT REPORT BY: Michael J. Skvasik (Building Commissioner): *The Board should note that the drive extension will extend to the property line. What is the practical difficulty?*

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-BZA15: 4921 E. WALLINGS RD. - PPN: 582-05-030 – ERIC WITZKE, OWNER- VARIANCES FOR DRIVEWAY OFFSET

The matter under discussion is at the request of Mr. Eric Witzke, owner of 4921 East Wallings Rd., Broadview Heights, Ohio 44147 (PPN 582-05-030) for a variance of 3' from the required 3' driveway setback from the side property line. Codified Ordinance section 1023.02 requires a driveway setback of 3' from the side property line.

BUILDING DEPARTMENT REPORT BY: Michael J. Skvasik (Building Commissioner): *No objection if practical difficulty is demonstrated to the satisfaction of the Board.*

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: September 5, 2018 Meeting Minutes

OLD BUSINESS: _____

NEW BUSINESS: _____

NEXT MEETING (TENTATIVE) SCHEDULED: *November 7, 2018 at 6:30 P.M.*

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

SECOND BY: _____