

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

Meeting Outcome Notification

Date: February 2, 2017

To: City Council, BZA members, PC members, Mayor, Administrative Staff

From: Nancy Grattino, Building Department Secretary

At the BZA Meeting of **February 1, 2017** the following transpired:

Minutes of December 7, 2016 were Unanimously Approved.

CASE # 16-26: SW CORNER OF I77 & RT 82 (PPN: 583-20-001) – ML BROADVIEW INVESTORS LTD – VARIANCE FOR BUILDING, PARKING AND DRIVEWAY SETBACK - CONTINUATION

Variances under consideration are: (2-1-17 – SEE REVISED DRAWING)

- (1) Twenty feet (20') from the required 25' side yard off street parking and driveway setback. Codified Ordinance 1280.06(a), (b) and schedule requires a 25' side setback.

This variance is not required, driveway connects to street.

- (2) The variance is requested for the minimum front building setback. A 100' setback is required on the west side and **78'** is shown, requiring a variance of **22'** Codified Ordinance 1280.06(a), (b).

This Variance was UNANIMOUSLY APPROVED.

- (3) The variance requested is for the minimum front yard parking lot/driveway setback. A 100' setback is required on the west side building and **10'** is shown, requiring a variance of **90'** Codified Ordinance 1280.06(a), (b).

This variance was UNANIMOUSLY APPROVED.

CASE # 17-01: 2456 BOSTON RD – PPN: 585-14-004 & 585-14-001– SAM PETROS, REPRESENTATIVE - VARIANCE FOR LOT WIDTHS AND AREA

- 1) Variance request for lot areas, ranging from 2,551 sq. ft. to 5, 940 sq. ft. for thirty-one lots.

This Variance was UNANIMOUSLY APPROVED.

- 2) Variance request for lot widths ranging from 5 to 25 ft. for thirty-one lots.

This Variance was UNANIMOUSLY APPROVED.

**BZA 2-1-17
OUTCOME
PAGE 2**

**CASE # 17-02: 8887 AVERY RD – PPN: 583-08-003 – GREGORY & IWONA BUDZILO, OWNERS -
VARIANCES FOR AREA AND WIDTH OF NEW GARAGE**

(1) Garage structures with a total area of 2840 square feet are requested requiring a variance of 1640 square feet. The total area of residential garages is limited to 1200 square feet. The width of a garage is limited to 35 ft. and 50 ft. is requested requiring a 15 ft. variance. Codified Ordinance 1268.02(b)(2) limits the number, area and width of garages.

This Variance was UNANIMOUSLY APPROVED.

(2) A driveway apron may extend 30 ft. from the front of the garage door. The apron in front of the existing garage extends 50 ft. from the garage mouth the width of the garage. Codified Ordinance 1023.02 limits the driveway width at the mouth of the garage to the width of the garage and to extend 30 ft. from the mouth of the garage. This requires a 20 ft. variance.

This Variance was UNANIMOUSLY APPROVED.

OLD BUSINESS:

**CASE # 16-22: 3880 MEADOW GATEWAY (PPN: 582-27-044) PAT HYNDS – OWNER / DEAN
KANELLIS, ATTORNEY – APPEAL OF VIOLATION NOTICE FOR A FENCE INSTALLED WITHOUT THE
REQUIRED 30" ACCESS CORRIDOR (CONTINUATION)**

This APPEAL was UNANIMOUSLY DENIED, THE FENCE MUST BE MOVED.

COMPLETE MINUTES OF THE MEETING WILL BE FORTHCOMING.

THE NEXT BZA MEETING IS ON WEDNESDAY, March 1, 2017 at 6:30 P.M.