

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

**Meeting Outcome Notification**

**Date:** April 7, 2017, 2017

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

**From:** Nancy Grattino, Building Department Secretary

At the BZA Meeting of **April 5, 2017** the following transpired:

Minutes of March 1, 2017 were Unanimously Approved.

**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.**

*This variance was UNANIMOUSLY APPROVED.*

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

*This variance was UNANIMOUSLY APPROVED.*

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

Eight feet (8') from the required 50' rear yard off street parking setback. Codified Ordinance 1276.06(a) schedule requires a 50' setback.

*This variance request was withdrawn by the applicant, it is not needed.*

- (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).

*This variance was UNANIMOUSLY APPROVED.*

*The applicant was told the three lots should be consolidated prior to Planning Commission final approval.*

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

- (1) a variance of 10' from the required driveway width to construct an extension on an existing driveway drive to allow for parking.

***This variance was UNANIMOUSLY APPROVED.***

- (2) 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.

***This variance was UNANIMOUSLY APPROVED.***

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

- (1) Eight feet (8') from the required 50' rear yard off street parking setback. Codified Ordinance 1276.06(a) schedule requires a 50' setback.

***This variance was UNANIMOUSLY APPROVED.***

- (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).

***This variance was UNANIMOUSLY APPROVED.***

**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**

- (1) Variance of 80' into the required 150' front yard setback to construct a building addition.

***This variance was UNANIMOUSLY APPROVED.***

- (2) Variance of 95' for front setback to construct a retaining wall.

***This variance was UNANIMOUSLY APPROVED.***

- (3) Variance of 55' for fence setback. (ADD ON VARIANCE)

***This variance was UNANIMOUSLY APPROVED to include adding a gate at the front.***

COMPLETE MINUTES OF THE MEETING WILL BE FORTHCOMING.

***THE NEXT BZA MEETING IS ON WEDNESDAY, May 3, 2017 at 6:30 P.M.***