

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

Meeting Outcome Notification

Date: October 4, 2018

To: BZA Members, Council Members, PC Members, Mayor, Administrative Staff

From: Nancy Grattino, PC/BZA/Building Dept. Administrative Assistant

At the BZA Meeting of **October 3, 2018** the following transpired:

Minutes of September 5, 2018 were Approved as submitted.

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

THE FOLLOWING VARIANCES WERE GIVEN A 1 (ONE) YEAR EXTENSION ON APPROVALS FROM 11-1-17.

- 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. This variance was
- 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.

CASE # 18-BZA11: 4916 WESTMINSTER LANE – PPN: 582-29-017– BILLY CHAN & LESLIE GEE, OWNERS - VARIANCE FOR DRIVEWAY EXTENSION - CONTINUATION

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

****BOTH VARIANCES WERE APPROVED CONTINGENT ON OWNER SUPPLYING A NEW HOA APPROVAL TO THE BUILDING DEPARTMENT WITH THE CHANGES PRIOR TO A BUILDING PERMIT BEING ISSUED****

BZA MTG
OUTCOME
10-3-18

CASE # 18-BZA15: 4921 E. WALLINGS RD. - PPN: 582-05-030 – ERIC WITZKE, OWNER- VARIANCES FOR DRIVEWAY OFFSET

A variance request 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.

This variance was UNANIMOUSLY APPROVED.

THE NEXT BZA MEETING IS SCHEDULED FOR WEDNESDAY, NOVEMBER 7, 2018 at 6:30 P.M.