



# CITY OF BROADVIEW HEIGHTS PLANNING COMMISSION PUBLIC NOTICE

January 12, 2023

Planning Commission Meeting on Wednesday, January 25, 2023 at 7:00 p.m. with Caucus starting at 6:45 p.m.

Location: City of Broadview Heights  
City Hall, Council Chambers  
9543 Broadview Road, 2<sup>nd</sup> Floor  
Broadview Heights, Ohio 44147

Copies of the application and supportive materials are available for public viewing at the Building Department from the date of this notice until the date of the hearing. If you have any questions concerning this matter, please contact the Build Department at 440-526-6864.

To receive notification and updates on the meeting we encourage you to sign up for **“Stay Informed”** on the City’s website (<https://www.broadview-heights.org/149/Sign-Up>). In addition to the “Stay Informed” you can click the **“Public Meeting Notice”** or the City **calendar** for additional meeting information.

**Please note if the following case(s) are postponed the next meeting date would be February 8, 2023.**

The following case(s) will be heard:

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## **CASE 2022-PC #20:**

Site Address: 5328 W Mill Rd  
PPN: 582-11-011, 582-11-014  
Applicant: Todd Sciano  
Owner(s): James Dotty & Jeffrey Rizzo

The matter under discussion is at the request of Todd Sciano, for a lot split of parcel 582-11-011, 582-11-014 & 582-11-015 into two lots. **(Final Approval)**

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## **CASE 2023-PC #01:**

Site Address: Vacant Land Avery Rd  
PPN: 583-14-01  
Applicant: Terrence Speth  
Owner(s): Terrence & Katherine Speth

The matter under discussion is at the request of Terry Speth, for a lot split of parcel 583-14-001 into three buildable lots. This lot split will require a private driveway to access all three lots. Furthermore, variances are needed for all three lots: 1268.06(D) lot width a variance of 63 feet is needed for Avery Rd. (125’ required), 1268.06(C) a variance for all three houses not to front the dedicated street and 1336.02 all new main use structures shall have concrete driveways (plans shows driveway material to be gravel). Note: Setback variances shall be reviewed if placement of houses encroaches into required setbacks (houses not shown on plat). **(Preliminary Approval)**

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## **CASE 2023-PC #02:**

Site Address: 7976 Broadview Rd., Unit 102  
PPN: 581-06-031  
Applicant: Bnext Sign / Aldo Dure  
Owner(s): CMK 7976 Broadview Road LLC / Daniel Komoronsky  
Tenant(s): Magic Flash / Khaled Hormouche

The matter under discussion is at the request of Aldo Dure of Bnext Sign for Magic Flash to install a 105.8’ x 30” wall sign and a 118’ x 16” monument sign addition to existing. **(Final Approval)**

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