

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

DATE: *March 7, 2018 (6:30 PM)*

CALL TO ORDER: Allen Palmer (Chairman) Time: _____

ROLL CALL: **BZA MEMBERS:**

- ___ Allen Palmer, Chairman
- ___ Marty Camloh, Vice Chairman (alternate)
- ___ Brad Clifford
- ___ Joe Jiamachello
- ___ Rob Routson
- ___ Debbie Boop (alternate)
- ___ VACANT
- ___ 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 # 17-11: 4500 HARRIS RD. (PPN: 583-22-001) –AARON & DIANE ARCHACKI – OWNERS –
VARIANCES FOR ACCESSORY BLDG – LOCATION & SIZE & FOR FENCE STYLE - CONTINUATION**

The matter under discussion is at the request of Mr. and Mrs. Aaron Archacki owners of 4500 Harris Road, Broadview Heights, Ohio 44147 (PPN: 583-22-001).

Variations under consideration are:

- (1) A 268 square feet variance is requested for the square footage of the utility building with a total square footage of 768. Codified Ordinance 1268.02(b)(1) requires the maximum utility building size of 500 square feet, requiring a variance of 268 square feet.
- (2) A variance of twenty feet (20') is requested for the setback of the stable from the side property line. Codified Ordinance 618.16(d)(2) requires a stable location thirty-five feet (35') from any lot line.
- (3) A variance for fence style in a residential district is being requested. Codified Ordinance 1312.06 does not include livestock fencing as a permitted style.

STAFF REPORT BY: Michael J. Skvasik (Building Commissioner): _____

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 # 17-03: NW CORNER OF AVERY & ROYALTON (PPN: 585-13-011) – ZINC BVH, LLC – VARIANCE FOR BUILDING – AREA VARIANCE OF 2,000 SQ. FT.- CONTINUATION OF PREVIOUS APPROVED CASE

The matter under discussion is at the request of Mr. Seth Zaremba owner of Property at the NW corner of Royalton Rd. and Avery, Broadview Heights, Ohio 44147 (PPN 583-13-011). Codified Ordinance 1276.06(c) requires the first floor building area in the C-6 zoning district to be greater than 5,000 sq. ft. The building area requested is 3,000 sq. ft., requiring a variance of 2,000 sq. ft. This building is only part of the possible development of this property that may include other buildings and road access to the property.

This variance was UNANIMOUSLY APPROVED by the Board of Zoning Appeals on 3-1-17. They are here to request a one year extension on their approval.

STAFF REPORT BY: Michael J. Skvasik (Building Commissioner): Staff has no objection to the extension.

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 # 17-01: 2456 BOSTON RD – PPN: 585-14-004 & 585-14-001–GREGORY MODIC, REPRESENTATIVE - REVISED VARIANCES FOR LOT WIDTHS AND AREA – REVISED FROM ORIGINAL BZA APPROVAL OF 2-1-17

The matter under discussion is a new housing development which was approved by the Planning Commission on 9/13/17 at the request of Mr. Gregory Modic representing Braemer Farms LLC the owner of PPN 585-14-004, 001 (multiple parcels). These parcels are located on the North side of East Boston Road, Broadview Heights, Ohio 44147. Variances for lot size are requested. Lot width variances are requested. Codified Ordinance 1268.06(b) requires 30,000 sq. ft. lot area and Ordinance 1268.06(d) requires a lot width of 125 ft. These variances need to be revised reflecting Planning Commission’s approvals/changes from their final approval. Also, lot numbers have been revised and they would like this reflected on the final approval for any future reference.

STAFF REPORT BY: Michael J. Skvasik (Building Commissioner): Staff views this action as more of a housekeeping issue based on requirements of the Planning Commission.

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: January 3, 2018 Meeting Minutes

OLD BUSINESS: _____

NEW BUSINESS: _____

NEXT MEETING (TENTATIVE) SCHEDULED: *April 4, 2018 at 6:30 P.M.*

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

SECOND BY: _____