

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

**DATE:** *April 4, 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 # 18-BZA01: 8865 CRANBERRY RIDGE (PPN: 583-22-028) –MATTHEW & KATYA CRONIN–OWNERS  
– VARIANCES FOR FENCE ON CORNER LOT – LOCATION & HEIGHT**

The matter under discussion is at the request of Mr. and Mrs. Matthew Cronin owners of 8865 Cranberry Ridge (PPN 583-22-028), Broadview Heights, Ohio 44147 for the construction of a 6' tall privacy fence along the north, east, and south sides of the property. Ordinance 47-65 a 25' setback along the Canterbury Lane side of this corner lot and the owner is requesting a 16' setback for the fence requiring a 9' variance. Variances are also requested from codified Ordinance requirements prohibiting a fence in the side that abuts a street, is greater than 3' tall and extends more than 3' past a side door per codified Ordinances 1312-06 (d)(1)(C)(4)(Exc.3) and 1312.06(d)(1),(2).

**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 # 18-BZA02: 559 FAIRWAY LANE (PPN: 585-02-086) – CHRISTINA SWIDERSKI-OWNER – SETBACK VARIANCES FOR GAZEBO AND PATIO**

The matter under discussion is at the request of Ms. Christina Swiderski, owner of 559 Fairway Lane, Broadview Heights, Ohio 44147 (PPN 585-02-086) for a variance of 12.85' for a Gazebo and 6.5' for a patio to extend into the required 25' rear yard setback. Ordinance 93-01 and exhibit "A" attached thereto requires a 25' rear yard setback.

**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 # 18-BZA03: EDGERTON COMMONS – EDGERTON (PPN: 584-20-005 & 006) – PETROS DEVELOPMENT CO. – OWNER – GREG MODIC, REPRESENTATIVE – VARIANCES – MULTIPLE, FOR PROPOSED RESIDENTIAL DEVELOPMENT OF 18 LOTS**

The matter under discussion is at the request of Mr. Greg Modic representative for Petros Development Co. owner of (PPN 584-20-005,006), Broadview Heights, Ohio 44147 for the construction of a new 18 subplot single family housing development. The required rear yard setback is 60 ft., front yard setback is 50 ft., lot size of 30,000 sq. ft., and lot width of 125' per Ordinances 1268.03(a), 1268-06(b), (d).

The requested variances are as follows:

- 1) Rear yard setback variance of 25'.
- 2) Front yard variance of 15'.
- 3) Lot size variance of up to 14,100 sq. ft.
- 4) Lot width variance of 25'.

**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 # 18-BZA04: TOLLIS PARKWAY – PPN: 584-02-001–JERRY SALUPO, REPRESENTATIVE - VARIANCES – MULTIPLE FOR PROPOSED DEVELOPMENT OF 10 TOWNHOUSES**

**THIS CASE WILL BE TABLED AND IS RESCHEDULED FOR THE MAY 2, 2018 MEETING**

The matter under discussion is at the request of Mr. Jerry Salupo representative for CTLS Limited for the development of (PPN 584-02-001) on Tollis Parkway, Broadview Heights, Ohio 44147 for the construction of 10 ten Townhouses. The required building, driveway and dumpster setbacks are stipulated in Codified Ordinance 1271.05.

The requested variances are as follows:

- 1) East side building setback 18.3’.
- 2) South side building setback 47.8’.
- 3) West side building setback 8’.
- 4) Dumpster setback from main buildings 2’.
- 5) Dumpster setback from west property line 8’.
- 6) West side driveway setback of 9’.
- 7) Parking setback from south property line 8’.

**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:** \_\_\_\_\_

**APPROVAL OF MINUTES:** March 7, 2018 Meeting Minutes

**OLD BUSINESS:** \_\_\_\_\_

**NEW BUSINESS:** \_\_\_\_\_

**NEXT MEETING (TENTATIVE) SCHEDULED:** *May 2, 2018 at 6:30 P.M.*

**MOTION TO ADJOURN BY:** \_\_\_\_\_ **AT:** \_\_\_\_\_

**SECOND BY:** \_\_\_\_\_