



CITY OF BROADVIEW HEIGHTS BOARD OF ZONING APPEALS AGENDA

April 13, 2023

Meeting on Wednesday, May 3, 2023 at 6:30 p.m.

CALL TO ORDER: _____

ROLL CALL

BZA MEMBERS

- | | |
|--|---|
| <input type="checkbox"/> Debbie Boop, Chairman | <input type="checkbox"/> VACANT |
| <input type="checkbox"/> VACANT, Vice Chairman | <input type="checkbox"/> Iain Crouch (alternate) |
| <input type="checkbox"/> Scott Maitland | <input type="checkbox"/> Margaret Harshbarger (alternate) |
| <input type="checkbox"/> Rob Routson | |

COUNCIL & CITY OFFICIAL MEMBERS present

- | | |
|--|---|
| <input type="checkbox"/> Joe Mandato (Building Official) | <input type="checkbox"/> Jeff Hajek (Fire Chief) |
| <input type="checkbox"/> Gina Zdanowicz (BZA/PC/Building Dept. Admin. Assist.) | <input type="checkbox"/> Joe Fleming (Assistant Fire Chief) |
| <input type="checkbox"/> Gary Yelenosky, PE (City Engineer) | <input type="checkbox"/> Joe Price (Council Rep.) |
| <input type="checkbox"/> Richard Pignatiello (Assistant Law Director) | <input type="checkbox"/> Glenn Goodwin (Council Rep. Alternate) |

Additional CITY OFFICIALS present

- | | |
|---|--|
| <input type="checkbox"/> Sam Alai (Mayor) | <input type="checkbox"/> Robert Boldt (City Council) |
| <input type="checkbox"/> David Schroedel (Service Director) | <input type="checkbox"/> George Stelmaschuk (City Council) |
| <input type="checkbox"/> Vince Ruffa (Law Director) | <input type="checkbox"/> Tom Pavlica (City Council) |
| <input type="checkbox"/> Joe Grandinetti (Assistant Law Director) | <input type="checkbox"/> Brian Wolf (City Council) |
| <input type="checkbox"/> Dean DePiero (Assistant Law Director) | <input type="checkbox"/> Jennifer Mahnic (City Council) |

CASE #2023-BZA #03:

Site Address: 6593 HARRIS RD.
PPN: 583-24-011
Applicant: Carisa Majesky
Owner(s): Bonnie Deran

The matter under discussion is at the request of Carisa Majesky of Design 1 Group LLC for a variance of to install solar panels on a roof that fronts the street. 1352.05(3) states: Roof mounted solar energy systems shall not be placed on the roof that fronts the street.

Report by the Chief Building Official: No Comment

Report by the City Engineer: No Comment

PRESENTATION BY OWNER/APPLICANT: _____

PUBLIC COMMENTS: _____

COMMENTS BY CITY OFFICIALS: _____

QUESTIONS BY BZA MEMBERS: _____

MOTION BY: _____ **SECOND BY:** _____

VOTING:

	<u>YES</u>	<u>NO</u>	<u>RECUSE</u>		<u>YES</u>	<u>NO</u>	<u>RECUSE</u>
Debbie Boop	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	VACANT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
VACANT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Iain Crouch	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Scott Maitland	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Margaret Harshbarger	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rob Routson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				

APPROVED DENIED POSTPONED TABLED

CASE #2023-BZA #04:

Site Address: 9083 AVERY RD.
PPN: 583-14-001
Applicant: TERRY SPETH
Owner(s): TERRY SPETH

The matter under discussion is at the request of Terry Speth of 8151 Overlook for variances to lot split 583-14-001 into three lots. Variance (1) needs a lot width variance of 63 feet (ord. 1268.06(D) - each lot must have a minimum width of 125 feet); all three lots need an additional Variance (2) for the dwelling not to front the dedicated street (ord. 1268.06(C) – each dwelling’s front elevation faces only the dedicated street).

Report by the Chief Building Official: No Comment

Report by the City Engineer:

Applicant is requesting a minor lot split into three parcels Parcel 1-A, 1B, and 1-C.
Parcel 1-A: Lot requires a variance of 63.12’ from the required 125’ (1268.06 (D)). In addition the lot requires a variance from 1268.06 (C) which requires a house with a front facing elevation.
Parcel 1-B: Lot requires a variance of 125’ from the required 125’ (1268.06 (D)). In addition the lot requires a variance from 1268.06 (C) which requires a house with a front facing elevation.
Parcel 1-C: Lot requires a variance of 125’ from the required 125’ (1268.06 (D)). In addition the lot requires a variance from 1268.06 (C) which requires a house with a front facing elevation.
The lots will be accessed using a proposed ingress/egress easement which will be required to be a paved (asphalt/concrete) surface.
Lot utilities will be accessed from Avery Road via the easement. The Fire Department will evaluate if a fire hydrant is needed along the private drive. Stormwater management will be reviewed at time of site plan submission.

PRESENTATION BY OWNER/APPLICANT: _____

PUBLIC COMMENTS: _____

COMMENTS BY CITY OFFICIALS: _____

QUESTIONS BY BZA MEMBERS: _____

MOTION BY: _____ **SECOND BY:** _____

VOTING:

	<u>YES</u>	<u>NO</u>	<u>RECUSE</u>		<u>YES</u>	<u>NO</u>	<u>RECUSE</u>
Debbie Boop	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	VACANT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
VACANT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Iain Crouch	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Scott Maitland	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Margaret Harshbarger	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rob Routson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				

APPROVED DENIED POSTPONED TABLED

CASE #2023-BZA #05:

Site Address: 3396 ELMBROOK DR.
PPN: 582-17-029
Applicant: DAVID BOND
Owner(s): DAVID BOND

The matter under discussion is at the request of David Bond to install Cattle Feedlot Fence (ord. 1312.06(B) permitted fences does not list this type of fence).

Report by the Chief Building Official: No Comment

Report by the City Engineer: No Comment

PRESENTATION BY OWNER/APPLICANT: _____

PUBLIC COMMENTS: _____

COMMENTS BY CITY OFFICIALS: _____

QUESTIONS BY BZA MEMBERS: _____

MOTION BY: _____ **SECOND BY:** _____

VOTING:

	<u>YES</u>	<u>NO</u>	<u>RECUSE</u>		<u>YES</u>	<u>NO</u>	<u>RECUSE</u>
Debbie Boop	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	VACANT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
VACANT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Iain Crouch	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Scott Maitland	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Margaret Harshbarger	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rob Routson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				

APPROVED DENIED POSTPONED TABLED

NEW BUSINESS:

None

OLD BUSINESS:

None

APPROVAL OF MINUTES:

November 2, 2022, March 1, 2023

ADJOURNED AT: _____ P.M.