



CITY OF BROADVIEW HEIGHTS BOARD OF ZONING APPEALS AGENDA

June 2, 2023

Meeting on Wednesday, June 7, 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 #06:

Site Address: 8420 WINDSOR WAY
PPN: 581-10-031
Applicant: GAF Energy LLC., Anais Abello
Owner(s): Angela Monateri

The matter under discussion is at the request of Anais Abello with GAF Energy LLC for a variance to install solar panels/shingles on a roof that fronts the street at 8420 Windsor Way. 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: - Tabled from the May 3, 2023 Meeting

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.

Report by the Fire Department: (See Attached)

The Fire Department has reviewed the drawing for a proposed lot split into three parcels. It is our understanding that there will be an ingress/egress easement that will allow the fire department access to the three proposed single family structures.

The Fire Department has two issues we will need to have addressed:

1. Water Supply

Due to the location of the existing water supply on Avery Road, and the location of the proposed single family homes, this will require a fire line and hydrant to be installed between parcels 1A and 1B.

See City of Broadview Hts. Codified Ordinance 1630

2. Fire Department Access Road

As mentioned above the proposed ingress/egress easement can serve as the access road required by code. (See Ohio Fire Code section 503). It is worth mentioning the applicant should carefully read all of the sections in 503. There are requirements for width, paving, turn-arounds, gates, etc. that will need to be followed.

A detailed site plan that conforms to section 503 of the Fire Code and section 1630 of the Codified Ordinances will eventually have to be submitted and approved.

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:

OLD BUSINESS:

APPROVAL OF MINUTES:

May 3, 2023 Meeting Minutes

ADJOURNED AT: _____ P.M.