

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

DATE: *September 5, 2018 (6:30 PM)*

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

ROLL CALL: **BZA MEMBERS:**

- ___ Allen Palmer, Chairman
- ___ Marty Camloh, Vice Chairman
- ___ Brad Clifford
- ___ Rob Routson
- ___ Debbie Boop (alternate)
- ___ VACANT
- ___ VACANT (alternate)
- ___ 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-BZA10: 8423 WYATT RD – PPN: 582-17-037 RONALD & GINA KUCERA – OWNERS – VARIANCE OF 6’4” LINEAR FRONTAGE OF GARAGE FACING ROW AND FOR A SECOND ATTACHED GARAGE

The matter under discussion is at the request of Mr. and Mrs. Ronald Kucera, owners of 8423 Wyatt Road, Broadview Heights, Ohio 44147 (PPN 582-17-037). The request is for the following variances:

- 1.) The request is for a variance of 6’-4”, for the linear frontage of a garage facing any right of way.
- 2.) Variance for a second attached garage.

Codified Ordinance 1268.02(2) limits the linear garage frontage to 35’ and to one garage.

STAFF REPORT BY: Michael J. Skvasik (Building Commissioner: *No objection*)

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-BZA11: 4916 WESTMINSTER LANE – PPN: 582-29-017– BILLY CHAN & LESLIE GEE, OWNERS - VARIANCE FOR DRIVEWAY EXTENSION

The matter under discussion is at the request of Mr. Billy Chan, owner of 4916 Westminster Lane, Broadview Heights, Ohio 44147 (PPN 582-29-017) for the following variances:

- 1.) The variance requested is 4'-5", for the driveway width to extend beyond the width of the garage.
- 2.) A variance of 1'-4" is requested for the driveway setback from the side property line.

Codified Ordinance 1023.02 limits the drive width at the garage to the width of the garage and requires a minimum of 3' side property line setback.

STAFF REPORT BY: Michael J. Skvasik (Building Commissioner): *This variance should not be approved. According to County GIS system, driveway is already on the property line. This driveway extension would encroach on adjacent property.*

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-BZA12: 556 QUAIL RUN- PPN: 581-17-035– EDWARD KUSCEVIC JR., OWNER- VARIANCES FOR DRIVEWAY EXTENSION

The matter under discussion is at the request of Mr. Edward Kuscevic Jr., owner of 556 Quail Run, Broadview Heights, Ohio 44147 (PPN 581-17-035) for the following variances:

- 1.) Variance of 12' from the required driveway width.
- 2.) Variance of 25' for the depth of a driveway apron.

Codified Ordinance section 1023.02 limits a driveway to the width of the garage and extending 30' from the garage door.

STAFF REPORT BY: Michael J. Skvasik (Building Commissioner): *No objection to variance.*

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-BZA13: 3394 MAGNOLIA WAY – PPN: 584-06-039 – FELIX & LAURIE GOYETCHE, OWNERS - VARIANCE FOR DRIVEWAY EXTENSION

The matter under discussion is at the request of Mr. and Mrs. Felix Goyetche, owner of 3394 Magnolia Way, Broadview Heights, Ohio 44147 (PPN 584-06-039) for a variance of 28' from the required driveway width. Codified Ordinance section 1023.02 limits a driveway to the width of the garage.

STAFF REPORT BY: Michael J. Skvasik (Building Commissioner): No objection.
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-BZA14: 4410 KENWOOD DR. – PPN: 582-22-027– MICHAEL & ROSAMARIA SARSFIELD, OWNERS - VARIANCES FOR DRIVEWAY EXTENSION

The matter under discussion is at the request of Mr. and Mrs. Michael Sarsfield, owners of 4410 Kenwood Dr., Broadview Heights, Ohio 44147 (PPN 582-22-027) for the following variances:

- 1.) Variance of 12' from the required driveway width.
- 2.) Variance of 4' for the depth of a driveway apron.
- 3.) A width variance of 2'-6" is requested for the driveway and street apron.

Codified Ordinance section 1023.02 limits a driveway to the width of the garage and extending 30' from the garage door. The remainder of the driveway is limited to a width of 20'.

STAFF REPORT BY: Michael J. Skvasik (Building Commissioner): No objection.
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: July 11, 2018 Meeting Minutes

OLD BUSINESS: _____

NEW BUSINESS: _____

NEXT MEETING (TENTATIVE) SCHEDULED: *October 3, 2018 at 6:30 P.M.*

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