



# CITY OF BROADVIEW HEIGHTS BOARD OF ZONING APPEALS AGENDA

September 1, 2023

**Meeting on Wednesday, September 6, 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)    |

### **BZA APPEAL #2023-10**

Site Address: 10035 Broadview Road  
 PPN: 585-17-008  
 Applicant: DHA Architects, LTD., David Harala Architect  
 Owner(s): Mark Paine, Hy-Tech Products

The matter under discussion is at the request of DHA Architects, LTD., representing Mark Paine of 10035 Broadview Rd. for a 25' rear setback variance. 1280.06(B) table requires a 50' rear setback when lot adjoins non-residential.

**Report by the Building Commissioner:** At the August 9, 2023, Planning Commission meeting, Hy-Tech Products received Preliminary Site Plan Approval to construct a 12,000 sq. ft. addition for the expansion of an existing warehouse. If the variance is approved by the Board of Zoning Appeals, it goes back to the Planning Commission for final approval.

**Report by the City Engineer:** The rear setback will require a 25' variance from the required 50'. Planning Commission would have to approve before they send to BZA for the variance. Once approved by BZA it goes back to PC for final approval.

The application is for the Expansion of Existing Warehouse. The current site is within an E-2 Light Industrial Zoning District. The site fronts on Broadview Road and has on the north side a lot zoned E-2 and on the south Towpath Road. The addition is a 100' x 120' added on to the existing building. The following requires are for an E-2 Light Industrial Zoning District.

Usage – Office Warehouse	Complies
Side Yard - 25' minimum, 75' minimum both sides	20' & 55' Shown - Complies
Rear Yard – 50' minimum	25' Shown – Variance Req'd.
Height – 75' Maximum	One Story Shown – Complies
Max Lot Coverage – 40%	Approx. 40% Open - Complies

The site plan shows no eight additional parking on the site. There is an existing building off of Towpath Road to the rear of the site. Engineering does not feel that a rear yard variance would have any effect on the adjacent parcel.

**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 and August 2, 2023 Meeting Minutes

**ADJOURNED AT:** \_\_\_\_\_ **P.M.**