



# CITY OF BROADVIEW HEIGHTS BOARD OF ZONING APPEALS AGENDA

October 27, 2023

**Meeting on Wednesday, November 1, 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 #2023-11**

Site Address: 7985 W. Ridge Drive  
 PPN: 581-01-071  
 Applicant: Hans Harasimchuk  
 Owner(s): Hans Harasimchuk

The matter under discussion is at the request of Hans Harasimchuk of 7985 West Ridge Drive for a variance of 13' into the rear yard setback to erect a cover of their patio. 1268.03(B) Each lot shall have a rear yard setback of not less than 60 feet from the building line (patio cover/roof).

**Report by the Building Commissioner:** No Comment.

**Report by the City Engineer:** This application has requested a variance of 10'. This reduces the rear yard setback from 60" to 50". Engineering takes no exceptions to this variance.

**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

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**BZA APPEAL #2023-12**

Site Address: 1145 Firwood Road  
PPN: 581-24-012  
Applicant: Wayne Homes  
Owner(s): Stacey Cassidy & Andreas Ottens

The matter under discussion is at the request of Wayne Homes representing Stacey Cassidy & Andreas Ottens of 1145 Firwood Road, for a variance of 15 ft. for a lot frontage of 85 ft. to construct a new single family residence. 1268.06(D) lot widths shall be a minimum of 100 ft.

**Report by the Building Commissioner:** No Comment.

**Report by the City Engineer:** This application requests a variance on the lot width from 100' to 85'. The property off E. Sprague Road is part of the John Larsen Realty Co.'s Subdivision No. 1, The 85' width lot and size was in the code at that time and should be grandfathered. The proposed house meets all offset requirement of the current A-1 Zoning Code. The other lot which is off Firwood Road should also be grandfathered as far as width but due to the lot split a variance on size is required. If the builder is willing to meet all offset requirements of the current A-1 Zoning Code, Engineering has no concerns.

**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**

September 6, 2023 Meeting Minutes

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