



CITY OF BROADVIEW HEIGHTS BOARD OF ZONING APPEALS PUBLIC NOTICE

November 20, 2019

For the Board of Zoning Appeals Meeting on Wednesday, December 4, 2019 at 6:30 p.m.

Location: City of Broadview Heights
City Hall, Council Chambers
9543 Broadview Road, 2nd Floor,
Broadview Heights, Ohio 44147

The following case(s) will be heard:

CASE #19-BZA 22

Site Address: 4774 E. Royalton Rd.
PPN: 583-20-001
Applicant: Property Acquisitions, LLC (Robert Abramovich)
Owner(s): RFJT Limited Partnership

The matter under discussion is at the request of the above applicant for multiple variances listed below:

Lot 1-Mercantile BLDG(s)

1. Main and Accessory Buildings
 - a. BLDG 1 for a variance of nineteen (19) feet.
 - o Industrial road requires one hundred (100) foot front yard setback from ROW (1280.06).
2. Off-Street Parking/Loading
 - a. Lot 1 for a variance of seventy and one-quarter (70.3) feet from Industrial Road.
 - o Industrial Road requires one hundred (100) feet from ROW (1280.06).
 - b. Lot 1 for a variance of three and one-quarter (3.3) feet rear yard abutting non-residential.
 - o Abutting non-residential requires ten (10) feet (1280.06).
3. One-way drive lane maximum width variance of two (2) feet making lane fourteen (14) feet wide behind BLDG 1.
 - a. Maximum width of one lane to be twelve (12) feet (1280.08.)

Lot 2-Medical Office BLDG

1. Lot area minimum landscaping variance of 9.35 %.
 - o The required landscaped area on an Industrial Rd is 30% per (1280.05 A).
2. Off-Street Parking/Loading
 - a. Lot 1 for a variance of seventy and one-quarter (70.3) feet from Industrial Road.
 - o Industrial Road requires one hundred (100) feet from ROW (1280.06).
 - b. Lot 2 other side variance of five (5) feet/common driveway.
 - o Other side requires five (5) feet from ROW (1280.06).
 - c. Lot 2 for a variance of 2.74 feet from abutting non-residential.
 - o Abutting non-residential requires a ten (10) feet from ROW (1280.06).
3. Two-way drive lane maximum width variance: request varies from 1 foot to 58 feet to permit larger vehicular turning movements (1280.09 E).