

**BOARD OF ZONING APPEALS
MEETING MINUTES
Mayfield Village
Oct 21, 2025**

The Board of Zoning Appeals met in regular meeting session on Tues, Oct 21, 2025 at 6:00 p.m. at the Mayfield Village Civic Center, Main Conference Room. Mr. Jim Kless presided.

ROLL CALL

Present:

Mr. Jim Kless	P & Z Rep to BZA	Ms. Kathryn Weber	Law Department
Ms. Alexandra Jeanblanc		Mr. Daniel Russell	Bldg Commissioner
Mr. Bob Andrzejczyk	Alternate	Ms. Deborah Garbo	Secretary

Absent:

Mr. Stivo DiFranco	Chairman
Mr. John Michalko	Chairman Pro Tem
Mr. Bob Haycox	

CONSIDERATION OF MEETING MINUTES:

July 15, 2025

Ms. Jeanblanc, seconded by Mr. Andrzejczyk made a motion to approve the minutes of July 15, 2025 as written.

ROLL CALL

Ayes: All	Motion Carried
Nays: None	Minutes Approved

CONSIDERATION OF CASE NUMBER 2025-05

Applicant: Joseph Ferritto
6827 Bramblewood Ln 44143
PPN # 831-21-047

- 1) A request for a 2' variance from Section 1119.09 (c) to allow for a driveway extension. Applicant is requesting to widen existing driveway from 12' to 18' wide. Zoning Code allows for a maximum width of 16'.

Abutting Property Owners:

Bramblewood Ln: Dr: 6817, 6807, 6797, 6837, 6848, 6838, 6828, 6818, 6808

OPEN PORTION

Mr. Kless called the meeting to order. Welcome everybody, this is a meeting of the Mayfield Village Board of Zoning Appeals, Tues, Oct 21, 2025 6:00 p.m. We have one application before us tonight, consideration of Case #2025-05, applicant is Joseph Ferritto, 6827 Bramblewood Ln, PPN 831-21-047. This is a request for a 2' variance from Section 1119.09 (c) to allow for a

driveway extension. The applicant is requesting to widen the existing driveway from 12' to 18' wide. The Zoning Code allows for a maximum width of 16'. The abutting property owners have been notified.

Mr. Kless stated for the record, please note the Building Dept received a call on Oct 17th from abutting property owner Margaret Friedman, 6808 Bramblewood Ln stating she does not oppose the applicant's variance request, finds it to be a non-issue.

OATH

Mr. Kless stated, because we are a Quasi-Judicial Body, anyone wishing to speak must be sworn in. Mr. Kless administered the Oath to Joseph Ferritto.

Mr. Kless invited Joseph Ferritto to proceed with his presentation.

Presentation *by* Joseph Ferritto

Joseph Ferritto introduced himself. Good evening everybody, I think most of what I submitted is pretty self-explanatory. I initially thought that I needed to seek a variance for a side setback. After investigation, that is not the case, I'm still maintaining the side setback variance on my neighbor's property line with about 6 inches to spare. When I wrote this letter, I wasn't aware of the variance needed for the 18' from the 16'. So I switched gears and framed it around that request.

My current side entry garage has a 24' width going all the way to the property line, actually it stops a few inches short of the property line. So with the extension of the 2' going from 12' to 18' on the neighbor's portion, I'll still be maintaining 3' 6" from the property line.

Really what I'd like to do is follow suit with all of my neighbors who have seemed to have done this and I wanted to maintain a 2-car driveway for obvious reasons. With a side entry garage, I get a better turning radius into the garage. I'm also not moving cars in and out of my driveway when the kids are over.

Joseph Ferritto stated, that's pretty much it, I've used all the resources that I think I had available to me to confirm everything, including photos. I spoke with my neighbors and tried to answer the questions as well as I could. Hopefully those are pretty self-explanatory as well. That completes my presentation. With that, I'd be happy to answer any questions.

Mr. Kless asked, any questions?

There were none.

Mr. Kless stated;

In granting an Area Variance, the Board shall determine that one or both of the following factors are met by the request:

- a. The conditions upon which an application for a Variance is based are particular to the subject property with respect to the physical size, shape or other characteristics of the premises or adjoining premises, differentiating it from other premises in the same district:
or
- b. The Variance would result in an improvement of the property that is more appropriate and more beneficial to the community than would be the case without granting of the Variance.

Mr. Kless asked, any questions or comments?

Ms. Jeanblanc replied, I think in the past we've had similar requests. We've noted that people have more cars than they did when our Village was originally founded. These requests mostly fall in around the latter category.

Mr. Kless agreed.

Joseph Ferritto said, not to mention, if I may, living on a circle with having to use street parking in the winter time and with the snowplows, it's a lot better to have vehicles off the street.

Ms. Jeanblanc stated, so we also have a unique characteristic of this particular property being on a traffic circle. He can't use the street because of the need for snowplows to have access in the wintertime.

Mr. Kless agreed, especially difficult in the wintertime.

Mr. Kless stated, if there are no further questions or comments, I'd like to entertain a motion for approval.

DECISION

Ms. Jeanblanc, seconded by Mr. Andrzejczyk made a motion to approve the 2' variance request for Joseph Ferritto, 6827 Bramblewood Ln, to allow for a driveway extension from a 12' to 18' width as proposed.

ROLL CALL

Ayes: Mr. Kless

Ms. Jeanblanc (I approve the variance as requested on the grounds that it meets the criteria)

Mr. Andrzejczyk

Nays: None

Motion Carried
Variance Approved

Right to Appeal

Mr. Kless stated, you or any interested party has the right to appeal the decision within ten (10) days to Council.

Mr. Russell stated, I can't issue the permit until 10 days from your contractor.

Joseph Ferritto said, that was my only question. Even with the notification to neighbors, I still have a 10 day wait?

Mr. Russell replied, correct.

Joseph Ferritto asked, so 10 days from today is when I could apply for the permit?

Mr. Russell replied, you could apply anytime, but I can't issue the permit until the 10 days is up.

Joseph Ferritto replied, okay. I have it in my hand and it's ready to go. I'll have my contractor call and see if he's still available to get this done before the snow falls.

ANY OTHER MATTERS

Mr. Kless asked, are there any other matters to come before the BZA tonight that anybody would like to discuss?

There was none.

ADJOURNMENT

Ms. Jeanblanc, seconded by Mr. Andrzejczyk made a motion to adjourn the meeting.

ROLL CALL

Ayes: All

Nays: None

Motion Carried

Meeting adjourned at 6:10 p.m.

Chairman

Secretary