

PAINESVILLE TOWNSHIP BOARD OF ZONING APPEALS
MEETING MINUTES
Tuesday, October 14, 2025
Painesville Township Office 55 Nye Rd. Painesville Twp., OH 44077

PUBLIC HEARING

Vice-Chairman DaveENZerra called the meeting to order at 6:30 P.M. The Pledge of Allegiance was recited.

Roll Call: DaveENZerra, Dave Lindrose, Randy VanBuren

Absent: Ken Sullivan, Tom Hill

Staff Present: Zoning Inspector Sean Ischay, Legal Counsel Mandy Gwartz, Zoning Secretary Rachel Muro

Legal Counsel, Mandy Qwartz, swore in with each case, persons who were present to speak and intended to testify during the Public Hearing.

A Legal Notice was published in The Gazette on October 3, 2025, and sent to all contiguous parties.

- **PURPOSE OF HEARING: 2025-0261-BZA:** Applicant Viviani Family Limited Partnership submitted a Variance Application for property located at 1630 W. Jackson St. (PPN 11-A-016-F-00-001-0) The request is to do a lot split which would result in the building on the newly created lot being too close to the building on the existing lot (each building being approximately 16.5 feet from the property line and 33 feet from each other).

Testimony from Interested Parties: Joshua Strickland spoke for the request and gave a brief description of plans for a lot split and easement. Greg Viviani spoke for the request. Randy Viviani spoke for the request.

Testimony from Audience: The Board held the following discussions: If property would be kept within the lot split by the applicant. Clarification was needed from Legal Advisor Mandy Qwartz regarding what the Board was to vote on. If the property was planned to be improved, and what those improvements may be in a discussion with Greg Viviani and Randy Viviani, the applicants of the property in question.

There was no other public present to speak for or against the request.

Motion to Approve: Motion made by Dave Lindrose, seconded by Randy VanBuren to approve Case 2025-0261-BZA.

Roll Call:	DaveENZerra- Aye	Randy VanBuren- Aye
	Dave Lindrose- Aye	

Motion carried. **Case 2025-0261-BZA approved**

Motion to Journalize: Motion made by Randy VanBuren, seconded by Dave Lindrose to journalize Case 2025-0261-BZA.

Roll Call:	Randy VanBuren- Aye	DaveENZerra- Aye
	Dave Lindrose- Aye	

October 14, 2025

Motion carried. **Case 2025-0261-BZA journalized**

- **PURPOSE OF HEARING: 2025-0263-BZA:** Applicant Mohammad Qatrawi (Blu Bee LLC) submitted a Conditional Use Application for property located at 1493 Mentor Ave. (PPN 11-A-011-0-00-011-0) The request is for outdoor dining/seating (8 sets of tables and chairs) in the B-3 Zoning District which includes the subject property requires Conditional Use Permit approval.

Testimony from Interested Parties: Mohammad Qatrawi spoke for the request and gave a brief description of plans for the property in question.

Testimony from Audience: The Board held the following discussions: Clarification where the tables and chairs would be placed, clarification regarding how many tables and chairs the applicant is requesting, clarification which side of the walkway the tables and chairs would be placed.

The applicant needed clarifications regarding if flowerbeds would need to included in the permit.

There was no other public present to speak for or against the request.

Motion to Approve: Motion made by Randy VanBuren, seconded by Dave Lindrose to approve Case 2025-0263-BZA.

Roll Call: Dave Lindrose- Aye Dave Enzerra- Aye
 Randy VanBuren- Aye

Motion carried. **Case 2025-0263-BZA approved**

Motion to Journalize: Motion made by Dave Lindrose, seconded by Randy VanBuren to journalize Case 2025-0263-BZA.

Roll Call: Dave Lindrose- Aye Dave Enzerra- Aye
 Randy VanBuren- Aye

Motion carried. **Case 2025-0263-BZA journalized**

CLOSING OF PUBLIC HEARING:

Motion to Close: motion made by Randy VanBuren, seconded by Dave Lindrose to close the Public Hearing at 6:51 P.M.

Roll Call: Randy VanBuren- Aye Dave Enzerra- Aye
 Dave Lindrose- Aye

Motion carried. **Public Hearing closed at 6:51 P.M.**

October 14, 2025

REGULAR MEETING:

- **Motion to approve Meeting Minutes:** August 12, 2025, Minutes
Motion made by Dave Lindrose, seconded by Randy VanBuren to approve the August 12, 2025, Minutes

Roll Call: Dave Enzerra- Aye Dave Lindrose- Aye
 Randy VanBuren - Aye

Motion carried. **August 12, 2025, Minutes approved.**

- **Old Business:** None
- **New Business:** A discussion was held regarding the rescheduling of the November 11, 2025, Meeting. The new meeting date will be Thursday, November 13, 2025 at 6:00 P.M.
Director of Zoning discussed possible Cases to come before the Board for the November Meeting.

ADJOURNMENT:

Motion made by Randy VanBuren, seconded by Dave Lindrose to adjourn the Meeting at 6:56 P.M.

Roll Call: Dave Enzerra- Aye Randy VanBuren- Aye
 Dave Lindrose- Aye

Motion Carried. **Meeting Adjourned at 6:56 P.M.**

Next Meeting will be held Thursday, November 13, 2025.

ADJOURNMENT


Dave Enzerra, Vice-Chairman


Rachel Muro, Zoning Secretary