



City of Brecksville, Ohio
Board of Zoning Appeals-2ND REVISION
Ralph W. Biggs City Council Chambers
December 11, 2023 – 7:30 PM.

In compliance with the Americans with Disabilities Act, those requiring accommodation for meetings should notify the City Clerk's Office at least three days prior to the meeting at (440)526-2609.

AGENDA

Virtual Meeting Notice

For the safety of our staff and residents, to listen to the live stream of the Board of Zoning meeting please go to: <https://www.facebook.com/233577357056186/live/> or the City's website: www.brecksville.oh.us. Questions and comments, prior to 4:00 p.m. the day of the meeting, may be e-mailed to lcanzoni@brecksville.oh.us or by phone to (440) 526-2630 and will be forwarded to the appropriate personnel for a response.

Call to Order

Roll Call

PUBLIC HEARING

1. **Appeal 2023-47** **POSTPONED** M. Karen Higley
2. **Appeal 2023-48** Carolyn Dennis
3. **Appeal 2023-49** **POSTPONED** Dan E. Kuhns
4. **Appeal 2023-50** Kirk Dorskocil

REGULAR MEETING

Approval of Minutes - Regular Meeting of November 13, 2023

5. **Appeal 2023-47** **POSTPONED** M. Karen Higley for (1) a variance from Section 1151.24 minimum 10 ft. side yard setback required to allow 4 ft. for an addition on a non-conforming house located at 9455 Barr Road, PP# 603-11-021.
6. **Appeal 2023-48** Carolyn Dennis for (1) a variance from Section 1326.02 to install a generator in the front yard, instead of the rear as required by code, located at 7009 Crestview Road, PP# 603-08-018.
7. **Appeal 2023-49** **POSTPONED** Dan E. Kuhns for a variance from Section 1151.03(c) to install three accessory structures on a vacant lot (not permitted) located at 8182 Riverview Road, PP# 602-06-003.
8. **Appeal 2023-50** Kirk Dorskocil for (1) a variance from Section 1151.22 minimum lot depth 250 ft. required to allow 239 ft. for subplot 1, (2) a variance from section 1117.09(a) minimum front lot line 75 ft. required to allow 70 ft. for subplot 7, (3) a variance from section 1117.09 (b), maximum lot depth 3.5 times lot width, to allow sublots 6, 7, 10 & 11 to exceed the maximum, (4) a variance from section 1117.04(e) Cul-de-Sac street maximum 800 ft. length to allow

1,664 ft. for a private road, (5) a variance from section 1117.09(d) Side Lot Lines shall be radial to street lines to allow non-radial lines between sublots 7 & 8 and 8 & 9, (6) a variance from section 1117.09 lots generally rectangular shape to allow triangular shape for subplot 12, (7) a variance from section 1151.21(d) each lot shall abut a dedicated street to allow lots abutting a private drive for a residential subdivision. Located at Snowville Road, PP# 605-18-001

Report of Council Representative**Report of Mayor Hruby****Announcements****Adjournment**