



**City of Brecksville, Ohio**  
**Board of Zoning Appeals**  
Ralph W. Biggs City Council Chambers  
April 07, 2025 – 7:30 PM.

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*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](http://www.brecksville.oh.us). Questions and comments, prior to 4:00 p.m. the day of the meeting, please call (440) 526-2630 and will be forwarded to the appropriate personnel for a response.

### **Call to Order**

### **Roll Call**

### **PUBLIC HEARING**

1. **Appeal 2025-09** - Frank & Daniela DeNigris
2. **Appeal 2025-10** - John & Cara Santora
3. **Appeal 2025-11** - Erin Glasgow
4. **Appeal 2025-12** - Louis Slavik

### **REGULAR MEETING**

### **Approval of Minutes**

5. Approval of the Regular Meeting Minutes of March 10, 2025

### **Appeals**

6. **Appeal 2025-09** The Brecksville Board of Zoning Appeals will hold a Public Hearing on Monday, April 7, 2025 at 7:30 p.m. at Brecksville City Hall to hear the request of Frank & Daniela DeNigris for a variance from Section 1151.24 minimum 30' total two side yards required to allow 22' for the construction of a garage addition, located at 6945 Chapel Hill Dr, PPN 603-16-050.
7. **Appeal 2025-10** The Brecksville Board of Zoning Appeals will hold a Public Hearing on Monday, April 7, 2025 at 7:30 p.m. at Brecksville City Hall to hear the request of John & Cara Santora for a variance from Section 1151.25(d)(2)(B) maximum 192 sq/ft. to allow 288 sq/ft. for the construction of shed located at 3643 Boxelder Dr, PPN 603-02-093.
8. **Appeal 2025-11** The Brecksville Board of Zoning Appeals will hold a Public Hearing on Monday, April 7, 2025 at 7:30 p.m. at Brecksville City Hall to hear the request of Erin Glasgow for (1) a variance from Section 1183.15(a) to allow a gravel driveway instead of the required concrete or asphalt, (2) a variance from Section 1119.09(d) not to install the required public sidewalks until such time that the City deems appropriate, (3) a variance from Section

1151.04 to allow the 2880 sq/ft. accessory use to exceed the 1120 sq/ft. of the single-family dwelling (main use), and (4) a variance from Sections 1324.02 & 1324.02(a) requirement that stables shall be located on the rear portion of any lot and 125' from any dwelling to allow the construction a stable to be part of the main structure, located at 5324 Miller Rd, PPN 604-14-014.

9. **Appeal 2025-12** The Brecksville Board of Zoning Appeals will hold a Public Hearing on Monday, April 7, 2025 at 7:30 p.m. at Brecksville City Hall to hear the request of Louis Slavik for a variance from Section 1151.06(f)(3) minimum 40' side yard setback required to allow 18.5' for the placement of a chicken coop, located at 7880 Oakhurst Drive, PPN 602-01-052.

**Report of Council Representative Stucky**

**Report of Mayor Kingston**

**Announcements**

**Adjournment**