



**City of Brecksville, Ohio**  
**Board of Zoning Appeals**  
Ralph W. Biggs City Council Chambers  
June 13, 2022 – 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](http://www.brecksville.oh.us). Questions and comments, prior to 4:00 p.m. the day of the meeting, may be e-mailed to [gzdanowicz@brecksville.oh.us](mailto:gzdanowicz@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 HEARINGS**

1. **Appeal 2022-22 Rachel & William Ealy**
2. **Appeal 2022-23 Jim Hanna for Patricia Jordan**
3. **Appeal 2022-24 Kristen Kilburg**
4. **Appeal 2022-25 Ray Fogg building Methods, LLC.**
5. **Appeal 2022-26 Jason Samblanet**
6. **Appeal 2022-27 Brian Noll**
7. **Appeal 2022-28 Mark & Cherie Ignatowski**

### **REGULAR MEETING**

### **Approval of Minutes - Regular Meeting of May 9, 2022**

8. **Appeal 2022-22**, Rachel & William Ealy for (1) a variance from Section 1151.25(d)(2)(C) from the maximum 240 sq. ft. to allow 320 sq. ft., and (2) a variance from Section 1151.26(2), minimum side yard setback of 10 ft. to allow 5 ft., for the construction of a shed located at 10340 Whitewood Road, PP# 601-23-014.
9. **Appeal 2022-23**, Jim Hanna for Patricia Jordan for (1) a variance from Section 1151.25(d)(1) maximum 660 sq. ft. to allow 900 sq. ft., and (2) a variance from Section 1183.15(a) not to install a hard surface driveway for the construction of a detached garage located at 8506 Brecksville Road, PP# 601-18-017.
10. **Appeal 2022-24**, Kristen Kilburg for a variance from Section 1151.24 minimum 10 ft. side yard setback required to allow 5 ft. for a garage addition on a non-conforming house located at 8643 Brecksville Road, PP# 601-24-010.

11. **Appeal 2022,-25**, Ray Fogg Building Methods, LLC. for a variance from Section 1157.29(d)(1) a minimum 75 ft. rear setback required, to allow a varying & minimum setback of 50 ft. as shown on the drawing dated 5-17-22 along the new east property line for the construction of the new Miller Road ramps, located at PP# 604-16-012, 604-16-013, 604-16-005, 604-16-009.
12. **Appeal 2022-26**, Jason Samblanet for a variance from Section 1151.24 from the minimum required 10 ft. side yard setback to allow 9 ft., and a minimum 30 ft. total side yards to allow 24 ft. for an addition on an existing attached garage located at 4555 Hunting Valley Lane, PP# 601-13-042.
13. **Appeal 2022-27**, Brian Noll, for a variance from Section 1117.04(i) which requires driveways to be located a minimum 60' from intersection to allow 0 ft. located at 11766 Snowville Road, PP# 605-25-010.
14. **Appeal 2022-28**, Mark & Cherie Ignatowski for (1) a variance from Section 1151.25(d)(2)(C) from the maximum 240 sq. ft. to allow 336 sq. ft., and (2) a variance from Section 1151.23(4)(b) to allow a shed in the front yard, on a corner lot, (not permitted) located at 7975 Seth Payne Street, PP# 601-05-013.

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