



City of Brecksville, Ohio
Board of Zoning Appeals
Ralph W. Biggs City Council Chambers
May 13, 2024 – 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, 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 2024-10 Eileen & Peter Waters
2. Appeal 2024-11 Robert Matson
3. Appeal 2024-12 K. Fagan & L. Gagnon
4. Appeal 2024-13 David Sabol for Alex DeNigris
5. Appeal 2024-14 Lisa & Ken Whitten
6. Appeal 2024-15 Todd Clarke for David Fitzgerald
7. Appeal 2024-16 John Wheeler, AIA for (GPD Group) for CVCC
8. Appeal 2024-17 Matthew & Jennifer Ratajczak

REGULAR MEETING

Approval of the Regular Meeting Minutes of March 11, 2024

Appeal 2024-10 The Brecksville Board of Zoning Appeals will hold a Public Hearing on Monday, May 13, 2024 at 7:30 p.m. at Brecksville City Hall to hear the request of Eileen & Peter Waters for a variance from Section 1185.03(a) that the maximum permitted fence height be 4 ft. to allow 5 ft., as shown on the application dated March 20, 2024, located at 9515 Greystone Parkway, PPN 603-21-067.

Appeal 2024-11 The Brecksville Board of Zoning Appeals will hold a Public Hearing on Monday, May 13, 2024 at 7:30 p.m. at Brecksville City Hall to hear the request of Robert J. Matson for a variance from Section 1151.25(d) that a detached private garage be a maximum of 660 sq. ft. to allow 720 sq. ft.; a variance from Section 1151.26(1) that a detached private garage be located in the rear yard to allow one in the side yard; and a variance from Section 1151.24 that the front yard setback be 60' to allow 52' for

the detached private garage, as shown on the application dated April 12, 2024, located at 9229 Province Lane, PPN 602-10-014.

Appeal 2024-12 The Brecksville Board of Zoning Appeals will hold a Public Hearing on Monday, May 13, 2024 at 7:30 p.m. at Brecksville City Hall to hear the request of K. Fagan and L. Gagnon for a variance from Section 1151.26(2) that hot tubs be located in the rear yard only to permit a hot tub in the side yard, as shown on the application dated April 12, 2024, located at 6811 E. Wallings Road, PPN 601-01-010.

Appeal 2024-13 The Brecksville Board of Zoning Appeals will hold a Public Hearing on Monday, May 13, 2024 at 7:30 p.m. at Brecksville City Hall to hear the request of David Sabol on behalf of Alex DeNigris for a variance from Section 1151.25(d) that a detached private garage be a maximum of 660 sq. ft. to allow 5,000 sq. ft., and a variance from Section 1181.11 that the maximum accessory building height be 15' to allow 21' 9", as shown on the application dated April 18, 2024, located at 13209 Station Road, PPN 602-31-010.

Appeal 2024-14 The Brecksville Board of Zoning Appeals will hold a Public Hearing on Monday, May 13, 2024 at 7:30 p.m. at Brecksville City Hall to hear the request of Lisa & Ken Whitten for a variance from Section 1185.03(a) that the maximum permitted fence height be 4 ft. to allow 6 ft., as shown on the application dated April 23, 2024, located at 7110 Ashlawn Drive, PPN 601-03-007.

Appeal 2024-15 The Brecksville Board of Zoning Appeals will hold a Public Hearing on Monday, May 13, 2024 at 7:30 p.m. at Brecksville City Hall to hear the request of Todd Clark on behalf of David Fitzgerald for a variance from Section 1151.24 that the front yard setback be 125' for R-30 residential districts to allow 67.39' for a house addition, as shown on the application dated April 24, 2024, located at 9303 Snowville Road, PPN 605-15-006.

Appeal 2024-16 The Brecksville Board of Zoning Appeals will hold a Public Hearing on Monday, May 13, 2024 at 7:30 p.m. at Brecksville City Hall to hear the request of John Wheeler for Cuyahoga Valley Career Center for a variance from Section 1153.32 that requires a minimum side yard setback of 200' to allow 176.13' for the construction of a lab and classroom, located at 8001 Brecksville Road, PPN 601-08-025 & 601-10-034.

Appeal 2024-17 The Brecksville Board of Zoning Appeals will hold a Public Hearing on Monday, May 13, 2024 at 7:30 p.m. at Brecksville City Hall to hear the request of Matthew & Jennifer Ratajczak for a variance from Section 1151.25(d) that a detached private garage be a maximum of 660 sq. ft. to allow 1,920 sq. ft.; a variance from Section 1151.26(1) that a detached private garage be located in the rear yard to allow one in the side yard; and a variance from Section 1181.11 that the maximum height of an accessory building be 15' to allow 17.5', as shown on the application dated April 24, 2024, located at 2616 Hidden Canyon Drive, PPN 605-17-008.

Report of Council Representative

Report of Mayor

Announcements

Adjournment