



City of Brecksville, Ohio
Board of Zoning Appeals
Ralph W. Biggs City Council Chambers
January 08, 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, 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

Organizational Meeting

1. **7:30 p.m. Call to Order - Council Representative**
Oath of Office to New Members
Election of Officers

PUBLIC HEARING

2. **Appeal 2023-47** M. Karen Higley
3. **Appeal 2023-49** Dan E. Kuhns
4. **Appeal 2024-01** Leo and Darlene Michitsch
5. **Appeal 2024-03** Triban Investments, LLC for Harris Park Development, LLC

REGULAR MEETING

6. **Approval of Minutes - Regular Meeting of December 11, 2023**
7. **Appeal 2023-47** 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.
8. **Appeal 2023-49** Dan E. Kuhns for a variance from Section 1151.03(c) to install two accessory structures on a vacant lot (not permitted) located at 8182 Riverview Road, PP# 602-06-003.

9. **Appeal 2024-01** Leo and Darlene Michitsch for a variance from Section 1151.25(d)(2)(C) from the maximum 1360 sq. ft. (previously approved) to allow 1530 sq. ft. for the construction of an open porch on a shed located at 8531 Riverview Road, PP# 602-29-011.
10. **Appeal 2024-03** Triban Investments LLC, for Harris Park Development, LLC for ft. (1), a variance from section 1117.04(e) Cul-de-Sac Street maximum 800 ft. length to allow 1,131 ft. (2) a variance from section 1117.09 lots generally rectangular shape to allow irregular shapes for sublots 1 and 4, and (3) a variance from section 1117.09(d) lot lines shall be radial to street lines to allow non-radial lines between sublots 5 & 6, 9 & 10, 16 & open space for a residential subdivision. Located at 9457 Highland Drive, PP#603-15-009.

Approval of Minutes**Report of Council Representative****Report of Mayor Kingston****Announcements****Adjournment**