



City of Brecksville, Ohio
Board of Zoning Appeals
Ralph W. Biggs City Council Chambers
March 11, 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 jmagistro@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 2024-02** David Hesse for Eric Barbato
2. **Appeal 2024-06** Melanie & Paul Kuzmins
3. **Appeal 2024-07** Borowske Builders for Nichole Berardi
4. **Appeal 2024-08** Malaga Designs for Cody Rutledge
5. **Appeal 2024-09** Woodland Deck for Meredith Shoop & Cassidy Clark

REGULAR MEETING

Approval of Minutes - Regular Meeting of February 12, 2024

Appeals

Appeal 2024-02 David Hesse for Eric Barbato, for (1) a variance from Section 1151.04 to allow the accessory use sq/footage to exceed that of the single-family dwelling (main use), (2) a variance from section 1151.23(a) maximum 210 ft. front yard setback **to allow 224.86 ft.**, (3) a variance from section 1119.09(d) not to install the required public sidewalks until such time as the City deems appropriate, (4) a variance from section 1151.26(7) driveways minimum 3 ft. from lot lines to allow 0 ft. for a shared driveway, for the construction of a new house located at 8300 & 8310 Settlers Passage, PP# 602-08-004 & 602-08-005.

Appeal 2024-06 Melanie & Paul Kuzmins for a variance from Section 1185.02(d) to allow solid type of fencing (not allowed) located at 8968 Elm St., PP# 601-34-051.

Appeal 2024-07 Borowske Builders on behalf of Nichole Berardi for (1) a variance from Section 1151.24 a minimum 30 ft. total side yards required to allow 27 ft. and (2) a variance from Section 1151.26(7) driveway setback minimum of 3 ft. from lot lines to allow 0 ft for the construction of an attached garage located at 8765 Riverview Rd., PP# 602-30-005.

Appeal 2024-08 Malaga Designs on behalf of Cody Rutledge for a variance from Section 1185.03(b) to allow a 4 ft. ornamental fence in front of the building line on a corner lot as shown on the drawing dated February 2, 2024, (not allowed) located at 6589 Glen Coe Dr. PP# 603-18-033.

Appeal 2024-09 Woodland Deck Company for Meredith Shoop & Cassidy Clark for a variance from section 1151.24 minimum 80 ft. rear yard setback required to allow 22 ft. for the construction of a deck on a non-conforming lot located at 10064 Echo Hills Dr., PP#605-19-010.

Report of Council Representative

Report of Mayor

Announcements

Adjournment