



City of Brecksville, Ohio
Board of Zoning Appeals
Ralph W. Biggs City Council Chambers
July 11, 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. Questions and comments, prior to 4:00 p.m. the day of the meeting, may be e-mailed to 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 HEARING

1. **Appeal 2022-30** David Kiss
2. **Appeal 2022-31** Michael DeAngelo
3. **Appeal 2022-33** Daniel Henterly
4. **Appeal 2022-04** Snowville Subdivision Joint Venture
5. **Appeal 2022-34** Jeff & Heather Lambert-Shemo

6. **Appeal 2022-35** Sarah Hoskinson
7. **Appeal 2022-36** Kyle & Elizabeth Romance
8. **Appeal 2022-37** Hurst Remodeling for George Poulos

REGULAR MEETING

Approval of Minutes

9. **Appeal 2022-27**, Brian Noll - **WITHDRAWN**
10. **Appeal 2022-28**, Mark and Cherie Ignatowski - **WITHDRAWN**
11. **Appeal 2022-30**, David Kiss for a variance from Section 1151.06(f)(3), to allow a chicken coop to be 30 ft. from the west side lot line and 8 ft. from the rear lot line, instead of the minimum required 40 ft. from all residential lot lines located at 8308 Fitzwater Road, PP# 601-09-013.

12. **Appeal 2022-31**, Michael DeAngelo for a variance from Section 1151.24 minimum required 60 ft. to allow a 37.5 ft. rear yard setback for a deck located at 12915 Chippewa Road, PP# 602-17-010.
13. **Appeal 2022-33**, Daniel Henterly for a variance from Section 1151.24, minimum required 125 ft. front yard setback to allow 10 ft. for a front porch addition and dormers, on a non-conforming house located at 7601 Fitzwater Road, PP# 601-09-002.
14. **Appeal 2022-04**, Snowville Subdivision Joint Venture for (1) a variance from Section 1117.04(e) from the maximum of 800 ft. for a cul-de-sac street, to allow River Birch Run to extend 869 ft. and to allow Street "A" to extend 1045 ft., and (2) a variance from Section 1117.09 from the requirement of lots shall generally be rectangular in form to allow Sublot 13 a non-rectangular shape, and (3) a variance from Section 1117.09(d) requirement of side yard lot lines be radial to street lines to allow non-radial lot lines between Sublots 6 & 26, and 26 & 27, and (4) a variance from 1119.09(d) from the requirement of sidewalks to be provided on both sides of the street to allow no sidewalks on the proposed Sublots 38 & 39 fronting Snowville Rd., for Phase 2 and 3 of The Woodlands of Snowville, PP# 605-23-002, 605-23-007, and 605-24-045.
15. **Appeal 2022-34**, Jeff & Heather Lambert-Shemo for a variance from Section 1183.15(a) to install gravel, instead of the required hard surface driveway, as indicated on the drawing dated 6-21-22, located at 9500 Brecksville Road, PP# 603-16-025.
16. **Appeal 2022-35**, Sarah Hoskinson for a variance from Section 1151.26(2) that a shed be located in the rear, to allow the placement of a shed in the front yard, as indicated on the drawing dated 6-22-22, located at 9333 Highland Drive, PP# 603-07-013.
17. **Appeal 2022-36**, Kyle & Elizabeth Romance for a variance from Section 1151.26(8)(e) minimum 5 ft. side yard setback to allow 7 in. for a patio and seat wall located at 6906 Daisy Avenue, PP# 601-34-029.
18. **Appeal 2022-37**, Hurst Design Build for George Poulos for a variance from Section 1151.25(d)(2)(C) from the maximum 240 sq. ft. to allow 307 sq. ft. for the construction of a pool house located at 6578 Summer Wind Drive, PP# 604-19-018.
19. **Appeal 2022-29**, Robert Metyk, Per Section 1197.01 of the Zoning Code, the owner of 9391 Highland Drive, is appealing the Final Violation Notice dated June 7, 2022, from the Building Department, that the camper, replacing a previously approved pop-up camper, must be removed from the property.

Report of Council Representative

Report of Mayor Hruby

Announcements

Adjournment