



**City of Brecksville, Ohio**  
**Board of Zoning Appeals**  
Ralph W. Biggs City Council Chambers  
September 13, 2021 – 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 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 2021-35** David & Denise Beach
2. **Appeal 2021-38** City of Brecksville Building Engineering Department
3. **Appeal 2021-39** Danielle Sampliner
4. **Appeal 2021-40** Kevin DiGeronimo

### **REGULAR MEETING**

### **APPROVAL OF MINUTES - Regular Meeting of August 9, 2021**

5. **Appeal 2021-36, (Tabled from August 9, 2021 Meeting)** Eric Szymczak & Vanja Stojanovic for (1) a variance from Section 1151.24 from the minimum required 80 rear yard setback to allow 70 ft, and (2) a variance from Section 1151.24 a minimum 30 ft. total side yards required to allow 19.8 ft. for the construction of a rear yard addition located at 10946 Tanager Trail, PP# 602-06-006.
6. **Appeal 2021-35**, David & Denise Beach for a variance from Section 1151.06(f)(3) to allow a chicken coop to be 30 ft. from the side lot line, and 29.5 ft. from the rear lot line, instead of the minimum required 40 ft. from all residential lot lines located at 7535 Bristol Lane, PP# 604-03-065.
7. **Appeal 2021-38**, City of Brecksville Building Engineering Department for a variance from Section 1151(d)(1) to allow 2266 sq. ft. instead of the permitted 660 sq. ft. for a detached garage located at 8997 Highland Drive, PP# 601-33-002 and 601-33-003.
8. **Appeal 2021-39**, Danielle Sampliner for (1) a variance from Section 1151.06(i)(2) maximum length of 27 ft. for trailers to allow 35 ft., and (2) a variance from Section 1151.06(i)(2)(B) to

park a recreational trailer in the backyard behind the driveway instead of the rear yard screened from view, located at 8691 Riverview Road, PP# 602-28-014.

9. **Appeal 2021-40**, Kevin DiGeronimo for (1) a variance from Section 1326.02 to allow a generator in the side yard instead of the rear yard as required by code, and (2) a variance from Section 1326.01, to allow an air conditioner in the front 50% of the side of the dwelling, and (3) a variance from Section 1119.09(b), maximum 20 ft. driveway width to allow a 62 ft. x 58 ft. pad, and (4) a variance from Section 1151.23(a) maximum 317.6 ft. front yard setback to allow 327.4 ft. for a new single family dwelling located at 8524 Wiese Road, PP# 602-09-058.

### **Report of Council Representative**

### **Report of Mayor Hruby**

### **Announcements**

### **Adjournment**