



**City of Brecksville, Ohio**  
**Board of Zoning Appeals**  
Ralph W. Biggs City Council Chambers  
February 12, 2024 – 7:30 PM.

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*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, prior to 4:00 p.m. the day of the meeting, may be e-mailed to [lcanzoni@brecksville.oh.us](mailto: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**

### **PUBLIC HEARING**

1. **Appeal 2024-02** David Hesse for Eric Barbato
2. **Appeal 2024-04** Brian and Basia Baumann
3. **Appeal 2024-05** Scott and Kim Warren

### **REGULAR MEETING**

4. **Approval of 2023 Board of Zoning Appeals Annual Report**
5. **Approval of Minutes - Regular Meeting of January 8, 2024**
6. **Approval of Minutes - Regular Meeting of December 11, 2023**
7. **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 251.1 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 8310 Settlers Passage, PP# 602-08-004 & 602-08-005.
8. **Appeal 2024-04** Brian & Basia Baumann (1) a variance from Section 1151.25(d)(2)(C) maximum 240 sq. ft. to allow 412 sq. ft. for the construction of a pool house building located at 6505 Summer Wind Drive, PP#604-10-004.
9. **Appeal 2024-05** Scott and Kim Warren for (1) a variance from Section 1173.02(a) to allow 8 ft. extension for the construction of an addition on the front of a house on a non-conforming lot located at 8700 Riverview Road, PP#602-14-018.

**Report of Council Representative**

**Report of Mayor Kingston**

**Announcements**

**Adjournment**