



City of Brecksville, Ohio
Board of Zoning Appeals
Ralph W. Biggs City Council Chambers
April 10, 2023 – 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.

Call to Order

Roll Call

PUBLIC HEARINGS

1. **Appeal 2023-15** Mark & Mary Beth Modic
2. **Appeal 2023-16** Keith Grabo
3. **Appeal 2023-17** Kevin Digeronimo
4. **Appeal 2023-18** Friar Home Improvement for Chris Astey
5. **Appeal 2023-19** Tom Castro
6. **Appeal 2023-20** Santina Sgro & Rich Seminsky

REGULAR MEETING

Approval of Minutes - Regular Meeting of March 13, 2023

7. **Appeal 2023-15**, Mark & Mary Beth Modic for (1) a variance from Section 1185.03(a) maximum fence height of 4 ft., to allow 6 ft., and (2) a variance from Section 1185.02(d) to install a replacement solid board type fence instead of the permitted types of fence located at 4582 Windstream Court, PP# 603-20-068.
8. **Appeal 2023-16**, Keith Grabo for a variance from Section 1185.03(a) maximum fence height of 4 ft., to allow a 6 ft. replacement fence located at 9924 Lookout Drive, PP# 604-03-040.
9. **Appeal 2023-17**, Kevin Digeronimo for Parcel A-1, for (1) a variance from the Section 1117.09 lots shall be generally rectangular in shape, to allow a non-rectangular lot, and (2) a variance from Section 1151.21(d), requirement that each lot shall abut a dedicated street for a distance not less than 60% of the lot width at the building line, to allow 57%, (3) a variance from the Section 1119.09(d) requirement that public sidewalks be installed to not install public sidewalks until such time as the city deems appropriate, Parcel C, for (1) a variance from the Section 1151.22, minimum lot width of 200 feet to allow 152.79 feet, and (2) a variance from section 1151.22 minimum lot depth of 270 feet to allow 229.18 feet, and (3) a variance from the Section 1151.22, minimum lot area of 60,000 square feet to allow 34,378 square feet, and

(4) a variance from the Section 1183.05(a)(1) requirement that two (2) enclosed parking spaces be provided to allow none, and (5) a variance from the Section 1119.09(d) requirement that public sidewalks be installed to not install public sidewalks until such time as the city deems appropriate, for a proposed lot split located at 8524 Wiese Road, PP# 602-09-058.

10. **Appeal 2023-18**, Friar Home Improvement for Chris Astey for (1) a variance from Section 1119.09(b) from the minimum required 3 ft. side yard setback to allow a driveway to be 0 ft. from the side property line, and (2) a variance from Section 1197.01 that a minimum of a 27 ft. driveway approach is required for a side entry garage to allow 20 ft. for the construction of a garage addition in the rear of a non-conforming house located at 9420 Knights Way, PP# 603-13-039.
11. **Appeal 2023-19**, Tom Castro for (1) a variance from Section 1151.25(d)(1) maximum 660 sq. ft., to allow 1260 sq. ft., and (2) a variance from Section 1181.11(b) 15 ft. maximum building height to allow a 18 ft. height for the construction of a detached garage located at 6866 Farview Road, PP# 601-07-019.
12. **Appeal 2023-20**, Santina Sgro & Rich Seminsky for a variance from Section 1151.25(d)(2)(C), maximum 240 sq. ft. to allow 400 sq. ft. for a pool house located at 6508 Summer Wind Dr., PP# 604-11-018.

Report of Council Representative

Report of Mayor Hruby

Announcements

Adjournment