



City of Brecksville, Ohio
Board of Zoning Appeals
Ralph W. Biggs City Council Chambers
September 09, 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, please call (440) 526-2630 and will be forwarded to the appropriate personnel for a response.

Call to Order

Roll Call

PUBLIC HEARING

1. **Appeal 2024-31** - Simon Musulin
2. **Appeal 2024-32** - Alan & Lori Murray
3. **Appeal 2024-33** - Robert Ganley
4. **Appeal 2024-34** - Greg Seifert for Kris Monaco-Geis

REGULAR MEETING

Approval of Minutes

5. Approval of the Regular Meeting Minutes of August 12, 2024

Appeals

6. **Appeal 2024-31** The Brecksville Board of Zoning Appeals will hold a Public Hearing on Monday, September 9, 2024 at 7:30 p.m. at Brecksville City Hall to hear the request of Simon Musulin for a variance from Section 1151.25(d)(2)(B) maximum 192 sq/ft. to allow 240 sq/ft. for the construction of shed located at 9567 Park Place Dr, PP# 602-02-050.
7. **Appeal 2024-32** The Brecksville Board of Zoning Appeals will hold a Public Hearing on Monday, September 9, 2024 at 7:30 p.m. at Brecksville City Hall to hear the request of Alan & Lori Murray for a variance from Section 1151.25(d)(2)(B) maximum 192 sq/ft. to allow 240 sq/ft. for the construction of a replacement shed located at 6723 Westview Dr, PP# 603-20-008.
8. **Appeal 2024-33** The Brecksville Board of Zoning Appeals will hold a Public Hearing on Monday, September 9, 2024 at 7:30 p.m. at Brecksville City Hall to hear the request of Robert Ganley for a variance from Section 1326.02 to install a generator in the side yard, instead of the rear as required by code, located at 7530 Bristol Ln, PP# 604-03-066.
9. **Appeal 2024-34** The Brecksville Board of Zoning Appeals will hold a Public Hearing on Monday, September 9, 2024 at 7:30 p.m. at Brecksville City Hall to hear the request of Greg

Seifert on behalf of Kris Monaco-Geis, Trustee for (1) a variance from Section 1151.25(d)(1) maximum 660 sq. ft., to allow 1648 sq. ft., and (2) a variance from 1151.26(1) located in the rear yard required to allow in the side yard, and (3) a variance from Section 1181.11(b) 15 ft. maximum building height to allow a 28 ft. height, for the construction of a detached garage located at 7777 Parkview Rd, PP# 605-01-027.

Report of Council Representative**Report of Mayor****Announcements****Adjournment**