



City of Brecksville, Ohio
Board of Zoning Appeals
Ralph W. Biggs City Council Chambers
November 12, 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 2024-37** - Kevin Fink for George Picha
2. **Appeal 2024-38** - Perry Stancato
3. **Appeal 2024-39** - Justin Klubnik
4. **Appeal 2024-40** - Paul Gaiduk
5. **Appeal 2024-41** - Trevor Roth-East Ohio Gas for Ray Fogg Corporate Properties, LLC
6. **Appeal 2024-42** - William Tierney for Ernesto and Annela Vizcarra

REGULAR MEETING

Approval of Minutes

7. Approval of the Regular Meeting Minutes of October 7, 2024

Appeals

8. **Appeal 2024-37** The Brecksville Board of Zoning Appeals will hold a Public Hearing on Tuesday, November 12, 2024 at 7:30 p.m. at Brecksville City Hall to hear the request of Kevin Fink, on behalf of George J Picha, for (1) a variance from Section 1183.15(a) driveways improved with concrete or asphalt required to allow gravel and (2) a variance from 1185.03(a) to allow a fence (driveway gate) in a location other than side or rear yard, and (3) a variance from Section 1151.03(c) to install a driveway and a gate on a vacant lot (accessory use not permitted), located at 11047 Snowville Rd, PPN 605-17-007.
9. **Appeal 2024-38** The Brecksville Board of Zoning Appeals will hold a Public Hearing on Tuesday, November 12, 2024 at 7:30 p.m. at Brecksville City Hall to hear the request of Perry Stancato for a variance from Section 1157.29(a)(3) minimum 150' front yard setback on a corner lot to allow 90.50' and (2) a variance from 1157.29(d)(1) minimum 75' rear yard

setback to allow 58.27' for the construction of an addition, located at 10140 Brecksville Rd, PPN 604-18-007.

10. **Appeal 2024-39** The Brecksville Board of Zoning Appeals will hold a Public Hearing on Tuesday, November 12, 2024 at 7:30 p.m. at Brecksville City Hall to hear the request of Justin Klubnik for a variance from Section 1185.03(a) maximum fence height 4 ft. to allow 6 ft. for approximately 55 linear ft. of post and board fence, located at 10417 Chippewa Rd, PPN 601-38-010.
11. **Appeal 2024-40** The Brecksville Board of Zoning Appeals will hold a Public Hearing on Tuesday, November 12, 2024 at 7:30 p.m. at Brecksville City Hall to hear the request of Paul Gaiduk, for a variance from Section 1181.11(b) maximum 15 ft height to allow 18 ft for the construction of an accessory structure, located at 10637 Glen Forest Trail, PPN 602-07-027.
12. **Appeal 2024-41** The Brecksville Board of Zoning Appeals will hold a Public Hearing on Tuesday, November 12, 2024 at 7:30 p.m. at Brecksville City Hall to hear the request of Trevor Roth – East Ohio Gas on behalf of Ray Fogg Corporate Properties, LLC for (1) a variance from Section 1185.03(c) maximum fence height 6 ft. to allow 8 ft. and (2) a variance from Section 1185.02(c) prohibiting barbed wire fencing to allow 1 ft along with 7 ft tall chain link , located at 6101 W Snowville Rd, PPN 604-24-001.
13. **Appeal 2024-42** The Brecksville Board of Zoning Appeals will hold a Public Hearing on Tuesday, November 12, 2024 at 7:30 p.m. at Brecksville City Hall to hear the request of William Tierney on behalf of Ernesto and Annela Vizcarra for a variance from Section 1185.03(b) to allow 4 ft. tall ornamental fencing in front of the building line on a corner lot (not allowed), located at 6561 Queens Way, PPN 603-13-073.

Report of Council Representative

Report of Mayor Kingston

Announcements

Adjournment