



City of Brecksville, Ohio
Board of Zoning Appeals - REVISED
Ralph W. Biggs City Council Chambers
July 08, 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 2024-22 Wayne Jatsek for 6864 Chaffee LLC
2. Appeal 2024-24 Cynthia Habig for Richard Habig
3. Appeal 2024-25 Brian Giovinazzi for Larry & Hailey Nance
4. Appeal 2024-26 David Sabol for Alex Denigris
5. Appeal 2024-27 Robert Stiefvater - WITHDRAWN

REGULAR MEETING

Approval of Minutes

6. Approval of the Regular Meeting Minutes of June 10, 2024

Appeals

7. **Appeal 2024-22** The Brecksville Board of Zoning Appeals will hold a Public Hearing on Monday, July 8, 2024 at 7:30 p.m. at Brecksville City Hall to hear the request of Wayne Jatsek on behalf of 6864 Chaffee Court, LLC for a variance from Section 1119.09(d) that public sidewalks be installed to not install public sidewalks until such time as the City deems appropriate and from the Section 1117.09 that lots be generally rectangular in form to allow an irregular form for Parcel 2, as shown on the application dated June 6, 2024, located at 6864 Chaffee Court, PPN 601-33-024.
8. **Appeal 2024-24** The Brecksville Board of Zoning Appeals will hold a Public Hearing on Monday, July 8, 2024 at 7:30 p.m. at Brecksville City Hall to hear the request of Cynthia & Richard Habig for a variance from Section 1185.03(a) that the maximum permitted fence height be 4 ft. to allow 6 ft., as shown on the application dated June 19, 2024, located at 6867 Oakes Road, PPN 603-08-072.

9. **Appeal 2024-25** The Brecksville Board of Zoning Appeals will hold a Public Hearing on Monday, July 8, 2024 at 7:30 p.m. at Brecksville City Hall to hear the request of Brian Giovinazzi on behalf of Larry & Hailey Nance for a variance from Section 1117.09 that lots be generally rectangular in form to allow irregular form for Lots A, B and E; from Section 1119.09(d) not to install the required public sidewalks until such time that the City deems appropriate; and from Section 1151.21 that each lot shall abut a dedicated street for a distance not less than 60% of the lot width set forth in 1151.22 to allow 39% for Lot A., as shown on the application dated June 12, 2024 located at E. Edgerton Road, PPN 604-02-001.
10. **Appeal 2024-26** The Brecksville Board of Zoning Appeals will hold a Public Hearing on Monday, July 8, 2024 at 7:30 p.m. at Brecksville City Hall to hear the request of David Sabol on behalf of Alex DeNigris for a variance from Section 1151.25(d) that a detached private garage be a maximum of 660 sq. ft. to allow 3,500 sq. ft., and a variance from Section 1181.11 that the maximum accessory building height be 15' to allow 20' 8", as shown on the application dated June 19, 2024, located at 13209 Station Road, PPN 602-31-010.
11. **Appeal 2024-27 - WITHDRAWN** The Brecksville Board of Zoning Appeals will hold a Public Hearing on Monday, July 8, 2024 at 7:30 p.m. at Brecksville City Hall to hear the request of Robert Stiefvater for a variance from Section 1323.03 that pool fences located 10' from the property line be not less than 4' but not greater than 4.5' to allow a 5' pool fence, as shown on the application dated June 19, 2024, located at 6859 Farview Road, PPN 601-07-014.

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