

**MINUTES OF PUBLIC HEARINGS
BRECKSVILLE BOARD OF ZONING APPEALS
RALPH W. BIGGS COUNCIL CHAMBERS – BRECKSVILLE CITY HALL
MARCH 7, 2022**

Present: Gagliano, Hasman, Caruso, Hruby, Collin, Rose

Absent: McCrodden

Others: Building Inspector Synek, 2 guests

PUBLIC HEARINGS

Mr. Rose started the meeting with an explanation of the code, the job of the Board of Zoning Appeals Committee, and the process of appeal.

Mr. Rose made the announcement that Appeal 2022-09 was tabled for this evening.

APPEAL 2022-08

Borowske Builders Inc. for John Caruso & Allison Fisco for a variance from Section 1151.24, minimum required 125 ft. to allow a 91 ft. front yard setback for a rear addition on a non-conforming house located at 6855 Oakes Road, PP# 603-07-045.

Davjd Borowske, Borowske Builders Inc., spoke to the Board regarding Mr. Caruso and Ms. Fisco's appeal. Mr. Rose asked Mr. Synek a question before the appellant began with his explanation. He asked, because this house was non-conforming, and because of the change to our code, anything that they do to the house, would need a variance, and that is why they are in front of the Board this evening, for a front yard setback on a rear yard addition. Mr. Synek stated that was correct. Mr. Rose asked Mr. Borowske if there was anything else that the Board needed to know regarding this. Mr. Borowske stated that was all, it was pretty simple.

Mr. Hasman asked Mr. Borowske, if the owners had spoken with their neighbors regarding this addition. Mr. Borowske stated that personally, he had not, and went on to explain, that he was sure the homeowner had. The notices were sent out to the neighbors, so he was sure they were aware of it. Mr. Rose confirmed that all the other setbacks were fine. Mr. Borowske stated that was correct.

Mr. Rose opened up questions to the audience. There were none.

Motion by Mr. Hasman, seconded by Mr. Collin to close Public Hearing.

MOTION CARRIED

APPEAL 2022-09 – TABLED

Marty Butler for a variance from (1) a variance from Section 1151.25(d)(1) maximum 660 sq. ft. to allow 1118 sq. ft., and (2) a variance from Section 1151.26(1) that a garage be located in the rear, to allow the replacement of a non-conforming detached garage in the front yard located at 11242 Glen Valley Drive, PP# 602-15-013.

APPEAL 2022-10

Brady and Rebekah Bourquin for a variance from Section 1151.24 a minimum 30 ft. total side yards required to allow 24.5 ft. for a side yard addition located at 8385 Sunnydale Drive, PP# 601-14-007.

Brady Bourquin spoke to the Board regarding their appeal. He stated that he was asking for a variance that would allow for the construction of a mudroom and bathroom. He went on to explain that currently, there was no mudroom space in his home. In order to have the new space flow in a functional manner, the proposed construction plan required a variance of 4 ½ ft. into the required side yard setback. They plan to bump the existing two car garage out 11 ½ ft. on the north side of the home, so that they could add the mudroom and bathroom space between the garage and the house. Mr. Bourquin stated that they have attempted to create the mudroom space by removing kitchen cabinets, converting the dining room, and even work with the existing garage space, but that those options had proven to be non-functional. As a result, they have determined that the current layout of the home does not allow for a mudroom style space, something that has become necessary, now that their three daughters are getting older, and their need for functional storage space has increased. Mr. Bourquin explained that their home currently has an attached sunroom on the south side that extends 6 ft. beyond the house into that particular side yard. The sunroom was installed prior to them purchasing the home, and as a result of that 6 ft. extension beyond the house, they are asking for a variance that has been proposed. The project will meet the required 10 ft. side yard on the north side of the house, and will not impact the existing 14 ½ ft. side yard on the sunroom side of the home, and the requested variances, due to that existing sunroom projection on the opposite side of the home. They would like to do this project to help create a space that will allow them to take their forever home and make it more forever.

Mr. Rose asked what the square footage of the home was. Mr. Bourquin stated that it was 2000 sq. ft. Mr. Rose asked how old the home was. Mr. Bourquin stated that it was built in 1964. Mr. Rose, stated for the record, that the Board appreciated that he took the time to talk to his neighbors, (Don Szymanski, 8400 Sunnydale Drive, Christine George, 8390 Sunnydale Drive), and especially the neighbor that would be most directly affected by this addition, Sue Gillespie, 8375 Sunnydale Drive. They have all signed off on the project.

Mr. Collin asked Mr. Bourquin, that when looking at the overhead drawing that was submitted, was Mr. Bourquin going to enlarge the parking area for his cars for this adjustment, or was it simply a matter of moving the garage door over slightly in that direction. Mr. Bourquin stated that the driveway labeled on the plans that the Board had, has been amended since the application was first submitted, because with the variance in place, they realized that was quite an expansive driveway, so it would just be shifting the parking pad along with the garage door, and it would go out 11 ft. wider, and the driveway would begin with the new garage door, and then taper to the

standard two car wide. The original drawing had a very large concrete slab, and that was no longer functional with the new idea.

Mr. Hasman clarified with Mr. Bourquin, that the garage door was not getting wider, it was just shifting to the left, but the garage itself was getting wider, and will be used for multi-purposes. Mr. Bourquin stated that was correct, what you will see from the front of the home, is a two car garage, a space, and then the home, all connected.

Mr. Rose opened up questions to the audience. There were none.

Motion by Mr. Collin, seconded by Mr. Caruso to close Public Hearing.

MOTION CARRIED

**MINUTES OF REGULAR MEETING
BRECKSVILLE BOARD OF ZONING APPEALS
RALPH W. BIGGS COUNCIL CHAMBERS – BRECKSVILLE CITY HALL
MARCH 7, 2022**

Present: Gagliano, Hasman, Caruso, Hrubby, Collin, Rose

Absent: McCrodden

Others: Building Inspector Synek, 2 guests

APPROVAL OF THE REGULAR MEETING MINUTES OF FEBRUARY 7, 2022

Motion by Mayor Hrubby, seconded by Mr. Collin, to approve the Regular Meeting minutes of February 7, 2022 as recorded.

ROLL CALL: Ayes: Gagliano, Hasman, Caruso, Hrubby, Collin
Nays: None
Abstain: Rose
MOTION CARRIED

Before the motion and vote, Mr. Caruso stated for the record, that he was not related to the appellant, John Caruso.

APPEAL 2022-08

Motion by Mr. Caruso, seconded by Mayor Hrubby, that the Board of Zoning Appeals recommend to City Council approval for a variance from Section 1151.24, minimum required 125 ft. to allow a 91 ft. front yard setback for a rear addition on a non-conforming house located at 6855 Oakes Road, PP# 603-07-045.

ROLL CALL: Ayes: Collin, Gagliano, Hasman, Caruso, Hrubby, Rose
Nays: None
MOTION CARRIED

APPEAL 2022-10

Motion by Mr. Hasman, seconded by Mr. Collin, that the Board of Zoning Appeals recommend to City Council approval for a variance from Section 1151.24 a minimum 30 ft. total side yards required to allow 24.5 ft. for a side yard addition located at 8385 Sunnydale Drive, PP# 601-14-007.

ROLL CALL: Ayes: Gagliano, Hasman, Caruso, Hrubby, Collin, Rose
Nays: None
MOTION CARRIED

REPORT OF COUNCILMEMBER CARUSO

No Report.

REPORT OF MAYOR HRUBY

Mayor Hruby reported that City Council has passed legislation, authorizing the Mayor to enter into an economic development agreement with the Brecksville Broadview Heights School District, to sell the properties at Chippewa and Highland Elementary schools, once they are vacated by the students and faculty staff, sometime later this summer. The Mayor stated that appraisals were done on both properties, and the City has asked to obtain at least the appraised amount, and any money over that. up to \$250,000, would go into an enterprise account for future work to be done at the new elementary school on Oakes Road, for any kind of improvements. The Mayor went on to explain, that the City, is not required by law to auction this property, they could put them up for sale, but the school has to put them up for auction and would automatically have to take the highest bid, so this way the school district should financially do better in the sale, if the City does their job. The Mayor also went on to state that the Sherwin Williams building is now going up, as well as the residential area of Valore Acres, and things are moving a little ahead of schedule. The Mayor stated that if the weather cooperates with them, they will have a great summer and get things further ahead.

Motion by Mr. Hasman, seconded by Mr. Collin, to close the Regular Meeting at 7:47 p.m. **MOTION CARRIED**

THE BRECKSVILLE BOARD OF ZONING APPEALS

DENNIS ROSE, CHAIRPERSON

ROBERT HASMAN, VICE CHAIRPERSON

BRUCE MCCRODDEN, SECRETARY

Public Hearing and Regular Meeting recorded by Gina Zdanowicz