



City of Brecksville, Ohio
Board of Zoning Appeals Regular Meeting
Ralph W. Biggs City Council Chambers
May 12, 2025 – 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 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 2025-13** - Timothy Bergant
2. **Appeal 2025-14** - Ken Perrin on behalf of Rob Malone
3. **Appeal 2025-15** - Ken Perrin on behalf of Mario Markovic
4. **Appeal 2025-16** - Nate Lobas
5. **Appeal 2025-17** - James & Kathleen Marchetti
6. **Appeal 2025-18** - Jennifer Phillips
7. **Appeal 2025-19** - Sean Gilley – GPD Group on behalf of Cuyahoga Valley Career Center Board of Education
8. **Appeal 2025-20** - Elijah Sonntag – Evergreen Woodcraft on behalf of Anthony Dewulf
9. **Appeal 2025-21** - Jason Phillips
10. **Appeal 2025-22** - Hallie Bowie – New Leaf Home Design on behalf of Joshua Angelini & Katherine Albing
11. **Appeal 2025-23** - Polly & Dean Bowman
12. **Appeal 2025-24** - NEO Fence Co on behalf of Maryann Picard
13. **Appeal 2025-25** - NEO Fence Co on behalf of Stan Searles
14. **Appeal 2025-26** - NEO Fence Co on behalf of Tony Anselmo

REGULAR MEETING

Approval of Minutes

15. Approval of the Regular Meeting Minutes of April 7, 2025

Appeals

16. **Appeal 2025-13** - The Brecksville Board of Zoning Appeals will hold a Public Hearing on Monday, May 12, 2025 at 7:30 p.m. at Brecksville City Hall to hear the request of Timothy Bergant 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 7049 Ashlawn Drive, PPN 601-02-062.
17. **Appeal 2025-14** - The Brecksville Board of Zoning Appeals will hold a Public Hearing on Monday, May 12, 2025 at 7:30 p.m. at Brecksville City Hall to hear the request of Ken Perrin on behalf of Rob Malone for a variance from Section 1151.24 minimum 125' front yard setback to allow 69.5' for the construction of an addition & covered porch on a non-conforming house located at 9690 Highland Drive, PPN 603-18-004.
18. **Appeal 2025-15** - The Brecksville Board of Zoning Appeals will hold a Public Hearing on Monday, May 12, 2025 at 7:30 p.m. at Brecksville City Hall to hear the request of Ken Perrin on behalf of Mario Markovic for a variance from Section 1151.24 minimum 125' front yard setback to allow 102.5' for the construction of a front porch addition on a non-conforming house located at 4001 Boston Rd, PPN 604-20-003.
19. **Appeals 2025-16** - The Brecksville Board of Zoning Appeals will hold a Public Hearing on Monday, May 12, 2025 at 7:30 p.m. at Brecksville City Hall to hear the request of Nate Lobas for (1) a variance from Section 1151.24 minimum side yard 10 ft. to allow 5.67 ft. and (2) a variance from Section 1151.24 minimum 30' total side yards to allow 25.67 ft. for the construction of an addition on a non-conforming house located at 10195 Whitewood Rd, PPN 601-23-002.
20. **Appeals 2025-17** - The Brecksville Board of Zoning Appeals will hold a Public Hearing on Monday, May 12, 2025 at 7:30 p.m. at Brecksville City Hall to hear the request of James & Kathleen Marchetti for (1) a variance from Section 1185.03(a) maximum fence height 4 ft. to allow 5 ft. for approximately 165 linear ft of aluminum fence and approximately 75 linear ft. of privacy fence (2) a variance from Section 1185.02(d) to allow approximately 75 linear ft. of solid privacy type fencing (not allowed), located at 8501 Riverview Rd, PPN 602-29-013.
21. **Appeal 2025-18** - The Brecksville Board of Zoning Appeals will hold a Public Hearing on Monday, May 12, 2025 at 7:30 p.m. at Brecksville City Hall to hear the request of Jennifer Phillips for a variance from Section 1151.24 minimum 60' rear yard setback required to allow 35' for the construction of a deck, located at 8971 Woodstone Dr, PPN 602-12-032.
22. **Appeals 2025-19** - The Brecksville Board of Zoning Appeals will hold a Public Hearing on Monday, May 12, 2025, at 7:30 p.m. at Brecksville City Hall to hear the request of Sean Gilley – GPD Group on behalf of Cuyahoga Valley Career Center Board of Education for (1) a variance from Section 1185.03(c) maximum fence height 6' to allow 9' and (2) a variance from Section 1185.02(c) prohibiting barbed wire fencing to allow 1' along with 8' tall chain link, located at 8001 Brecksville Rd, PPN 601-10-034.

23. **Appeal 2025-20** - The Brecksville Board of Zoning Appeals will hold a Public Hearing on Monday, May 12, 2025 at 7:30 p.m. at Brecksville City Hall to hear the request of Elijah Sonntag – Evergreen Woodcraft on behalf of Anthony Dewulf for a variance from Section 1151.24 minimum 60’ rear yard setback required to allow 30’ for the construction of a patio roof, located at 6614 Morningside Dr, PPN 603-21-078.
24. **Appeals 2025-21** - The Brecksville Board of Zoning Appeals will hold a Public Hearing on Monday, May 12, 2025 at 7:30 p.m. at Brecksville City Hall to hear the request of Jason Phillips for a variance from Section 1151.24 minimum 125’ front yard setback required to allow 111.3’ for the construction of a front porch addition on a non-conforming house located at 6648 Sprague Rd, PPN 601-01-013.
25. **Appeal 2025-22** - The Brecksville Board of Zoning Appeals will hold a Public Hearing on Monday, May 12, 2025, at 7:30 p.m. at Brecksville City Hall to hear the request of Hallie Bowie – New Leaf Home Design on behalf of Joshua Angelini & Katherine Albing for (1) a variance from Section 1151.24 minimum 125’ front yard setback required to allow 67.38’ (2) a variance from Section 1151.24 minimum 10’ side yard setback to allow 8.5’ and (3) a variance from Section 1151.24 minimum 30’ total of 2 side yards to allow 21.38’ for the construction of an addition on a non-conforming house, located at 6916 Mill Rd, PPN 601-29-012.
26. **Appeal 2025-23** - The Brecksville Board of Zoning Appeals will hold a Public Hearing on Monday, May 12, 2025 at 7:30 p.m. at Brecksville City Hall to hear the request of Polly & Dean Bowman for (1) a variance from Section 1151.25(d) detached garage maximum of 660 sq. ft. to allow 990 sq. ft. (2) a variance from Section 1151.26(1) that a detached garage be located in the rear yard to allow in the side and front yard (3) a variance from Section 1151.24 minimum 125’ front yard setback required to allow 55’ for an attached and detached garage (4) a variance from Section 1151.24 minimum 80’ rear yard setback to allow 26’ for the construction of an attached garage, located at 7309 Parkview Dr, PPN 605-01-012.
27. **Appeal 2025-24** - The Brecksville Board of Zoning Appeals will hold a Public Hearing on Monday, May 12, 2025 at 7:30 p.m. at Brecksville City Hall to hear the request of NEO Fence Co on behalf of Maryann Picard for a variance from Section 1185.02(d) to allow fencing type as shown in the sample picture dated 4/24/25 – which is not specifically identified as approvable per 1185.02(a), located at 7815 English Dr, PPN 601-01-076.
28. **Appeal 2025-25** - The Brecksville Board of Zoning Appeals will hold a Public Hearing on Monday, May 12, 2025 at 7:30 p.m. at Brecksville City Hall to hear the request of NEO Fence Co on behalf of Stan Searles for a variance from Section 1185.02(d) to allow fencing type as shown in the 3 sample pictures dated 4/24/25 – which is not specifically identified as approvable per 1185.02(a), located at 7807 English Dr, PPN 601-01-077.
29. **Appeal 2025-26** - The Brecksville Board of Zoning Appeals will hold a Public Hearing on Monday, May 12, 2025 at 7:30 p.m. at Brecksville City Hall to hear the request of NEO Fence Co on behalf of Tony Anselmo for a variance from Section 1185.03(a) maximum fence height 4’ to allow varying heights up to 5.5’ for a driveway gate, located at 8035 Pershing Dr, PPN 601-07-028.

Report of Council Representative Stucky

Report of Mayor Kingston

Announcements

Adjournment