



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 2025-16** - Nate Lobas
2. **Appeal 2025-24** - NEO Fence Co on behalf of Maryann Picard
3. **Appeal 2025-25** - NEO Fence Co on behalf of Stan Searles
4. **Appeal 2025-27** - Shumake Electric on behalf of Steve Lekas
5. **Appeal 2025-28** - Jim & Jan Winar
6. **Appeal 2025-29** - Rebecca Fertel on behalf of Mark and Rebekah Carson
7. **Appeal 2025-30** - Thomas & Jodi (Stanley) Lynch-Pastoor
8. **Appeal 2025-31** - Alexis & Scott Bucciere
9. **Appeal 2025-32** - David Maddux - The Arcus Group, Inc on behalf of Nadine Juran
10. **Appeal 2025-33** - Dennis Myslenski
11. **Appeal 2025-34** - Dean Leiby
12. **Appeal 2025-35** - Stan & Victoria Searles

REGULAR MEETING

Approval of Minutes

13. Approval of the Regular Meeting Minutes of May 12, 2025

Appeals

14. **Appeal 2025-16** - The Brecksville Board of Zoning Appeals will hold a Public Hearing on Monday, June 9, 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.
15. **Appeal 2025-24** - The Brecksville Board of Zoning Appeals will hold a Public Hearing on Monday, June 9, 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 details dated 5/21/25 (REVISED)– which is not specifically identified as approvable per 1185.02(a), located at 7815 English Dr, PPN 601-01-076.
16. **Appeal 2025-25** - The Brecksville Board of Zoning Appeals will hold a Public Hearing on Monday, June 9, 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 details dated 5/21/25 (REVISED) – which is not specifically identified as approvable per 1185.02(a), located at 7807 English Dr, PPN 601-01-077.
17. **Appeal 2025-27** - The Brecksville Board of Zoning Appeals will hold a Public Hearing on Monday, June 9, 2025, at 7:30 p.m. at Brecksville City Hall to hear the request of Shumake Electric on behalf of Steve Lekas for a variance from Section 1326.02 to install a generator on the side of the house instead of the rear as required, located at 6846 Mill Rd., PPN 601-12-021.
18. **Appeal 2025-28** - The Brecksville Board of Zoning Appeals will hold a Public Hearing on Monday, June 9, 2025, at 7:30 p.m. at Brecksville City Hall to hear the request of Jim & Jan Winar for (1) a variance from Section 1151.25(d)(1) maximum of 660 sq/ft to allow for a 2,560 sq/ft (2) a variance from Section 1181.11 maximum 15' building height to allow 16' (3) a variance from section 1151.25(d)(3) porch max of 550 sq/ft to allow for 640 sq/ft, for the construction of a garage with porch (4) a variance from Section 1151.03(c) to allow a garage on a vacant lot (accessory use not allowed without a main use) (5) a variance from Section 1151.26(7) driveways a minimum of 3' from lot lines required to allow for 0' (6) a variance from section 1183.08(a) maximum 3 outdoor parking spaces to allow a 30'x64' pad, located at 8963 Parkview Rd., PPN 605-01-020.
19. **Appeal 2025-29** - The Brecksville Board of Zoning Appeals will hold a Public Hearing on Monday, June 9, 2025, at 7:30 p.m. at Brecksville City Hall to hear the request of Rebecca Fertel on behalf of Mark and Rebekah Carson for (1) a variance from Section 1151.24 minimum 10' side yard setback to allow for 8.3'. (2) A variance from Section 1151.24 minimum 30' total side yards to allow 8.8'. (3) A variance from Section 1151.24 minimum 80' rear yard setback to allow for 77' for the construction of an addition, located at 11036 Cardinal Lane, PP# 602-03-048.
20. **Appeal 2025-30** - The Brecksville Board of Zoning Appeals will hold a Public Hearing on Monday, June 9, 2025, at 7:30 p.m. at Brecksville City Hall to hear the request of Thomas & Jodi (Stanley) Lynch-Pastoor for (1) a variance from Section 1185.03(a) maximum 4' fence height to allow 6' and (2) a variance from section 1185.02(d) to allow privacy type fence (prohibited) on the west side property line (3) a variance from Section 1185.03(b) maximum

3' tall post and rail fence to allow 4' tall in front of the building line on a corner lot, located at 3158 Royalton Rd., PPN 603-01-022.

- 21. Appeal 2025-31** - The Brecksville Board of Zoning Appeals will hold a Public Hearing on Monday, June 9, 2025, at 7:30 p.m. at Brecksville City Hall to hear the request of Alexis & Scott Bucciare for (1) a variance from Section 1117.09 lots to be generally rectangular in form to allow an irregular shape lot. (2) a variance from Section 1183.15 driveways and parking areas shall be improved with a hard permanent surface to allow the use of TRUEGRID permeable paving system. (3) a variance from Section 1155.32 minimum 100' front setback required to allow a 22.5' (4) a variance from Section 1155.32 minimum 40' side yard setback adjacent to an R-8 district to allow 23.4' (5) a variance from Section 1155.32 minimum 20' driveway side yard setback to allow 10'(existing), for the consolidation of PPN 601-30-014 & PPN 601-30-042 located at 7014 Mill Rd.
- 22. Appeal 2025-32** - The Brecksville Board of Zoning Appeals will hold a Public Hearing on Monday, June 9, 2025 at 7:30 p.m. at Brecksville City Hall to hear the request of David Maddux – The Arcus Group, Inc on behalf of Nadine Juran for (1) a variance from Section 1119.09(d) public sidewalks required to not install public sidewalks until such time as the City deems appropriate (2) a variance from Section 1151.23(a) maximum front yard setback 135' to allow 185' setback for the construction of a new house, located at 11515 Fitzwater Rd, PPN 602-02-011.
- 23. Appeal 2025-33** - The Brecksville Board of Zoning Appeals will hold a Public Hearing on Monday, June 9, 2025, at 7:30 p.m. at Brecksville City Hall to hear the request of David Sabol on behalf of Dennis Myslenski for (1) a variance from Section 1151.24 a minimum 10' side yard setback to allow 5.33' (2) a variance from 1151.24 minimum 30' total side yards to allow 25.5' (3) a variance from Section 1151.24 minimum 60' front yard setback to allow for 52.5' (4) 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, for the construction of a new house, located at 8290 Whitewood Dr., PPN 601-20-018.
- 24. Appeal 2025-34** - The Brecksville Board of Zoning Appeals will hold a Public Hearing on Monday, June 9, 2025, at 7:30 p.m. at Brecksville City Hall to hear the request of Dean Leiby for a variance from Section 1185.03(a) maximum fence height 4' to allow 6' for approximately 110 linear ft of board-on-board fence, located at 8956 Cinnabar Dr, PPN 602-13-029.
- 25. Appeal 2025-35** - The Brecksville Board of Zoning Appeals will hold a Public Hearing on Monday, June 9, 2025, at 7:30 p.m. at Brecksville City Hall to hear the request of Stan & Victoria Searles for (1) a variance from Section 1151.24 minimum 60' front yard setback to allow 59.1' (2) a variance from Section 1151.24 minimum lot width of 100' to allow 97.5' (3) a variance from Section 1151.24 minimum 60' front yard setback to allow for 51.1', for a lot split and consolidation at 7807 English Dr, PPN 601-01-077 & 7815 English Dr, PPN 601-01-076.

Report of Council Representative Stucky

Report of Mayor Kingston

Announcements

Adjournment