



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

To listen to the live stream of the meeting please go to the City's Agenda & Minutes link on the website: <https://brecksvilleoh.portal.civicclerk.com/>. 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 2025-36** - John Kozanas
2. **Appeal 2025-37** - Carly and Andrew Keserich
3. **Appeal 2025-38** - Anna Capaldi on behalf of The Drees Company
4. **Appeal 2025-39** - Robert Smerk on behalf of Thomas Martin
5. **Appeal 2025-41** - Mark Conte
6. **Appeal 2025-42** - David Kochis on behalf of Bruce Cooke

REGULAR MEETING

Approval of Minutes

7. Approval of the Regular Meeting Minutes of June 9, 2025

Appeals

8. **Appeal 2025-36** - The Brecksville Board of Zoning Appeals will hold a Public Hearing on Monday, July 7, 2025 at 7:30 p.m. at Brecksville City Hall to hear the request of John Kozanas for a variance from Section 1151.24 minimum 125' front yard setback to allow 89.83' for the construction of a deck on a non-conforming house, located at 8754 Riverview Road, PPN 602-17-024.
9. **Appeal 2025-37** - The Brecksville Board of Zoning Appeals will hold a Public Hearing on Monday, July 7, 2025 at 7:30 p.m. at Brecksville City Hall to hear the request of Carly and Andrew Keserich for a variance from Section 1185.03 (a) to allow a 4' tall post and rail fence around the pond in the front yard (not allowed), located at 11401 Snowville Road, PPN 605-18-003.

10. **Appeal 2025-38** - The Brecksville Board of Zoning Appeals will hold a Public Hearing on Monday, July 7, 2025 at 7:30 p.m. at Brecksville City Hall to hear the request of Anna Capaldi on behalf of The Drees Company for a variance from Section 1183.03(a) 4' maximum fence height to allow 5' for a chain link fence, located at 6714 Westview Dr, PPN 603-20-018.
11. **Appeal 2025-39** - The Brecksville Board of Zoning Appeals will hold a Public Hearing on Monday, July 7, 2025 at 7:30 p.m. at Brecksville City Hall to hear the request of Robert Smerk on behalf of Thomas Martin for a variance from Section 1151.24 minimum 80' rear yard setback required to allow 75' for a porch addition located at 10518 Springhill Dr, PPN 605-11-005.
12. **Appeal 2025-41** - The Brecksville Board of Zoning Appeals will hold a Public Hearing on Monday, July 7, 2025 at 7:30 p.m. at Brecksville City Hall to hear the request of Mark Conte for a variance from Section 1151.26(2) minimum 10' side yard setback required to allow 3' for a shed, located at 9447 Stover Lane, PPN 601-37-044.
13. **Appeal 2025-42** - The Brecksville Board of Zoning Appeals will hold a Public Hearing on Monday, July 7, 2025 at 7:30 p.m. at Brecksville City Hall to hear the request of David Kochis on behalf of Bruce Cooke for a variance from Section 1326.02 generator located in the rear required to allow in the side yard, located at 9169 Meadow Lane, PPN 601-10-027.

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