



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 2025-48** - Brett & Lindsay Dawson
2. **Appeal 2025-50** - Dimitrios Boulas
3. **Appeal 2025-51** - Janine Andrzejewski & Jill Schissler
4. **Appeal 2025-52** - Jeff Heint on behalf of Willie Jenks
5. **Appeal 2025-53** - Mark Yeager - KS Associates, Inc on behalf of Englewood LLC
6. **Appeal 2025-54** - Josh Decker - DiGeronimo Development

REGULAR MEETING

Approval of Minutes

7. Approval of the Regular Meeting Minutes of August 11, 2025

Appeals

8. **Appeal 2025-48** - The Brecksville Board of Zoning Appeals will hold a Public Hearing on Monday, September 8, 2025, at 7:30 p.m. at Brecksville City Hall to hear the request of Brett & Lindsay Dawson for (1) a variance from Section 1151.23(a) maximum 220' front yard setback to allow 234.2' (2) a variance from Section 1119.09(d) not to install the required public sidewalks until such time as the City deems appropriate, located at 12215 Timothy Ln., PPN 605-20-010.
9. **Appeal 2025-50** - The Brecksville Board of Zoning Appeals will hold a Public Hearing on Monday, September 8, 2025, at 7:30 p.m. at Brecksville City Hall to hear the request of Dimitrios Boulas for a variance from Section 1151.25(d)(3)(C) accessory structure maximum

of 550 sq. ft. to allow 2,430 sq. ft. for the construction of a pavilion, located at 10420 Springhill Dr., PPN 605-10-008.

10. **Appeal 2025-51** - The Brecksville Board of Zoning Appeals will hold a Public Hearing on Monday, September 8, 2025, at 7:30 p.m. at Brecksville City Hall to hear the request of Janine Andrezjewski and Jill Schissler for a variance from Section 1183.03(a) 4' maximum fence height to allow for 6' for approximately 25 linear ft. of basket weave fence., located at 6726 Greenbrier Dr., PPN 601-01-087.
11. **Appeal 2025-52** - The Brecksville Board of Zoning Appeals will hold a Public Hearing on Monday, September 8, 2025, at 7:30 p.m. at Brecksville City Hall to hear the request of Jeff Heinl on behalf of Willie Jenks for (1) a variance from Section 1151.24 a minimum 60' rear yard setback required to allow 41' for the construction of decks. (2) A variance from Section 1185.03(b) to allow 4' tall ornamental fencing in front of the building line on a corner lot as shown on the drawing dated 8/20/2025 (prohibited). (3) A variance from Section 1151.23(b) to allow for the construction of a 400 sq. ft. pergola in front of the building line on a corner lot, located at 8413 Timber Trail, PPN 601-21-077.
12. **Appeal 2025-53** - The Brecksville Board of Zoning Appeals will hold a Public Hearing on Monday, September 8, 2025, at 7:30 p.m. at Brecksville City Hall to hear the request of Mark Yeager - KS Associates, Inc. on behalf of Englewood, LLC for (1) a variance from Section 1117.09 that lots be generally rectangular in form to allow an irregular form for Parcel B (2) a variance from Section 1151.24 a minimum rear yard setback of 60' to allow for 19.4' for Parcel B (3) a variance from Section 1151.21(d) that requires each lot shall abut a dedicated street to allow for no frontage for Parcel A, for a lot split located at 6618 Morningside Dr., PPN 603-21-079.
13. **Appeal 2025-54** - The Brecksville Board of Zoning Appeals will hold a Public Hearing on Monday, September 8, 2025, at 7:30 p.m. at Brecksville City Hall to hear the request of Josh Decker – DiGeronimo Development for (1) a variance from Section 1157.29 (d)(1) minimum rear yard building setback of 75' to allow for 62.4' (2) a variance from Section 1157.29 (a)(4) minimum front yard parking setback of 85' to allow for 68.5' (3) a variance from Section 1157.29 (c)(2) minimum side yard parking setback of 25' to allow for 0.8' on the South side. (4) a variance from Section 1157.29(d)(2) minimum rear yard parking setback of 25' to allow for 6' (5) a variance from section 1183.04(c) parking space dimensions be 10' x 20' to allow 9' x 18' for new construction, located at 9910 Brecksville Rd., PPN 604-09-017.

Report of Council Representative Stucky

Report of Mayor Kingston

Announcements

Adjournment