



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 2025-55** - John T. Kosir
2. **Appeal 2025-56** - Michael Bayer on behalf of Kevin & Sarah Good
3. **Appeal 2025-57** - Todd Clarke on behalf of Kristina Juk
4. **Appeal 2025-58** - Aaron Schordock on behalf of Naveen Gopal
5. **Appeal 2025-59** - Richard Wagner on behalf of The Cleveland Electric Illuminating Co

REGULAR MEETING

Approval of Minutes

6. Approval of the Regular Meeting Minutes of September 8, 2025

Appeals

7. **Appeal 2025-55** - The Brecksville Board of Zoning Appeals will hold a Public Hearing on Monday, October 13, 2025, at 7:30 p.m. at Brecksville City Hall to hear the request of John T. Kosir for (1) a variance from Section 1151.25(d)(2)(B) maximum 192 sq/ft. for an accessory structure to allow 200.5 sq/ft. (2) a variance from Section 1151.26(2) minimum 10' side yard setback required to allow 7' for the construction of shed, located at 6633 Westview Dr., PPN 603-20-044.
8. **Appeal 2025-56** - The Brecksville Board of Zoning Appeals will hold a Public Hearing on Monday, October 13, 2025, at 7:30 p.m. at Brecksville City Hall to hear the request of Michael Bayer on behalf of Kevin & Sarah Good for a variance from Section 1151.24 minimum 125' front yard setback required to allow 68' for laundry room addition and 83' for a covered porch addition on a nonconforming house, located at 12115 Chippewa Rd., PPN 602-16-010.

9. **Appeal 2025-57** — The Brecksville Board of Zoning Appeals will hold a Public Hearing on Monday, October 13, 2025, at 7:30 p.m. at Brecksville City Hall to hear the request of Todd Clarke on behalf of Kristina Juk for a variance from Section 1151.24 minimum 60' rear yard setback required to allow 45' for an addition and deck located at 7500 Bristol Ln., PPN 604-03-069.
10. **Appeal 2025-58** — The Brecksville Board of Zoning Appeals will hold a Public Hearing on Monday, October 13, 2025, at 7:30 p.m. at Brecksville City Hall to hear the request of Aaron Schrodock on behalf of Naveen Gopal for (1) a variance from Section 1151.26(2), to allow an observation platform in the front yard (not permitted), (2) a variance from Section 1151.26(2) to allow a hot tub in the front yard (not allowed), (3) a variance from Section 1151.26(3) to allow the expansion of decks into the front yard (not allowed), (4) a variance from Section 1173.03(b) to allow for additions on a nonconforming house, as shown on the drawing stamped 9/25/25, located at 11700 Parkview Dr, PPN 605-06-002.
11. **Appeal 2025-59** - The Brecksville Board of Zoning Appeals will hold a Public Hearing on Monday, October 13, 2025, at 7:30 p.m. at Brecksville City Hall to hear the request of Richard Wagner on behalf of The Cleveland Electric Illuminating Co. for (1) a variance from Section 1157.29(a)(1) minimum 5 acres required to allow for 4.6596 acres for lot 2, (2) a variance from Section 1117.09 that lots be generally rectangular in form to allow irregular form for lots 1 & 2, (3) a variance from Section 1157.29(c)(1) minimum 50' side yard required to allow for 0' on lots 1 & 2, (4) a variance from Section 1157.29(c)(2) minimum 25' side parking setback required to allow 0' on lots 1 & 2, (5) a variance from Section 1157.29(a)(2) minimum 300' lot width to allow 223' for lot 2, for a lot split located at 6896 Miller Rd, PPN 604-18-010.

Report of Council Representative Stucky

Report of Mayor Kingston

Announcements

Adjournment