



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 2025-60** - Don Sylvis
2. **Appeal 2025-63** - Sam Umina on behalf of Neal Brashear & Allison Winokur
3. **Appeal 2025-64** - Old World Custom Homes on behalf of Dom & Gina Catanzarite
4. **Appeal 2025-65** - Scott & Kim Warren
5. **Appeal 2025-66** - Andrew Schultz - Shultz Design & Construction Inc on behalf of American Lebanese Syrian Associated Charities Inc
6. **Appeal 2025-67** - Wes Davis & Julia Duhart on behalf of FirstEnergy Corporation

REGULAR MEETING

Approval of Minutes

7. Approval of the Regular Meeting Minutes of November 10, 2025

Appeals

8. **Appeal 2025-60** — The Brecksville Board of Zoning Appeals will hold a Public Hearing on Monday, December 8, 2025, at 7:30 p.m. at Brecksville City Hall to hear the request of Don Sylvis for (1) a variance from Section 1185.03(a) 4' maximum fence height to allow for 6', (2) a variance from Section 1185.02(d) to allow a stockade privacy type fence (not a permitted type) for approximately 230 linear ft., in the rear yard, located at 11703 Chippewa Rd., PPN 602-13-033.
9. **Appeal 2025-63** — The Brecksville Board of Zoning Appeals will hold a Public Hearing on Monday, December 8, 2025, at 7:30 p.m. at Brecksville City Hall to hear the request of Sam Umina on behalf of Neal Brashear & Allison Winokur for a variance from Section 1151.24

minimum 60' rear yard setback required to allow 52', for the construction of an addition, located at 9289 Oxford Trail, PPN 603-01-088.

10. **Appeal 2025-64** - The Brecksville Board of Zoning Appeals will hold a Public Hearing on Monday, December 8, 2025, at 7:30 p.m. at Brecksville City Hall to hear the request of Old World Custom Homes on behalf of Dom and Gina Catanzarite for (1) a variance from Section 1151.24 maximum 70' front yard setback to allow for 78', (2) a variance from Section 1181.11(a) maximum roof area over 30' is limited to 20% of ground floor to allow 37%, for a new house, located at 6713 Victoria Ln., PPN 603-15-050.
11. **Appeal 2025-65** — The Brecksville Board of Zoning Appeals will hold a Public Hearing on Monday, December 8, 2025, at 7:30 p.m. at Brecksville City Hall to hear the request of Scott & Kim Warren for a variance from Section 1197.31 to allow a 6-month extension (currently expired) to BZA variance 2024-05, located at 8700 Riverview Road, PPN 602-14-018.
12. **Appeal 2025-66** — The Brecksville Board of Zoning Appeals will hold a Public Hearing on Monday, December 8, 2025, at 7:30 p.m. at Brecksville City Hall to hear the request of Andrew Schultz – Shultz Design & Construction Inc. on behalf of American Lebanese Syrian Associated Charities Inc. for a variance from Section 1151.23(a)(2) minimum 40' front yard setback to allow 35', or a variance from Section 1151.24 minimum 50' rear yard setback to allow 47', for a new house, located at 6864 Chaffee Court, PPN 601-33-044.
13. **Appeal 2025-67** - The Brecksville Board of Zoning Appeals will hold a Public Hearing on Monday, December 8, 2025, at 7:30 p.m. at Brecksville City Hall to hear the request of Wes Davis & Julia Duhart on behalf of FirstEnergy Corporation for (1) a variance from Section 1183.04(c) parking spaces 10' x 20' required to allow 9' x 20', (2) a variance from Section 1183.04(c) parking aisles be a minimum 24' to allow 23.1' (3) a variance from Section 1185.03(c) fence maximum height 6' to allow 7' for site alterations, located at 6896 Miller Rd, PPN 604-18-010.

Report of Council Representative Stucky

Report of Mayor Kingston

Announcements

Adjournment