



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 2026-09** - Kathryn Reel
2. **Appeal 2026-10** - Rick Rutkowski
3. **Appeal 2026-11** - Greg Wheeler on behalf of Brittany Kulwicki Wheeler
4. **Appeal 2026-12** - Angelo Ezzo for Jason and Erin Morvan
5. **Appeal 2026-13** - Angelo Ezzo

### REGULAR MEETING

#### Approval of Minutes

6. **Approval of the Regular Meeting Minutes of March 9, 2026**

#### Appeals

7. **Appeal 2026-09** - The Brecksville Board of Zoning Appeals will hold a Public Hearing on Monday, April 13, 2026, at 7:30 p.m. at Brecksville City Hall to hear the request of Kathryn Reel for (1) a variance from Section 1151.26(1) to allow a detached garage in the front yard, rear yard required, and (2) a variance from section 1151.25(d)(1) maximum 660 sq/ft. permitted to allow 696 sq/ft. for the construction of a detached garage located at 8436 Riverview Rd, PPN 602-10-003.
8. **Appeal 2026-10** — The Brecksville Board of Zoning Appeals will hold a Public Hearing on Monday, April 13, 2026, at 7:30 p.m. at Brecksville City Hall to hear the request of Rick Rutkowski for a variance from Section 1151.06(i)(2)(B) to allow two trailers in front and one RV on the side of the house instead of the rear as required, located at 10320 Barr Rd, PPN 604-23-006.

- 9. Appeal 2026-11** - The Brecksville Board of Zoning Appeals will hold a Public Hearing on Monday, April 13, 2026, at 7:30 p.m. at Brecksville City Hall to hear the request of Greg Wheeler on behalf of Brittany Kulwicki Wheeler 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 approximately 190 linear ft. of solid vinyl fence (type prohibited), located at 3340 Royalton Rd, PPN 603-02-013.
- 10. Appeal 2026-12** — The Brecksville Board of Zoning Appeals will hold a Public Hearing on Monday, April 13, 2026, at 7:30 p.m. at Brecksville City Hall to hear the request of Angelo Ezzo on behalf of Jason and Erin Morvan for a variance from Section 1185.03(a) maximum 4' fence height to allow 6' for approximately 100 linear ft. of Board-on-Board fence, located at 7548 Winding Way, PPN 601-36-021.
- 11. Appeal 2026-13** — The Brecksville Board of Zoning Appeals will hold a Public Hearing on Monday, April 13, 2026 at 7:30 p.m. at Brecksville City Hall to hear the request of Angelo Ezzo for a variance from Section 1185.03(a) maximum 4' fence height to allow 6' for approximately 30 linear ft. of Board-on-Board fence, located at 7540 Winding Way, PPN 601-36-020.

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