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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 2026-14** - Anthony Vanadia
2. **Appeal 2026-15** - Paul & Rita Miller
3. **Appeal 2026-17** - Allyson Kriefall
4. **Appeal 2026-18** - Banyan Development Group on behalf of Jennifer Urbanowicz & Patrick Sebastian
5. **Appeal 2026-19** - John & Jennifer Starinsky
6. **Appeal 2026-20** - Michael Betti
7. **Appeal 2026-21** - Marc Benedict on behalf of Marlee & John Hansen
8. **Appeal 2026-22** - Kimberly Ganley
9. **Appeal 2026-23** - Tim Beaumont – New Vista Ent. on behalf of Colleen Lyden-Myers

REGULAR MEETING

Approval of Minutes

10. **Approval of the Regular Meeting Minutes of April 13, 2026**

Appeals

11. **Appeal 2026-14** — The Brecksville Board of Zoning Appeals will hold a Public Hearing on Monday, May 11, 2026, at 7:30 p.m. at Brecksville City Hall to hear the request of Anthony Vanadia for (1) a variance from Section 1183.15(a) to allow a gravel driveway instead of the required concrete or asphalt, (2) a variance from Section 1151.25(d)(1) detached garage

maximum 660 sq. ft. to allow 2,400 sq. ft., (3) a variance from Section 1151.26(1) to allow a detached garage located in the side yard, rear yard required and (4) a variance from section 1173.03 to allow the construction of a detached garage on a single-family lot with two non-conforming houses, located at 6631 Wallings Rd, PPN 601-01-004.

12. **Appeal 2026-15** — The Brecksville Board of Zoning Appeals will hold a Public Hearing on Monday, May 11, 2026, at 7:30 p.m. at Brecksville City Hall to hear the request of Paul & Rita Miller for a variance from Section 1151.26(1) accessory structures required in the rear yard to allow the construction of a carport in the front yard, located at 10325 Snowville Rd, PPN 605-16-004.
13. **Appeal 2026-17** — The Brecksville Board of Zoning Appeals will hold a Public Hearing on Monday, May 11, 2026, at 7:30 p.m. at Brecksville City Hall to hear the request of Allyson Kriefall for a variance from Section 1185.03 to allow a fence in front of the building line (not permitted) on a thorough lot as indicated on the site drawing dated 4/22/2026, located at 10659 Glen Forest Trail, PPN 602-07-028.
14. **Appeal 2026-18** — The Brecksville Board of Zoning Appeals will hold a Public Hearing on Monday, May 11, 2026, at 7:30 p.m. at Brecksville City Hall to hear the request of Banyan Development Group on behalf of Jennifer Urbanowicz & Patrick Sebastian for a variance from Section 1151.23(a)(2) minimum 90 ft. front yard setback required to allow 82.29 ft. for the construction of a new house located at 6700 Victoria Lane, PPN 603-15-035.
15. **Appeal 2026-19** — The Brecksville Board of Zoning Appeals will hold a Public Hearing on Monday, May 11, 2026, at 7:30 p.m. at Brecksville City Hall to hear the request of John & Jennifer Starinsky for (1) a variance from Section 1151.24 minimum 125 ft. front yard setback to allow 98 ft. and (2) a variance from section 1151.24 minimum 30 ft. total of two side yards required to allow 23 ft. for an addition on a non-conforming lot, located at 9184 Highland Dr, PPN 601-32-015.
16. **Appeal 2026-20** — The Brecksville Board of Zoning Appeals will hold a Public Hearing on Monday, May 11, 2026, at 7:30 p.m. at Brecksville City Hall to hear the request of Michael Betti for (1) a variance from Section 1151.24 minimum 10 ft. side yard and a minimum 30 ft. total of two side yards to allow 5.25 ft. & 9.66 ft. sides and a total of two side yards at 14.91 ft. and (2) a variance from section 1151.24 minimum 60 ft. rear yard setback to allow 41.6 ft. for a garage addition on a non-conforming house on a non-conforming lot located at 9184 Dogwood Rd, PPN 603-08-089.
17. **Appeal 2026-21** — The Brecksville Board of Zoning Appeals will hold a Public Hearing on Monday, May 11, 2026, at 7:30 p.m. at Brecksville City Hall to hear the request of Marc Benedict on behalf of Marlee & John Hansen for a variance from Section 1151.24 minimum 125 ft. front yard setback required to allow 95 ft. for the construction of a garage addition on the rear of a non-conforming house, located at 6955 Oakes Rd, PPN 603-08-021.
18. **Appeal 2026-22** - The Brecksville Board of Zoning Appeals will hold a Public Hearing on Monday, May 11, 2026, at 7:30 p.m. at Brecksville City Hall to hear the request of Kimberly Ganley for (1) a variance from Section 1151.24 minimum 60 ft. rear yard setback required to allow 36.5 ft. for the construction of a deck and (2) a variance from Section 1151.26(2) minimum 10 ft. setback from lot lines required to allow 9 ft. from the side and 7 ft. from the rear for the construction of a shed, located at 9372 Sherwood Trail, PPN 603-13-043.

- 19. Appeal 2026-23** — The Brecksville Board of Zoning Appeals will hold a Public Hearing on Monday, May 11, 2026, at 7:30 p.m. at Brecksville City Hall to hear the request of Tim Beaumont – New Vista Ent. on behalf of Colleen Lyden-Myers for a variance from Section 1151.24 minimum 20 ft. side yard and a total of 40 ft. for two side yards required to allow 14 ft. side yard and a total of 34 ft. for the construction of a garage addition, located at 10404 Parkside Dr, PPN 605-24-041.

Report of Council Representative Stucky

Report of Mayor Kingston

Announcements

Adjournment