



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 BZA26-000007** - Ermione (Amy) & John Kafantaris
2. **Appeal BZA26-000009** - Peter Amin
3. **Appeal BZA26-000010** - George & Natalie Erker
4. **Appeal BZA26-000011** - David J Abood
5. **Appeal BZA26-000012** - Brent Harris - Klassic Decks on behalf of Bradley & Mary Bryan
6. **Appeal BZA26-000013** - Thomas J Stanek Jr
7. **Appeal BZA26-000014** - Derek McNamara - McNamara's Fence on behalf of Steph Masseria/Alyssa Trivisonno
8. **Appeal BZA26-000015** - Thomas & Susan Dick
9. **Appeal BZA26-000016** - David Sabol on behalf of James & Cheryl Shephard

### REGULAR MEETING

### Approval of Minutes

10. **Approval of the Regular Meeting Minutes of June 8, 2026**

### Appeals

11. **Appeal BZA26-000007** — The Brecksville Board of Zoning Appeals will hold a Public Hearing on Monday, July 13, 2026, at 7:30 p.m., at Brecksville City Hall to hear the request of Ermione (Amy) & John Kafantaris for (1) a variance from Section 1185.03(a) maximum 4' fence height to allow 6' and (2) a variance from Section 1185.03(a) to allow a fence in a

location other than side or rear yard for the installation of a driveway gate, located at 6741 Wallings Rd, PPN 601-01-023.

12. **Appeal BZA26-000009** — The Brecksville Board of Zoning Appeals will hold a Public Hearing on Monday, July 13, 2026, at 7:30 p.m., at Brecksville City Hall to hear the request of Peter Amin for a variance from Section 1185.03(a) maximum 4' fence height to allow 5.5' for black aluminum fencing, located at 6590 Summer Wind Drive, PPN 604-19-015.
13. **Appeal BZA26-000010** — The Brecksville Board of Zoning Appeals will hold a Public Hearing on Monday, July 13, 2026, at 7:30 p.m., at Brecksville City Hall to hear the request of George & Natalie Erker for a variance from Section 1119.09(d) not to install the required public sidewalks until such time as the City deems appropriate, located at 9224 Highland Dr, PPN 603-06-017.
14. **Appeal BZA26-000011** — The Brecksville Board of Zoning Appeals will hold a Public Hearing on Monday, July 13, 2026, at 7:30 p.m., at Brecksville City Hall to hear the request of David J Abood for a variance from Section 1323.03 maximum pool fence height 4' to allow 6' for a portion of fencing located at 9555 Reserve Run, PPN 604-22-009.
15. **Appeal BZA26-000012** — The Brecksville Board of Zoning Appeals will hold a Public Hearing on Monday, July 13, 2026, at 7:30 p.m., at Brecksville City Hall to hear the request of Brent Harris – Klassic Decks on behalf of Bradley & Mary Bryan for a variance from Section 1151.24 minimum 125' front yard setback to allow 85' for the construction of a deck on the rear of a non-conforming house, located at 10305 Chippewa Rd, PPN 601-38-009.
16. **Appeal BZA26-000013** — The Brecksville Board of Zoning Appeals will hold a Public Hearing on Monday, July 13, 2026, at 7:30 p.m., at Brecksville City Hall to hear the request of Thomas J Stanek Jr for a variance from Section 1151.25(d) maximum of 660 sq. ft. to allow 936 sq. ft. for the construction of a detached garage, located at 6811 Farview Rd, PPN 601-06-010.
17. **Appeal BZA26-000014** — The Brecksville Board of Zoning Appeals will hold a Public Hearing on Monday, July 13, 2026, at 7:30 p.m., at Brecksville City Hall to hear the request of Derek McNamara – McNamara's Fence on behalf of Steph Masseria/Alyssa Trivisonno for a (1) 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 80 linear ft. of solid vinyl fence (type prohibited) as indicated on the drawing dated 6/23/2026, located at 10905 Greenhaven Pkwy, PPN 602-07-008.
18. **Appeal BZA26-000015** — The Brecksville Board of Zoning Appeals will hold a Public Hearing on Monday, July 13, 2026, at 7:30 p.m., at Brecksville City Hall to hear the request of Thomas & Susan Dick for a variance from Section 1151.24 minimum 125 ft. front yard setback required to allow 30 ft. for the construction of a garage addition on the front of a non-conforming house, located at 5901 Oakes Rd, PPN 603-04-007.
19. **Appeal BZA26-000016** — The Brecksville Board of Zoning Appeals will hold a Public Hearing on Monday, July 13, 2026, at 7:30 p.m., at Brecksville City Hall to hear the request of David Sabol on behalf of James & Cheryl Shephard for (1) a variance from Section 1183.08(a) maximum 3 outdoor parking spaces to allow the conversion of a 60'x120' tennis court into a 60' x60' driveway use, and (2) a variance from Section 1117.04(i) which requires

driveways to be located a minimum 60' from intersection to allow a new driveway as indicated on the drawing dated 6/22/2026, located at 10126 Echo Hill Drive, PPN 605-19-008.

**Report of Council Representative Stucky**

**Report of Mayor Kingston**

**Announcements**

**Adjournment**