



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 BZA26-000008** — Richard Rykalla - RPM Custom Homes on behalf of Lynn & Mark Mountain
2. **Appeal BZA26-000009 - POSTPONED** — Peter Amin
3. **Appeal BZA26-000017** - Scott Warren
4. **Appeal BZA26-000018** - Anne Sutton
5. **Appeal BZA26-000019** - Jim Loiko
6. **Appeal BZA26-000020** - Old World Custom Homes on behalf of Murphy & Kimberly Dickason

REGULAR MEETING

Approval of Minutes

7. **Approval of the Regular Meeting Minutes of July 13, 2026.**

Appeals

8. **Appeal BZA26-000008** — The Brecksville Board of Zoning Appeals will hold a Public Hearing on Monday, August 10, 2026, at 7:30 p.m. at Brecksville City Hall to the request of Richard Rykalla – RPM Custom Homes on behalf of Lynn and Mark Mountain for (1) a variance from Section 1181.11(a) maximum overall height of 40 ft. to allow 40.5 ft. and (2) a variance from Section 1181.11(a) maximum building height of 30 ft. to allow 33 ft. and (3) a variance from Section 1181.11(a) maximum roof area over 30 ft. is limited to 10% of ground floor area to allow 46% for the construction of a new house, located at 6727 Victoria Ln, PPN 603-15-048.

9. **Appeal BZA26-000009 - POSTPONED** - 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.
10. **Appeal BZA26-000017** — The Brecksville Board of Zoning Appeals will hold a Public Hearing on Monday, August 10, 2026, at 7:30 p.m. at Brecksville City Hall to hear the request of Scott Warren 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 as shown on the drawing dated 7/9/2026, located at 8700 Riverview Rd, PPN 602-14-018.
11. **Appeal BZA26-000018** — The Brecksville Board of Zoning Appeals will hold a Public Hearing on Monday, August 10, 2026, at 7:30 p.m. at Brecksville City Hall to hear the request of Anne Sutton for a variance from section 1326.02 to install a generator in the side yard, instead of the rear as required by code, located at 8410 Sunnydale Dr, PPN 601-14-016.
12. **Appeal BZA26-000019** — The Brecksville Board of Zoning Appeals will hold a Public Hearing on Monday, August 10, 2026, at 7:30 p.m. at Brecksville City Hall to hear the request of Jim Loiko for a variance from Section 1151.24 minimum 125' front yard setback to allow 91' for the construction of a deck on the rear of a non-conforming house, located at 8500 Wiese Rd, PPN 602-09-003.
13. **Appeal BZA26-000020** — The Brecksville Board of Zoning Appeals will hold a Public Hearing on Monday, August 10, 2026, at 7:30 p.m. at Brecksville City Hall to hear the request of Old World Custom Homes on behalf of Murphy & Kimberly Dickason for a variance from Section 1181.11(a) maximum roof area over 30 ft. in height is limited to 10% of ground floor area to allow 19.8% for the construction of a new house located 6721 Victoria Ln, PPN 603-15-049.

Report of Council Representative Stucky

Report of Mayor Kingston

Announcements

Adjournment