



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 BZA26-000021** - Celine Goans – ARP Heating and Air Conditioning Inc on behalf of Ken & Mary Ellen Dzigiel
2. **Appeal BZA26-000023** - Michael DeAngelo
3. **Appeal BZA26-000024** - Alicia Verner – Drees Homes
4. **Appeal BZA26-000025** - Frank Rini on behalf of Nadine Juran Maynard
5. **Appeal BZA26-000026** - Virginia Farr
6. **Appeal BZA26-000028** - Erik & Laura Butler
7. **Appeal BZA26-000029** - Zachary Tisdale
8. **Appeal BZA26-000030** - Gloria Augustyn
9. **Appeal BZA26-000031** - Michael Pearl – Colony Home Builders on behalf of Jeff & Amanda Wojtusik
10. **Appeal BZA26-000032** - Ronald Payto on behalf of Jaclyn Payto
11. **Appeal BZA26-000033** - Peter Amin

REGULAR MEETING

Approval of Minutes

12. **Approval of the Regular Meeting Minutes of August 10, 2026.**

Appeals

13. **Appeal BZA26-000021** — The Brecksville Board of Zoning Appeals will hold a Public Hearing on Tuesday, September 8, 2026, at 7:30 p.m. at Brecksville City Hall to hear the request of Celine Goans – ARP Heating and Air Conditioning Inc on behalf of Ken & Mary Ellen Dzigiel for a variance from Section 1326.02 to allow the installation a generator in the side yard, instead of the rear as required by code, located at 9435 Greystone Pkwy, PPN 603-19-030.
14. **Appeal BZA26-000023** — The Brecksville Board of Zoning Appeals will hold a Public Hearing on Tuesday, September 8, 2026, at 7:30 p.m. at Brecksville City Hall to hear the request of Michael DeAngelo for a variance from 1151.26(2) minimum 10' setback required from the rear and side lot lines to allow 5.33' from the side and 2.5' from the rear lot line for the construction of a shed located at 12915 Chippewa Rd, PPN 602-17-010.
15. **Appeal BZA26-000024** — The Brecksville Board of Zoning Appeals will hold a Public Hearing on Tuesday, September 8, 2026, at 7:30 p.m. at Brecksville City Hall to hear the request of Alicia Verner – Drees Homes for a variance from Section 1181.11(a) maximum roof area over 30 ft. in height is limited to 20% of the enclosed ground floor area to allow 29.6% for the construction of a new house located 9513 River Birch Run, PPN 605-23-011.
16. **Appeal BZA26-000025** — The Brecksville Board of Zoning Appeals will hold a Public Hearing on Tuesday, September 8, 2026, at 7:30 p.m., at Brecksville City Hall to hear the request of Frank Rini on behalf of Nadine Juran Maynard for (1) a variance from Section 1119.09(d) not to install the required public sidewalks until such time as the City deems appropriate and (2) a variance from 1326.02 to install a generator in the side yard, instead of the rear as required by code, located at 11515 Fitzwater Rd, PPN 602-02-011.
17. **Appeal BZA26-000026** — The Brecksville Board of Zoning Appeals will hold a Public Hearing on Tuesday, September 8, 2026, at 7:30 p.m. at Brecksville City Hall to hear the request of Virginia Farr 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 a solid vinyl fence (type prohibited) for the replacement of approximately 60 linear ft. of non-conforming fence, located at 9281 Lawnpark Drive, PPN 603-08-055.
18. **Appeal BZA26-000028** — The Brecksville Board of Zoning Appeals will hold a Public Hearing on Tuesday, September 8, 2026, at 7:30 p.m. at Brecksville City Hall to hear the request of Erik & Laura Butler for a variance from section 1151.26(2) minimum 10' rear yard setback required to allow 7' for the construction of a shed, located at 7055 Chapel Hill Dr, PPN 603-16-030.
19. **Appeal BZA26-000029** — The Brecksville Board of Zoning Appeals will hold a Public Hearing on Tuesday, September 8, 2026, at 7:30 p.m. at Brecksville City Hall to hear the request of Zachary Tisdale for (1) a variance from Section 1151.26(2) minimum 10' side yard setback required to allow 0', and (2) a variance from Section 1151.03(c) to allow a shed on a vacant lot (accessory use not allowed without a main use) for the construction of a shed as shown on the site drawing dated 8/17/2026, located at 10422 Highland Dr, PPN 604-20-009 & 604-20-042.
20. **Appeal BZA26-000030** — The Brecksville Board of Zoning Appeals will hold a Public Hearing on Tuesday, September 8, 2026, at 7:30 p.m. at Brecksville City Hall to hear the request of Gloria Augustyn for a variance from section 1151.24 minimum 60' rear yard

required to allow 42' for the construction of a deck, located at 10054 Gatewood Dr, PPN 605-13-052.

- 21. Appeal BZA26-000031** — The Brecksville Board of Zoning Appeals will hold a Public Hearing on Tuesday, September 8, 2026, at 7:30 p.m. at Brecksville City Hall to hear the request of Michael Pearl – Colony Home Builders on behalf of Jeff & Amanda Wojtusik for a variance from Section 1326.02 to allow the installation a generator in the side yard, instead of the rear as required by code, located at 8445 Sunnydale Dr, PPN 601-14-001.
- 22. Appeal BZA26-000032** — The Brecksville Board of Zoning Appeals will hold a Public Hearing on Tuesday, September 8, 2026, at 7:30 p.m., at Brecksville City Hall to hear the request of Ronald Payto on behalf of Jaclyn Payto for a variance from Section 1119.09(d) not to install the required public sidewalks until such time as the City deems appropriate as part of the construction of a new house, located at 11114 Parkview Rd, PPN 605-05-003.
- 23. Appeal BZA26-000033** — The Brecksville Board of Zoning Appeals will hold a Public Hearing on Tuesday, September 8, 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 6' for approximately 295 linear feet of black aluminum fencing along the west lot line, located at 6590 Summer Wind Drive, PPN 604-19-015.

Report of Council Representative Stucky

Report of Mayor Kingston

Announcements

Adjournment