



City of Brecksville, Ohio
Board of Zoning Appeals - AMENDED
Ralph W. Biggs City Council Chambers
January 10, 2022 – 7:30 PM.

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

Virtual Meeting Notice

For the safety of our staff and residents, to listen to the live stream of the Board of Zoning meeting please go to: <https://www.facebook.com/233577357056186/live/> or the City's website: www.brecksville.oh.us. Questions and comments, prior to 4:00 p.m. the day of the meeting, may be e-mailed to gzdanowicz@brecksville.oh.us or by phone to (440) 526-2630 and will be forwarded to the appropriate personnel for a response.

Call to Order

Roll Call

Organizational Meeting

7:30 p.m. Call to Order - Council Representative

Oath of Office to New/Re-Appointed Members

Election of Officers - Chairman - Vice Chairman

- Secretary

PUBLIC HEARING

- | | | | |
|----|-----------------------|---|--------|
| 1. | Appeal 2021-41 | Robert & Christina Metyk -
FROM DECEMBER MEETING | TABLED |
| 2. | Appeal 2022-01 | Otero Signature Homes for Maged Rizk &
Agaiby | Shere |
| 3. | Appeal 2022-02 | Otero Signature Homes for Calvin Palguta | |
| 4. | Appeal 2022-03 | Borowske Builders for Erik & Laura Butler | |
| 5. | Appeal 2022-04 | TABLED Snowville Joint Venture - | |
| 6. | Appeal 2022-05 | Payne & Payne for Ronald Leonhardt | |

Approval of Minutes - Regular Meeting of December 13, 2022

REGULAR MEETING

7. **Appeal 2021-41**, Robert & Christina Metyk for a variance from Section 1151.06(i)(2)(B) to park a camper on the driveway, in the side yard, 5 ft. from the side lot line with screening, as shown on drawing dated November 9, 2021, instead of storing wholly within a garage, or in the rear yard, 10 ft. from lot lines as required by code located at 9391 Highland Drive, PP# 603-15-004.

8. **Appeal 2021-01**, Otero Signature Homes for Maged Rizk and Shere Agaiby for (1) a variance from Section 1181.11(a) maximum roof area over 30 ft. is limited to 20% of ground floor, to allow 40.2 % and (2) a variance from Section 1119.09(d) not to install public sidewalks until such time that the City deems appropriate, for a new single family dwelling located at 8819 Snowville Road, PP# 605-15-010.
9. **Appeal 2022-02**, Otero Signature Homes for Calvin Palguta for a variance from Section 1119.09(d) not to install public sidewalks until such time that the City deems appropriate, for a new single family dwelling located at 4900 Edgerton Road, PP# 604-03-104.
10. **Appeal 2022-03**, Borowske Builders for Erik & Laura Butler for a variance from Section 1151.24 from the minimum required 60 ft. rear yard setback to allow 20.5 ft. for the construction of an addition on a non-conforming house, on a corner lot, located at 7055 Chapel Hill Drive, PP# 603-16-030.
11. **Appeal 2022-04, TABLED** Snowville Joint Venture for (1) a variance from Section 1117.04(e) from the permitted maximum of 800 ft. for a cul-de-sac street, to allow River Birch Run to extend 869 ft. and to allow Street "A" to extend 1045 ft., and (2) a variance from Section 1117.09 from the requirement of lots shall generally be rectangular in form to allow Sublot 13 a non rectangular shape, and (3) a variance from Section 1117.09(d) requirement of side yard lot lines be radial to street lines to allow non-radial lot lines between Sublots 6 & 27, 13 & Open space, 13 & 14, 14 & 15 and 27 & 28, and (4) a variance from 1119.09(d) from the requirement of sidewalks to be provided on both sides of the street to allow no sidewalks on the proposed Sublots 39 & 40 fronting Snowville Rd., for Phase 2 and 3 of The Woodlands of Snowville, PP# 605-23-002, 605-23-007, and 605-24-045.
12. **Appeal 2022-05**, Payne & Payne for Ronald Leonhardt for (1) a variance from Section 1151.25(d)(1) maximum 660 sq. ft. to allow 3100 sq. ft., and (2) a variance from Section 1181.11(b) maximum height of 15 ft. to allow 32 ft, and (3) a variance from Section 1151.26(1) that a garage be located in the rear to allow it in the side yard for a detached garage located at 8455 Timber Trail, PP# 601-22-065.

Report of Council Representative

Report of Mayor Hruby

Announcements

Adjournment