

**BRECKSVILLE BOARD OF ZONING APPEALS**  
**AGENDA**  
**Monday, JULY 8, 2013**  
**Brecksville City Hall – Community Room**

**Public Hearings**

7:30 p.m.	Appeal 2013-14	Gordon Sumerel ( <b>Tabled from June Meeting</b> )
7:35 p.m.	Appeal 2013-17	Geis Companies for Curtiss Wright
7:40 p.m.	Appeal 2013-18	Geis Companies for Proposed Sublot 3
7:45 p.m.	Appeal 2013-20	Jennifer Shankland
7:50 p.m.	Appeal 2013-21	Royden Watson

**Regular Meeting**

- **Approval of Minutes** – Regular Meeting of June 10, 2013.
- **Appeal 2013-14**, Gordon Sumerel for a variance from Section 1185.03(a) of 11 in. from the maximum 4 ft. fence height to allow 4 ft. 11 in. for a garden fence located at 9437 Highland Drive, PP# 603-15-007.
- **Appeal 2013-17**, Geis Companies for Curtiss Wright for (1) a variance from Section 1157.29(a)(3) of 33.29 ft. from the minimum required 150 ft. setback to allow 116.71 ft. for an addition, and (2) a variance from Section 1157.29(a)(4) of 32.33 ft. from the minimum required 85 ft. setback from the right of way of an arterial street to allow a 52.67 ft. parking setback located at 10195 Brecksville Road, PP# 605-14-008 and PP# 605-14-011.
- **Appeal 2013-18**, Geis Companies for (1) a variance from Section 1117.09 requirement that lots shall generally be rectangular in form to allow an irregularly shaped lot, and (2) a variance from Section 1117.09(a) of 54.06 ft. from the required 180 ft. (60% of the required 300 ft. width at the building line) to allow 125.94 ft. at the front lot line, and (3) a variance from Section 1157.25(b)(2) of 124.7 ft. from the required 300 ft. minimum lot width to allow 175.3 ft. for a lot split located at PP# 604-14-019 (Proposed Sublot #3).
- **Appeal 2013-20**, Jennifer Shankland for a variance from Section 1185.03(a) of 4 ft. from the maximum 4 ft. fence height to 8 ft., and (2) a variance from Section 1185.03(a) to allow a fence to extend 20 ft. into the front yard beyond the building setback line (not permitted) on a non-conforming house located at 10801 Chippewa Road, PP# 601-38-011.

- **Appeal 2013-21**, Royden Watson for a variance from Section 1183.15(a) not to install the required hard surface driveway to a detached garage located at 6978 Wallings Road, PP# 601-07-031.

**Report of Council Representative**  
**Report of Mayor Hruby**  
**Announcements**  
**Adjournment**