

**BRECKSVILLE BOARD OF ZONING APPEALS**  
**AGENDA**  
**Monday, March 11, 2013**  
**Brecksville City Hall – Community Room**

**Public Hearings**

7:30 p.m.	Appeal 2013-03	J. Barker Landscaping Company for Mr. & Mrs. John Kramer
7:35 p.m.	Appeal 2013-04	American Pools and Fountains, LLC. For Mr. & Mrs. Michael Szubski
7:40 p.m.	Appeal 2013-05	Valore Builders for Ronald Leonhardt, Jr.

**Regular Meeting**

- Approval of 2012 Board of Zoning Appeals Annual Report.
- Approval of Minutes – Regular Meeting of January 7, 2013.
- **Appeal 2013-03**, J. Barker Landscaping Company for Mr. and Mrs. John Kramer, for a variance from Section 1151.25(d) of 396.07 sq. ft. from the maximum allowed 144 sq. ft. to 540.07 sq. ft. for the construction of a pergola located at 7775 Sunstone Drive, PP# 602-14-078.
- **Appeal 2013-04**, American Pools and Fountains, LLC., for Mr. and Mrs. Michael Szubski, for a variance from Section 1151.25(d) of 456 sq. ft. from the maximum allowed 144 sq. ft. to 600 sq. ft. for the construction of a pavilion located at 2375 Springside Oval, PP# 604-19-047.

- **Appeal 2013-05**, Valore Builders for Ronald Leonhardt, Jr., for (1) a variance from Section 1151.26(7) of 3ft. from the minimum required 3 ft. lot line setback to 0 ft. setback for the construction of a driveway to be at the lot lines (driveway also extends into adjoining properties easement area), and (2) a variance from Section 1151.26(8) of 10 ft. from the minimum required 10 ft. side yard setback to allow 0 ft. setback for a terrace (terrace steps and sidewalk extends into an adjoining property easement area), and (3) a variance from Section 1151.23(a)(2) of 29.59 ft. from the previously established front building line setback to allow the construction of a house in front of the building line, and (4) a variance from Section 1151.24 of 20 ft. from the required 20 ft. side yard setback to 0 ft. for the construction of a house on an irregularly shaped lot, and (5) a variance from Section 1181.11(a) of 7.5 ft. from the maximum allowable overall height of 40 ft. to allow a 47.5 ft. overall height for the construction of a new house located at 8455 Timber Trail, PP# 601-22-065.

Report of Council Representative  
Report of Mayor Hruby  
Announcements  
Adjournment