

PUBLIC HEARINGS
BRECKSVILLE BOARD OF ZONING APPEALS
Community Room – Brecksville City Hall
May 9, 2016

Present: Kathleen Roberts, Eric Hall, Mayor Hruby, Kim Veras,
Bruce McCrodden, Dennis Rose

Absent: Robert Hasman

Others: Building Inspector Synek, 20 guests

PUBLIC HEARINGS

Mr. Rose started the meeting with an explanation of the code, the job of the Board of Zoning Appeals Committee, and the appeal process.

APPEAL 2016-09

Don Cochran for a variance from Section 1185.03(a) maximum fence height of 4 ft., to allow a 6.5 ft. height for 27 lineal feet of rose arbor, located at 8297 Settlers Passage, PP# 602-08-018.

Mr. Cochran spoke to the Board regarding his appeal. He stated that he has a fence around his property and there is an area where he would like to grow roses, but you can't grow climbing roses on a 4 ft. fence. He designed an arbor so that the roses could grow up and across.

Mr. Rose clarified that his hardship is the inability to grow climbing roses on a 4 ft. fence. Mr. Cochran stated that was correct. Mr. Rose asked if there was any other basis for his appeal. Mr. Cochran stated that other than it being a landscape beautification project there was not.

Mr. Rose asked Mr. Synek, if the appellant chose to install a trellis instead of a fence, would that require a variance. Mr. Synek stated if it was larger than a 2 ft. range, he would need a variance. Mr. Cochran stated there are three trellises that connect across the top. Mr. Rose explained that he asked because he wondered if the connection between the trellises would make a difference.

Mr. Hall stated that it looked to him that the trellis was going to be constructed on the property line, and asked if his neighbor had any concerns regarding that. Mr. Cochran stated that he talked with his neighbor at 8401 Settlers Passage and they were ok with it. He also spoke with the President of the Homeowners Association. Mr. Rose clarified that he had discussed the project with his neighbor at 8401 Settlers Passage. Mr. Cochran stated that the people next door are renters, but he did try to talk to the owner, but could not.

Motion by Mr. McCrodden, seconded by Mrs. Veras to close Public Hearing. **MOTION CARRIED**

APPEAL 2016-10

Rebecca Palmer for a variance from Section 1185.02(d) to install a wire mesh fence instead of the permitted types of fence located at 6943 West Fitzwater Road, Unit 20, PP# 601-08-302.

Rebecca Palmer spoke to the Board regarding her appeal. Mr. Rose asked Ms. Palmer when she anticipated or was told that she will no longer need the temporary fencing. Ms. Palmer stated that it will be approximately eight months to a year. Mr. Rose clarified with Mr. Synek that she would basically have to put up some other type of permitted fencing in that spot to be compliant. Mr. Synek stated that was correct. Mr. Rose asked Ms. Palmer if there was a reason why she didn't have someone install a permitted type of fence. Ms. Palmer stated that she simply thought a temporary fence would be sufficient, and she didn't want to pay for a fence because this was done at no cost. Ms. Palmer also explained that the fence was Board approved. Mr. Rose stated that he did see the letter from Dr. Murray Fishel, President, Compass South Condominium Association, approving the temporary fence. Mr. Rose clarified with Mr. Synek that this came from a complaint. Mr. Synek stated that was correct. Mr. Rose asked if the complaint was anonymous. Mr. Synek stated that it was from her neighbor.

Mayor Hruby wanted to clarify that this was a temporary fence that would be taken down. Ms. Palmer stated that it is temporary and it would be taken down in eight months.

Mr. Hall clarified with Mr. Synek that the height of the fence was not an issue. Mr. Synek stated that was correct, it is 4 ft. high which is code compliant.

Mayor Hruby asked how long the fence had been installed. Ms. Palmer stated that it has been up for approximately two months.

Ms. Roberts asked Ms. Palmer if she was aware of any of her neighbors complaining. Ms. Palmer stated that she was aware of the complaint.

Mr. Rose asked what kind of dogs she owned. Ms. Palmer indicated they were two small dogs. Mr. Rose confirmed that previously she had taken her dogs out on a leash for a walk. Ms. Palmer stated that was correct. Mr. Rose clarified that once Ms. Palmer gets the approval from her doctors she would take the fence down. Ms. Palmer stated that she would, it was never intended to be installed permanently.

Mayor Hruby stated that the fence, which is temporary, was not written in the variance, and asked Mr. Synek why. Mr. Synek stated that the Building Department was aware it was supposed to be temporary, but at the time we were notified it was temporary for possibly over a year.

Mr. Rose asked Ms. Palmer if she would object to the motion being amended to a temporary variance that would not exceed one year from today. Ms. Palmer stated that she wouldn't have any problem with that at all.

Mr. Rose opened up questions to the audience. Robin Anter, 6957 W. Fitzwater Road, Unit 21 spoke to the Board. She is Ms. Palmer's next door neighbor. She specified that Ms. Palmer doesn't own the property that the fence is on, it belongs to the Corporation that they all belong to, which is Compass South Association Inc. She stated that the Board cannot grant her a variance for property that doesn't belong to her. Mr. Synek explained there is an approval letter from her Association. Ms. Anter stated that the variance has to be in the name of the Corporation. Mr. Rose stated that according to her argument, she doesn't own her property either, so why would the Board listen to what she is stating. Ms. Anter explained that she has a Declaration, which is a recorded document with the County, and it defines what they own. What they own is the space between the walls, and they hold an interest in the common areas or the property owned by the Corporation. The grounds and the building are owned by the Corporation, and Ms. Palmer's fence is on the ground. Ms. Anter stated that the document does not allow penning of animals, and that is essentially what Ms. Palmer is doing. She stated that Dr. Fishel, is under a misconception, which she has tried to explain to him many times. Ms. Anter explained that she worked for a land planning attorney, and she is aware of how this works. A lot of people have a hard time understanding that just because you have a parcel for tax purposes it doesn't mean that you own all of the ground. You own the space, which is the paint on the walls and ceiling, the floor covering and the space in between. You are responsible for everything else, because you have an interest in the Corporation, which is non-profit and is registered with the State. You can't grant a variance to someone that doesn't own the property. Mr. Rose asked how she would respond to the letter from the Association stating that the Board approves. Ms. Anter stated that he doesn't have that authority. According to the document, it has to be a three quarter vote by the members of the Corporation. An example of that, is when the Association applied for a variance with the Building Department for a retaining wall, they had to apply for it by the Corporation, because it was on the ground. You can't grant a variance to someone that doesn't own the property. Owning an animal is not a necessity, it is a luxury.

Mayor Hruby stated that he would move to table this public hearing until next month and during that period of time the Board will resolve this issue. Mr. Rose concurred, and stated that they will have the Law Director review it. Ms. Anter brought up the noise from the dogs barking, and said she had a recording of them. Mayor Hruby told Ms. Anter that she should contact the Animal Warden regarding that issue. Mr. Rose explained to Ms. Palmer and Ms. Anter that this would be tabled until next month, and that there would be no vote on this tonight. Mayor Hruby stated that he is not being facetious, but is simply asking an honest question so that he understood, he asked Ms. Anter if she is opposed to this because she considers the condition that it creates a nuisance. Ms. Anter stated yes.

Mr. Rose stated that she also opposes the penning of the animals. He went on to say that the City of Brecksville does not enforce Homeowner Association rules or deed restrictions, it is a civil matter. Ms. Anter stated that she knew it was a civil matter, but the Board can't hinder her ability to take civil action against it.

Motion by Mayor Hruby, seconded by Mr. McCrodden to table Public Hearing. **MOTION TABLED**

APPEAL 2016-11

PMC Building Co. for John & Kathy Banks for a variance from Section 1151.24 of 13.43 ft. from the minimum required 80 ft. rear yard setback to allow 66.57 ft. for an addition located at 2332 Springside Oval, PP# 604-19-031.

John Banks and Chris Pastel, PMC Building Co. spoke to the Board. Mr. Banks explained that he is doing a pool cabana project and is located on a corner lot. Where the pool cabana is positioned, it fits best with the rest of the project, particularly the pool. It actually will replace an existing structure which will be taken down, and will not be subject to the 80 ft. setback, because it is going to be attached. They are going to have a covered walkway that runs to the cabana. Mr. Pastel passed out a drawing of the project for the Board to look at.

Mr. Rose clarified that there is not a size issue because it is attached by the covered walkway. Mr. Banks stated that was correct, and it is replacing an existing structure. He passed out pictures of the existing structure and explained that it has been in place since 2004 when they built the house. Mr. Rose asked Mr. Synek if this was a rear yard setback issue. Mr. Synek stated that it was. Mr. Rose stated that it was a rear yard issue because the house faced Springside Oval. Mr. Synek stated that was correct. Mr. Rose asked Mr. Synek, if it had faced Snow Blossom Lane it wouldn't be an issue. Mr. Synek stated that it may be a rear yard issue going the other way. Mr. Banks and Mr. Pastel went on to explain the project and setbacks. Mr. Rose asked if he had spoken with his neighbor at 4839 Snow Blossom Lane. Mr. Banks stated that he had not, but he has a pool also and has some evergreens planted. The back of his house is actually the side, the front is toward Snow Blossom Lane. Mr. Rose asked how big the cabana is. Mr. Banks stated that it is roughly 17 x 22 or 17 x 20, approximately 400 sq. ft.

Mr. Rose opened up questions to the audience. Mr. Jay Freund, 4815 Snow Blossom Lane, wanted to offer his support. Mr. Banks stated that he spoke with his neighbors across the street, Joseph & Judith D'Agostino, 4838 Snow Blossom Lane, and they are in support of it as well.

Motion by Ms. Roberts, seconded by Mr. Hall to close Public Hearing. **MOTION CARRIED**

APPEAL 2016-12

KNL Homes Inc. for Moe & Lena Ruggiero for a variance from Section 1151.23(a) that the maximum front yard shall be not more than ten (10) lineal feet greater than the minimum 40 ft, to allow a 56 ft. front yard located at 6785 Rivercrest Drive, PP# 601-04-003.

Todd Folden, President, KNL Custom Homes spoke to the Board regarding the Ruggiero's appeal. He stated that the reason he cannot comply with code is because of the front left corner of the house. They are trying to push it back to try to bring the front door more parallel to the street frontage because of the way the cul-de-sac comes in on the right hand side. Mr. Rose asked if the cul-de-sac is what is really driving this. Mr. Folden stated that was correct, it is to give more privacy to the back yard. Mr. Rose asked Mr. Folden if this was going to impact the neighbors around him, and then because of this variance, they would all have to come in and file a variance for setbacks with the Board. Mr. Folden stated that they actually have the house across the street under construction and it is already in place, and the house to the right is also under construction, which is the Corolla residence and they have already obtained a variance for the setback, the house sits approximately 90 ft. from the street.

Motion by Mr. McCrodden, seconded by Ms. Roberts to close Public Hearing. **MOTION CARRIED**

APPEAL 2016-13

Blossom Homes for Michael Meuti for a variance from Section 1326.01 to install two air conditioning units on the side of the house instead of the rear as required by code located at 5555 Summit Circle, PP# 601-28-031.

Scott Reville, Blossom Homes and Michael Meuti, homeowner spoke to the Board. Mr. Reville stated that the reason for the variance is that the back yard is very steep, and there are concrete patios all around. He proceeded to show the Board on the overhead diagram the location of where he is proposing the two units. There is quite a distance between Mr. Meuti and his neighbor, and the units would be on the neighbor's garage side of the home, there is also substantial landscaping separating them as well.

Mr. Rose asked Mr. Meuti if he had discussed it with his neighbor. Mr. Meuti stated that he did not speak with that particular neighbor, but had spoken to other neighbors, and the two that responded have no problem with it, and one of them stated that he sent an email today to someone on the Board. Mr. Rose stated that it may not be necessary, but his intent would be to landscape to screen the units in some manner. Mr. Meuti agreed.

Mr. Hall asked if this house was being rebuilt. Mr. Meuti stated that was correct, there was a fire in January 2015. Mr. Hall asked where the air conditioning units were previously. Mr. Meuti showed Mr. Hall on the overhead drawing, showing them right around the corner from where they are proposing now.

Motion by Mayor Hruby, seconded by Mrs. Veras to close Public Hearing. **MOTION CARRIED**

APPEAL 2016-16

Rinello Builders for Marty Butler for a variance from Section 1151.24 of 1.6 ft. from the minimum required 20 ft. side yard setback to allow 18.4 ft. for an addition located on a non-conforming house located at 11242 Glen Valley Drive, PP# 602-15-013.

Frank Rini, Rinello Builders spoke to the Board. Mr. Rini explained that the house is non-conforming. They proportioned the addition because of the back of the lot. Mr. Rose asked Mr. Synek to clarify that this is another property where anything you would build would need a variance. Mr. Synek stated that it is an existing non-conforming house, but they could step it back another foot. Mr. Rini stated that the 18.4 ft. is the first four or five feet of that addition and as it goes back it is over the 20 ft. They just wanted to keep it proportioned to the back of the house.

Mr. Rose opened up questions to the audience. Mr. Eric Drexler, 11224 Glen Valley Drive spoke. He wanted to know where the addition was in relation to his house. Mr. Drexler showed Mr. Rini his house on the overhead diagram, and saw that he was building it on the garage side. Mr. Drexler didn't object.

Motion by Ms. Roberts, seconded by Mayor Hruby to close Public Hearing. **MOTION CARRIED**

APPEAL 2016-17

Greensource LLC. for Jay & Susan Freund for a variance from Section 1151.25(d) of 240 sq. ft. from the maximum 144 sq. ft. to allow 384 sq. ft. for the construction of a pool cabana located at 4815 Snow Blossom Lane, PP# 604-19-055.

Bob Oster, Greensource LLC. spoke to the Board. The reason for the variance was because a 12 x 12 structure is not a sufficient size for a large family with the entertainment space that they have planned. They have a pretty substantial backyard project, and one of the main components, is this structure to have some boundaries in the back yard. They are proposing a 16 x 24 structure which is 384 sq. ft. and the height is under the required 15 ft. that code requires.

Mr. Rose asked Mr. Oster if the neighbors who are closest to this structure have been contacted. Mr. Oster stated that not necessarily the neighbor to the left side. The Homeowners Association has approved the project. They have talked to multiple neighbors, but not necessarily right next door, but the neighborhood is aware of the project.

Motion by Mr. McCrodden, seconded by Mr. Hall to close Public Hearing. **MOTION CARRIED**

APPEAL 2016-18

Pulte Homes for (1) a variance from Section 1181.11(a) maximum roof area over 30 ft. is limited to 20% of ground floor to allow 75%, and (2) a variance from Section 1181.11(a) maximum building height of 30 ft. to allow 36.5 ft. and (3) a variance from Section 1181.11(a) maximum overall height of 40 ft. to allow 48.67 ft. for the construction of new houses located on River Birch Run and Mulberry Pointe PP# 605-22-001, 605-22-041, 605-22-042, 605-22-046, 605-22-047, 605-22-048, 605-22-049, 605-22-050, 605-22-052, 605-22-053, 605-22-058, 605-22-060, 605-22-061, 605-22-065.

Keith Filipkowski spoke to the Board. He stated that this request is identical to the first request that was approved for Phase I. The portfolio of elevations and floor plans are identical to the original that was previously presented. The hardship is geographic terrain on multiple lots. They would like to preserve the individual architecture and the consistency of the streetscape.

Mr. Rose clarified that they were the same five styles that variances were granted before. Mr. Filipkowski stated that was correct.

Mayor Hruby asked if any of them were walk out basements. Mr. Filipkowski stated that four were for sure, one will be a full garden and one will be a partial garden, that is just a preliminary analysis, but they know those four are for sure. Mayor Hruby asked why they needed a variance for the other lots that are not walk out basements. Mr. Filipkowski stated that there are selected elevations that do exceed a little bit of the overall square footage, and is mainly a function of the main mass of the home that has one overall roof structure on it, versus more chopped up roofs, so with that they have higher volume of roofs with square footages. Also from a business standpoint it takes much longer to facilitate a variance which is a time issue, and then are under contract with homeowners and are uncertain if they are able to build a home based on the need for a variance. The Mayor said he understood and explained that when they started doing this for other developers, it was based upon the fact that they were walk out basements and that is why he asked the question. The Mayor stated that he wasn't sure if Mr. Filipkowski answered his question, but assumed from his answer, that it was the style of the roof that was creating that. Mr. Filipkowski stated that it starts with the architectural style and some having a steeper roof pitch.

Mr. Rose also wanted to mention that with this variance being granted, if someone is on a perfectly flat lot and no walk out, they now have 48 ft. variance so they could be more massive compared to the other houses with walk outs. Mr. Filipkowski explained that maybe he misspoke earlier, that for the square footage of roof structure that they would compromise the code unless it was a walk out or garden, that is where they run into a significant issue. Mr. Rose wanted to clarify with Mr. Filipkowski that if the variance was granted, the Board would give permission to those that don't have the walk out to build a taller structure and then in turn go against the five designs. Mr. Filipkowski stated that among the Board overall, if there is some discomfort in providing approval for this request, and if it is more appropriate to issue a conditional approval based on walk out and garden scenarios, that would be something to

consider, but again, the portfolio is the portfolio and they are not going to be changing anything other than what was presented to the Board. Mr. Rose clarified that the reason they are doing it this way, as opposed to coming individually with every house, is that the City will fulfill their obligations to protect the character of the neighborhood. Mr. Filipkowski stated that he absolutely agrees, and it was one of the stated reasons to continue on with the variances to maintain the streetscape consistency across the community. They don't want a huge fluctuation of building heights either. He stated that perhaps another consideration for the approval is not to be on a garden or walk out, but have an approval with a condition the portfolio of elevations are to be used in only those and would limit him to exercise the other percentage. Mr. Rose stated that they will be amending the motion for those five styles only, which would prevent them from doing that anyway.

Motion by Ms. Roberts, seconded by Mr. McCrodden to close Public Hearing. **MOTION CARRIED**

APPEAL 2016-19

Jeff & Erna Kissinger for a variance from Section 1151.24 of 23 ft. from the minimum required 70 ft. rear yard to allow 47 ft. for the construction of an addition located at 9485 Glen Drive, PP# 603-16-063.

Kevin Cieszykowski with Kevin Cieszykowski & Associates and Jeff Kissinger spoke to the Board. Mr. Cieszykowski stated that the reason for the variance request is that this is a corner lot which creates an odd shaped rear yard. The homeowner is hoping to build an addition on the rear of the home. The existing home was built right on the rear property line, and so this is really the only feasible area to build. The homeowner contacted eight or nine of the surrounding neighbors, and have letters that they are in favor of the addition.

Mr. Rose wanted the record to reflect that there were also two letters that objected and raised the issues of the development with the addition.

Mr. Kissinger stated that the next step would be to go to the Homeowners Association, but felt that he should get the approval of the variance first. Mr. Rose asked Steve if he knew the history of why the house was placed where it was. Mr. Synek stated that there is nothing special that he was aware of. Mr. Kissinger stated that it was the first house built in his development, he bought it four years ago when it was in foreclosure.

Mr. Hall asked how far the house was pushed back. Mr. Cieszykowski stated that it is right on the rear property line. Mr. Synek stated that the house was not built within 10 ft. of the front building setback line. Mr. Hall asked what the nature of the addition was. Mr. Cieszykowski said it was an extension of the kitchen and a greatroom addition. It is also tied with the new swimming pool. Mr. Kissinger stated that there will also be a first floor nursery.

Motion by Mr. Hall, seconded by Mrs. Veras to close Public Hearing. **MOTION CARRIED**

APPEAL 2016-20

Craig & Amy Studer for a variance from Section 1151.25(d) of 240 sq. ft. from the maximum 144 sq. ft. to allow 384 sq. ft. for the construction of a shed located at 6762 Oakes Road, PP# 603-15-014.

Craig Studer spoke to the Board regarding his appeal. He stated that his garage is too small and there is not enough room with the car parked in it to get lawn equipment out so they would like to build a shed. His other neighbors also have sheds, and a 12 x12 shed is just not large enough for all his equipment.

Mr. Rose asked Mr. Synek if the placement of the shed was within the setbacks. Mr. Synek stated that the setbacks are code compliant.

Mr. Studer obtained letters from all three of his surrounding neighbors, John Wilk, 6742 Oakes Road, Lynn King, 6768 Oakes Road, and Ben Gdovicak, 6754 Oakes Road, are all o.k. with it.

Motion by Mrs. Veras, seconded by Mr. McCrodden to close Public Hearing. **MOTION CARRIED**

DISCUSSION RE: APPEAL 2016-19

Before the regular meeting, the Mayor asked Mr. Synek about Appeal 2016-19 with regards to the setback line, and asked to see the overhead drawing again. Mr. Rose and Mr. Synek stated that it is a rear yard setback, and it was built on the setback line not the property line. The Mayor asked Frank Rini, Rinello Builders, to come up and take a look at it since he was building next door. Mr. Rini took a look at where the addition was proposed to be built, and stated that he believed that the Andersons probably have talked with them about it and are not objecting at all. The Mayor asked if there was a letter from them. Mr. Kissinger stated that there was a letter submitted. The Mayor also asked Mr. Synek if there was an issue with the coverage of the lot. Mr. Synek stated that for this zoning district there is not. Mr. Rose asked if there was an issue with the placement of the pool. Mr. Synek stated that there was not. The Mayor asked Mr. Synek if there was any possible way that the addition could be constructed without a variance. Mr. Synek stated that they could not build something of this size without a variance. There was a small area in which an addition could be built. Mr. Hall asked if the house was moved forward, would there be more buildable space. Mr. Synek indicated that there would be.

**MINUTES OF REGULAR MEETING
BRECKSVILLE BOARD OF ZONING APPEALS
Community Room – Brecksville City Hall
May 9, 2016**

Present: Kathleen Roberts, Eric Hall, Mayor Hruby, Kim Veras,
Bruce McCrodden, Dennis Rose

Absent: Robert Hasman

Others: Building Inspector Synek, 20 guests

APPROVAL OF THE REGULAR MEETING MINUTES OF APRIL 11, 2016

Motion by Mayor Hruby, seconded by Mr. McCrodden to approve the Regular Meeting Minutes of April 11, 2016, with the correction of a date change on the Regular Meeting.

ROLL CALL: Ayes: Roberts, Hall, Mayor Hruby, Veras, McCrodden,
 Nays: None
 Abstain: Rose

MOTION CARRIED

APPEAL 2016-09

Motion by Mr. McCrodden, seconded by Mr. Hall, that the Board of Zoning Appeals recommend to City Council approval for a variance from Section 1185.03(a) maximum fence height of 4 ft., to allow a 6.5 ft. height for 27 lineal feet of rose arbor, located at 8297 Settlers Passage, PP# 602-08-018.

ROLL CALL: Ayes: Roberts, Hall, Mayor Hruby, Veras, McCrodden,
 Rose
 Nays: None

MOTION CARRIED

APPEAL 2016-11

Motion by Mayor Hruby, seconded by Mrs. Veras, that the Board of Zoning Appeals recommend to City Council approval for a variance from Section 1151.24 of 13.43 ft. from the minimum required 80 ft. rear yard setback to allow 66.57 ft. for an addition located at 2332 Springside Oval, PP# 604-19-031.

ROLL CALL: Ayes: Roberts, Hall, Mayor Hruby, Veras, McCrodden,
 Rose
 Nays: None

MOTION CARRIED

APPEAL 2016-12

Motion by Mrs. Veras, seconded by Ms. Roberts, that the Board of Zoning Appeals recommend to City Council approval for a variance from Section 1151.23(a) that the maximum front yard shall be not more than ten (10) lineal feet greater than the minimum 40 ft., to allow a 56 ft. front yard located at 6785 Rivercrest Drive, PP# 601-04-003.

ROLL CALL: Ayes: Roberts, Hall, Mayor Hruby, Veras, McCrodden,
 Rose
 Nays: None

MOTION CARRIED

Birch Run and Mulberry Pointe PP# 605-22-001, 605-22-041, 605-22-042, 605-22-046, 605-22-047, 605-22-048, 605-22-049, 605-22-050, 605-22-052, 605-22-053, 605-22-058, 605-22-060, 605-22-061, 605-22-065.

ROLL CALL: Ayes: Roberts, Hall, Mayor Hruby, Veras, McCrodden,
Rose
Nays: None
MOTION CARRIED

APPEAL 2016-19

Motion by Mr. Hall, seconded by Mrs. Veras, that the Board of Zoning Appeals recommend to City Council approval for a variance from Section 1151.24 of 23 ft. from the minimum required 70 ft. rear yard to allow 47 ft. for the construction of an addition located at 9485 Glen Drive, PP# 603-16-063.

ROLL CALL: Ayes: Roberts, Hall, Veras, McCrodden, Rose
Nays: Mayor Hruby
MOTION CARRIED

APPEAL 2016-20

Motion by Mrs. Veras, seconded by Mr. McCrodden, that the Board of Zoning Appeals recommend to City Council approval for a variance from Section 1151.25(d) of 240 sq. ft. from the maximum 144 sq. ft. to allow 384 sq. ft. for the construction of a shed located at 6762 Oakes Road, PP# 603-15-014.

ROLL CALL: Ayes: Roberts, Hall, Mayor Hruby, Veras, McCrodden,
Rose
Nays: None
MOTION CARRIED

REPORT OF COUNCILMEMBER VERAS

No Report.

REPORT OF MAYOR HRUBY

The Mayor reported that Memorial Day is May 30, 2016, and our parade steps off at 9:00 a.m. from City Hall, with a ceremony after. Judge Brian Corrigan will be the guest speaker, and there will also be members of the American Legion as well. The Mayor also reported that Brecksville Home Days will be June 24 thru June 26, 2016. He hoped that everyone could come out and join the festivities.

COMMENT FROM CHAIRMAN ROSE

Mr. Rose thanked Ms. Roberts for chairing the past meetings in his absence, and doing a great job.

Motion by Ms. Roberts, seconded by Mr. McCrodden to close the Regular Meeting at 8:42 p.m. **MOTION CARRIED**

THE BRECKSVILLE BOARD OF ZONING APPEALS

DENNIS ROSE, CHAIRMAN

KATHLEEN ROBERTS, VICE CHAIRWOMAN

BRUCE MCCRODDEN, SECRETARY

Public Hearings and Regular Meeting recorded by Gina Zdanowicz