

**MINUTES OF PUBLIC HEARINGS
BRECKSVILLE BOARD OF ZONING APPEALS
Community Room – Brecksville City Hall
August 13, 2018**

Present: Roberts, Hall, Hasman, Hruby, Kingston, McCrodden, Rose

Absent: None

Others: Building Inspector Synek, 15 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 process of appeal.

APPEAL 2018-28

Matthew Bolek for (1) a variance from Section 1151.26(2) a minimum of 10 ft. from the side property line, to allow 1 ft., and (2) a variance from Section 1151.26(2) a minimum of 10 ft. from the rear property line, to allow 5 ft. for a shed located at 8063 Tanager Oval, PP# 602-06-023.

Mr. Bolek spoke to the Board regarding his appeal. Mr. Bolek stated that his property sits on a cul-de-sac and as a result has an odd shaped yard. He explained that if he were to comply with code, and set the shed 10 ft. from the rear and side property lines, it would take up most of the usable space in his yard. Also, he would have all the space behind it, which would then be dead space.

Mr. Rose stated that he had some terrain issues. He asked Mr. Bolek if he had talked with his neighbors about the project. Mr. Bolek stated that all his neighbors are okay with it. It will be tucked in the back corner and will be out of everyone's sight.

Mr. McCrodden mentioned that it seemed to be a community of sheds in that area.

Mr. Kingston asked Mr. Synek if there were any variances granted for the three other properties for their sheds, because they seemed close to the property line as well.

Mr. Synek stated that he didn't recall anything being granted there but was not sure.

Mr. Rose opened up questions to the audience, there were none.

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

MOTION CARRIED

APPEAL 2018-29

David Frederick for a variance from Section 1183.15(a) not to install the required hard surface driveway to a detached garage located at 10360 Barr Road, PP# 604-23-011.

Mr. Frederick spoke to the Board regarding his appeal. Mr. Frederick stated that if it weren't for the large willow tree that fell on his shed, he wouldn't be here tonight. He also stated that this structure would be a much nicer structure than what was there. He stated that he is asking for a variance not to install a hard surface drive because he wants to build a garage to store the equipment that it takes to maintain his large lot. He has four acres, which two are part of a ravine. The size of the shed that he wants to replace wasn't large enough. Mr. Frederick stated that the garage will match the house and will have a garage door on it. He does not need a hard surface drive because he is just storing equipment. Mr. Frederick also mentioned that he has well water and a septic system, and if he tried to put in a drive it would cover it up, which would be an issue.

Mr. Rose clarified with Mr. Frederick that he was not intending to park vehicles in it. Mr. Frederick stated that was correct. He stated that he has spoken to his neighbor next door to him at 10340 Barr Road, they also have a garage that is two story and a drive. His neighbor on the left stated that he didn't even know he had a shed on his property because he cannot see it. The Reserve Run neighbors will not be able to see it thru the ravine as well. Mr. Frederick stated that the variance is just for the drive not the structure itself.

Mayor Hruby asked Mr. Synek if there was an issue with the septic system as Mr. Frederick had stated. Mr. Synek stated that he was not aware of an issue, but did not look at it. Mr. Frederick explained to Mayor Hruby what he meant, and showed him on the overhead screen, the location of the septic system and the leech bed. Mayor Hruby asked if he was able to move the building to the other side of his property. Mr. Frederick stated that the other side of his property was a ravine. He asked Mr. Frederick to explain the location of the driveway coming out of the garage. Mr. Frederick showed him on the overhead screen.

Mr. Hall stated that he had two garages on the property now, and would have ample space for his vehicles. Mr. Frederick agreed and stated that he has attached garages currently, but just not enough space for the other equipment that is needed to maintain his property.

Mr. Rose opened up questions to the audience, there were none.

Motion by Mr. Hasman, seconded by Ms. Roberts to close Public Hearing.

MOTION CARRIED

APPEAL 2018-30

Dean Berish for (1) a variance from Section 1151.26(2) a minimum of 10 ft. from the side property line, to allow 4 ft., and (2) a variance from Section 1151.26(2) a minimum of 10 ft. from the rear property line, to allow 3 ft. for a shed located at 6722 Pin Tail Drive, PP# 603-11-030.

Mr. Berish spoke to the Board regarding his appeal. Mr. Berish stated that he has a pool in his back yard and the rest of the yard was developed and landscaped. Mr. Berish

showed one of the few areas that he could build the shed on the overhead screen. He stated that he did obtain letters from two of his neighbors that are fine with the project, Doug & Valerie DiCamillo, 6718 Pin Tail Drive and Jesse & Megan Dellapina, 6737 Mallard Drive. Mr. Berish stated that the size of the shed is code compliant, and will be a very nice shed with vinyl siding. The main goal for the shed is to store their equipment and their landscape furniture.

Mr. Rose clarified with Mr. Berish that his hardship was the minimal usable space that is in the back yard. Mr. Berish stated that if you look at the topography they are 4 to 5 ft. higher and it is the only usable space in his yard where he could build it.

Mr. Rose opened up questions to the audience. George Chyla, 6733 Mallard Drive, he is Mr. Berish's neighbor to the rear. Mr. Chyla stated that the issue that he is having is when the Berish's installed their pool, they were supposed to take care of all their water flow, which they have not. Now he is proposing to fill the permeable area with a structure that is 192 sq. ft. He submitted pictures to the Board of the water flow that comes into his yard from the Berish's yard, because his yard is the lowest. Mr. Chyla stated that when it rains, his yard gets flooded, and he is even getting water in his basement because there is so much water. He felt that the run off from the shed will be bringing more water into his yard. Mr. Berish stated that the topography is what it is, and there is a natural swale that has always been there. He stated that at some point, either the City or someone else came out and trenched between all the properties to allow water flow. He felt that the even if he didn't build the pool, the water would still flow down in that area, because it is the natural topography that exists there prior to the pool being built there. If they have a roof grabbing water it won't have gutters and it will still run off and hit the roof or the stones below. Mr. Chyla felt that if the shed was code compliant and located 10 ft. off the property, there would be some buffer. It would be worse, closer to the property line. Mr. Chyla stated that the only yard that has a swale is Mr. DiCamillo's, because he installed one, he was getting all his water from his property as well, but there are no other swales. Mr. Berish stated that someone trenched between the properties.

Mr. Kingston asked Mr. Chyla if there was any recourse he had with his Homeowners Association or his builder for this situation. Mr. Chyla stated that the homes there are 20 years old. Mr. Chyla went on to explain that there was never anything put in to catch the water that is coming from his yard, and that is why he is flooding. Mr. Berish stated that he had a pool cover that will capture significant amounts of water when it rains, and will hold it until he pumps it out.

Mr. Berish and Mr. Chyla had further disagreements about the cause of the water issues, and who was responsible for it.

Mr. Rose clarified with Mr. Berish where the location of the shed would be. Mr. Rose stated that he was struggling with the fact that even if the shed was placed 10 ft. from the rear and side lot lines, the water is going to run the same way. Mr. Chyla stated that the shed will be 3 ft. from the property line instead of 10 ft. and with the water run off on the roof, he is just going to have a faster water flow. With a 10 ft. buffer it will hit the

ground and be diverted. Mr. Berish stated that he begged to differ, it isn't just his property causing the water problem. If anything he is capturing the water for later disbursement when he pumps it out. He stated there is a natural swale on his and the rest of the properties.

Mr. Hasman asked for clarification of what the base of his shed will be built on. Mr. Berish stated that it will be pea size stone. Mr. Hasman stated that Mr. Berish mentioned he was not going to install gutters, but if he did install them, and diverted the water that comes off of the roof allowing it to hit right in the middle of the stones, there would be no difference, in terms of, if he had no shed there in the first place. Mr. Berish stated that he could divert the gutters in that direction, but felt that the water would still flow in the same manner. Mr. Hasman stated that it might resolve some of his neighbor's issues. Mr. Berish stated that if the Board wanted him to do that, he could.

Mr. Chyla stated that Mr. Dellapina, at 6737 Mallard Drive, gave his approval, however, his home is for sale, and felt that it should not be considered as an approval. If he is moving out, it won't affect them. Mr. Chyla also stated that the zoning laws are to protect people, and felt that the 10 ft. side yard setback should be adhered to.

Tom Kish, 6737 Pin Tail Drive, stated that he is an officer of the Homeowners Association. He stated that a couple of issues were not met by the applicant. They request the plans be submitted to the Board prior to applying for it with the City. Mr. Kish also asked about the size of the structure, and felt it was substantial, and wondered if there was any possibility of reducing the size of the shed. Mr. Berish stated that the size is code compliant, the only variance needed was the setbacks. Mr. Berish apologized, and didn't realize he had to submit it to their Board. Mr. Rose stated that the City does not enforce Homeowner Deeds and Restrictions, it is up to the Homeowners Association. Mr. Berish stated that he would be happy to submit it to their Board.

Mr. Hall asked if they were to install the shed 10 ft. off the rear and side, and turn the structure, what would the impact be then. Mr. Berish stated that the drawing is misleading, he could turn it, but it would be like fitting a square peg in a round hole. There is also a significant amount of landscaping, trees and stone that would have to be removed, and if that had to be done, he would surrender to the project, and just not do it. Mr. Chyla asked, why should his property be affected, just because Mr. Berish did not want to remove his landscaping. Mr. Berish stated that he agreed that Mr. Chyla's property should not be affected, but he didn't accept his assertion that his property is being affected. Mr. Berish agreed to put the gutters on if the Board wanted him to, but he can't stop what mother nature designed there.

Mr. McCrodden wanted to confirm with the applicant that if the Board amended the variance to include a provision that both edges of the roof would have gutters that would drain onto the stone pad, would that be acceptable. Mr. Berish stated that if it would help, he would accept it.

Motion by Mayor Hruby, seconded by Mr. Kingston to close Public Hearing. **MOTION CARRIED**

APPEAL 2018-31

Modern Smart Homes for Matt & Jen Spieth for (1) a variance from Section 1151.24 a minimum front yard setback of 125 ft. to allow 51.33 ft., and (2) a variance from Section 1151.24 a minimum 10 ft. side yard setbacks to allow both 8.08 ft. and 2 ft., and (3) a variance from Section 1151.24 a minimum 30 ft. total side yards to allow 10.08 ft. , and (4) a variance from Section 1151.24 a minimum 60 ft. rear yard setback to allow 42.67 ft. for an addition, and (5) a variance from Section 1151.24 a minimum 60 ft. rear yard required to allow 31.83 ft. for a covered patio and, (6) a variance from Section 1119.09(b) which requires a driveway to be a minimum of 3 ft. from the side lot line to allow 1 ft. for the construction of an addition on a non-conforming house on a non-conforming lot located at 8700 Chippewa Road, PP# 601-35-018.

Brian Kauffman, Modern Smart Homes, spoke to the Board regarding the Spieth's appeal. He stated they had a survey done, and part of what they are trying to do is add an addition onto an existing story and a half Cape Cod, so it could more conducive to today's lifestyle, and have more of an open living space so they can enjoy the view of the Metro Parks. They also have plans to move the existing detached garage and have an attached garage. Mr. Kauffman explained the existing setbacks of the house on the overhead screen. He stated that the property is surrounded by the park system, and he had met with them last week to explain the project, and to make sure they didn't have any concerns. Mr. Kauffman stated that the park's biggest concern was the variance for the 2 ft. side yard setback, and that was one of the things that his clients were willing to compromise on. They were hoping to get a three car garage, because his client is a contractor with his own business and wanted more area to store equipment, but would compromise and bring it back to a 2 car garage. The park was happy to hear that the existing detached garage was going to be removed. Mr. Kauffman also stated that very little vegetation would be affected, just maybe a tree or two would have to come down for the addition.

Mr. Rose clarified that the 2 ft. variance is being withdrawn, and mentioned that the Board received a letter today from the Metro Park system. Mr. Kauffman stated that he saw the letter as well, and stated that yes, they would be happy to work with the 10 ft. instead of 2 ft. side yard setback that they recommended.

Mr. Hasman asked with the building of the addition would there be any removal of mature existing trees that would be required. Mr. Kauffman, explained that they would have to potentially remove 2 trees and showed him on the overhead screen. He stated that most of the vegetation would not be affected.

Mayor Hruby asked Mr. Kauffman if they will be opening the house up to the gorge that is there. Mr. Kauffman stated, that yes it is a thought, basically the existing house is going to step down to a living room and that is where there will be glass all along that side to enjoy the view. He went on to explain the layout. Mayor Hruby asked Mr. Synek

to see the proposed drawings of the house. Mr. Synek showed them on the overhead screen. Mayor Hruby asked Mr. Kauffman to explain on the drawing how much he would be clearing for the project. Mr. Kauffman went on to explain it to him.

Mr. Hasman stated that the trees that will be removed are clearly on Mr. Spieth's property, but in conjunction with moving some of the setbacks, will there be a possibility that they will run into the roots of the large mature trees that are existing on the Metro Parks property that may cause them some harm. Mr. Kauffman stated that it is hard to say without a survey of their trees. Most of the trees along there are evergreens and wouldn't have an effect on them.

Mr. Kingston stated that in reading the letter from the Metro Parks, it was his understanding that if it was within 2 ft. it could be a problem, but if it was 10 ft. it would be acceptable. Mr. Rose stated that was how he was reading it as well. Mr. Kauffman explained that they talked about that at their meeting last week, and they are happy to take the setback to 10 ft.

Mr. McCrodden stated that just for clarity regarding the side yard setbacks, was the applicant withdrawing both the 2 ft. and the 8 ft. or just one. Mr. Kauffman stated that he would just move the 2 ft. to 10 ft. Mr. Synek clarified that the 8 ft. is just the recognition of the existing setback on the east side.

Mr. Rose opened up questions to the audience, there were none.

Motion by Ms. Roberts, seconded by Mr. Kingston to close Public Hearing.

MOTION CARRIED

APPEAL 2018-32

Beth Usrey for a variance from Section 1151.26(2) a minimum of 10 ft. from the rear property line, to allow 2 ft. for a pergola located at 9820 Whitewood Road, PP# 601-22-025.

Beth Usrey spoke to the Board regarding her appeal. She explained on the overhead screen where they want to put their pergola, and pointed out the property line goes right into a ravine. Locating it 10 ft. would push it in the middle of their usable space. Their back yard is fairly small. Ms. Usrey stated that she has talked with her neighbors on both sides and they are fine with it.

Mr. Rose opened up questions to the audience, there were none.

Motion by Mr. Hall, seconded by Mr. Hasman to close Public Hearing.

MOTION CARRIED

APPEAL 2018-33

ARP Heating and Air Conditioning, Inc. for Louis & Stefanie Nerone for a variance from Section 1326.02 to install a generator on the side of the house instead

of the rear as required by code located at 8058 Tanager Oval, PP# 602-06-025.

Andy Pech, ARP Heating and Air Conditioning, Inc spoke to the Board regarding the Nerone's appeal. He stated his client wishes to install the generator on the side by their grill and stated that the gas meter and electric is right there. It is a matter of cost, \$1000, to move it around the rear of the house. The whole yard is fenced in with a 6 ft. fence, so you can't see it from the street or the neighbor's properties.

Mr. Nerone submitted a letter from his neighbor, Mr. Wingerter, 8061 Tanager Oval, that had no problem with it. Mr. Nerone stated that is the neighbor on the same side as the generator.

Mr. Rose explained that this ordinance is based on a noise abatement issue, because it does run periodically for a certain amount of time. Mr. Pech stated that it runs for 5 minutes one time a week.

Mr. McCrodden stated that there is an existing unit on the side of the house. Mr. Pech stated that it is an air conditioning unit. Mr. McCrodden asked if he knew if that unit had a variance. Mr. Pech stated that he didn't know. Mr. Nerone stated that it was installed in 1999, but didn't know if it had a variance or not.

Mr. Hasman asked Mr. Pech what the decibel levels were in comparison to an air conditioner. Mr. Pech stated that it is louder. It is rated at 66 decibels at 25 ft. away. He stated that they do make noise, but they are not as loud as a portable generator. Mr. Hasman asked how it compares to an air conditioning unit. Mr. Pech stated that it is comparable to an older style unit with a compressor. The new ones are much quieter.

Mr. Nerone stated that there is approximately 36 ft. from the generator to the next living space.

Mr. Rose opened up questions to the audience, there were none.

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

MOTION CARRIED

APPEAL 2018-34

Borowske Builders for Ben & Jenna Keene for a variance from Section 1151.24 a minimum 70 ft. rear yard required to allow 57 ft. for the construction of a covered patio located at 9482 River Birch Run, PP# 605-22-046.

Ben Keene spoke to the Board regarding their appeal. He stated they are looking to build a covered patio and the variance that is needed is the rear yard setback. There is 57 ft. from patio to the property line.

Mr. Rose commented that anything that was to be built off the back of the house would need a variance because the house was built right on the setback line.

Mr. Keene stated that their back yard is all woods, and no one would see it. The neighbor that would be closest to it is fine with the project. The neighbor on the other side has not moved in yet, but wouldn't be able to see it anyway.

Mr. Rose opened up questions to the audience, there were none.

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

MOTION CARRIED

APPEAL 2018-35

Doug Foulkes for a variance from Section 1151.24 a minimum 60 ft. rear yard required to allow 41.34 ft. for a new single family dwelling located at 9726 Highland Drive, PP# 604-05-020.

Doug Foulkes spoke to the Board regarding his appeal. He explained that they are going to build a single family dwelling on the corner of Edgerton and Highland Drive. It will be an 1800 sq. ft. ranch home. It will be set on the property that encroaches the corner or the rear yard which will be only 41 ft. It is an existing lot of record. They have a few different designs done for the home, but this design met their needs. There is a pretty heavy foliage line on the rear lot line.

Mr. Rose stated that it is an irregular shaped lot. Mr. Foulkes asked if it would be considered a non-conforming lot. Mr. Rose stated that it would. Mr. Rose asked what efforts were made to fit whatever house that you wanted to build, and still comply with code. Mr. Foulkes explained it on the overhead screen and showed the buildable area which is 1.3 acres. He is limited unless he made the shape of the home that follows the guidelines of the setbacks, he encroaches any one of those. Mr. Rose asked if it was safe to say that he was building the lesser of the two evils, if not this design, there would be a different setback issues with another design. Mr. Foulkes stated yes, they are right on the setback line, and would still have needed a variance.

Mr. Hall asked if the dashed line on the overhead screen was the buildable area on the lot. Mr. Foulkes stated that it was. Mr. Hall clarified that there was no way he could fit the home in that area. Mr. Foulkes stated that was correct.

Mayor Hruby commented that this was favorably accepted by the Planning Commission.

Mr. Rose opened up questions to the audience, there were none.

Motion by Mr. Hasman, seconded by Mr. Kingston to close Public Hearing.

MOTION CARRIED

**MINUTES OF REGULAR MEETING
BRECKSVILLE BOARD OF ZONING APPEALS
Community Room – Brecksville City Hall
August 13, 2018**

Present: Roberts, Hall, Hasman, Hruby, Kingston, McCrodden, Rose

Absent: None

Others: Building Inspector Synek, 15 guests

APPROVAL OF THE REGULAR MEETING MINUTES OF JUNE 11, 2018

Motion by Mr. McCrodden, seconded by Mayor Hruby, to approve the Regular Meeting Minutes of June 11, 2018, as recorded.

ROLL CALL: Ayes: Roberts, Hall, Hasman, Hruby, Kingston, McCrodden,
Rose

Nays: None

MOTION CARRIED

APPEAL 2018-28

Motion by Mayor Hruby, seconded by Mr. Hall, that the Board of Zoning Appeals recommend to City Council approval for (1) a variance from Section 1151.26(2) a minimum of 10 ft. from the side property line, to allow 1 ft., and (2) a variance from Section 1151.26(2) a minimum of 10 ft. from the rear property line, to allow 5 ft. for a shed located at 8063 Tanager Oval, PP# 602-06-023.

ROLL CALL: Ayes: Roberts, Hall, Hasman, Hruby, Kingston, McCrodden,
Rose

Nays: None

MOTION CARRIED

APPEAL 2018-29

Motion by Mr. Hasman, seconded by Mayor Hruby, that the Board of Zoning Appeals recommend to City Council approval for a variance from Section 1183.15(a) not to install the required hard surface driveway to a detached garage located at 10360 Barr Road, PP# 604-23-011.

ROLL CALL: Ayes: Kingston, McCrodden, Roberts, Hall, Hasman, Hruby
Rose

Nays: None

MOTION CARRIED

APPEAL 2018-30 (AMENDED)

Motion by Mr. McCrodden, seconded by Mr. Hasman, that the Board of Zoning Appeals recommend to City Council approval for (1) a variance from Section 1151.26(2) a minimum of 10 ft. from the side property line, to allow 4 ft., and (2) a variance from Section 1151.26(2) a minimum of 10 ft. from the rear property line, to allow 3 ft., **provided the shed includes rain gutters that flow onto the stone pad toward the pool** for a shed located at 6722 Pin Tail Drive, PP# 603-11-030.

ROLL CALL: Ayes: Hall, Hasman, Kingston, McCrodden, Roberts
Nays: Hruby, Rose
MOTION CARRIED

APPEAL 2018-31 (AMENDED)

Motion by Mr. McCrodden, seconded by Mr. Hasman, that the Board of Zoning Appeals recommend to City Council approval for (1) a variance from Section 1151.24 a minimum front yard setback of 125 ft. to allow 51.33 ft., and (2) a variance from Section 1151.24 a minimum 10 ft. side yard setback to allow 8.08 ft., **existing house side yard** and (3) a variance from Section 1151.24 a minimum 30 ft. total side yards to allow 10.08 ft. , and (4) a variance from Section 1151.24 a minimum 60 ft. rear yard setback to allow 42.67 ft. for an addition, and (5) a variance from Section 1151.24 a minimum 60 ft. rear yard required to allow 31.83 ft. for a covered patio and,

Before the vote, there was discussion regarding variance #3 to amend it to read a minimum 30 ft. total side yards to allow 18.08 ft.

Mr. Synek asked that because there is no longer a garage there, would they still be asking for 1 ft. for the driveway. Mr. Rose suggested splitting the vote and voting separately on variance #6.

ROLL CALL: Ayes: Kingston, McCrodden, Roberts, Hall, Hasman, Rose
Nays: Hruby
MOTION CARRIED

(6) a variance from Section 1119.09(b) which requires a driveway to be a minimum of 3 ft. from the side lot line to allow 1 ft. for the construction of an addition on a non-conforming house on a non-conforming lot located at 8700 Chippewa Road, PP# 601-35-018.

ROLL CALL: Ayes: Hruby, Kingston, McCrodden, Roberts
Nays: Hall, Hasman, Rose
MOTION CARRIED

APPEAL 2018-32

Motion by Ms. Roberts, seconded by Mr. Kingston, that the Board of Zoning Appeals recommend to City Council approval for a variance from Section 1151.26(2) a minimum

of 10 ft. from the rear property line, to allow 2 ft. for a pergola located at 9820 Whitewood Road, PP# 601-22-025.

ROLL CALL: Ayes: Hasman, Hruby, Kingston, McCrodden, Roberts, Hall,
Rose

Nays: None

MOTION CARRIED

APPEAL 2018-33

Motion by Mr. Hasman, seconded by Mr. Hall, that the Board of Zoning Appeals recommend to City Council approval for a variance from Section 1326.02 to install a generator on the side of the house instead of the rear as required by code located at 8058 Tanager Oval, PP# 602-06-025.

ROLL CALL: Ayes: McCrodden, Roberts, Hall, Hasman, Hruby, Kingston,
Rose

Nays: None

MOTION CARRIED

APPEAL 2018-34

Motion by Mr. Hall, seconded by Ms. Roberts, that the Board of Zoning Appeals recommend to City Council approval for a variance from Section 1151.24 a minimum 70 ft. rear yard required to allow 57 ft. for the construction of a covered patio located at 9482 River Birch Run, PP# 605-22-046.

ROLL CALL: Ayes: Kingston, McCrodden, Roberts, Hall, Hasman, Hruby,
Rose

Nays: None

MOTION CARRIED

APPEAL 2018-35

Motion by Ms. Roberts, seconded by Mayor Hruby, that the Board of Zoning Appeals recommend to City Council approval for a variance from Section 1151.24 a minimum 60 ft. rear yard required to allow 41.34 ft. for a new single family dwelling located at 9726 Highland Drive, PP# 604-05-020.

ROLL CALL: Ayes: Hasman, Hruby, Kingston, McCrodden, Roberts, Hall,
Rose

Nays: None

MOTION CARRIED

REPORT OF COUNCILMEMBER ROSE

Mr. Rose stated that City Council will vote on all the appeals next Tuesday, at the August 21, 2018, meeting.

REPORT OF MAYOR HRUBY

No Report

Motion by Mr. Hasman, seconded by Mr. McCrodden to close the Regular Meeting at 8:43 p.m. **MOTION CARRIED**

THE BRECKSVILLE BOARD OF ZONING APPEALS

DENNIS ROSE, CHAIRMAN

KATHLEEN ROBERTS, VICE CHAIRMAN

BRUCE MCCRODDEN, SECRETARY

Public Hearing and Regular Meeting recorded by Gina Zdanowicz