

**MINUTES OF PUBLIC HEARINGS  
BRECKSVILLE BOARD OF ZONING APPEALS  
Community Room – Brecksville City Hall  
January 8, 2018**

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

**Absent:** None

**Others:** Building Inspector Synek, 17 guests

**ORGANIZATIONAL MEETING**

Councilmember Rose opened the Organizational Meeting at 7:30 p.m.

Pledge of Allegiance

Mr. Rose opened up nominations for the position of **Chairman, Board of Zoning Appeals**. Mayor Hruby nominated Councilmember **Dennis Rose**, seconded by Mr. McCrodden. Nomination was closed by Ms. Roberts, seconded by Mr. Kingston.

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

Nays: None

**MOTION CARRIED**

Mayor Hruby moved, Mr. Hall seconded, that **Dennis Rose** be elected **Chairman, Board of Zoning Appeals**.

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

Nays: None

**MOTION CARRIED**

Mr. Rose opened up nominations for the position of **Vice Chairman, Board of Zoning Appeals**. Mr. Hall nominated **Kathleen Roberts** seconded by Mayor Hruby. Nomination was closed by Mayor Hruby, seconded by Mr. McCrodden

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

Nays: None

**MOTION CARRIED**

Mr. Hall moved, Mayor Hruby seconded, that **Kathleen Roberts** be elected **Vice Chairman, Board of Zoning Appeals**.

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

Nays: None

**MOTION CARRIED**

Mr. Rose opened up nominations for the position of **Secretary, Board of Zoning Appeals**. Ms. Roberts nominated **Bruce McCrodden**, seconded by Mayor Hruby. Nomination was closed by Mayor Hruby, seconded by Ms. Roberts.

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

Nays: None

**MOTION CARRIED**

Ms. Roberts moved, Mr. Hall seconded, that **Bruce McCrodden** be elected **Secretary, Board of Zoning Appeals**.

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

Nays: None

**MOTION CARRIED**

## **PUBLIC HEARINGS**

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

**Absent: None**

**Others: Building Inspector Synek, 17 guests**

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 2018-01**

Brian McMillin, per Section 1197.01, to appeal the order of the Brecksville Building Department to make necessary corrections - remove trees planted in the right-of-way area along Settlers Passage, as specified in the Final Order Notice, dated November 20, 2017, located at 6115 Pioneers Point, PP# 602-09-051.

Mr. McMillin spoke to the Board regarding his appeal. He stated that he hired a landscaper to fix up his yard and plant apple trees in the back of his property along Settlers Passage. His property is actually on Pioneers Point and goes back all the way to Settlers Passage. There are no sidewalks on the back of the property because there is a ravine. They set the trees back 11 ft., but found out the setback on Settlers Passage were actually greater than the setback on Pioneers Point, which is why he was in front of the Board this evening. The setback on Settlers Passage is 17 ft. so they are 6 ft. into the right of way area. Mr. McMillin respectfully requested to keep the trees in their current location.

Mr. Rose asked when the trees were planted. Mr. McMillin stated that they were planted in the fall. Mr. Rose asked if they were moveable. Mr. McMillin stated that they can't move them closer to the other trees because it wouldn't be healthy for them, they need a certain distance apart and it would crowd them. They do not want to move them towards the house because they would like the kids to have a backyard. Mr. Rose stated that the City Engineer's issue was the maintenance of the storm easement, and asked Mr. McMillin how he planned on addressing that concern. Mr. McMillin stated that they are farther away from the storm drain than the other trees along the road, so if the City Engineer had an issue with his, he would have an issue with all the trees. Mr. Rose assumed that the landscaper didn't get a site map or call the Building Department on this first, but just went and planted the trees. Mr. McMillin did not comment.

Mayor Hruby wanted to know if Mr. McMillin consulted with his landscaper or arborist about the size of the trees when they are full grown, and the impact that they will have on the roadway. Mr. McMillin stated that he did, and they planted dwarf trees so they would not grow over the road. Mayor Hruby confirmed that his landscaper stated that they would not grow to be large, and wanted to know if he had that in writing. Mr. McMillin stated that when they asked for trees to be planted they asked for dwarf trees.

Mr. McCrodden commented that he noticed that when he looked at the three rows of trees, the second and third row had burlap wrapped around the trees, but the first row of trees closest to the street did not, and wanted to know if there was a reason for that. Mr. McMillin stated there was not, and didn't know why they hadn't wrap burlap around them.

Mayor Hruby asked Mr. Synek what the history on this appeal was. Mr. Synek stated that the Building Department received a complaint about the plantings in that location, and thru further investigation by the Building Department, they talked with the City Engineer and the City Arborist, and since the trees are in the right-of-way the City is responsible for them. The City Engineer didn't like the location of the trees because of the sewer maintenance, but could live with it. However, if there were any future repairs that needed to be done, and the trees are in the way, the City Engineer stated that Mr. McMillin would be planting there at his own risk.

Mr. Rose asked if he would be taking the responsibility to maintain the trees, because orchard trees take specialized pruning. Mr. McMillin stated that he would.

Mr. Hall stated that if the City should ever decide to complete the sidewalks there, it appeared that the trees are in the same location that the sidewalk would go. Mr. McMillin stated that if they decided to put a sidewalk in there they would remove the trees. He felt it would be difficult to install sidewalks there because of the ravine and guardrail. Mr. Hall asked Mr. McMillin, when he planted the trees in that location, did he know it was on City property. Mr. McMillin stated that he did not know.

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

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

#### **APPEAL 2018-02**

ARP Heating & Air Conditioning for Rick & Jennifer Steiner 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 9283 Province Lane, PP# 602-12-053.

Andy Pech, ARP Heating & Air Conditioning spoke to the Board. Mr. Pech stated that Mr. and Mrs. Steiner requested that the generator be installed in the side yard because of two different hardships. The first hardship, is that their back yard is heavily landscaped. The second hardship, is the gas and electrical piping that would need to be installed to get it all the way to the back corner of the house. They obtained letters from both of their neighbors, Mike and Nancy Stamas, 9281 Province Lane and Steve & Calypso Roditis, 9285 Province Lane, who were both fine with it. Mr. Pech stated that he also submitted some pictures, Mrs. Steiner has a landscape architect that would landscape and do some screening on that side of the house so you won't see it from the street.

Mr. McCrodden asked Mr. Pech, if the Board amended the variance with a provision that they install landscaping to the satisfaction of the Building Department would the owners be alright with that. Mr. Pech stated that Mrs. Steiner would be fine with that.

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 2018-03**

South Brecksville Development Company for (1) a variance from Section 1117.04(e) of 216 ft. from the maximum permitted 800 ft. for a cul-de-sac street, to allow Woodview Way to extend 1016 ft., and (2) a variance from Section 1117.09(a) of 75 ft. from the minimum required 75 ft. rear property line to allow a rear lot width of 0 ft. for Sublot 14, and (3) a variance from Section 1117.09, design requirement that lots shall be generally rectangular in form to allow Sublot 14 to be triangular in form, and (4) a variance from Section 1117.09(d) requirement of side yard lot lines be radial to curved street lines to allow non-radial lot lines between Sublots 8 & 9, 11 & 12, 13 & 14, 14 & 15 and 17 & 18, and (5) ) a variance from Section 1119.09(d) not to install the required public sidewalks on Dewey Road until such time that the City deems appropriate, located at The Preserve at Parkside, a major subdivision of 22 lots, on approximately 36 acres on the west side of Dewey Road, located at PP#: 605-24-002, 605-24-013, 605-24-014, 605-24-015 & 605-24-016.

Chris Bender, South Brecksville Development Company, spoke to the Board regarding their appeal. He explained that the first variance is over 1000 ft. and only 800 ft. is permitted. The problem was that the lots are 125 ft. wide and there are 6 lots on the street. Mr. Bender stated that the only remedy is to make another curb cut onto Dewey Road, but that Dewey Road is very secluded, and felt that it would be harmful to the neighborhood to cut down more trees. They are trying to keep as many trees as possible. They are also putting in two retention basins and showed the location on the overhead screen. Mr. Bender went on to explain that the second and third request is for Sublot 14. He explained that because of the way the lots are laid out, that lot does become a triangle and has no rear lot line. Lots are generally rectangular in shape. This lot is actually larger than the others, it is 36,800 sq. ft. He explained that they did an engineer analysis to see how a house would look on it, and felt that there will be plenty of room. Mr. Bender stated that the only way to eliminate that is to create an intersection. Variance four is to allow non-radial lot lines between the various sublots, the reason for this was to attempt to not ask for any variances at the building line. Variance five is to delay the installation of public sidewalks because there are no sidewalks on Dewey Road or Snowville Road. It would also require additional grading along Dewey Road as well as

trees. Mr. Rose explained that it is a condition that until such time the City deems that sidewalks should be installed they, would have to install them at that time. Mr. Bender stated that he understood. They will have a Homeowners Association and deposit the money into an Escrow fund, in an account identified for future sidewalks when they are required. He did not want to leave the burden on the homeowners.

Mr. Rose asked Mayor Hruby if this was approved by the Planning Commission. Mayor Hruby stated that it was. Mr. Rose discussed Sublot 13 and 14 with Mr. Bender. Mr. Bender stated that he has had a similar situation as Sublot 14 in other developments, but has never heard of a conflict with it, and that is why he wanted this lot to be larger.

Mayor Hruby wanted to see an enlargement of Sublot 14 on the overhead screen. Mr. Bender showed the Board a depiction of a large house on that lot. Mr. Rose clarified with Mr. Bender that this lot would not need variances. Mr. Bender stated that was correct.

Mr. Rose opened up questions to the audience.

Tom Olexa, 10431 Dewey Road, had a question. Mr. Olexa wanted to know the space between the street and the lot on Dewey Road. Mr. Bender stated that it was approximately 65 ft.

Rich Stewart, 10408 Dewey Road, spoke. He wanted to thank Mr. Bender for calling him to discuss the future development. He stated that his big concern was that he has a 2500 sq. ft. ranch style home and the houses that are going to be built are massive, 4000-5000 sq. ft. two story houses. He was also concerned about green space and felt that with the size of the proposed homes, even with extra trees being planted, he will still see it. He stated that his children are grown and was concerned that he would have issues selling his house in the future, because of not having a backyard anymore. Mr. Rose stated that they are not impeding on his backyard just his view. Mr. Stewart felt that it was a City issue, and explained that there are a lot of large homes being built around smaller original homes, and it just doesn't look right. He also stated that he knows Mr. Bender had a right to build, and he has been trying to work with him. Mr. Rose stated that he appreciated his comment.

Mr. Rose asked Mr. Bender about green space for the development. Mr. Bender stated that they have changed different areas to make a more open space, and explained it on the overhead screen to the Board. He also spoke about landscaping and planting evergreens along the back of Mr. Stewart's property for more privacy. It would be similar to what they did on Snowville Road for those residents. Mr. Bender stated that they are installing sanitary sewers, and will bring the sewer down to Mr. Stewart's property so he could do away with his septic tank. He complimented Mr. Stewart's house stating he did a beautiful job with it.

Mr. Rose commented, that to address Mr. Stewart's concerns, the Board could make the approval conditional upon landscaping on the road side of Lot 22. Mr. Bender stated that he suggested they put the trees on Mr. Stewart's property so that no future owner could remove them. Mr. Stewart explained the layout of his property and stated that if they plant trees on his property, he won't have any room on his lot. Mr. Bender stated that he could install trees on Lot 22, but could not guarantee that a future homeowner would maintain or keep them. He could increase the setback by 5 to 8 ft. Mr. Rose clarified that they could amend the variance to change the east side yard setback by 10 ft, and to landscape and buffer Mr. Stewart's property. Mr. Bender agreed and stated that he was sure the new homeowner would do landscaping of his own as well, and he will have control over the other landscaping. Mr. Bender was still concerned about the headlights from the cars in the development, but understood if Mr. Stewart did or did not want trees planted on his property because of space.

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

#### **APPEAL 2018-04**

Brian Stucky for 24 Karrot Kitchen for a variance from Section 1183.05 a minimum of 23 parking spaces required to allow 19 parking spaces for a change of use located at 7059 Mill Road, PP# 601-30-032.

Brian Stucky and Kathleen Maden, owner of 24 Karrot Kitchen, spoke to the Board regarding their appeal. Mr. Stucky stated that his hardship was that he only has 19 parking spaces. Ms. Maden explained her business to the Board. She stated that they will be teaching cooking classes and will also have a small café. The cooking classes will be specifically related to helping people with food intolerances, as well as autoimmune diseases. The café will be open during lunch time and the classes will be given in the afternoon, so they are not expecting full occupancy at either times.

Mr. Stucky further explained that the café will be open from 11:00 a.m. to 2:00 p.m. and there will be no teaching during that time, and the classes will be from 2:00 p.m. to 7:00 p.m. and the café will not be opened, just strictly take out. Mr. Stucky explained the parking space situation on the overhead drawing on the screen to the Board.

Mr. Hall asked Mr. Synek if the previous business had the same parking issue. Mr. Synek stated that it was a different use, it was retail. Mr. Stucky stated that they had 5 parking spaces then, and did not need any additional parking.

Mr. Rose clarified with Mr. Synek, that because this was a change of use, this variance would go with this use. Mr. Synek stated that was correct.

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 2018-05**

Lake James Ltd. for (1) a variance from Section 1151.26(1) that accessory structures shall not be less than 125 ft. from a collector street right-of-way to allow 81 ft., and (2) a variance from Section 1151.26(1) from the minimum required 10 ft. side yard setback to allow 6 ft. for the replacement of an existing detached garage located at 6949 Mill Road, PP# 601-30-004.

Dan McCabe, Lake James Ltd. spoke to the Board regarding his appeal. He stated that there is currently a 20x30 garage there which is not in good shape, and they are looking to tear it down and replace it with a 20x20 garage in the same footprint. The current garage is 81 ft. from the right-of-way, and the back is 6 ft. from the property. The property is only 53 ft. wide, so they need a variance.

Mr. Rose clarified with Mr. McCabe and Mr. Synek that this was a non-conforming garage to start with. Both stated that was correct.

Mayor Hruby asked Mr. McCabe who the previous owner was. Mr. McCabe stated that he believed it was Joseph Paterka.

Mr. Rose opened up questions to the audience.

Lisa Minadeo, 6959 Mill Road, spoke to the Board. She explained that her father passed away and has left her with the house. They have suffered serious flooding damage there, and the garage has now flooded five times. She stated that there was dirt that was dumped back there recently in the last couple of months. She made a complaint with the City, and John Chyla sent a letter. Mr. Rose asked if the dirt was affecting the garage. Ms. Minadeo stated that it has affected everything, because the dirt is along both sides. There is also a pipe that they installed, and they are getting some drainage from that as well. It is very close to where the existing garage is. She was concerned that when they go in to do more construction, the pipe will completely collapse and cause further run off onto her property.

Mr. Rose stated that the City Engineer will address the water issue. Ms. Minadeo stated that they have said that before and that has not happened. She has no concern with the

garage, she looks right out her back window at it, and Mr. McCabe was doing a wonderful job with it and fixing up the house, but she is concerned about the dirt with the water and flooding. Mr. Rose stated that those were two different issues. He stated that the Building Department now is aware of the issue and will handle it. Ms. Minadeo stated that it does affect her property. She commented that she is working with her lawyers to deal with the assisted living facility, because she is suffering serious water damage.

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

### **APPEAL 2018-06**

Gene Lustik, Jr. for (1) a variance from Section 1151.24 from the minimum required 125 ft. front yard setback to allow 85 ft. for a porch and 91 ft. for an addition, and (2) a variance from Section 1151.24 from the minimum required 80 ft. rear yard setback to allow 71 ft. for construction of an addition on a non-conforming house, on a non-conforming lot located at 8717 Riverview Road, PP# 602-28-004.

Gene Lustik Jr. spoke to the Board regarding his appeal. He stated that he applied for a variance to put an addition on the north side of his house. He stated that his hardship is that the house is non-conforming by today's code.

Mr. Rose asked Mr. Synek, that because both the house and lot are non-conforming, anything that is done to it would need a variance. Mr. Synek stated that was correct, both the house and lot are non-conforming.

Mr. Rose clarified with Mr. Lustik that he is going to push the porch forward more than the house is currently. Mr. Lustik stated that was correct.

Mr. McCrodden wanted to clarify with Mr. Lustik, that this house had a ramp in front of it, and wanted to know how the new construction would affect the use of the ramp. Mr. Lustik stated that they will be getting rid of the ramp and could utilize a lift for his father-in-law who is handicapped.

Mr. Hall clarified with Mr. Synek that the new addition met the side yard requirement. Mr. Synek stated that was correct.

There were three letters from their neighbors that had no objection. John Schnell, 8669 Riverview Road, Jeanne Yamsek, 8717 Riverview Road, and Mark Rooney, 8722 Riverview Road.

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**

**MINUTES OF REGULAR MEETING  
BRECKSVILLE BOARD OF ZONING APPEALS  
Community Room – Brecksville City Hall  
January 8, 2018**

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

**Absent:** None

**Others:** Building Inspector Synek, 17 guests

**APPROVAL OF THE REGULAR MEETING MINUTES OF DECEMBER 11, 2017**

Motion by Ms. Roberts, seconded by Mr. Hall to approve the Regular Meeting Minutes of December 11, 2017 as recorded.

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

Nays: None

**MOTION CARRIED**

**APPEAL 2018-01**

Motion by Mr. Hall, seconded by Ms. Roberts, that the Board of Zoning Appeals recommend to City Council approval for Section 1197.01, to appeal the order of the Brecksville Building Department to make necessary corrections - remove trees planted in the right-of-way area along Settlers Passage, as specified in the Final Order Notice, dated November 20, 2017, located at 6115 Pioneers Point, PP# 602-09-051.

Before the vote, Ms. Roberts wanted Mr. Rose to explain what a “yes” and a “no” vote would mean. Mr. Rose clarified that a yes vote meant that Mr. McMillin gets the appeal and does have to remove the trees. A no vote meant that you agree with the Building Department and the trees would need to be removed.

ROLL CALL: Ayes: Roberts

Nays: Hall, Hruby, Kingston, McCrodden, Rose

**MOTION DENIED**

**APPEAL 2018-02**

Motion by Mr. McCrodden, seconded by Mayor Hruby, 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 **and**

**amend the variance to provide landscaping to shield the generator to the satisfaction of the Building Department** located at 9283 Province Lane, PP# 602-12-053.

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

Nays: None

**MOTION CARRIED**

**APPEAL 2018-03**

Motion by Ms. Roberts, seconded by Mr. Hall, that the Board of Zoning Appeals recommend to City Council approval for (1) a variance from Section 1117.04(e) of 216 ft. from the maximum permitted 800 ft. for a cul-de-sac street, to allow Woodview Way to extend 1016 ft., and (2) a variance from Section 1117.09(a) of 75 ft. from the minimum required 75 ft. rear property line to allow a rear lot width of 0 ft. for Sublot 14, and (3) a variance from Section 1117.09, design requirement that lots shall be generally rectangular in form to allow Sublot 14 to be triangular in form, and (4) a variance from Section 1117.09(d) requirement of side yard lot lines be radial to curved street lines to allow non-radial lot lines between Sublots 8 & 9, 11 & 12, 13 & 14, 14 & 15 and 17 & 18, and (5) ) a variance from Section 1119.09(d) not to install the required public sidewalks on Dewey Road until such time that the City deems appropriate, located at The Preserve at Parkside, a major subdivision of 22 lots, on approximately 36 acres on the west side of Dewey Road, located at PP#: 605-24-002, 605-24-013, 605-24-014, 605-24-015 & 605-24-016.

Mr. Rose asked for a motion to amend the appeal with a buffer and landscaping.

**Motion by Ms. Roberts, seconded by Mr. McCrodden, to amend Appeal 2018-03 that Sublot 22 have an additional 10 ft. added on to the east side yard setback and that landscaping be installed as a buffer to Mr. Stewart's property at 10408 Dewey Road.**

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

Nays: None

**MOTION CARRIED**

#### **APPEAL 2018-04**

Motion by Mr. Hall, seconded by Ms. Roberts, that the Board of Zoning Appeals recommend to City Council approval for a variance from Section 1183.05 a minimum of 23 parking spaces required to allow 19 parking spaces for a change of use located at 7059 Mill Road, PP# 601-30-032.

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

Nays: None

**MOTION CARRIED**

#### **APPEAL 2018-05**

Motion by Ms. Roberts, seconded by Mr. Hall, that the Board of Zoning Appeals recommend to City Council approval for (1) a variance from Section 1151.26(1) that accessory structures shall not be less than 125 ft. from a collector street right-of-way to allow 81 ft., and (2) a variance from Section 1151.26(1) from the minimum required 10

ft. side yard setback to allow 6 ft. for the replacement of an existing detached garage located at 6949 Mill Road, PP# 601-30-004.

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

**MOTION CARRIED**

**APPEAL 2018-06**

Motion by Mr. McCrodden, seconded by Mayor Hruby, that the Board of Zoning Appeals recommend to City Council approval for (1) a variance from Section 1151.24 from the minimum required 125 ft. front yard setback to allow 85 ft. for a porch and 91 ft. for an addition, and (2) a variance from Section 1151.24 from the minimum required 80 ft. rear yard setback to allow 71 ft. for construction of an addition on a non-conforming house, on a non-conforming lot located at 8717 Riverview Road, PP# 602-28-004.

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

**MOTION CARRIED**

**REPORT OF COUNCILMEMBER ROSE**

Mr. Rose congratulated Daryl Kingston on becoming a new member of the Board. He commented that he knows he will do a fine job. Mr. Rose stated that they will be filling the open seat on the Board of Zoning Appeals at the next City Council meeting.

**REPORT OF MAYOR HRUBY**

Mayor Hruby also congratulated Daryl Kingston on getting appointed to the Board of Zoning Appeals. Mayor Hruby congratulated Mr. Rose on becoming Chairman, Ms. Roberts on becoming Vice Chairman and Mr. McCrodden on becoming Secretary, to the Board of Zoning Appeals. Mayor Hruby apologized to Mr. Hasman, who was in the audience this evening, for the error in legislation on not reappointing him to the Board of Zoning Appeals. Mayor Hruby stated that it will be done at the next City Council meeting. Lastly, Mayor Hruby mentioned that Chase Bank is moving forward with their new building on the corner of Brecksville Road and Rt. 82.

Motion by Mr. McCrodden, seconded by Mr. Hall to close the Regular Meeting at 8:36 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