

BRECKSVILLE BOARD OF ZONING APPEALS
AGENDA
Monday, May 11, 2015
Brecksville City Hall – Community Room

Public Hearings

7:30 p.m.	Appeal 2015-10	Maria Casserly
7:35 p.m.	Appeal 2015-11	Pulte Homes
7:40 p.m.	Appeal 2015-12	Pulte Homes
7:45 p.m.	Appeal 2015-13	MetroHealth Hospital
7:50 p.m.	Appeal 2015-14	Timothy & Kendra Quinlan
7:55 p.m.	Appeal 2015-15	KNL Custom Homes, Inc.
8:00 p.m.	Appeal 2015-16	Gateway Associates
8:05 p.m.	Appeal 2015-17	Gateway Associates

Regular Meeting

- **Approval of Minutes – Regular Meeting of April 13, 2015.**
- **Appeal 2015-10**, Maria Casserly for a variance from Section 1185.03(a) of 2 ft. from the maximum 4 ft. fence height to allow 6 ft. located at 6606 Rockledge Drive, PP# 601-24-078.
- **Appeal 2015-11**, 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 67%, and (2) a variance from Section 1181.11(2) maximum building height of 30 ft. to allow 36.33 ft. and (3) a variance from Section 1181.11(a) maximum overall height of 40 ft. to allow 48.5 ft. for the construction of a new house located at 10209 Woodlands Drive, PP# 605-22-016.
- **Appeal 2015-12**, Pulte Homes for a variance from Section 1181.11(a) maximum roof area over 30 ft. is limited to 20% of ground floor, to allow 21.5% for the construction of a new house located at 10211 Woodlands Drive, PP# 605-22-017.
- **Appeal 2015-13**, MetroHealth Medical Center for a variance from the Section 1183.04(c) requirement that parking spaces be 10' x 20' to allow parking spaces that are 9' x 18' located at 9200 Treeworth Blvd., PP# 603-04-011.

- **Appeal 2015-14**, Timothy and Kendra Quinlan for (1) a variance from Section 1173.04(b) that no change or structural alterations be made on a nonconforming use of a building, and (2) a variance from Section 1151.24 of 19 ft. from the minimum required 125 ft. to allow 106 ft. front yard setback to allow an addition on one of two dwellings located at 9118 Highland Drive, PP# 601-32-006.
- **Appeal 2015-15**, KNL Custom Homes, Inc. for a variance from Section 1151.23(a) of 38.58 ft. from the maximum allowable 50 ft. to allow 88.58 front yard setback for the construction of a new house located at 6791 Rivercrest Drive, PP# 601-04-001.
- **Appeal 2015-16**, Gateway Associates for (1) a variance from the Section 1157.29 (b)(1) of 1.7349 acres from the minimum required 4 acres to allow a 2.2651 acre lot, and (2) a variance from the Section 1157.09(b)(2) of 65 ft. from the minimum 300 ft. to allow a 235 ft. lot width, and (3) a variance from the Section 1157.29(c)(1) of 25 ft. from the minimum required 50 ft. to allow a 25 ft. side yard building setback, and (4) a variance from the Section 1157.29(c)(2) of 21 ft. from the minimum required 25 ft. to allow a 4 ft. side yard parking setback as part of a lot split located at 6850 Southpointe Parkway, PP# 604-17-006. (Proposed parcel B).
- **Appeal 2015-17**, Gateway Associates for (1) a variance from Section 1157.29(b)(1) of 0.9592 acres from the minimum required 4 acres to allow a 3.0408 acre lot, and (2) a variance from the Section 1157.29(c)(2) of 5 ft. from the minimum required 25 ft. to allow a 20 ft. side yard parking setback as part of a lot split located at 6900 Southpointe Parkway, PP# 604-17-006. (Proposed parcel A).

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