

BRECKSVILLE BOARD OF ZONING APPEALS
AGENDA
Monday, July 13, 2015
Brecksville City Hall – Community Room

Public Hearing

7:30 p.m.	Appeal 2015-19	Jerry N. Hruby
7:35 p.m.	Appeal 2015-20	Jennings Center for Older Adults
7:40 p.m.	Appeal 2015-21	Karen Brown

Regular Meeting

- **Approval of Minutes – Regular Meeting of June 8, 2015.**
- **Appeal 2015-19**, Jerry N. Hruby for a variance from Section 1151.25(d) of 234 sq. ft. from the maximum 660 sq. ft. to allow 894 sq. ft. for a garage addition located at 8971 Cedar Street, PP# 601-34-092.
- **Appeal 2015-20**, Jennings Center for Older Adults for 1) a variance from Section 1181.11(a) of 14 ft. from the maximum 30 ft. to allow 44 ft. height of building and (2) a variance from Section 1181.11(a) maximum roof area over 30 ft. is limited to 10% of ground floor area to allow 100%, and (3) a variance from Section 1181.11(a) of 11.75 ft. from the maximum 40 ft. to allow 51.75 ft. overall height of a building and (4) a variance from Section 1155.32 of 20 ft. from the minimum required 100 ft. to allow an 80 ft. front yard and (5) a variance from Section 1155.32 of 14 ft. from the minimum required 40 ft. to allow a 26 ft. side yard (southeast) and (6) a variance from Section 1155.32 of 9 ft. from the minimum required 40 ft. to allow a 31 ft. side yard (southwest) and (7) a variance from Section 1155.32 of 14 ft. from the minimum required 20 ft. to allow a 6 ft. side yard setback for a driveway and (8) a variance from Section 1155.32 of 72 ft. from the minimum required 100 ft. to allow a 28 ft. rear yard setback and (9) a variance from Section 1183.17(c)(1) of 39 ft. from the minimum required 200 ft. centerlines of driveways to allow 161 ft. between centerlines and (10) a variance from Section 1117.09 requiring lots to be generally rectangular to permit an irregularly shaped lot and (11) a variance from Section 1119.09(d) requiring a Public Sidewalk on Brecksville Road to eliminate that requirement until such time as sidewalks are constructed on adjoining parcels and (12) a variance from Section 1175.09 which requires transformers be installed underground to allow a transformer to be installed above ground for the construction

of a new building located at 8736 Brecksville Road, PP# 601-30-034, 601-30-003 and a portion of 601-30-035.

- **Appeal 2015-21**, Karen Brown for a variance from Section 1151.24 of 27 ft. from the minimum required 60 ft. to allow a 33 ft. side yard setback on a corner lot for the construction of a deck, fence and arbor, on a nonconforming house located at 10734 Laurel Lane, PP# 602-05-030.

Report of Council Representative
Report of Mayor Hruby
Announcements
Adjournment