

**BRECKSVILLE BOARD OF ZONING APPEALS**  
**AGENDA**  
**November 9, 2015**  
**Brecksville City Hall – Community Room**

**Public Hearings**

7:30 p.m.	Appeal 2015-36	Cody Calhoun
7:35 p.m.	Appeal 2015-37	Daniel McCabe for Brecksville Assisted Living
7:40 p.m.	Appeal 2015-38	Jim Roberts

**Regular Meeting**

- **Approval of Minutes – Regular Meeting of October 12, 2015**
- **Approval of Minutes – Joint Meeting with Planning Commission October 22, 2015**
- **Appeal 2015-36**, Cody Calhoun for a variance from Section 1151.06i(1) to park a commercial vehicle, used in connection with his livelihood, in the driveway of a residential district instead of wholly within a garage located at 6623 Hawthorne Drive, PP# 601-01-096.
- **Appeal 2015-37**, 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 72 ft. from the minimum required 100 ft. to allow a 28 ft. rear yard setback and 6) a variance from Section 1183.17(c)(1) of 55 ft. from the minimum required 200 ft. centerlines of driveways to allow 145 ft. between centerlines and 7) a variance from Section 1117.09 requiring lots to be generally rectangular to permit an irregularly shaped lot and 8) 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 9) a variance from Section 1175.09 which requires transformers be installed underground to allow a transformer to be installed above ground to consider final plan approval of an assisted living

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

- **Appeal 2015-38**, Jim Roberts for a variance from Section 1117.09 requiring lots to generally be rectangular in shape to allow non-rectangular lots for the consolidation and lot split located at 12880 and 12930 Chippewa Road, PP# 602-17-015 and 602-17-019.

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