

BRECKSVILLE BOARD OF ZONING APPEALS
AGENDA
Monday, October 10, 2016
Brecksville City Hall – Community Room

Public Hearings

7:30 p.m.	Appeal 2016-41	Chris Spacek
7:35 p.m.	Appeal 2016-43	Blossom Homes
7:40 p.m.	Appeal 2016-44	Petros Homes
7:45 p.m.	Appeal 2016-45	Edward Matuszak
7:50 p.m.	Appeal 2016-46	North Coast Home Improvement for Bob & Carol Zawacki

Regular Meeting

Approval of Minutes – Regular Meeting of September 12, 2016.

Appeal 2016-41, Chris Spacek for a variance from Section 1151.26(1) to allow the construction of a detached garage in the side yard, as shown in the drawing dated 9-27-2016, instead of the permitted rear yard, and (2) a variance from Section 1151.06(a) not to install the required turnaround driveway located at 9898 Highland Drive, PP# 604-04-035.

Appeal 2016-43, Blossom Homes for a variance from Section 1119.09(d) not to install the required public sidewalks until such time that the City deems appropriate, for the construction of a single family dwelling located at 8377 Riverview Road, PP# 602-26-006.

Appeal 2016-44, Petros Homes for (1) a variance from Section 1117.04 (e) to allow a cul-de-sac street to be 1860 ft. in length, maximum 800 ft. permitted, and (2) a variance from Section 1151.24 of 25 ft. from the minimum required 50 ft. front yard setback to allow a minimum 25 feet, and (3) a variance from Section 1151.24 of 25 ft. from the minimum required 50 ft. rear yard to allow 25 ft, and (4) a variance from Section 1151.24 which requires a minimum 5 ft. side yard and a total of two side yards of 20 ft., to allow a minimum 7.5 ft. side yard and a total of 15 ft., and (5) a variance from Section 1151.26(3) to allow decks to be constructed with a minimum rear yard of 15 ft. on those lots which abut open space, and (6) a variance from Section 1119.09(d) not to install the required public sidewalks on Snowville Road until such time that the City deems appropriate, and (7) a variance from Section 1117.04(i) requiring that driveways be located at least 60 feet from the projection of the right-of-way lines of the nearest intersecting street to permit driveways within the projection of right-of-way lines for 23, 29, 40, 41 and 42, and (8) a variance from Section 1117.09 to permit non-rectangular lots for Lots 45 and 46.

(For the existing house on Sublot 58) - (9) a variance from Section 1151.22 to allow access to a collector street in an R-8 District- not permitted, and (10) a variance from Section 1151.24

to allow a front yard on a collector street- not permitted, and (11) a variance from Section 1119.09(d) not to install the required public sidewalks until such time that the City deems appropriate (proposed 58 lot re-development) for the Snowville Road Subdivision located at 8203 & 7811 Snowville Road PP# 605-15-001, 605-15-004, 605-14-010 & 605-14-016.

Appeal 2016-45, Edward Matuszak for a variance from Section 1151.24 of 11.5 ft. from the minimum required 20 ft. side yard setback to allow a 8.5 ft. setback for the construction of an addition on a non-conforming house located at 8468 Whitewood Road, PP#601-16-007.

Appeal 2016-46, North Coast Home Improvement for Bob & Carol Zawacki for (1) a variance from Section 1151.24 of 15 ft. from the required 125 ft. front yard setback to allow 110 ft. on Highland Drive, and (2) a variance from Section 1151.24 of 7.67 ft. from the required 125 ft. side yard setback to allow 117.33 ft. on Boston Road for the construction of a rear addition on a non-conforming house on a corner lot located at 10460 Highland Drive, PP# 604-20-008.

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

BOARD DISCUSSION

Follow up to the September 12, 2016 Meeting regarding Board of Zoning Appeals Application and Procedure.

Adjournment