

BRECKSVILLE BOARD OF ZONING APPEALS
AGENDA
Monday, March 10, 2014
Brecksville City Hall – Community Room

Public Hearings

7:30 p.m.	Appeal 2014-08	Thomas Goins
7:35 p.m.	Appeal 2014-09	Christopher Ports
7:40 p.m.	Appeal 2014-10	Michael Benza & Associates, Inc. for Snowville Joint Venture
7:45 p.m.	Appeal 2014-11	Michael Benza & Associates, Inc. for Snowville Joint Venture
7:50 p.m.	Appeal 2014-12	Michael Benza & Associates, Inc. for Snowville Joint Venture
7:55 p.m.	Appeal 2014-13	Michael Benza & Associates, Inc. for Snowville Joint Venture
8:00 p.m.	Appeal 2014-14	Michael Benza & Associates, Inc. for Snowville Joint Venture
8:05 p.m.	Appeal 2014-15	Form-A Architects, LLC. for County Line Saloon
8:10 p.m.	Appeal 2014-16	Anthony Vanadia
8:15 p.m.	Appeal 2014-17	Anthony Vanadia

Regular Meeting

- **Approval of Minutes** – Regular Meeting of February 10, 2014
- **Appeal 2013-08**, Thomas Goins for a variance from Section 1185.03(b) to allow the construction of a 4 ft. high post and board type fence in the front and side yard of a corner lot (not permitted) located at 8565 Whitewood Road, PP# 601-18-001.
- **Appeal 2014-09**, Christopher Ports for (1) a variance from Section 1151.24 of 5 ft. 10 ½ in. from the required 10 ft. side yard setback to allow a 4ft. 1 ½ in. side yard, and (2) a variance from Section 1151.24 of 10ft. 2 ¼ in. from the required 125 ft. front setback to 114 ft. 9 ¾ in. for a rear addition on a non-conforming house located at 6576 Mill Road PP# 601-12-012.
- **Appeal 2014-10**, Michael Benza & Associates, Inc. for Snowville Subdivision Joint Venture for a variance from Section 1117.09(b) Design of Lots, of 62.5 ft. to allow the average depth of Lot 18 to exceed the limit of 3 ½ times the width of 437.5 ft. to 500 ft. located at PP# 605-22-001.
- **Appeal 2014-11**, Michael Benza & Associates, Inc. for Snowville Subdivision Joint Venture for a variance from Section 1117.09(b). Design of Lots, of 197.5 ft. to allow the average depth of Lot 19 to exceed the limit of 3 ½ times the width of 472.5 ft. to 670 ft. located at PP# 605-22-001.

- **Appeal 2014-12**, Michael Benza & Associates, Inc. for Snowville Subdivision Joint Venture for a variance from Section 1117.09(b). Design of Lots, of 88 ft. to allow the average depth of Lot 20 to exceed the limit of 3 ½ times the width of 472.5 ft. to 560.5 ft. located at PP# 605-22-001.
- **Appeal 2014-13**, Michael Benza & Associates, Inc. for Snowville Subdivision Joint Venture for a variance from Section 1117.09(a). of 27.35 ft. for Lot 42 from the required rear property line to be at least 60% of the required 125 ft. lot width or 75 ft. and permit a rear lot width of 47.65 ft. located at PP# 605-22-001.
- **Appeal 2014-14**, Michael Benza & Associates, Inc. for Snowville Subdivision Joint Venture for a variance from Section 1117.04(e). of 920.19 ft. from the permitted maximum of 800 ft. for a cul-de-sac street, to allow River Birch Run to extend 1,720.19 ft. located at PP# 605-22-001.
- **Appeal 2014-15**, Form-A Architects, LLC. for County Line Saloon for (1) a variance from Section 1183.04(c) from the required 10' X 20' parking spaces to allow 9' X 18' parking spaces, and (2) a variance from the Section 1183.05 required 28 parking spaces to permit 26 car spaces and 14 motorcycle spaces, and (3) a variance from Section 1155.32 of 17.5' from the required 20' parking setback from an arterial street to allow a 2.5' parking lot setback, and (4) a variance from Section 1155.32 of 17.5' from the required 20' parking setback from a collector street to allow a 2.5' parking lot setback, and (5) a variance from Section 1155.32 of 67.3' from the required 100' from a collector street to permit a 32.7 set back from a collector street, and (6) a variance from Section 1155.32 of 66.7' from the required 100' from an arterial street to permit a 33.3' set back from an arterial street, and (7) a variance from the Section 1119.09(d) requirement that public sidewalks be provided to allow this development without public sidewalks with the covenant that at a future date should sidewalks be necessary that they will be installed at the owner's expense, and (8) a variance from Section 1183.17 (d) of 1 ft. from the maximum driveway width of 24 ft. to permit a 25 ft. maximum driveway width located at 13007 Chippewa Road, PP# 602-30-009.
- **Appeal 2014-16**, Anthony Vanadia for (1) a variance from Section 1151.22 of 50 ft. from the minimum required 150 ft. to allow a 100 ft. lot width, and (2) a variance from Section 1151.23 of 42.91 ft. from the minimum 125 ft. front yard setback to allow 82.09 ft. for an exiting house as part of a lot split (Lot "B") located at 6631 Wallings Road, PP# 601-01-004.
- **Appeal 2014-17**, Anthony Vanadia for (1) a variance from Section 1151.24 of 1.65 ft. from the minimum required 10 ft. side yard to allow 8.35 ft., and (2) a variance from Section 1151.24 of .43 ft. from the required total of two side yards of 30 ft. to allow 29.57 ft. for an addition and (3) a variance from Section 1151.22 of 50 ft. from the minimum required 150 ft. to allow a 100 ft. lot width for a lot split (Lot "A") located at 6631 Wallings Road, PP# 601-01-004.

Report of Council Representative
Report of Mayor Hruby
Announcements
Adjournment