

**BRECKSVILLE BOARD OF ZONING APPEALS**  
**AGENDA**  
**Monday, May 12, 2014**  
**Brecksville City Hall – Community Room**

**Public Hearings**

|           |                |  |
|-----------|----------------|--|
| 7:30 p.m. | Appeal 2014-20 | Kenneth Gibson                                       |
| 7:35 p.m. | Appeal 2014-21 | United Homes   |
| 7:40 p.m. | Appeal 2014-22 | Michael Benza & Assc. For Snowville<br>Joint Venture |
| 7:45 p.m. | Appeal 2014-23 | Jeffrey & Rebecca Claridge                           |
| 7:50 p.m. | Appeal 2014-25 | Ted & Maria Skapura                                  |

**Regular Meeting**

- **Approval of Minutes** – Regular Meeting of April 7, 2014
- **Appeal 2014-20**, Kenneth Gibson for a variance from Section 1151.24 of 1.16 ft. from the required 60 ft. minimum rear yard to allow 58.84 ft. for the construction of a house located at 4730 Valleybrook Drive, PP# 604-02-072.
- **Appeal 2014-21**, United Homes for (1) a variance from Section 1151.23(a) of 31.97 ft. from the maximum 70 ft. to allow 101.97 ft. front yard setback and (2) a variance from Section 1151.24 of 31.43 ft from the minimum required 80 ft. to allow a 48.57 ft rear yard for the construction of a house located at 2625 Hidden Canyon Drive, PP# 605-11-022.
- **Appeal 2014-22**, Michael Benza & Associates, Inc. for Snowville Joint Venture for (1) a variance from Section 1119.09(d) to not install the required public sidewalks to the boundaries of the subdivision, until such time that the City deems appropriate, and (2) a variance from Section 1185.03(b) permitting only a 3 ft. high split rail or post and rail fence on the side or rear property line of a corner parcel to allow the construction of a 4 ft. high wrought iron fence in the front and side yard of a corner parcel (Block A & C) along Snowville Road located at PP# 605-22-006 and PP# 605-22-001.

- **Appeal 2014-023**, Jeffrey & Rebecca Claridge for (1) a variance from Section 1151.24 of 5 ft. from the required minimum side yard of 20 ft. to allow a 15 ft. side yard on the east side, and (2) a variance from Section 1151.24 of 5 ft. from the required 40 ft. to permit the total of two side yards to be 35 ft. for the construction of a new house located at 12022 Glen Valley Drive, PP# 602-16-020.
- **Appeal 2014-025**, Ted & Maria Skapura for (1) a variance from Section 1185.03(a) of 1 ft. from the maximum allowed 4 ft. to allow a 5 ft. fence height and (2) a variance from Section 1185.03(a) to allow a fence to extend into the front yard beyond the building setback line of a nonconforming house located at 8517 Riverview Road, PP# 602-29-003.

**Report of Council Representative**

**Report of Mayor Hruby**

**Announcements**

**Adjournment**