

**BRECKSVILLE BOARD OF ZONING APPEALS**  
**AGENDA**  
**Monday, February 8, 2021**  
**Brecksville City Hall – Ralph W. Biggs Council Chambers**

**MEETING BEGINS AT 7:30 P.M.**

**Public Hearings**

<b>Appeal 2021-02</b>	Richard Williams
<b>Appeal 2021-03</b>	J. Kapela Designs for Steve Demko
<b>Appeal 2021-04</b>	David Hicks
<b>Appeal 2021-05</b>	Anthony Dimassa - <b>WITHDRAWN</b>
<b>Appeal 2021-06</b>	Dream Decks for Mark & Rebecca Lang
<b>Appeal 2021-07</b>	James & Maria Hummel
<b>Appeal 2021-08</b>	Kris Monaco-Geis

**Regular Meeting**

- **Approval of 2020 Board of Zoning Appeals Annual Report.**
- **Approval of Minutes – Regular Meeting of January 11, 2021**
- **Appeal 2021-02**, Richard Williams for (1) a variance from Section 1151.24 from the minimum required 125 ft. front setback to allow 110.2 ft., and (2) a variance from Section 1151.26(2) minimum 10 ft. side yard setback required to allow 7.6 ft., and (3) a variance from Section 1151.24 a minimum 30 ft. total side yards required to allow 20 ft., for an attached garage on the rear of a non-conforming house located at 4711 Oakes Road, PP# 603-03-012.
- **Appeal 2021-03**, J. Kapela Designs for Steve Demko for a variance from Section 1151.24 from the minimum required 125 ft. front setback to allow 77.3 ft. for a rear addition on a non-conforming house located at 9013 Highland Drive, PP# 601-33-004.
- **Appeal 2021-04**, David Hicks for a variance from Section 1185.03(a), to allow a fence to be installed in the front yard per the attached site drawing (not permitted) located at 9019 Highland Drive, PP# 601-33-031.
- **Appeal 2021-05**, Anthony Dimassa for (1) a variance from Section 1151.24 minimum 20 ft. side yard setback required to allow 6.31 ft., and (2) a variance from Section 1151.24 a minimum 40 ft. total side yards required to allow 27.74 ft., for an attached garage located at 2363 Springside Oval, PP# 604-19-038.

- **Appeal 2021-06**, Dream Decks for Mark & Rebecca Lang for a variance from Section 1151.24 minimum required 60 ft. to allow a 48 ft. rear yard setback for a covered deck located at 9735 Highland Drive, PP# 604-05-014.
- **Appeal 2021-07**, James & Maria Hummel for (1) a variance from Section 1151.22 requirement of 20,000 square feet minimum lot area to allow 17,950 square feet, and (2) a variance from Section 1151.22 requirement of 150 feet minimum lot width to allow 118.13 ft., and (3) a variance from Section 11512.22 requirement of 250 ft. minimum lot depth to allow 155.70 ft. for a lot split and consolidation located at 10516 Fitzwater Road, PP# 602-03-015 and 10614 Fitzwater Road, PP# 602-03-014.
- **Appeal 2021-08**, Kris Monaco-Geis for (1) a variance from Section 1151.25(d)(1) maximum 660 sq. ft., to allow 1008 sq. ft., and (2) a variance from Section 1181.11(b) 15 ft. maximum building height to allow 18.25 ft. height for the construction of a detached garage located at 7601 Parkview Road, PP# 605-01-013.

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