

**MINUTES OF PUBLIC HEARINGS
BRECKSVILLE BOARD OF ZONING APPEALS
Community Room – Brecksville City Hall
October 7, 2019**

Present: Roberts, Hasman, Hruby, Kingston, McCrodden, Rose

Absent: None

Others: Building Inspector Synek, 4 guests

PUBLIC HEARINGS

Mr. Rose started the meeting with an explanation of the code, the job of the Board of Zoning Appeals Committee, and the process of appeal.

APPEAL 2019-32

Christopher Trotta for a variance from Section 1151.26(2) that an accessory structure be located in the rear yard to allow the construction of a 10x11 entry canopy in the front yard located at 11908 Chippewa Road, PP# 602-16-005.

Christopher Trotta spoke to the Board regarding his appeal. Mr. Trotta explained that he recently purchased his home two months ago. He stated that his intention was to improve the front façade of the home. It is in need of improvements, and he has completed a few already, including replacing the garage door and gutters. He is planning on replacing the front door and some windows, and would like to create a nice gable structure for an entrance, which would give the one story home some height and would match the gable on the right side of the structure. Mr. Trotta went on to explain, that he learned after purchasing the home, the house was already in front of the 125 ft. setback, and is non-conforming. What he is proposing is a four post structure in front of the home, which will not be connected. The current home sits at 53.4 ft. and the structure will be at 44.2 ft. Mr. Trotta explained that the home west of his house sits 5 ft. closer to the street than his, and two homes to the east is 20 ft. closer to the street. The homes all vary somewhat. Mr. Trotta felt that the structure would be an improvement. He sent out letters to nine neighbors, and received 6 responses back. The six neighbors that responded had no objection to the project, Jeffrey Jackson, 11802 Chippewa Road, Antoinette Sylvis, 11805 Chippewa Road, Monica Proctor, 12111 Chippewa Road, Peter Lovell, 12004 Chippewa Road, Mark Pace, 12107 Chippewa Road, and Tina Nelson, 9000 Cinnabar Drive.

Mr. Rose asked if he detached the structure because of the setback or because of the design. Mr. Trotta stated that it was because of the design. It will be 14 to 18 inches taller than the other peak on the right side of the house. He wanted to keep it freestanding, because it would be awkward to connect it. Mr. Rose clarified with Mr. Synek that this is really not a setback issue, it is placing an accessory structure in the front yard, even though this was not a normal accessory structure. Mr. Rose also clarified

that if it was attached, he would have needed a variance because he was already non-conforming. Mr. Synek stated that was correct on both, he would have needed a front yard variance.

Mr. Rose opened up questions to the audience. There were none.

Motion by Mr. Hasman, seconded by Mr. McCrodden to close Public Hearing.

MOTION CARRIED

APPEAL 2019-33

Parkview Custom Homes for Jim and Patti Conti for a variance from Section 1151.25(d)(2)(B) from the maximum 192 sq. ft. to allow 245 sq. ft. for the construction of a pool equipment shed located at 10212 Woodview Way, PP# 605-24-032.

Roger Puzzitiello, Parkview Custom Homes, spoke to the Board for Mr. and Mrs. Conti. Mr. Puzzitiello explained that they looked at a few different options to attach the structure to the house to avoid seeking a variance, but with the elevations, it was almost impossible to attach it. They were just looking to be able to store all the equipment needed to maintain the pool.

Mr. Rose clarified with Mr. Puzzitiello, that there was no practical way to attach the structure. Mr. Puzzitiello stated that the most logical location would have been on the side of the house, which would have been in front of the rear yard setback. There were windows in the rear of the house also.

Mr. McCrodden asked if the colors for the pool shed would be in line with home. Mr. Puzzitiello stated that it will match the home exactly.

Mr. Rose asked if their neighbors have been approached regarding this. Mr. Puzzitiello stated that there really are no neighbors there to contact.

Mr. Rose opened up questions to the audience. There were none.

Motion by Ms. Roberts, seconded by Mr. Kingston to close Public Hearing. **MOTION CARRIED**

APPEAL 2019-34

Vasile Muresan for a variance from Section 1151.26(3) minimum 10 ft. side yard setback required to allow 5ft. for the construction of a deck located at 9287 Highland Drive, PP# 603-07-007.

Vasile Muresan spoke to the Board regarding his appeal. Mr. Muresan stated that he would like the deck to align with his house, but currently the house is non-confirming, and is less than 10 ft.

Mr. Rose asked if he spoke with his neighbor on that side. Mr. Muresan stated that he had, they were in attendance tonight.

Mr. Hasman asked if the arborvitaes that are on the side by his neighbor's home would remain there. Mr. Muresan stated that they would stay. Mr. Hasman asked if he planned on installing any fencing on the side by the deck in addition to the arborvitaes that were there. Mr. Muresan stated there will not be any fencing, just a railing.

Mr. Rose opened up questions to the audience. Csaba Rozsa, 9291 Highland Drive, spoke to the Board, and stated that he was in support of the project.

Motion by Mr. Hasman, seconded by Mayor Hruby to close Public Hearing. **MOTION CARRIED**

**MINUTES OF REGULAR MEETING
BRECKSVILLE BOARD OF ZONING APPEALS
Community Room – Brecksville City Hall
October 7, 2019**

Present: Roberts, Hasman, Hrubby, McCrodden, Kingston, Rose

Absent: None

Others: Building Inspector Synek, 4 guests

APPROVAL OF THE REGULAR MEETING MINUTES OF SEPTEMBER 9, 2019

Motion by Mr. McCrodden, seconded by Mr. Kingston to approve the Regular Meeting Minutes of September 9, 2019, as recorded.

ROLL CALL: Ayes: Roberts, Hasman, Hrubby, Kingston, McCrodden, Rose
Nays: None

MOTION CARRIED

APPEAL 2019-32

Motion by Mr. Hasman, seconded by Ms. Roberts, that the Board of Zoning Appeals recommend to City Council approval for a variance from Section 1151.26(2) that an accessory structure be located in the rear yard to allow the construction of a 10x11 entry canopy in the front yard located at 11908 Chippewa Road, PP# 602-16-005.

ROLL CALL: Ayes: Kingston, McCrodden, Roberts, Hasman, Hrubby, Rose
Nays: None

MOTION CARRIED

APPEAL 2019-33

Motion by Mr. McCrodden, seconded by Mayor Hrubby, that the Board of Zoning Appeals recommend to City Council approval for a variance from Section 1151.25(d)(2)(B) from the maximum 192 sq. ft. to allow 245 sq. ft. for the construction of a pool equipment shed located at 10212 Woodview Way, PP# 605-24-032.

ROLL CALL: Ayes: Hasman, Hrubby, Kingston, McCrodden, Roberts, Rose
Nays: None

MOTION CARRIED

APPEAL 2019-34

Motion by Ms. Roberts, seconded by Mr. Kingston, that the Board of Zoning Appeals recommend to City Council approval for a variance from Section 1151.26(3) minimum 10 ft. side yard setback required to allow 5ft. for the construction of a deck located at 9287 Highland Drive, PP# 603-07-007.

ROLL CALL: Ayes: Roberts, Hasman, Hrubby, Kingston, McCrodden, Rose
Nays: None

MOTION CARRIED

REPORT OF COUNCILMEMBER ROSE

Mr. Rose reported that all the recommended variances were approved by City Council at the last City Council meeting. Mr. Rose also reported that there will be a public meeting to discuss the Central School space and Valor Acres on October 8, 2019, at 6:30 p.m., in the Council room at City Hall.

REPORT OF MAYOR HRUBY

No Report.

Motion by Mayor Hruby, seconded by Ms. Roberts, to close the Regular Meeting at 7:45 p.m. **MOTION CARRIED**

THE BRECKSVILLE BOARD OF ZONING APPEALS

DENNIS ROSE, CHAIRMAN

KATHLEEN ROBERTS, VICE CHAIRMAN

BRUCE MCCRODDEN, SECRETARY

Public Hearing and Regular Meeting recorded by Gina Zdanowicz