



**AGENDA**  
**BOARD OF ZONING APPEALS MEETING**  
**Monday, February 27, 2023**  
**6:00 P.M.**

**CALL TO ORDER**  
**ROLL CALL**  
**AGENDA REQUESTS**  
**OLD BUSINESS**

**1) Case No. 01-2023**

**Applicant:** Steven Hobson, Esq. for Dale Edward Kapsar Trustee  
**Property Owner:** Dale Edward Kapsar Trustee  
**Location:** 4077 Humphrey Road  
**Zoning District:** R-1 Single Family Residential  
**Code Section:** 1124.07(a) and 1124.07(d)

The Board will consider adoption of Conclusions of Fact related to their denial of case 01-2023.

**2) Case No. 03-2023**

**Applicant:** Greg Modic  
**Property Owner:** Petros Homes Enterprises LLC  
**Location:** 3604 Brush Road  
**Zoning District:** R-1 Single Family Residential  
**Code Section:** 1124.07(a)

Applicant is requesting a variance to permit a reduced front yard setback of 76' (24' of variance requested) instead of the required 100-foot setback pursuant to Section 1124.07(a) of the Planning and Zoning Code to construct a new single-family home on the property located at 3604 Brush Road.

**NEW BUSINESS**

**3) Case No. 04-2023**

**Property Owner:** Brecksville Road Associates, Limited  
**Location:** 5145 Brecksville Road  
**Zoning District:** C-2 General Business  
**Code Section:** 1149.05 (a)(c)(d)(e) and 1149.07

Applicant is requesting variances to obtain two separate lot splits. The requested variances are:

- a) Variances from Section 1149.05 (a) of the Planning and Zoning Code to create parcels that do not provide the required minimum lot area of 80,000 square feet;
- b) Variances from Section 1149.05 (c) of the Planning and Zoning Code to create parcels that do not provide 200 feet of frontage on a street;
- c) Variances from Section 1149.05 (d) of the Planning and Zoning Code to create parcels that exceed the required 20% building coverage;

- d) Variances from Section 1149.05 (e) of the Planning and Zoning Code to create parcels that do not provide the required 30% landscape and planting area;
- e) Variances from Section 1149.07 of the Planning and Zoning Code to create parcels that do not provide the required 100-foot front yard setback; and
- f) Variances from Section 1149.07 of the Planning and Zoning Code to create parcels that do not provide the required front and rear yard parking setback.

**APPROVAL OF MINUTES:** 10/26/22 & 12/06/22 & 1/25/2023

**DIRECTOR OF PLANNING AND ZONING REPORT**

**COMMENTS FROM THE PUBLIC**

**UNFINISHED BUSINESS**

**ADJOURNMENT**

**Next Regularly Scheduled Meeting Date:** Wednesday, March 22, 2023