

**MINUTES OF PUBLIC HEARINGS
BRECKSVILLE BOARD OF ZONING APPEALS
RALPH W. BIGGS COUNCIL CHAMBERS – BRECKSVILLE CITY HALL
MARCH 10, 2025**

Present: Collin, Gagliano, Hasman, Jayjack, Kingston, Stucky, Rose
Absent: None
Others: 6 guests

PUBLIC HEARINGS

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

APPEAL 2025-06

Gary Neola of Cornerstone Architecture for the request of Matthew, William and Elizabeth Finkle for a variance from Section 1151.24 minimum 60' rear yard setback required to allow 47' for an addition located at 6566 Queens Way, PPN 603-13-066.

Mr. Neola informed the Board they would like to build a bedroom suite to the side of the house. The hardship is that the lot is an irregularly shaped, non-conforming lot, which the existing house does not comply with the setback requirements.

Mr. Synek confirmed to the Board that the only issue is the rear yard setback due to the shape of the lot and the side setbacks conform.

Mr. Neola stated that the Metroparks submitted a letter and do not have issue with the project. Mr. Rose confirmed they received the letter but recommended the Architect and family read the letter because it also includes deed restrictions for their property. He informed them the Board does not enforce deed restrictions. Mr. Neola confirmed they spoke to all other neighbors and they do not have issue with the project.

Motion by Mr. Collin, seconded by Ms. Gagliano to close the public hearing.

ROLL CALL: Ayes: Collin, Gagliano, Hasman, Jayjack, Kingston, Stucky, Rose
Nays: None

MOTION CARRIED

APPEAL 2025-07

Rebecca Juniper along with their architect, Jeff Spangler, for a variance from Section 1151.24 minimum 125' front yard setback required to allow 62.66' for the construction of an addition on a non-conforming house, located at 10825 Snowville Rd, PPN 605-17-001.

Mr. Rose confirmed that this appeal, similar to the one before, is due to a nonconforming lot. Mr. Synek confirmed.

Mr. Rose asked if there is a site plan off a mortgage survey or anything with a little more detail. Mr. Spangler confirmed this is the only plan.

Mr. Spangler explained that the project they are looking to complete is an addition that would come out four feet closer to the road than the current house, requiring the front yard setback variance.

Mr. Rose asked if they spoke to neighbors and if there are any issues. Mrs. Juniper responded they have and there are no issues.

Councilmen Stucky asked why there is not an actual dimension line for the front yard, and what the current setback is. Mr. Spangler explained a survey was not completed and the project was scaled off of the GIS map. He said the existing dimension was somewhere in the range of 70 feet and the addition will be 4 feet closer. Mr. Synek stated he assisted in writing this request up. The image shows the current structure at 66 feet 8 inches, making the four foot addition at 62.66 feet, and that is what is being requested.

Motion by Mr. Collin, seconded by Mr. Hasman to close the public hearing.

ROLL CALL: Ayes: Collin, Gagliano, Hasman, Jayjack, Kingston, Stucky, Rose
Nays: None

MOTION CARRIED

APPEAL 2025-08

David Hicks for (1) a variance from Section 1151.24 minimum 125' front yard setback to allow 84.2' (2) a variance from Section 1151.24 minimum 10' side yard setback to allow 4.5' (3) a variance from Section 1151.24 minimum total of 30' side yards to allow 24.2' (4) a variance from Section 1151.24 minimum 60' rear yard setback to allow 10.2' for the construction of an addition on a non-conforming house on a non-conforming lot, located at 9019 Highland Dr, PPN 601-33-031.

Mr. Hicks spoke to the Board, explaining that he is very similar to the first two appellants. He is on a non-conforming irregular lot and they are looking to construct an addition on the back side of the home.

Mr. Rose said they have documentation from the neighbor approving the project because they will be much closer now to them. Mr. Hicks confirmed. Mr. Rose stated it looks like where ever they put the addition it looks like they would need multiple variances due to the shape of the lot. Mr. Hicks confirmed.

Councilmen Stucky thanked Mr. Hicks for taking the step to get the neighbors to sign something saying they are in agreement as opposed to just the appellant's word. Mr. Rose agreed.

Motion by Ms. Gagliano, seconded by Mr. Collin to close the public hearing.

ROLL CALL: Ayes: Collin, Gagliano, Hasman, Jayjack, Kingston, Stucky, Rose
Nays: None

MOTION CARRIED

**MINUTES OF REGULAR MEETING
BRECKSVILLE BOARD OF ZONING APPEALS
RALPH W. BIGGS COUNCIL CHAMBERS – BRECKSVILLE CITY HALL
MARCH 10, 2025**

Present: Collin, Gagliano, Hasman, Jayjack, Kingston, Stucky, Rose
Absent: None
Others: 6 guests

APPROVAL OF THE REGULAR MEETING MINUTES OF FEBRUARY 10, 2025

Motion by Councilperson Stucky, seconded by Ms. Gagliano, to approve the Regular Meeting minutes of February 10, 2024.

ROLL CALL: Ayes: Collin, Gagliano, Hasman, Jayjack, Kingston, Stucky
Abstain: Rose
Nays: None
MOTION CARRIED

APPEAL 2025-06

Motion by Mr. Collin, seconded by Mr. Hasman, that the Board of Zoning Appeals recommend to City Council approval of a variance from Section 1151.24 minimum 60' rear yard setback required to allow 47' for an addition located at 6566 Queens Way, PPN 603-13-066.

ROLL CALL: Ayes: Collin, Gagliano, Hasman, Jayjack, Kingston, Stucky, Rose
Nays: None
MOTION CARRIED

APPEAL 2025-07

Motion by Mr. Jayjack, seconded by Mr. Collin, that the Board of Zoning Appeals recommend to City Council approval of a variance from Section 1151.24 minimum 125' front yard setback required to allow 62.66' for the construction of an addition on a non-conforming house, located at 10825 Snowville Rd, PPN 605-17-001.

ROLL CALL: Ayes: Collin, Gagliano, Hasman, Jayjack, Kingston, Stucky, Rose
Nays: None
MOTION CARRIED

APPEAL 2025-08

Motion by Mr. Hasman, seconded by Ms. Gagliano, that the Board of Zoning Appeals recommend to City Council approval of (1) a variance from Section 1151.24 minimum 125' front yard setback to allow 84.2' (2) a variance from Section 1151.24 minimum 10' side yard setback to allow 4.5' (3) a variance from Section 1151.24 minimum total of 30' side yards to allow 24.2' (4) a variance from Section 1151.24 minimum 60' rear yard setback to allow 10.2' for the construction of an addition on a non-conforming house on a non-conforming lot, located at 9019 Highland Dr, PPN 601-33-031.

ROLL CALL: Ayes: Collin, Gagliano, Hasman, Jayjack, Kingston, Stucky, Rose
Nays: None
MOTION CARRIED

REPORT OF COUNCILMEMBER STUCKY

No Report

REPORT OF MAYOR KINGSTON

No Report

ANNOUNCEMENTS

No Announcements

Motion by Mr. Collin, seconded by Councilmen Stucky to close the Regular Meeting at 7:48 p.m.

MOTION CARRIED

THE BRECKSVILLE BOARD OF ZONING APPEALS



DENNIS ROSE, CHAIRPERSON



THOMAS COLLIN, VICE CHAIRPERSON



NORA GAGLIANO, SECRETARY

Public Hearing and Regular Meeting recorded by Kristen Kouri