

**MINUTES OF PUBLIC HEARINGS  
BRECKSVILLE BOARD OF ZONING APPEALS  
RALPH W. BIGGS COUNCIL CHAMBERS – BRECKSVILLE CITY HALL  
AUGUST 8, 2022**

Present: Gagliano, Hasman, Caruso, Hruby, Collin, 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 2022-38**

James Humel for a variance from Section 1151.25(d)(2)(B) from the maximum 192 sq. ft. to allow 384 sq. ft. for a shed located at 10614 Fitzwater Road, PP# 602-03-014.

James Humel spoke to the Board regarding his appeal. He stated that he currently has a shed that is approximately 30 years old that is rotting and needs replacement. The code allows a shed to be at 192 sq. ft. The code also allows two sheds at that size, 3 ft. apart. Mr. Humel went on to state that he is proposing to build a 16x24 shed, which is the equivalent of two sheds, which is 384 sq. ft. He went on to state, that the reason he is requesting to do so, is because aesthetically, two sheds in a small yard, would not look as good as one shed, and because the two sheds would have to be 3 ft. apart, two sheds would take up a larger footprint. Mr. Humel stated that if he had to build two sheds, it would also be more costly. He needs a larger shed.

Mr. Rose confirmed with Mr. Synek that nothing in the code prevents Mr. Humel from building two sheds. Mr. Synek stated that was correct.

Mr. Rose asked Mr. Humel, what happened to the garage that he wanted to build a few years back, that came before the Board. Mr. Humel stated that it was approved, but said that they were reprimanded by their children, that the garage, would be too large a structure to build on their property. After reconsidering it, they decided not to move forward, they felt it was too large as well.

Mr. Hasman asked if there were any comments from the neighbors. There was a person in the audience that wanted to speak, when the floor was open to them.

Mr. Caruso asked if the proposed shed would go where the old one was. Mr. Humel stated that was correct, he was on vacation this week, and actually started tearing the old one down. Mr. Caruso commented, that when he visited the site, it looked pretty heavily wooded in the back. Mr. Humel stated that it is. Mr. Caruso asked, if the plan was to keep that screening up. Mr. Humel stated that it was.

Mr. Rose asked if Mr. Humel had spoken with his neighbors. Mr. Humel stated that he spoke with four out of his five contiguous neighbors. Mr. Rose asked if he spoke with the neighbor on Cardinal Lane. Mr. Humel stated that he did, and they had no problem with it.

Mr. Rose opened up questions to the audience. Lori Ventura, 10621 Cardinal Lane, spoke to the Board. She stated that she wasn't opposed to them building a shed, she just had some questions. She asked about the size, and felt that it was large for the size of their property. She thought that the shed had to be 5 ft. from the property line, and there were trees that were planted on the property line that were taking up the 5 ft. Mr. Rose asked Mr. Humel if he was planning on removing any trees. Mr. Humel stated that he was not removing anything. Mr. Humel went on to explain that the existing shed is where the new shed is going to go. He stated that code states that a shed has to be at least 10 ft. from the property line, not 5 ft., and the existing shed that is there, is 11 ft. off the property line. Ms. Ventura also asked about the height of the structure. Mr. Rose stated that the height will be according to code, and confirmed it with Mr. Synek. Mr. Synek stated that the height of the structure complies with code. Ms. Ventura stated that she just wanted to make sure it wasn't an eyesore. They showed her a picture of what the shed would look like. She also wanted verification on the size of the shed that was proposed, and asked what the use of the shed was going to be for. Mr. Humel stated that he had lived at the residence for over 30 years, and has a tractor mower, and other things that he needs to have room to store.

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

**MOTION CARRIED**

**MINUTES OF REGULAR MEETING  
BRECKSVILLE BOARD OF ZONING APPEALS  
RALPH W. BIGGS COUNCIL CHAMBERS – BRECKSVILLE CITY HALL  
AUGUST 8, 2022**

Present: Gagliano, Caruso, Hasman, Hruby, Collin, McCrodden, Rose

Absent: None

Others: Building Inspector Synek, 4 guests

**APPROVAL OF THE REGULAR MEETING MINUTES OF JULY 11, 2022**

Motion by Mr. Collin, seconded by Mr. Caruso, to approve the Regular Meeting minutes of July 11, 2022, as recorded.

ROLL CALL: Ayes: Gagliano, Caruso, Hasman, Hruby, Collin, McCrodden

Nays: None

Abstain: Rose

**MOTION CARRIED**

**APPEAL 2022-38**

Motion by Mr. McCrodden, seconded by Mr. Caruso, 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 384 sq. ft. for a shed located at 10614 Fitzwater Road, PP# 602-03-014.

ROLL CALL: Ayes: McCrodden, Gagliano, Hasman, Caruso, Hruby, Collin, Rose

Nays: None

**MOTION CARRIED**

**REPORT OF COUNCILMEMBER CARUSO**

Councilmember Caruso reported that tomorrow, August 9, 2022, there will be a special meeting held by City Council at 7:00 p.m. to discuss Sherwin Williams request to begin construction earlier than normal hours, with work to begin on August 10, 2022.

**REPORT OF MAYOR HRUBY**

The Mayor reported that Carl Opatrny passed away on August 5, 2022. He served as a member on the Board of Zoning Appeals and also as a member of City Council for almost 20 years. Carl was also well known for his role in our Annual Children's Christmas plays as "Bumbles the Toy Maker". The Mayor stated that he was a wonderful friend, and brought much to the City, and it will be a great loss.

The Mayor also reported that, Shred Day is September 15, 2022, and re-mentioned the special meeting of City Council, that Mr. Caruso talked about earlier. The Mayor went on to report that

members for The Charter Review Commission have to be appointed by September 1, 2022. The Mayor was asking for volunteer citizens, who are interested in serving on the Commission, to come forward. Seven members will be appointed by City Council, and two members will be appointed by the Mayor, along with an alternate. The Charter is on line if anyone wanted to read it.

Motion by Mr. Hasman, seconded by Mayor Hruby to close the Regular Meeting at 7:56 p.m.

**MOTION CARRIED**

## **THE BRECKSVILLE BOARD OF ZONING APPEALS**

**DENNIS ROSE, CHAIRPERSON**

**ROBERT HASMAN, VICE CHAIRPERSON**

**BRUCE MCCRODDEN, SECRETARY**

Public Hearing and Regular Meeting recorded by Gina Zdanowicz