

MINUTES OF PUBLIC HEARINGS  
BRECKSVILLE BOARD OF ZONING APPEALS  
RALPH W BIGGS COUNCIL CHAMBERS – BRECKSVILLE CITY HALL  
August 12, 2024  
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PRESENT: Nora Gagliano, Robert Hasman, Brian Stucky, Mayor Kingston, Tom Collin, Ken Jayjack,  
Dennis Rose  
ABSENT: None  
OTHERS: Steve Synek and approximately 4 guests

PUBLIC HEARINGS

Mr. Rose started the meeting at 7:30 pm with an explanation of the code, the job of the Board of Zoning Appeals Committee, and the process of appeal.

APPEAL 2024-28 Marshall Wright for Cheryl Kapolka 9681 Barr Road

Mr. Marshall Wright, 15538 Drake Road Strongsville, 44136, and Ms. Cheryl Kapolka, homeowner appeared for the request. She cannot exit her car because the door will not swing open far enough when it is in the garage.

She seeks a variance from Section 1151.24 that the combined side yard for a one family lot in an R-20 district be 30' to allow 25'6" for a garage addition, as shown on the application dated June 26, 2024, located at 9681 Barr Road, PPN 603-17-007.

Mr. Hasman asked if the garage was a two or one car garage. Mr. Wright advised it is a two car garage, but given its age, the door is only 15' wide which is very narrow for today's vehicles.

Mr. Wright shared that there is currently a 2' eve on the garage. The actual expansion will be to the edge of that eve.

Mr. Rose shared that a neighbor had written a letter supporting the change to the garage.

There being no further questions, Mr. Rose called for a motion to close the Public Hearing. Ms. Gagliano made the motion, seconded by Mr. Collin. Mr. Rose called for a voice vote: there being no Nays the motion to close the Public Hearing was approved.

APPEAL 2024-29 Grant and Patricia Reed 10200 Woodview Way

Grant and Patricia Reed appeared to request a variance from Section 1183.08(a) that the total number of open accessory parking spaces shall not exceed three (3) to permit approximately four (4) spaces, as shown on the application dated July 15, 2024, located at 10200 Woodview Way, PPN 605-24-029.

They are applying for this variance to accommodate additional parking and activity space for all family members. The current driveway is 40' long in this section so a variance is necessary to preserve the aesthetic and functionality of the current driveway that is 25' x 40'.

Mr. Grant stated the neighbor is supportive.

Mr. Synek confirmed the addition at the end of the driveway space would be within the required 3' from the lot line.

Mr. Stucky asked if they have a 3 or 2 car garage. Mr. Grant verified it was a 3 car garage.

Mr. Jayjack pointed out that based on configuration the access to the garage could be constrained if a single car is poorly parked on the pad. Mr. Grant confirmed that to be true.

Mr. Hasman asked about any plans for landscaping between the addition and the neighbor. Mr. Grant advised the neighbor currently has plantings. The Grant's are planning to add landscaping items around the edge of the proposed addition.

Mr. Collin asked how many cars are going to be parked there...is it going to look like a parking lot. Mr. Grant confirmed it would not. The number of cars will vary and several will be in the garage. Mr. Collin asked if there was an HOA. Mr. Grant affirmatively replied and added there is no restriction from the HOA.

There being no further questions, Mr. Collin made a motion to close the Public Hearing; seconded by Mr. Jayjack.

Mr. Rose called for a voice vote: there being no Nays the motion to close the Public Hearing was approved.

PRESENT: Nora Gagliano, Robert Hasman, Brian Stucky, Mayor Kingston, Tom Collin, Ken Jayjack,  
Dennis Rose  
ABSENT: None  
OTHERS: Steve Synek and approximately 4 guests

**APPROVAL OF THE REGULAR MEETING MINUTES OF July 8, 2024**

Mr. Rose informed the committee of a minor amendment to the minutes to be made, on page two, appeal 2024-24 Habig, change the paragraph as shown:

“Mr. Rose stated a 4’ fence...”  
TO “Mr. Rose asked if a 4’ fence....”

Mr. Stucky called for a motion to approve the Regular Meeting Minutes of July 8, 2024 as amended above; seconded by Mr. Hasman.

ROLL CALL: AYES: Nora Gagliano; Robert Hasman, Brian Stucky, Mayor Kingston, Tom Collin, Ken Jayjack,  
Dennis Rose  
ABSTAIN: none  
NAYS: none  
MOTION CARRIED

**DISCUSSION OF CURRENT APPEALS:**

Appeal 2024-28 Marshall Wright for Cheryl Kapolka 9681 Barr Road

Mr. Collin made a motion and Ms. Gagliano seconded that the Committee recommend and forward to City Council for their consideration, the request of Marshall Wright on behalf of Cheryl Kapolka for a variance from Section 1151.24 that the combined side yard for a one family lot in an R-20 District be 30’ to allow 25’6” for a garage addition, as shown on the application dated June 26, 2024, located at 9681 Barr Road, PPN 603-17-007.

ROLL CALL: AYES: Robert Hasman, Brian Stucky, Mayor Kingston, Tom Collin, Ken Jayjack, Nora Gagliano,  
Dennis Rose  
ABSTAIN: none  
NAYS: none  
MOTION CARRIED

Appeal 2024-29 Grant and Patricia Reed 10200 Woodview Way

Mr. Jayjack made a motion and Mr. Collin seconded that the Committee recommend and forward to City Council for their consideration, the request of Grant and Patricia Reed for a variance from Section 1183.08(a) that the total number of open accessory parking spaces shall not exceed three (3) to permit approximately

four (4) spaces, as shown on the application dated July 15, 2024, located at 10200 Woodview Way, PPN 605-24-029.

ROLL CALL: AYES: Mr. Hasman, Mr. Stucky, Mr. Collin, Mayor Kingston, Ken Jayjack, Nora Gagliano, Dennis Rose  
ABSTAIN: none  
NAYS: none  
MOTION CARRIED

REPORT OF COUNCIL REPRESENTATIVE STUCKY No report.

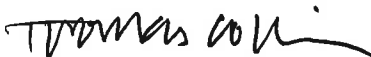
REPORT OF MAYOR No report.

ADJOURNMENT The meeting was adjourned at 7:50 pm

**THE BRECKSVILLE BOARD OF ZONING APPEALS**



**DENNIS ROSE, CHAIRPERSON**



**THOMAS COLLIN, VICE CHAIRPERSON**



**NORA GAGLIANO, SECRETARY**

Public Hearing and Regular Meeting recorded by Debbie Knox