

MINUTES OF PUBLIC HEARING MEETING
BRECKSVILLE BOARD OF ZONING APPEALS
RALPH W BIGGS COUNCIL CHAMBERS – BRECKSVILLE CITY HALL
SEPTEMBER 9, 2024
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PRESENT: Nora Gagliano, Brian Stucky, Mayor Kingston, Tom Collin, Dennis Rose
ABSENT: Robert Hasman, Ken Jayjack,
OTHERS: Scott Packard and approximately 6 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. He also shared that there were two appeals, each of which a Board member would be recusing themselves, leaving only 4 voting members. A minimum of 4 approval votes is required for an appeal to successfully move on to Council for final consideration. Those two appellants will have the option to delay their appeal or to move forward as their appeal comes up on the agenda.

APPEAL 2024-31 9567 PARK PLACE DR. Simon Musulin

This is a request for a variance from Section 1151.25 (d)(2)(B) maximum 192 sq ft to allow 240 sq ft for the construction of a shed located at 8567 Park Place Dr. PP# 602-02-050.

Mr. Simon Musulin, homeowner at above address, was in attendance to present the request.

He reported the property is 2.195 acres and requires a riding lawn mower and other gardening items that will not fit in the existing 2-car garage currently on the property. He is requesting a large shed for this purpose.

Mr. Musulin also provided written permission from 7 of his neighbors for this project.

Mr. Stucky shared that he visited the site and it is not visible from the street.

Mr. Musulin also shared the shed will be down the hill and tucked in at the edge of the woods. It is only visible by one neighbor.

There being no further questions, Mr. Rose called for a motion to close the Public Hearing. Mr. Stucky 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 2024-32 6723 Westview Dr. Alan & Lori Murray

This is a request for a variance from Section 1151.25(d)(2)(B) maximum 192 sq ft to allow 280 sq ft for the construction of a replacement shed located at 6723 Westview Dr., PP# 603-20-008.

Mr. Alan Murray along with his wife Lori Murray, homeowners at the above address, were in attendance to present the request.

He advised they are seeking to replace a current shed that is 16'x24' with a smaller new shed proposed to be 14'x20'

Mr. Collins asked about the pad and construction of the structure. Mr. Murray informed the Board a concrete pad with a post and beam construction shed would be built.

Mr. Collins asked where the shed will be located in comparison to the existing. Mr. Murray shared it will be very close to the current; but will be moved 5' forward and squared up with the house.

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

APPEAL 2024-33 7530 Bristol Lane Robert Ganley

This is a request for a variance from Section 1326.02 to install a generator in the side yard, instead of the rear as required by code, located at 7530 Bristol Ln, PP# 604-03-066.

Mr. Brian Stucky recused himself from this request.

Mr. Ganley confirmed the Appeal would not be delayed for consideration.

Mr. Ganley shared the existing code would place the generator in the backyard which is fully occupied with a concrete patio. He believes the side is ideal as it abuts the retention basin and is also concealed by trees from both the neighbor and the road. He verbally spoke with a neighbor who had no objections. He also shared that there is a utility connection at the same location on the side of the house.

Mr. Rose asked if he was planning to plant greenery to further block any view from the street. Mr. Ganley was not opposed to doing that.

There being no further questions, Mr. Rose called for a motion to close the Public Hearing. Mr. Collin made a motion to close the Public Hearing; seconded by Ms. Gagliano. Mr. Rose called for a voice vote: there being one abstention and no Nays, the motion to close the Public Hearing was approved with 4 yes votes.

APPEAL 2024-34 7777 Parkview Road Greg Seifert for Kris Monaco-Geis

This is a request for:

1. A variance from Section 1151.25 (d)(1) maximum 660 sq ft to allow 1,648 sq ft
2. A variance from Section 1151.26 (1) located in the rear yard required to allow in the side yard
3. A variance from Section 1181.(b) 15 ft. maximum building height to allow a 28 ft height

For the construction of a detached garage at 7777 Parkview Rd, PP# 605-01-027

Mr. Dennis Rose recused himself from this request.

Mr. Seifert confirmed the Appeal would not be delayed for consideration.

Mr. Greg Seifert, 3390 Verner Road, Kent, Ohio, was in attendance to present this request on behalf of the owners. They seek to add an additional garage opposite the current garage.

Mr. Collin asked the size of the house. Mr. Seifert estimated it to be about 12,000 sq ft.

Mr. Collin asked why the extreme height on the new structure. Mr. Seifert shared the upper loft space will be used for storage of seasonal items, space for which does not currently exist. He also shared that it matches the height of the home.

Mr. Collin asked if the proximity of the current garage was going to limit the ability of vehicles moving in and out of the two units. Mr. Seifert shared the space between the two structures is 40'. A parking lot would have 24'. He felt there would not be any issues.

Mr. Stucky asked if it was Metroparks land directly behind the site. Mr. Seiffert confirmed that to be true. He also shared the current placement will necessitate only one tree to be removed. Any other placement would require more trees to be downed. He also shared the house only faces one home which the Geis family also owns. The next closest house is 400-500' away.

Mayor Kingston shared they had received a letter of support from Pellegrino Ciccarello & Christine Vrooman, 9701 Brecksville Rd. They did ask if there was any additional outside lighting on the structure that it not be positioned in the direction of their property.

Ms. Gagliano asked what the setback was going to be on the west property line. Mr. Seiffert shared it will be 30' from that property line, the requirement calling for 20'.

There being no further questions, Mr. Collin called for a motion to close the Public Hearing. Mayor Kingston made a motion to close the Public Hearing; seconded by Ms. Gagliano. Mr. Collin called for a voice vote: there being one abstention and no Nays, the motion to close the Public Hearing was approved with 4 votes yes.

PRESENT: Nora Gagliano, Brian Stucky, Mayor Kingston, Tom Collin, Dennis Rose
ABSENT: Robert Hasman, Ken JayJack
OTHERS: Scott Packard and approximately 6 guests

APPROVAL OF THE REGULAR MEETING MINUTES OF August 12, 2024

Mr. Rose asked for a motion to approve the Regular Meeting Minutes of August 12, 2024. Mr. Stucky called for a motion, seconded by Mr. Collin. Mr. Rose called for a voice vote; there being no Nays, the motion was approved.

DISCUSSION OF CURRENT APPEALS:

Appeal 2024-31 9567 Park Place Dr Simon Musulin

Mr. Collin made a motion and Mr. Stucky seconded that the Board recommend and forward to City Council for their consideration, a request for variance from Section 1151.25 (d)(2)(b) maximum 192 sq ft to allow 240 sq ft for the construction of shed located at 9567 Park Place Dr., PP#602-02-050.

ROLL CALL: AYES: Mr. Stucky, Mayor Kingston, Mr. Collin, Ms. Gagliano, Mr. Rose
ABSTAIN: none
NAYS: none

MOTION CARRIED

Appeal 2024-32 6723 Westview Dr. Alan and Lori Murray

Ms. Gagliano made a motion and Mr. Stucky seconded that the Board recommend and forward to City Council for their consideration, the request for a variance from Section 1151.25(d)(2)(B) maximum 192 sq ft to allow 240 sq ft for the construction of a replacement shed located at 6723 Westview Dr., PP# 603-20-008.

ROLL CALL: AYES: Mr. Stucky, Mr. Collin, Mayor Kingston, Ms. Gagliano, Mr. Rose
ABSTAIN: none
NAYS: none

MOTION CARRIED

APPEAL 2024-33 7530 Bristol Lane Robert Ganley

Mr. Collin made a motion and Ms. Gagliano seconded that the Committee recommend and forward to City Council for their consideration, the request for a variance from Section 1326-02 to install a generator in the side yard, instead of the rear as required by code, located at 7530 Bristol Ln, PP# 604-03-066.

ROLL CALL: AYES: Mr. Collin, Mayor Kingston, Ms. Gagliano, Mr. Rose
 ABSTAIN: Mr. Stucky
 NAYS: none
MOTION CARRIED

APPEAL 2024-34 7777 Parkview Rd., Greg Seifert on behalf of Kris Monaco-Geis, Trustee

Ms. Gagliano made a motion and Mr. Stucky seconded that the Committee recommend and forward to City Council for their consideration, the request for:

1. A variance from Section 1151.25 (d)(1) maximum 660 sq ft to allow 1,648 sq ft
2. A variance from Section 1151.26 (1) located in the rear yard required to allow in the side yard
3. A variance from Section 1181.(b) 15 ft. maximum building height to allow a 28 ft height

For the construction of a detached garage located at 7777 Parkview Rd, PP# 605-01-027.

ROLL CALL: AYES: Mr. Stucky, Mr. Collin, Mayor Kingston, Ms. Gagliano
 ABSTAIN: Mr. Rose
 NAYS: none

MOTION CARRIED

REPORT OF COUNCIL REPRESENTATIVE STUCKY No report.

REPORT OF MAYOR No report.

In other business, Scott Packard presented the calendar of Board of Zoning Committee meetings for 2025. Mr. Rose called for a motion to approve the calendar; Mr. Stucky made a motion, seconded by Ms. Gagliano. In a voice vote, the motion to approve the 2025 calendar of Board of Zoning Committee meetings for 2025 was approved.

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

