

**MINUTES OF PUBLIC HEARINGS  
BRECKSVILLE BOARD OF ZONING APPEALS  
RALPH W. BIGGS COUNCIL CHAMBERS – BRECKSVILLE CITY HALL  
APRIL 7, 2025**

Present: Collin, Gagliano, Hasman, Jayjack, Kingston, Stucky, Rose  
Absent: None  
Others: 12 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 2025-09**

Frank DeNigris for a variance from Section 1151.24 minimum 30' total two side yards required to allow 22' for the construction of a garage addition, located at 6945 Chapel Hill Dr, PPN 603-16-050.

Mr. DeNigris explained his hardship to the Board. He said they presently have a two car garage, however, he has to park his car outside due to the equipment and tools that are stored in the garage. He explained that as he is getting older it is getting harder to have his vehicle outside in the winter. He is requesting an eight foot variance to construct an addition to his garage to solve this issue. Mr. DeNigris presented the Board with a letter from his neighbor stating their approval of the project.

Mr. Rose asked if they were planning on this addition having its own garage door. Mr. DeNigris responded they plan to install a window in the front and a farm style door in the rear.

Mr. Hasman asked if they plan on installing a sidewalk around the back of the home, like what is currently there. Mr. DeNigris stated possibly, but it is not needed. Mr. Hasman then asked him if he had looked at something a little narrower due to the fact that it was only going to be used for storage. Mr. DeNigris responded they could if they had to.

Mr. Hasman then asked about the shed in the back yard. Mr. DeNigris explained his zero turn mower, snow blower, and other larger equipment is stored in there.

Mr. Hasman asked if they plan to put a new roof on the home. Mr. DeNigris stated they have not completed the architectural design yet, but they intend to have it peaked so it matches the other side of the house.

Councilman Stucky asked if there is a reason the addition cannot go back into the back yard. Mr. DeNigris stated there is a sunroom off the back of the home.

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 2025-10**

John Santora for a variance from Section 1151.25(d)(2)(B) maximum 192 sq/ft. to allow 288 sq/ft. for the construction of shed located at 3643 Boxelder Dr, PPN 603-02-093.

Mr. Santora explained his hardships to the Board. He stated they moved to Brecksville eight years ago and his wife fell in love with a two car garage. The garage is very small and does not provide for much storage. He and his wife both drive Suburban's and they do not fit in the garage. They also own two Jeeps, an ATV, lawn mower, and yard equipment that they need to store. The shed will provide them with that space. He also explained to the Board that his father purchased and gifted them the shed as a surprise.

Mr. Santora told the Board he spoke to all four neighbors and provided the Board the neighbor's signatures approving this project.

Mr. Hasman said when he visited the property he noticed they have a rather large deck on a pie shaped lot and said it seems like the large shed would overwhelm the back property. He asked how they plan on placing and getting the shed in there. Mr. Santora explained they have staked it out to make sure it would fit due to the storm sewer easement that runs along back of their property. They also plan on constructing a smaller deck, and will be taking the playset out soon as the kids are out growing it.

Mr. Hasman asked if they have looked into exchanging the shed for something smaller. Mr. Santora stated they have not.

Mr. Collin asked if the shed is prefabricated, and Mr. Santora responded yes. Mr. Collin then asked if he plans on making a driveway or pathway to the shed, in which Mr. Santora responded no.

Councilman Stucky asked if they plan on running electrical to the shed, and Mr. Santora stated they do not.

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

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

**MOTION CARRIED**

**APPEAL 2025-11**

Erin Glasgow for (1) a variance from Section 1183.15(a) to allow a gravel driveway instead of the required concrete or asphalt, (2) a variance from Section 1119.09(d) not to install the required public sidewalks until such time that the City deems appropriate, (3) a variance from Section 1151.04 to allow the 2880 sq/ft. accessory use to exceed the 1120 sq/ft. of the single-family dwelling (main use), and (4) a variance from Sections 1324.02 & 1324.02(a) requirement that stables shall be located on the rear portion of any lot and 125' from any dwelling to allow the construction a stable to be part of the main structure, located at 5324 Miller Rd, PPN 604-14-014.

Ms. Glasgow explained her hardship to the Board. She began by explaining her goal is to restore the property to its former use as a farm. Her intention is to construct a barndominium. In the future she would like to have horses and the equipment that would allow her to do so.

She is requesting a variance to allow a gravel drive because that is already what is installed and her driveway would be very long. She intends to fix it up and make it aesthetically pleasing after construction. She then stated she is requesting a variance to not install sidewalks at this time, however, if sidewalks are ever installed around her property she will be more than happy to install sidewalks then. Additionally, she is asking for a variance to exceed the dwelling space due to this being a barn and small living quarters. Lastly, she is requesting a variance for the requirement that stables be located on the rear of the property due to her residential home being located diagonally.

Mr. Rose asked why this construction has any living space. Ms. Glasgow responded that it will be used for wash area, or if one of her sons would like to live there for a period of time, or if she has someone watching the properties while she is out of town.

Mr. Collin asked if the structure from the map is still located there. Ms. Glasgow responded that building was uninhabitable and was razed two years ago.

Mr. Rose asked if it was her intention to fence off the property to create a pasture. Ms. Glasgow stated yes.

Patrick Barron, from Kent, stated he is consulting Ms. Glasgow on the project. He wanted to state that it is their understanding that you cannot just have an accessory building unless there is a residence as well.

Mayor Kingston stated he is happy to see this project going forward. There has been many developers interested in this parcel, so to see the unique vision Ms. Glasgow has for the property to bring it back to the roots of Brecksville is wonderful. He understands it could be a lot more profitable to sell it off, and he is thankful Ms. Glasgow has the means to preserve this area.

Mr. Rose and Councilman Stucky seconded the Mayor's statements.

Ken Stefanov of 5300 Miller Road also stood to echo Mayor Kingston's sentiments and he is in full support.

Mr. Rose asked if the drawing is what Ms. Glasgow intends for the barndominium to look like. She responded it is taupe and brown.

Mr. Barron stated they will be doubling the partition wall down the middle of the building to help alleviate the smell in the living quarters.

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

**ROLL CALL:** Ayes: Collin, Gagliano, Hasman, Jayjack, Kingston, Stucky, Rose

Nays: None

**MOTION CARRIED**

**APPEAL 2025-12**

Louis Slavik for a variance from Section 1151.06(f)(3) minimum 40' side yard setback required to allow 18.5' for the placement of a chicken coop, located at 7880 Oakhurst Drive, PPN 602-01-052.

Mr. Rose asked if there is a Homeowners Association, Mr. Slavik responded no.

Mr. Slavik began by introducing himself and his daughter, Catherine, to the Board. He stated the lots in his neighborhood are all unique. They have a 100 foot frontage and then it goes down into a ravine in the middle of the property. In the back yard they are only 80 feet wide so either side would require a variance for the 40 foot side yard setback.

Mr. Rose asked why they selected the spot they did to place the coop. Mr. Slavik responded it allows for the full 40 feet on the one side and the other side is already fenced. Ms. Slavik stated it is also due to wanting it more in the grassy area as opposed to under the tree where it is mossier.

Mr. Slavik stated he spoke to the neighbors and they all seem ok with the project. Councilman Stucky thanked Mr. Slavik for the letters submitted from the neighbors.

Mr. Hasman asked if there would be two coops side by side. Ms. Slavik stated one area is the house and one area is the run, but just one coop.

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**

**MINUTES OF REGULAR MEETING  
BRECKSVILLE BOARD OF ZONING APPEALS  
RALPH W. BIGGS COUNCIL CHAMBERS – BRECKSVILLE CITY HALL  
APRIL 7, 2025**

Present: Collin, Gagliano, Hasman, Jayjack, Kingston, Stucky, Rose  
Absent: None  
Others: 12 guests

**APPROVAL OF THE REGULAR MEETING MINUTES OF MARCH 10, 2025**

Motion by Councilperson Stucky, seconded by Mr. Collin, to approve the Regular Meeting minutes of March 10, 2024.

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

**MOTION CARRIED**

**APPEAL 2025-09**

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 30' total two side yards required to allow 22' for the construction of a garage addition, located at 6945 Chapel Hill Dr, PPN 603-16-050.

**ROLL CALL:** Ayes: Collin, Gagliano, Jayjack, Kingston, Rose  
Nays: Hasman, Stucky

**MOTION CARRIED**

**APPEAL 2025-10**

Motion by Mr. Collin, seconded by Ms. Gagliano, that the Board of Zoning Appeals recommend to City Council approval of a variance from Section 1151.25(d)(2)(B) maximum 192 sq/ft. to allow 288 sq/ft. for the construction of shed located at 3643 Boxelder Dr, PPN 603-02-093.

**ROLL CALL:** Ayes: Collin, Gagliano, Jayjack, Kingston, Stucky, Rose  
Nays: Hasman

**MOTION CARRIED**

**APPEAL 2025-11**

Motion by Mr. Hasman, seconded by Councilman Stucky, that the Board of Zoning Appeals recommend to City Council approval of (1) a variance from Section 1183.15(a) to allow a gravel driveway instead of the required concrete or asphalt, (2) a variance from Section 1119.09(d) not to install the required public sidewalks until such time that the City deems appropriate, (3) a variance from Section 1151.04 to allow the 2880 sq/ft. accessory use to exceed the 1120 sq/ft. of the single-family dwelling (main use), and (4) a variance from Sections 1324.02 & 1324.02(a) requirement that stables shall be located on the rear portion of any lot and 125' from any dwelling to allow the construction a stable to be part of the main structure, located at 5324 Miller Rd, PPN 604-14-014.

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

**MOTION CARRIED**

**APPEAL 2025-12**

Motion by Ms. Gagliano, seconded by Mr. Collin, that the Board of Zoning Appeals recommend to City Council approval of a variance from Section 1151.06(f)(3) minimum 40' side yard setback required to allow 18.5' for the placement of a chicken coop, located at 7880 Oakhurst Drive, PPN 602-01-052.

**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 Ms. Gagliano, seconded by Mr. Hasman to close the Regular Meeting at 8:10 p.m.

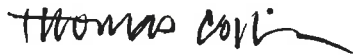
**MOTION CARRIED**

**THE BRECKSVILLE BOARD OF ZONING APPEALS**



**DENNIS ROSE, CHAIRPERSON**

**THOMAS COLLIN, VICE CHAIRPERSON**



**NORA GAGLIANO, SECRETARY**



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Public Hearing and Regular Meeting recorded by Kristen Kouri