

---

**MINUTES OF THE BOARD OF ZONING APPEALS - 9/8/2025**

**Call to Order**

**Roll Call**

Present: Hasman, Jayjack, Kingston, Rose, Collin, Gagliano

Absent: Stucky

Others: Abby Jakobsky, and approximately 25 guests

The Public Meeting opened at 7:30 pm

**PUBLIC HEARING**

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.

**1. Appeal 2025-48 - Brett & Lindsay Dawson**

Brett & Lindsay Dawson, located at 12215 Timothy Ln., requested a variance from the building line so they would not have to pull their house closer to the neighbor or flip the house design, and the lot also has a unique shape. Mr. Rose explained the home is on a hill, and stated the resident will have to comply with the city if the city asks for sidewalks. Mr. Dawson provided a sheet that he gave to residents to show them the project and then gave it to the board. Mr. Dawson reached out to the neighbor who sent in a comment to the board, but received no response. Mr. Hasman asked about the placement of the driveway, and Mr. Dawson confirmed the driveway is on his own property. Mr. Dawson stated that the height of the house applies to the code, which was a question from Mr. Hasman. Mr. Dawson explained the point of this variance is to reduce the impact of a new home on this street. Ms. Jakobsky confirmed that this lot is a buildable lot and a lot of record. Mr. Hasman voiced his concern for the resident at 10037 Deerfield Ln., and thought the new home would be looking into that resident's windows.

Gary Kutsko, 10037 Deerfield Dr., neighbor, explained the lot has been sold recently, and nothing has been done with the lot for 85 years. He stated that by changing the position of the house, it changes the appearance of neighborhood, as most of the houses are on the curve. This house being set back farther placed it into his view from his home as well. Mr. Rose stated the house would be pushed closer to him. Mr. Kutsko stated he saw fencing up, and Mr. Dawson explained that is for septic, which was further elaborated about. Mr. Kutsko explained he will have to look at the house from his own home, and is opposed to it.

Ron Zanath, 12229 Timothy Ln., neighbor, was present to support Mr. Dawson. The proposed house location benefits Mr. Zanath, and the location would minimize impact on the neighborhood. Mr. Zanath stated that all the houses are not located on the curve. With no other comments, Mr. Rose moved to close the Public Hearing.

Motion by Ms. Gagliano, seconded by Mr. Hasman to close the Public Hearing.

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

Absent: Stucky

Nays: None

**MOTION CARRIED**

---

**2. Appeal 2025-50 - Dimitrios Boulas**

Jim and Debby Boulas, 10420 Springhill Dr., explained to the board their hopes to put a pavilion in the rear yard. First, Mr. Boulas presented letters of support from the neighbors to the board. Mr. Boulas, explained that they are looking to have a bigger place to gather and watch sports games, and to have a space for family and friends to gather, especially in the cold weather. Mr. Boulas also stated there will be trees to the South and trees to the West of the structure. Mr. Rose wanted to confirm that this use would not be for a business, living quarters, or commercial, which was confirmed. Mr. Hasman was concerned with the size of the structure, which may encourage noise. He also believed that this proposal didn't rise to the struggle of a hardship. Mr. Boulas believed this would be a good use of the space since the green space is sometimes unusable. Mr. Collin asked the resident what they would propose for noise control, and Mr. Boulas stated they could add drapery, but believed they would not make much noise, and would not be rowdy. Mr. Boulas stated again that there would also be natural barriers around the pavilion. Mayor Kingston had less of a concern about the size, since there is natural screening. Mayor Kingston was concerned how lighting would be handled, and wanted to confirm that if there was no party, the structure would not be lit. Mr. Boulas confirmed that this is true, and the applicant only wanted downlighting. Mr. Hasman asked about parking, and wanted to know where people park when they visit. He said people who usually come over are walking distance, and few neighbors have offered their driveways. Mr. Rose asked Mayor Kingston as Safety Director if there has been any complaints, and Mayor Kingston stated no.

Mike and Julia Markovich, neighbors, located at 9933 Hillsdale Rd., were present to voice their concern about the size of the structure leading to more noise, too much lighting, and the vegetation dying due to the addition of a structure,. They also wanted a more permanent solution than drapery. This is when Mr. Boulas suggested he would close the structure with permanent walls.

Dale Darin, neighbor, 9941 Hillsdale Rd., voiced his concerns about privacy regarding the structure. Mr. Darin also brought pictures for the board to view. He is also concerned about the size, and the amount of parking needed for parties. Mr. Darin also stated the barn at night lights up very bright, which lights up his bedroom. Mr. Darin said he would also have to look at the back of another structure. He restated that the building is large, and is placed in open space. Mr. Boulas responded by apologizing about the previous lights being too bright, stated that the trees will stay as a buffer, and will build walls on the structure for privacy.

Ms. Gagliano asked Ms. Jakobsky about illumination, and Ms. Jakobsky explained that the code states that a spotlight cannot be directed at a neighbors home. With no other comments, Mr. Rose moved to close the Public Hearing.

Motion by Ms. Gagliano, seconded by Mr. Collin to close the Public Hearing.

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

Absent: Stucky

Nays: None

**MOTION CARRIED**

**3. Appeal 2025-51 - Janine Andrzejewski & Jill Schissler**

Janine Andrzejewski, located at 6726 Greenbrier Dr., explained she would like to put up a 6 ft. woven fence in lieu of a 4 ft. fence which is similar to the fence on the other side of the property. The fence on the other side was built before the resident bought the home. On the East side of the property, there was a natural barrier provided by the neighbor, but the neighbor removed that shrubbery, and now the applicant is looking for minimal privacy. Ms. Andrzejewski also explained a 4 ft. fence would not suffice because of the downward slope, and as well, since there are a lot of trees, vegetation will not grow. Mr. Rose stated, on the application, it says the relationship with the neighbor was listed as the hardship. Ms. Andrzejewski stated the hardship is because the vegetation will not grow in that section of the yard. Mr. Rose understood why the resident could not plant arborvitae as a solution. Mr. Rose noted there were four neighbors in support. Mayor Kingston asked about 6808 Greenbrier Dr., who is the immediate neighbor, and Ms. Andrzejewski stated she was opposed. Mayor Kingston understands the hardship of the topography, and appreciates that the section of fencing is minimal. Mr. Hasman thought the fence was being put up to block the view of their neighbors patio, and asked if they had thought to put up a fence more near their own hot tub. Ms. Andrzejewski stated that she had thought of that, but there is not much room near the patio and still would have topography issues. Ms. Gagliano stated the applicant talked about weeds, and a 4 ft. fence would block the weeds. Ms. Andrzejewski stated yes, and the height is more for privacy.

Annente Nemec, 6712 Greenbrier Dr., neighbor, looks at the 6 ft. fence next door that has been previously put up on the property. Ms. Nemec asked who is responsible to paint the side that faces her yard, and Mr. Rose stated the owner of the fence is responsible for painting the fence. Ms. Nemec stated the boards that face her are not kept up with, which is a concern regarding allowing a new fence. Mr. Rose asked Ms. Andrzejewski if she was aware that they would have to take care of the fence that faces the neighbors side, and Ms. Andrzejewski stated no, but stated she will take care of the fence.

Karen Dedich, 6808 Greenbrier Dr., neighbor, stated she saw a post being dug in July, and stated there was no request for a fence, which is when she called the building department. She also does not believe the resident next door has had a survey done, and Ms. Dedich has had one done. Ms. Dedich stated the neighbor approached her about signing a paper about fence, and she did not sign it because she wasn't sure what was truly going on. Mayor Kingston asked if up until two years ago if there was arborvitae, and Ms. Dedich stated that there was overgrown shrubbery that she had removed since it was overgrown. Ms. Dedich stated there is not much room between the two properties. Mr. Rose wanted to confirm that she opposed the variance, which was true, but Ms. Dedich stated they could have spoken about alternatives. Ms. Dedich believed that a wood fence is an eye sore, and would appreciate greenery. Ms. Dedich also stated the hot tub may not be seen by her, but the people behind can see the hot tub.

Bob Richards, 6815 Greenbrier Dr., neighbor, and a friend of both, stated Ms. Andrzejewski takes care of their yard, and has no problem with the fence. Mr. Richards believed the fence would add value to the house and other houses. With no other comments, Mr. Rose moved to close the Public Hearing.

Motion by Ms. Gagliano, seconded by Mr. Jayjack to close the Public Hearing.  
ROLL CALL: Ayes: Hasman, Jayjack, Kingston, Rose, Gagliano, Collin

---

Absent: Stucky  
Nays: None  
MOTION CARRIED

**4. Appeal 2025-52 - JeffHeinl on behalf of Willie Jenks**

Willie Jones, property owner, and Jeff Heinl, contractor, explained the uniqueness of the lot, by having a lot of land on the left side and not much of a rear yard, and because the lot is on a corner, they are seeking variances. Mr. Rose stated these variances are driven by the lot being on a corner. Mr. Rose asked if the reason they cannot get the project behind the house is because of the size of the pool, deck, and pavilion, and Mr. Jones stated yes. Mr. Heinl stated screening will be placed on the West side with Norway spruces. Mr. Rose asked if the front corner would be screened, and the applicant stated yes. Mr. Hasman asked if there would be any grass that would be in-between the pavilion and the cement that surrounds the pool. Mr. Jones said it would be connected, but there will be grass in other locations, such as behind the pavilion in the front yard. Mr. Hasman asked if the pavilion projects out 11 ft from the building line, and Mr. Jones stated yes, and so does the fence. Ms. Gagliano wanted to confirm that the applicant cannot do the project he wants in the space that he has, and Mr. Jones stated that was correct. Mr. Rose noted the letter of support from the neighbor behind the project.

Kestutis Civinskas, 6508 Crabtree Ln., neighbor, stated he is located across the street and around the corner from the project, but has a line of site to the project. Mr. Civinskas was concerned about what the project would look like from the street. Mr. Civinskas stated as long as the fence is not on the curb or the sidewalk, he isn't bothered, but he would have liked to see a 6 ft. wall instead of a decorative fence. Mr. Civinskas liked the Norway spruce as screening. With no other comments, Mr. Rose moved to close the Public Hearing.

Motion by Mr. Collin, seconded by Mr. Jayjack to close the Public Hearing.

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

Absent: Stucky

Nays: None

MOTION CARRIED

**5. Appeal 2025-53 - Mark Yeager - KS Associates, Inc on behalf of Englewood LLC**

Mark Yeager with KS Associates, was representing the homeowner and The Northeast Ohio Regional Sewer District. Mr. Yeager explained that most of this lot encompasses the retention basin, and the sewer district would like to obtain this portion of the property so they can maintain the basin. Maintaining the basin includes clearing it, freeing it of vegetation, or maintaining capacity to reduce flooding. Mr. Yeager stated the lot is irregular and not rectangular, but as a Cul-de-sac, the lot is already somewhat irregular, and the rear yard setback line encompasses the usable rear yard.

Gary Slaby, 4595 Silver Creek Cir., neighbor, lives near the basin and has not had any problems with water for years. Mr. Slaby wanted to confirm that the maintenance would not be negative for the neighborhood. If they change something, Mr. Slaby wanted them to change it for the better. Mr. Yeager stated, no changes or construction are planned for the basin, and now the sewer district will do the maintenance instead of the homeowner. Mr. Yeager stated there would be an access easement from Morningside Dr.

Mr. Slaby wanted to confirm the homeowner of 6618 Morningside Dr. was aware of the project, which he was, and he was present at the meeting. Mr. Hasman asked the reasoning the sewer district wanted to take over the project, and Mr. Yeager stated there is funding to address basins like these.

Christina Sponseller, 6610 Morningside Dr., wanted to make sure her property was not affected by the variance request. Mr. Yeager stated there is no impact to the other parcels, only the home of 6618 Morningside Dr. for this distinct request.

Motion by Mr. Hasman, seconded by Mr. Jayjack to close the Public Hearing.

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

Absent: Stucky

Nays: None

MOTION CARRIED

**6. Appeal 2025-54 - Josh Decker - DiGeronimo Development**

Josh Decker, on behalf of DiGeronimo Companies, was present following- up Planning Commission meeting to discuss setbacks. The variances are part of the nature that is required of the tenant, and the final items are what could not be resolved, and in such, created a request for variances. Mr. Decker stated the parking is typical and has occurred for the other properties at Valor Acres. Mr. Rose confirmed that Mr. Decker meant the size of the spots, and Mr Decker stated yes, the 9x8 in lieu of the 10x12 ft. spots. Mr. Rose asked who the tenant was, and Mr. Decker stated it is CSA, a testing and lab facility. Mr. Rose stated the building is only open during business hours, and the parking stalls will be available for other things. Mr. Rose explained to build the building to fit the needs of the tenants, there is the need for setbacks. Mr. Rose stated that there was compromises made at the Planning Commission. Mr. Hasman asked what other business will be on the other side of the property. Mr. Decker explained to the South, is where the existing office is and the Post (recent building), there is approximately 200 ft to the start of the property line, and in between, a tenant has not yet been determined. To the North is Valor Acres mixed-use, which is multifamily, and nothing is yet planned between the two buildings, and the same as the Sherwin building to the West. Mr. Rose asked how far the building would be from the housing and mixed-use in the North, and Mr. Decker said roughly about 1000 ft. Mr. Rose stated no North variances have been asked for at this time.

Motion by Mr. Collin, seconded by Mr. Jayjack to close the Public Hearing.

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

Absent: Stucky

Nays: None

MOTION CARRIED

The Public Hearing closed at 9:00 pm.

**REGULAR MEETING**

Present: Hasman, Jayjack, Kingston, Rose, Collin, Gagliano

Absent: Stucky

Others: Abby Jakobsky, and approximately 25 guests

The Regular Meeting opened at 9:00 pm.

**Approval of Minutes**

7. Approval of the Regular Meeting Minutes of August 11, 2025

Motion by Mr. Jayjack, seconded by Mr. Hasman to approve the Regular Meeting minutes of August 11, 2025.

ROLL CALL: Ayes: Hasman, Jayjack, Kingston, Rose

Nays: None

Abstain: Gagliano, Collin

Absent: Stucky

MOTION CARRIED

**Appeals**

8. **Appeal 2025-48** - Motion by Ms. Gagliano, seconded by Mr. Collin, for the Board of Zoning Appeals to recommend to City Council (1) a variance from Section 1151.23(a) maximum 220' front yard setback to allow 234.2' (2) a variance from Section 1119.09(d) not to install the required public sidewalks until such time as the City deems appropriate, located at 12215 Timothy Ln., PPN 605-20-010.

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

Nays: None

Absent: Stucky

MOTION CARRIED

9. **Appeal 2025-50** - Motion by Ms. Gagliano, seconded by Mr. Jayjack for the Board of Zoning Appeals to recommend to City Council a variance from Section 1151.25(d)(3)(C) accessory structure maximum of 550 sq. ft. to allow 2,430 sq. ft. for the construction of a pavilion, located at 10420 Springhill Dr., PPN 605-10-008.

Motion to Amendment by Mayor Kingston, seconded by all members, to add three walls to the structure, and a variance request from the maximum of 240 sq. ft. instead of 550 sq. ft.

ROLL CALL: Ayes: Kingston, Collin

Nays: Jayjack, Gagliano, Hasman, Rose

Absent: Stucky

MOTION FAILED

10. **Appeal 2025-51** - Motion by Mr. Collin, seconded by Mr. Jayjack for the Board of Zoning Appeals to recommend to City Council a variance from Section 1183.03(a) 4' maximum fence height to allow for 6' for approximately 25 linear ft. of basket weave fence., located at 6726 Greenbrier Dr., PPN 601-01-087.

ROLL CALL: Ayes: Hasman, Jayjack, Rose, Gagliano, Collin  
Nays: Kingston  
Absent: Stucky  
MOTION CARRIED

11. **Appeal 2025-52** - Motion by Mr. Hasman, seconded by Mr. Collin for the Board of Zoning Appeals to recommend to City Council (1) a variance from Section 1151.24 a minimum 60' rear yard setback required to allow 41' for the construction of decks. (2) A variance from Section 1185.03(b) to allow 4' tall ornamental fencing in front of the building line on a corner lot as shown on the drawing dated 8/20/2025 (prohibited). (3) A variance from Section 1151.23(b) to allow for the construction of a 400 sq. ft. pergola in front of the building line on a corner lot, located at 8413 Timber Trail, PPN 601-21-077.

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

12. **Appeal 2025-53** - Motion by Mr. Jayjack, seconded by Mr. Collin for the Board of Zoning Appeals to recommend to City Council (1) a variance from Section 1117.09 that lots be generally rectangular in form to allow an irregular form for Parcel B (2) a variance from Section 1151.24 a minimum rear yard setback of 60' to allow for 19.4' for Parcel B (3) a variance from Section 1151.21(d) that requires each lot shall abut a dedicated street to allow for no frontage for Parcel A, for a lot split located at 6618 Morningside Dr., PPN 603-21-079.

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

13. **Appeal 2025-54** - Motion by Mr. Collin, seconded by Ms. Gagliano for the Board of Zoning Appeals to recommend to City Council (1) a variance from Section 1157.29 (d)(1) minimum rear yard building setback of 75' to allow for 62.4' (2) a variance from Section 1157.29 (a)(4) minimum front yard parking setback of 85' to allow for 68.5' (3) a variance from Section 1157.29 (c)(2) minimum side yard parking setback of 25' to allow for 0.8' on the South side. (4) a variance from Section 1157.29(d)(2) minimum rear yard parking setback of 25' to allow for 6' (5) a variance from section 1183.04(c) parking space dimensions be 10' x 20' to allow 9' x 18' for new construction, located at 9910 Brecksville Rd., PPN 604-09-017.

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

**Report of Council Representative Stucky**

Absent.

**Report of Mayor Kingston**

This Thursday is September 11th, may we never forget.

**Announcements**

No Announcements.

**Adjournment**

Motion by Ms. Gagliano, seconded by Mr. Collin to close the Regular Meeting.

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

Nays: None

Absent: Stucky

MOTION CARRIED

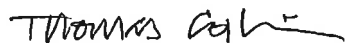
The Regular Meeting closed at 9:10 pm

**THE BRECKSVILLE BOARD OF ZONING APPEALS**

DENNIS ROSE, CHAIRPERSON



THOMAS COLLIN, VICE CHAIRPERSON



NORA GAGLIANO, SECRETARY



Public Hearing and Regular Meeting recorded by Abby Jakobsky