

**MINUTES OF PUBLIC HEARINGS  
BRECKSVILLE BOARD OF ZONING APPEALS  
RALPH W. BIGGS COUNCIL CHAMBERS – BRECKSVILLE CITY HALL  
NOVEMBER 10, 2025**

Present: Hasman, Stucky, Kingston, Collin, Rose

Absent: Jayjack, Gagliano

Others: Abby Jakobsky, 10 guests

**PUBLIC HEARINGS**

The Public Hearings opened at 7:30 PM.

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 2025- 60**

Don Sylvis and wife, Denise were present for the variance request at 11703 Chippewa Rd. The hardship went as follows: Mr. Sylvis' yard is about one and a half acres and is also quite wide. The neighbor to the East of the property is his mother, Antoinette Sylvis, at 11805 Chippewa Rd., and she also has a large lot that is two and a half acres, and the lot is completely bordered by a six-foot stockade fence. The neighbor, Mike Squirek at 11651 Chippewa Rd., also has a large lot that's three acres, and a six-foot fence borders his East property line. The applicants parcel is bordered on two sides by a stockade fence. Mr. Squirek's house sits very far back from the street, and with 200 feet approximately behind the applicant's house. Mr. Squirek's front yard is adjacent to the applicant's back yard. Mr. Sylvis stated that currently, the property line on the West has no fence, and with Mr. Squirek's house being set so far back from the street, and the angle at which the houses along Route 82 sit, the rear yard lacks privacy. The entire backyard is completely visible from any motorists.

Mr. Sylvis stated that because of those conditions, they would like to enclose that West property line with a fence. The idea of a four-foot fence does not stand tall enough to be able to accommodate any sort of privacy for the backyard because of their parcel. The backyard also sits lower than route 82 does. A 4 ft. fence would not be sufficient, especially one that can be seen through according to the applicant. Mr. Sylvis also explained Mike and Antoinette, neighbors, are unopposed to the fence.

Mr. Rose stated that there are three unique items to this applicant: one is the orientation of the yard to Route 82 because of the setback. Two, because Route 82 sits higher, the lot sits down lower than the road. Three, the home to the West is in the applicant's back yard because of the setbacks.

Councilmember Stucky had a few concerns and wanted confirmation that the fences located at 11805 Chippewa property were permitted fences. Ms. Jakobsky explained that there was a variance request from 2019 for a portion of fence the rear yard, but would have to do research regarding the whole fence. Mr. Hasman had a few concerns, and asked if any alternative options have been considered like vegetation, but the applicant was certain on finishing the 6 ft. stockade fence because of the present hardships. Mr. Hasman asked if they considered small portion of the yard to be fence rather than the whole length, and Mr. Sylvis explained that their hardships concerns the road which was why they wanted the whole portion of the fence. Mr. Hasman was concerned that this long line of fence would be seen from the road.

Mayor Kingston explained that this lot is unique and two stockade fences already exist around, which is the hardship for this applicant. Mayor Kingston wanted clarification about what information Councilmember Stucky was looking for. Ultimately, Councilmember Stucky wanted more information about if the stockade and fence height was previously approved. Mr. Rose opened up questions to the audience. There were none.

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

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

**MOTION CARRIED**

### **APPEAL 2025-61**

Kevin Weigand, was present for the addition at 6738 Sprague Rd. Mr. Rose explained to the applicant that anything being altered to this house is going to need a variance because it is nonconforming, which Ms. Jakobsky stated yes. Mr. Rose also explained that the addition fits within the envelope of the home. Mr. Rose also stated there was a letter from the neighbor, and they were unopposed. Mr. Rose opened up questions to the audience. There were none.

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

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

**MOTION CARRIED**

### **APPEAL 2025-62**

Ellie Jachna, Jordan Jachna, and project manager, Steve were present for the addition at 7909 Oakhurst. Ms. Jachna explained that their house is very unique, and would like the addition for additional room for the laundry room. Ms. Jackna also stated it is hard for her to go up and down the stairs to do the laundry because of medical reasons. Ms. Jachna also explained that the neighbor is unopposed to the addition. Councilmember Stucky stated that the addition does not go outside of the envelope of the home, and asked the size of the addition, which was confirmed as 9x11 ft. The applicant did not want to make the addition larger. Mr. Rose opened up questions to the audience. There were none.

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

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

**MOTION CARRIED**

The Public Hearings closed at 8:10 PM.

**MINUTES OF REGULAR MEETING  
BRECKSVILLE BOARD OF ZONING APPEALS  
RALPH W. BIGGS COUNCIL CHAMBERS – BRECKSVILLE CITY HALL  
NOVEMBER 10, 2025**

Present: Hasman, Stucky, Kingston, Collin, Rose

Absent: Jayjack, Gagliano,

Others: Abby Jakobsky, 10 guests

The Regular Meeting opened at 8:10 PM.

**APPROVAL OF THE REGULAR MEETING MINUTES OF OCTOBER 13, 2025**

Motion by Councilmember Stucky, seconded by Mr. Collin, to approve the Regular Meeting Minutes of October 13, 2025 as recorded.

**ROLL CALL:** Ayes: Collin, Hasman, Kingston, Stucky, Rose  
Nays: None  
**MOTION CARRIED**

**APPROVAL OF THE 2026 BOARD OF ZONING APPEALS CALENDAR**

Motion by Mr. Collin, seconded by Councilmember Stucky, to approve the 2026 Board of Zoning Appeals Calendar.

**ROLL CALL:** Ayes: Collin, Hasman, Kingston, Stucky, Rose  
Nays: None  
**MOTION CARRIED**

**APPEAL 2025-60**

Motion by Councilmember Stucky, seconded by all members to **table** the request of Don Sylvis (1) a variance from Section 1185.03(a) 4' maximum fence height to allow for 6', (2) a variance from Section 1185.02(d) to allow a stockade privacy type fence (not a permitted type) for approximately 230 linear ft., in the rear yard, located at 11703 Chippewa Rd., PPN 602-13-033.

**APPEAL 2025-61**

Motion by Mr. Collin, seconded by Mr. Rose, that the Board of Zoning Appeals recommend to City Council approval for the request of Kevin Weigand on behalf of Michael and Rachael Passodelis for (1) a variance from Section 1151.24 minimum 125 ft. front yard setback required to allow 107.5 ft., (2) a variance from Section 1151.24 minimum 30 ft. total side yards required to allow 25 ft. for the construction of an addition on the rear of a non-conforming house, located at 6738 East Sprague Rd., PPN 601-01-018.

**ROLL CALL:** Ayes: Collin, Hasman, Kingston, Rose  
Abstain: Stucky  
**MOTION CARRIED**

**APPEAL 2025-62**

Motion by Mr. Hasman, seconded by Councilmember Stucky that the Board of Zoning Appeals recommend to City Council approval for the request of Evergreen Woodcraft on behalf of Jordan Jachna for (1) a variance from Section 1151.24 minimum 10 ft. side yard setback required to allow for 4 ft., (2) a variance from Section 1151.24 minimum 30 ft. total side yards required to allow for 19 ft. for the construction of an addition a non-conforming house, located at 7909 Oakhurst Dr., PPN 602-03-028.

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

**MOTION CARRIED**

**REPORT OF COUNCILMEMBER STUCKY**

No report.

**REPORT OF MAYOR KINGSTON**

Mayor Kingston explained that today was the 250th Birthday of the United States Marine Corps, and tomorrow, November 11th, is Veterans Day.

**ANNOUNCEMENTS**

No Announcements

Motion by Councilmember Stucky, seconded by Mr. Hasman to close the Regular Meeting at 8:15 p.m.

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

**MOTION CARRIED**

**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