

Call to Order and Roll Call

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

Absent: None

Others: Abby Jakobsky, and approximately 17 guests

PUBLIC HEARING

The Public Hearing(s) started 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.

1. Appeal 2025-60 - Don Sylvis

Mr. Rose explained that this appeal was tabled from the last BZA Meeting and the Public Hearing has already been held. The appeal was to be addressed at the Regular Meeting.

2. Appeal 2025-63 - Sam Umina on behalf of Neal Brashear & Allison Winokur

Sam Umina, builder, explained the project will need a variance because of the way the house sits. The addition is 16 ft. wide to the North, for the addition, they will be seeking an 8 ft. rear yard setback. They have existing concrete for the project as well. Mr. Rose explained there is a letter of support from a neighbor who is directly behind the project located at 9289 Oxford Trl. After some discussion, it was clarified that this was the neighbor who would be affected by the project's location. Mr. Umina explained that the neighbor at 9289 Oxford Trl. was aware of the project. Councilmember Stucky asked about side yard compliance for the project, and Ms. Jakobsky stated that the project is compliant regarding side yard. Councilmember Stucky asked how each area was designated as the side yard and the rear yard, and Ms. Jakobsky responded by saying it was based on the location of the front door. Mr. Collin asked about trees, and Mr. Umina explained that there would be a tree that would have to be removed for this project. Hearing no other questions, Mr. Rose motioned to close the Public Hearing.

Motion by Ms. Gagliano, seconded by Councilmember Stucky to close the Public Hearing.

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

Nays: None

MOTION CARRIED

3. Appeal 2025-64 - Old World Custom Homes on behalf of Dom & Gina Catanzarite

Nick Matach, on behalf of Old World Homes, and Dom Catanzarite, homeowner, were present for the variance request at 6713 Victoria Ln. Mr. Matach explained their hardship was because of the pie-shaped lot, and based on the design of the home, they were unable to achieve the 70 ft. setback. Mr. Rose asked about the size of the house, and it was confirmed at just over 4,000 sq. ft. Mr. Rose stated that at a normal lot, the setback could be achieved. Mr. Matach stated that 37 percent of the roof is over that 30 ft. height mark, which was based on the average grade around the house. Mr. Rose asked the applicant if this was a flat lot with a normal basement, would the variance be needed. It was confirmed that the walk-out basement affects the average grade, which Ms. Jakobsky agreed. Mr. Rose also confirmed that the design of this house gives it the ability for square footage the applicant was seeking. Mayor

Kingston asked about the height variances were for Woodlands. and Ms. Jakobsky explained that this request was seeking less than what was approved for Woodlands. Councilmember Stucky asked how or if the developer presented the front yard setback for the home. Ms. Jakobsky explained that the front yard setback was set by the Planning Commission per ordinance. Mayor Kingston reiterated that this is one of the lots with the pie-shaped lot, which is its uniqueness. Councilmember Stucky wanted to know the reason why they needed the 78 ft. setback and the applicant stated it was because of the desired house size and to still be able to meet the side yard setbacks.

John and Christi Zandory, 9720 Forge Dr., and 7657 Victoria Ln. explained if they moved the house forward, they could do a 10 ft. side yard setback on one side and 20 ft. on the other. The board deliberated on this topic for some time. It was resolved that the applicant would still need a front yard setback variance due to the desired and proposed house on this lot. Mr. Rose clarified the questions, and currently, the house is 15 ft. on one side and 15 ft. on the other to meet the side yard setback requirements, and can not move it further forward. If the house was moved over, for a 10 ft. and 20 ft side yard to be compliant, it would still need a front yard setback variance for the house that is proposed. Hearing no other questions, Mr. Rose motioned to close the Public Hearing.

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

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

Nays: None

MOTION CARRIED

4. Appeal 2025-65 - Scott & Kim Warren

Scott Warren, located at 8700 Riverview, was present to ask for a variance extension for 2024-05 for their project, which they hope to start in January. Hearing no other questions, Mr. Rose motioned to close the Public Hearing.

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

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

Nays: None

MOTION CARRIED

5. Appeal 2025-66 - Andrew Schultz - Shultz Design & Construction Inc on behalf of American Lebanese Syrian Associated Charities Inc

Andrew Schultz, present for 6864 Chaffee Ct., which will have the Saint Jude's Dream Home. The applicant was unaware of the 40 ft. front yard setback established by the Planning Commission rather than the 25 ft. setback for the zoning district. The variance request is for a 35 ft. front yard setback variance in lieu of 40 ft., and is the variance request option they prefer. The other variance request option is a 47 ft. rear yard setback variance in lieu of 50 ft. Mr. Rose stated that there is a letter from the resident who is not in favor of the rear yard setback option. Mr. Rose stated he was aware the Planning Commission had established the front yard setback, and asked why the applicant was unaware. Mr. Schultz explained that he went by the guidelines on setback for this district to make it code complaint. Mr. Rose said a request in the neighbor's letter was for a vegetation buffer. Mr. Schultz said there is no landscape plan, but can try and find someone to donate

trees. Mr. Collin asked if the design on the home is locked in and Mr. Schultz said yes, there is no space to alter the plan. The board elaborated on the rear yard variance versus the front yard for some time. Mr. Hasman asked if the house would be out of line from the other houses, and Mr. Schultz explained the houses are mostly around 40 ft., so the 35 ft. is not too much of an ask.

John Macfarland, located at 6893 Chaffe Court, directly across the street, was excited about the project. He hopes to see a landscape plan and one that makes sure that runoff is mitigated in the future, and also explained that dust and noise are controlled during construction. Mr. Rose confirmed with Mr. Schultz that he would be able to keep the water on their property. Mr. Schultz stated they will have a landscape plan in the future. Hearing no other questions, Mr. Rose motioned to close the Public Hearing.

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

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

MOTION CARRIED

6. Appeal 2025-67 - Wes Davis & Julia Duhart on behalf of FirstEnergy Corporation

Julia Duhart, Architect, was present for the project at 6896 Miller Rd., First Energy, one side of the building will house CEI and the other side will house ATSI. The proposed renovation includes a full interior gut, overdue exterior maintenance on the building, the parking lot will be resurfaced and additional site lighting will be added. Ms. Duhart explained the 9x12 ft. parking spaces are so they can add more parking, the aisle which were requested are 23.1 ft. to keep them existing at the same size, and the black ornamental fence of 7 ft. instead of 6 ft. and is to protect critical infrastructure. Councilmember Stucky asked what Planning Commission agreed too and Ms. Duhart explained the fence is a code complaint, and they seemed to understand the height increase and the need for the fence. Mayor Kingston stated the hardship on the utility site is having to fence in infrastructure. Mr. Hasman asked how far off the road the fence would be and Ms. Duhart stated about 80 ft. Mr. Hasman asked about screening, and Ms. Duhart said there is no more proposed landscaping other than what is there for screening. A few trees will need to be removed as well for site alterations. Mayor Kingston asked for a rendering for the fence from Miller Road at a later time, to which Ms. Duhart stated yes. Hearing no other questions, Mr. Rose motioned to close the Public Hearing.

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

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

MOTION CARRIED

The Public Hearing(s) closed at 8:20 PM.

REGULAR MEETING

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

Absent: None

Others: Abby Jakobsky, and approximately 17 guests

The Regular Meeting opened at 8:20 PM.

Approval of Minutes

7. Approval of the Regular Meeting Minutes of November 10, 2025

Motion by Councilmember Stucky, seconded by Mr. Collin to approve the Regular Meeting Minutes of November 10, 2025.

ROLL CALL: Ayes: Hasman, Kingston, Rose, Collin, Stucky

Absent: None

Abstain: Jayjack, Gagliano

Nays: None

MOTION CARRIED

Appeals

8. **Appeal 2025-60** — Motion by Mr. Collin, seconded by Councilmember Stucky, that the Board of Zoning Appeals recommend to City Council approval for the request of Don Sylvis for (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.

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

Absent: None

Abstain: None

Nays: Hasman

MOTION CARRIED

9. **Appeal 2025-63** — Motion by Ms. Gagliano, seconded by Mr. Collin, that the Board of Zoning Appeals recommend to City Council approval for the request of Sam Umina on behalf of Neal Brashear & Allison Winokur for a variance from Section 1151.24 minimum 60' rear yard setback required to allow 52', for the construction of an addition, located at 9289 Oxford Trail, PPN 603-01-088.

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

Absent: None

Abstain: None

Nays: None

MOTION CARRIED

10. Appeal 2025-64 - Motion by Mr. Jayjack, seconded by Ms. Gagliano, that the Board of Zoning Appeals recommend to City Council approval for the request of Old World Custom Homes on behalf of Dom and Gina Catanzarite for (1) a variance from Section 1151.24 maximum 70' front yard setback to allow for 78', (2) a variance from Section 1181.11 (a) maximum roof area over 30' is limited to 10% of ground floor to allow 37%, for a new house, located at 6713 Victoria Ln., PPN 603-15-050.

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

11. Appeal 2025-65 — Motion by Mr. Collin, seconded by Councilmember Stucky, that the Board of Zoning Appeals recommend to City Council approval for the request of Scott & Kim Warren for a variance from Section 1197.31 to allow a 6-month extension (currently expired) to BZA variance 2024-05, located at 8700 Riverview Road, PPN 602-14-018.

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

12. Appeal 2025-66 — Motion by Mr. Jayjack, seconded by Councilmember Stucky, that the Board of Zoning Appeals recommend to City Council approval for the request of Andrew Schultz - Shultz Design & Construction Inc. on behalf of American Lebanese Syrian Associated Charities Inc. for a variance from Section 1151.23(a)(2) minimum 40' front yard setback to allow 35' for a new house, located at 6864 Chaffee Court, PPN 601-33-044.

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

13. Appeal 2025-67 - Motion by Mr. Hasman, seconded by Councilmember Stucky, that the Board of Zoning Appeals recommend to City Council approval for the request of Wes

Davis & Julia Duhart on behalf of FirstEnergy Corporation for (1) a variance from Section 1183.04(c) parking spaces 10' x 20' required to allow 9' x 20', (2) a variance from Section 1183.04(c) parking aisles be a minimum 24' to allow 23.1' (3) a variance from Section 1185.03(c) fence maximum height 6' to allow 7' for site alterations, located at 6896 Miller Rd, PPN 604-18-010

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

Report of Council Representative Stucky

Councilmember Stucky hopes everyone has a Happy and Safe Christmas.

Report of Mayor Kingston

Mayor Kingston shared his excitement about First Energy coming to Brecksville, the events going on in the City that are holiday and Christmas related in December, thanked everyone for serving and volunteering this year, and acknowledged Bob Hasman, and thanked him for his service to the Board of Zoning Appeals.

Announcements

No Announcements.

Adjournment

Motion by Mr. Hasman, and seconded by Ms. Gagliano to adjourn.

The Regular Meeting closed at 8:30 PM

THE BRECKSVILLE BOARD OF ZONING APPEALS



DENNIS ROSE, CHAIRPERSON



THOMAS COLLIN, VICE CHAIRPERSON



NORA GAGLIANO, SECRETARY

Public Hearing and Regular Meeting Minutes recorded by Abby Jakobsky.

