
Call to Order

Roll Call

Present: Veras, Stucky, Gagliano, Jayjack
Absent: Collin, Rose, Kingston

Organizational Meeting

The Organizational Meeting was postponed till February, other than the Oath of Office that was administered.

1. 7:30 p.m. Call to Order - Council Representative
2. Oath of Office to New Members

The Oath of Office was administered by Councilmember Stucky to Kimberly Veras.

PUBLIC HEARING

The Public Hearing opened at 7:30 PM.

Councilmember Stucky started the meeting with an explanation of the code, the job of the Board of Zoning Appeals Committee, and the process of appeal.

4. **Appeal 2026-01** - Anthony Slabaugh on behalf of Stefan Hlabse & Katherine Harold

Nick Boka, with Anthony Slabaugh Remodeling, was present to explain the variance request and the project on behalf of the homeowners. The homeowners are seeking an addition on the rear right of the home for additional family members. Mr. Boka explained the main hardship is the shape of the property as a wedge shape. The applicant proposed this location for the addition because of the current roofline, and there is an addition on the other side already. As well, the alternate side of the yard has many developed trees and soils which would be cost prohibitive. Ryan Schwartz, Project Developer, also explained that if they put an addition on the other side, they would lose old aged trees that are characteristic.

Councilmember Stucky had a few questions, and stated the area is a small space, and it seemed like the addition could fit on the existing inside right side wall. Mr. Boka explained that there is an electrical meter there that would have to be relocated, and a kitchen window is there. He also explained the addition in regard to the side yard is compliant. Councilmember Stucky explained the addition was still moving closer to the side yard than the house already is. Mr. Boka explained they did not want to encroach any further back, affect the kitchen window, or the electrical box. Councilmember Stucky suggested a wider footprint, but not deeper. Mr. Boka explained that any addition on the back will encroach onto the rear setback. He also explained putting it near the garage would cause conflicts as stated before. Mr. Boka explained that another hardship is the 60 ft. rear yard setback that is already at the back corner of the home. Mr. Boka also explained that there is an existing deck they are trying to maintain and connect to the addition, which would also connect to the existing home. Mr. Boka explained they are moving closer to the neighbor, but it is 10 ft. from the side yard, and as such does not require a variance. Mr. Boka went through the process of explaining the

hardship further by showing images of the home and why the addition would be difficult on the alternative side because of the rooflines present. Mr. Boka also explained that the addition would be attached to the living room, which makes it accessible in the proposed location.

Councilmember Stucky explained the electrical box could be moved, and asked about the addition on the right side, which is an existing family room. He asked about adding the addition to that family room. Mr. Boka explained they would still be encroaching on the rear yard and would require a setback variance, which Councilmember Stucky agreed.

The Commission deliberated on the topic for some time. Councilmember Stucky reiterated that the addition could be placed near the garage to not encroach on the neighbors' home to the side. Mr. Boka explained that there are many hardships (stated above) as to why they did not choose that location. Mr. Schwartz also explained that, architecturally, the addition fits better in the proposed location and balances out the house on the rear. Councilmember Stucky explained that looking from the front, an appendage would be sticking out. Mr. Boka explained they have letters of approval from the neighbors located at 4602, 4603, and 6849 Westview Rd. Councilmember Stucky explained there were only four Commission members in attendance and all members would have to vote yes. He also explained the option to table the appeal to the applicant, and left it up to the applicant.

There was further conversation about the appeal again, and Mr. Boka wanted to understand the concerns of the appeal because he believed there was concerns regarding the side yard even though the addition was compliant on the side yard. Councilmember Stucky explained if the addition was placed on the other side of the home, there would be more room out and back compared to the proposed location. Mr. Boka stated that no matter where the addition is, a variance would have to be requested, to which Councilmember Stucky agreed. Mr. Schwartz reiterated that this was the best place to locate the addition, especially to not disrupt trees for the homeowners and privacy for other neighbors. Councilmember Stucky understood and explained that there is only one variance request. The applicant chose to table the appeal.

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

ROLL CALL: Veras, Gagliano, Stucky, Jayjack
Ayes: None
Nays:

MOTION CARRIED

REGULAR MEETING

Present: Veras, Stucky, Gagliano, Jayjack
Absent: Collin, Rose, Kingston

Approval of Minutes

5. Approval of the Regular Meeting Minutes of December 8, 2025
The vote on minutes were tabled due to the amount of voting members.

Appeals

6. **Appeal 2026-01** — Motion by Ms. Veras, seconded by Ms. Gagliano to **table** the request

of Anthony Slabaugh on behalf of Stefan Hlabse and Katherine Harold for a variance from Section 1151.24 minimum 60' rear yard setback to allow for 33.5' for the construction of an addition, located at 4606 Silver Creek Cir., PPN 603-21-074.

ROLL CALL: Ayes: Veras, Gagliano Stucky, Jayjack
 Nays: None
 MOTION CARRIED

Report of Council Representative Stucky

No report.

Report of Mayor Kingston

Absent.

Announcements

None.

Adjournment

Motion by Councilmember Stucky, seconded by Mr. Jayjack to adjourn.

The Regular Meeting closed at 8:15 PM.

ROLL CALL: Ayes: Veras, Gagliano Stucky, Jayjack
 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