

**MINUTES OF PUBLIC HEARINGS
BRECKSVILLE BOARD OF ZONING APPEALS
RALPH W. BIGGS COUNCIL CHAMBERS – BRECKSVILLE CITY HALL
MARCH 9, 2026**

Present: Collin, Gagliano, Veras, Jayjack, Kingston, Stucky
Absent: Rose
Others: Steve Synek and 7 guests

PUBLIC HEARINGS

Mr. Collin, Vice Chairperson, began with an explanation of the how the meeting will proceed, the job of the Board of Zoning Appeals Committee, and the process of appeal.

APPEAL 2026-05

Elijah Morrison, STG Electric, was present representing the owners at 6946 Crystal Creek Drive, who are requesting to install a generator on the side of the house. He explained the gas and electric are on the side where they'd like to install the generator with a chimney and bushes to screen. The owners had received a letter from the neighbors stating they are okay with the location.

Mr. Stucky asked if the generator could be installed on the patio and Mr. Morrison explained it could however, there's a large patio behind the house and the generator would have to be placed 15 – 20 feet behind the house, trenching would be involved, increasing the cost and aesthetically, would look a lot better on the side of the house.

There were no further questions/comments from the Board Members or audience.

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

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

APPEAL 2026-06

Timothy Beaumont, New Vista Enterprises, on behalf of Colleen Mayer, homeowner at 10404 Parkside Dr., requesting a backyard outdoor living space with a pavilion and pool house. They are requesting an increase of covered enclosed space and covered outdoor space. The design was put together keeping in mind the homeowners have small children and being able to entertain and occupy the children while using the pool. He explained the enclosed space would be comprised of a bathroom, area for pool equipment and a storage area. The outdoor space, pavilion style, would have an outdoor kitchen, lounge area with fireplace and a dining space. He provided letters from neighbors along with a diagram of neighbor's location to this property and HOA approval.

Mr. Collin asked if they had approval from the neighbor to the east and Mr. Beaumont did not have any communication from that neighbor. He was asked if the homeowner had contacted the neighbor to the east and Mr. Beaumont responded he was not sure.

Mayor Kingston asked Mr. Synek if the combined square footage of 1,100 sq. ft. was in line with other projects and Mr. Synek answered it was in line.

Mr Stucky questioned if this will be reviewed for water runoff and was told it would be. He also asked about adding trees and Mr. Beaumont pointed out the areas of screening and new evergreen trees. Mr. Stucky asked why nothing is being planted in the center and Mr. Beaumont explained they needed circulation and need to be able to service pool equipment.

There were no further questions/comments from the Board Members or audience.

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

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

APPEAL 2026-07

Greg & Britt Wheeler, homeowners of 3340 Royalton Rd., were present to request a shed and greenhouse. He explained they have a small shed that is rotting. They are requesting to build a larger shed to be able to store yard and sports equipment. He also mentioned his wife is a gardener and they'd also like a greenhouse attached which then goes over the allowed square footage.

Mr. Collin asked if the shed and greenhouse were prefabricated and Mr. Wheeler replied both shed and greenhouse are prefabricated, one building with one roof. Mr. Collin also asked if the base would be concrete and was told it would be limestone. He also asked if the current shed would be removed and was told it would. Mr. Collin asked if they spoke to the neighbors and Mr. Wheeler said he'd spoken to all neighbors who can see the structure and they were all okay with the shed/greenhouse.

There were no further questions/comments from the Board Members or audience.

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

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

APPEAL 2026-08

Michael Disante, homeowner of 8443 Riverview Rd., thanked the board for hearing his request for a 5' black wrought iron fence. He explained it is primarily for safety for his family and dogs, trying to reduce the wildlife traffic entering the yard. He explained to the Board Members he has

dogs, his property butts up to the park and is thinking a 5' fence will deter animals. He explained he had an invisible fence but animals were still able to come in his yard so a physical barrier would be more reliable. Mr. Disante described the fence as minimally intrusive, black wrought iron that you see right through. He feels it would align with the character of the neighborhood and other fences around. He explained he is using a fence company for the installation and is compliant with all setbacks to the property lines.

Mr. Collin asked how long he's lived at this residence and how long he's had dogs and why a 5' fence as opposed to 4' fence. Mr. Disante responded he has had dogs since 2007 when they moved in. He explained again he had an invisible fence prior to this and it does not keep animals from entering the yard, they've had issues with ticks and intermittent failure with the fence. He feels the additional height would keep his dogs in and would deter animals from coming in his yard. Mr. Collin asked Mr. Synek if the fence type was approvable and was told it was.

Mayor Kingston asked if any houses in the area had fences and Mr. Disante responded that his immediate neighbors did not but there was a fence a couple doors down.

Mr. Collin asked if there were any more questions/comments from the Board Members or audience and Al Bota, neighbor to the north, questioned the location of the fence. There was talk between the owner and neighbor regarding relocation of the fence.

Ms. Gagliano asked, to be clear, would a 4' fence be approved in the location requested and was told yes it would.

There were no further questions/comments from the Board Members or audience.

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

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

Nays: None

MOTION CARRIED

**MINUTES OF REGULAR MEETING
BRECKSVILLE BOARD OF ZONING APPEALS
RALPH W. BIGGS COUNCIL CHAMBERS – BRECKSVILLE CITY HALL
MARCH 9, 2026**

Present: Collin, Gagliano, Veras, Jayjack, Kingston, Stucky
Absent: Rose
Others: Steve Synek and 7 guests

APPROVAL OF THE 2025 BOARD OF ZONING APPEALS ANNUAL REPORT

Motion by Mr Stucky, seconded by Ms. Gagliano, to approve the 2025 Board of Zoning Appeals Annual Report

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

APPROVAL OF THE REGULAR MEETING MINUTES OF FEBRUARY 9, 2026

Motion by Mr. Stucky, seconded by Mr. Jayjack, to approve the Regular Meeting minutes of February 9, 2026

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

APPEAL 2026-05

Motion by Mr. Stucky, seconded by Ms. Gagliano, that the Board of Zoning Appeals recommend to City Council approval for a variance from section 1326.02 to install a generator in the side yard, instead of the rear as required by code and amended to include screening, located at 6946 Crystal Creek Drive, PPN 602-12-045.

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

APPEAL 2026-06

Motion by Mr. Jayjack, seconded by Ms. Veras, that the Board of Zoning Appeals recommend to City Council approval for (1) a variance from Section 1151.25(d)(2)(B) maximum 192 sq. ft. to allow 415 sq. ft. for the construction of a pool house and (2) for a variance from Section 1151.25(d)(3)(B) maximum of 400 sq. ft. to allow 750 sq. ft. for the construction of a pavilion located at 10404 Parkside Dr, PPN 605-24-041.

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

APPEAL 2026-07

Motion by Ms. Veras, seconded by Ms. Gagliano, that the Board of Zoning Appeals recommend to City Council approval for a variance from Section 1151.25(d)(2)(b) maximum 192 sq/ft. to allow 352 sq/ft. for the construction of a shed & greenhouse, located at 3340 Royalton Rd., PPN 603-02-013.

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

APPEAL 2026-08

Motion by Ms. Gagliano, seconded by Ms. Veras, that the Board of Zoning Appeals recommend to City Council approval for a variance from Section 1183.03(a) 4' maximum height to allow approximately 260 linear ft. of 5' tall black wrought iron fence, located at 8443 Riverview Rd, PPN 602-26-015.

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

REPORT OF COUNCILMEMBER STUCKY

No Report

REPORT OF MAYOR KINGSTON

No Report

ANNOUNCEMENTS

No Announcements

Motion by Ms. Veras, seconded by Ms. Gagliano to close the Regular Meeting at 8:05 pm.

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 Jeanne Magistro