

**MINUTES OF PUBLIC HEARINGS
BRECKSVILLE BOARD OF ZONING APPEALS
RALPH W. BIGGS COUNCIL CHAMBERS – BRECKSVILLE CITY HALL
April 13, 2026**

Present: Collin, Gagliano, Veras, Jayjack, Kingston, Stucky, Rose
Absent: None
Others: Steve Synek and 7approximately 11 guests

PUBLIC HEARINGS

Mr. Rose, Chairperson, began with an explanation of how the meeting will proceed, the role of the Board of Zoning Appeals, and the appeal process, including public input and City Council's final authority.

APPEAL 2026-09

Kathryn Reel, homeowner of 8436 Riverview Rd., was present requesting (1) a variance to allow a detached garage in the front yard where a rear yard is required and (2) a variance to exceed the maximum allowable size of 660 sq. ft. to permit a 696 sq. ft. detached garage.

Ms. Reel explained the property includes a 100-year-old home where she has lived for 30 years. Approximately two-thirds of the lot consists of a steep ravine, leaving limited usable flat yard space. She noted the house is centered on the property with only side yards functioning as usable space. She also referenced a prior variance granted in 2002 for a side-yard fence due to lack of a functional backyard.

She stated the existing attached garage cannot be expanded due to it being brick, structural limitations, terrain, and cost concerns, including relocation of utilities and removal of a large tree. The proposed garage would expand an existing shed footprint. Letters of support from seven neighbors were submitted.

Board members discussed the feasibility of expanding the attached garage; Ms. Reel stated it would be impractical and cost prohibitive.

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

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

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

Nays: None

MOTION CARRIED

APPEAL 2026-10

Rick Rutkowski, homeowner of 10320 Barr Rd., was present requesting a variance to allow two trailers in the front yard and one RV on the side yard instead of the rear as required.

Mr. Rutkowski explained the rear of the property slopes significantly, making it impractical to store trailers and equipment due to drainage, terrain, and accessibility issues. He noted the property sits over 200 feet from the road and is adjacent to a highway, limiting visibility concerns.

After discussion with the Board, the applicant agreed to modify the request to relocate all units to the side yard with appropriate screening. A neighboring property owner spoke in support, noting no concerns with the proposal.

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

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

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

APPEAL 2026-11

Gregory and Brittany Wheeler, homeowners of 3340 Royalton Rd., were present requesting (1) a variance to allow a six-foot fence where four feet is permitted and (2) a variance to allow approximately 190 linear feet of solid vinyl fencing.

The applicants explained the request was for privacy, noise reduction from Route 82 traffic, and safety for their dog. They also noted an adjacent property has a similar fence.

Board members discussed fence material, noting vinyl fencing is not typically approved and suggesting alternative materials such as board-on-board wood fencing. It was also noted the neighboring fence was installed without proper permits.

Ms. Gagliano suggested splitting the request into two separate votes (height and material) to improve the applicant’s chances of approval. The Board and applicants agreed.

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 2026-12

Angelo Ezzo, representing the homeowners at 7548 Winding Way, was present requesting a variance to allow a six-foot board-on-board fence (approximately 100 linear feet) where four feet is permitted.

Mr. Ezzo explained the fence is replacing an existing deteriorated six-foot fence and is necessary due to a grade difference of approximately two to three feet between properties. He noted similar fencing exists on adjacent properties and that newer homes behind the property increase the need for privacy.

There were no objections from neighbors.

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 2026-13

Angelo Ezzo was also present requesting a variance to allow a six-foot fence (approximately 25–30 linear feet) where four feet is permitted at an adjacent property on Winding Way.

He explained the fence serves as a divider between properties with similar terrain challenges and proximity to neighboring homes with young children.

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

Motion by Mr. Rose seconded by Ms. Veras 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
April 13, 2026**

Present: Collin, Gagliano, Veras, Jayjack, Kingston, Stucky, Rose
Absent: None
Others: Steve Synek and approximately 11 guests

APPROVAL OF THE REGULAR MEETING MINUTES OF MARCH 9, 2026

Motion by Mr. Collin, seconded by Ms. Gagliano, to approve the Regular Meeting minutes of February 9, 2026

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

APPEAL 2026-09

Motion by Mr. Collin, seconded by Mr. Stucky, that the Board of Zoning Appeals recommend to City Council approval for:

1. A variance from Section 1151.26.1 to allow a detached garage in the front yard where a rear yard is required, and
2. A variance from Section 1151.25(d)(1) to exceed the maximum 660 sq. ft. to allow 696 sq. ft.,

located at 8436 Riverview Rd., PPN 602-10-003.

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

APPEAL 2026-10

Motion by Mr. Jayjack, seconded by Mr. Stucky, that the Board of Zoning Appeals recommend to City Council approval for a variance from Section 1151.06(i)(2)(B) to allow three units (trailers/RV) to be located in the side yard instead of the rear, with appropriate screening, located at 10320 Barr Rd., PPN 604-23-006.

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

APPEAL 2026-11

Part 1 – Fence Height (6 ft.)

Motion by Ms. Veras, seconded by Mr. Jayjack, that the Board recommend approval for a variance from Section 1185.03(a) to allow a six-foot fence

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

Part 2 – Fence Type (Vinyl)

Motion by Ms. Veras, seconded by Mr. Rose, that the Board recommend approval for a variance from Section 1185.02(d) to allow approximately 190 linear feet of solid vinyl fencing.

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

APPEAL 2026-12

Motion by Ms. Gagliano, seconded by Ms. Veras, that the Board recommend approval for a variance from Section 1185.03(a) to allow a six-foot board-on-board fence (approx. 100 linear feet), located at 7548 Winding Way, PPN 601-36-021.

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

APPEAL 2026-13

Motion by Mr. Rose, seconded by Ms. Veras, that the Board recommend approval for a variance from Section 1185.03(a) to allow a six-foot fence (approx. 30 linear feet), located at 7540 Winding Way.

ROLL CALL: Ayes: Jayjack, Collin, Kingston, Veras, Stucky, Gagliano, Rose
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 8:20 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 Cassandra El-Khoury