

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

Call to Order

Roll Call

Present: Dennis Rose, Thomas Collin, Nora Gagliano, Kimberly Veras, Brian Stucky, Mayor Kingston

Absent: Ken Jayjack

Others: Steve Synek, Cassandra El-Khoury and approximately 18 guests

The Public Meeting opened at 7:30 P.M

PUBLIC HEARINGS

Mr. Rose began the meeting with an explanation of the code, the job of the Board of Zoning Appeals Committee, and the process of appeal.

APPEAL BZA26-000007

John Kafantaris and Ermione (Amy Kafantaris) were present to request a variance to allow a 6' driveway gate in the front yard, located at 6741 Wallings Rd, PPN 601-01-023.

Mr. Kafantaris explained that the property has an unusually long driveway and that delivery drivers from Amazon, UPS, and other services routinely drive the full length of the driveway to the rear of the residence rather than stopping near the road. He stated that vehicles frequently turn around close to the house, have come dangerously close to striking the residence and landscaping, and regularly trigger the family's dogs while working from his home office located at the rear of the house. He explained that the proposed driveway gate is intended to prevent unauthorized vehicles from entering the property while still allowing delivery personnel to access the residence on foot or through an intercom system.

Commission members discussed whether the applicant's hardship related to the location of the gate rather than the requested six-foot height. Members noted that a four-foot gate would still prevent vehicles from accessing the driveway while eliminating one of the requested variances. Additional discussion focused on the appearance of the proposed gate, neighboring properties with similar gates, and alternative methods for accommodating package deliveries, including the installation of a delivery box near the entrance.

Following discussion, the applicants agreed to revise the proposal by withdrawing the request for the six-foot gate and proceeding with a five-foot ornamental gate while retaining the request for a front-yard gate.

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

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

MOTION CARRIED

APPEAL BZA26-000010

Natalie Erker was present to request a variance from Section 1119.09(d) not to install the required public sidewalks until such time as the City deems appropriate, located at 9224 Highland Dr, PPN 603-06-017.

Ms. Erker explained that there are currently no sidewalks along the west side of Highland Drive in the vicinity of the property and that requiring installation at this time would create an isolated section of sidewalk that would not connect to any existing sidewalks. She acknowledged that should the City determine sidewalks are appropriate in the future as part of a larger public improvement project, she would install the required sidewalk at that time. Board members confirmed their understanding that the requested variance would defer, rather than eliminate, the sidewalk requirement until such time as the City deems it appropriate.

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

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

MOTION CARRIED

APPEAL BZA26-000011

David J Abood, homeowner, at 9555 Reserve Run, PPN 604-22-009 was present to request a variance for a 6' fence instead of the maximum 4' for a portion of fencing.

Mr. Abood explained that the requested six-foot fence was necessary to safely contain his large German Shepherd dog, noting that recommendations from both the breed association and his veterinarian indicated that a four-foot fence would not be sufficient. He stated that deer, turkeys, and other wildlife frequently travel through the backyard, creating situations where the dog could attempt to jump the fence. The proposed fence would help protect the dog, neighboring properties, and local wildlife. Mr. Abood also noted that this was his first variance request and explained that his original fence installation had proceeded without the necessary approvals after relying on his contractor. Board members complimented the thoroughness of the application materials, photographs, supporting documentation, and overall presentation, noting that the information provided made the request easy to evaluate.

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

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

MOTION CARRIED

APPEAL BZA26-000012

Brent Harris – Klassic Decks submitted on behalf of Bradley & Mary Bryan to request a variance from Section 1151.24 to allow an 85' front yard setback, instead of the required 125' for the construction of a deck on a non-conforming house, located at 10305 Chippewa Rd, PPN 601-38-009.

No representative was present when the appeal was called during their timeslot. Mr. Rose suggested to get back to this appeal before the end of the public hearing.

MOTION CARRIED

APPEAL BZA26-000013

Thomas J Stanek Jr, homeowner, at 6811 Farview Rd, PPN 601-06-010 was present to request a variance from Section 1151.25(d) maximum of 660 sq. ft. to allow 936 sq. ft. for the construction of a detached garage.

Mr. Stanek explained that the proposed detached garage would provide storage for collector vehicles that he and his late father had accumulated over the years, as well as property maintenance equipment, including a tractor and mower. He stated that he currently stores vehicles at another property and in off-site locations and wished to consolidate them at his residence. Mr. Stanek further explained that the proposed garage would be constructed in an area where a tree had been removed following storm damage, improving the appearance and functionality of the property.

Board members discussed the size of the proposed garage, the number of vehicles it would accommodate, the availability of utilities, and future plans for the property. Mr. Stanek also submitted additional letters of support from neighboring property owners for inclusion in the record.

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

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

MOTION CARRIED

APPEAL BZA26-000014

Derek McNamara and Steph Masseria – McNamara's Fence was present on behalf of Steph Masseria/Alyssa Trivisonno for a (1) variance from Section 1185.03(a) maximum 4' fence height to allow 6' and (2) a variance from section 1185.02(d) to allow approximately 80 linear ft. of solid vinyl fence (type prohibited) as indicated on the drawing dated 6/23/2026, located at 10905 Greenhaven Pkwy, PPN 602-07-008.

Mr. McNamara explained that the proposed fence would provide privacy between neighboring properties, establish a defined property boundary, contain the homeowners' dogs and chickens, and reduce disturbances caused by activity between the adjoining yards. He stated that the proposed white vinyl fence was selected because of its durability, low maintenance, and lower cost compared to wood-grain vinyl products. Board members discussed whether the requested six-foot height was necessary, the appropriateness of solid vinyl fencing within the community, and alternative fencing materials permitted under the City's code. The homeowners indicated that the six-foot height was their primary concern and stated they would be willing to consider an alternative approved fencing material if necessary.

Robert Fackelman, owner of the adjoining property, addressed the Board and stated that he supported the requested six-foot fence height but opposed the use of white vinyl fencing. He explained that a wood-toned or more natural-looking material would be more compatible with the character of the neighborhood and requested that the Board consider conditioning any approval on the use of an alternative material.

Board members discussed Brecksville's preference for open yards and natural-appearing fencing materials, noting that privacy fences and solid vinyl fencing are generally discouraged unless a hardship exists.

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

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

MOTION CARRIED

APPEAL BZA26-000015

Thomas and Susan Dick, homeowner, at 5901 Oakes Rd, PPN 603-04-007 was present to request a variance from Section 1151.24 minimum 125 ft. front yard setback required to allow 30 ft. for the construction of a garage addition on the front of a non-conforming house.

Mr. and Mrs. Dick explained that the severe slope and topography behind the residence make it impractical to construct a garage addition at the rear of the home. To illustrate the request, they submitted photographs depicting the proposed location of the addition, the available distance between the proposed garage and the roadway, and a nearby residence with a garage situated closer to the street. The applicants also submitted letters of support from neighboring property owners. Board members discussed the property's unique topography and confirmed that constructing the addition behind the residence was not a practical option. Jeffrey Abke, an adjacent property owner, addressed the Board and expressed concern regarding the increased visual impact of the proposed garage addition from his property. He requested that landscaping be installed along the side of the addition to soften its appearance. Following discussion, the applicants agreed to install evergreen trees or shrubs along the side of the garage addition if the variance was approved.

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

Motion by Mr. Collin, seconded by Ms. Veras to close the Public Hearing.
MOTION CARRIED

APPEAL BZA26-000016

David Sabol was present on behalf of James & Cheryl Shephard for (1) a variance from Section 1183.08(a) maximum 3 outdoor parking spaces to allow the conversion of a 60'x120' tennis court into a 60' x60' driveway use, and (2) a variance from Section 1117.04(i) which requires driveways to be located a minimum 60' from intersection to allow a new driveway as indicated on the drawing dated 6/22/2026, located at 10126 Echo Hill Drive, PPN 605-19-008.

Mr. Sabol explained that the revised proposal was submitted in response to comments received from the Board at the previous meeting. The revised plan significantly reduced the size of the proposed driveway area while retaining a portion of the existing tennis court. He stated that the City's Building Department determined the revised plan would still require variances because the proposed driveway exceeded the allowable outdoor parking area and was located within the required setback from the intersection.

Board members discussed the condition and age of the existing tennis court, the practicality of tying new concrete into the existing slab, the overall size of the proposed parking area, and whether a more traditional driveway design would better satisfy the City's intent. Mr. Sabol explained that multiple contractors had evaluated the existing concrete slab and determined it was structurally sound and suitable for incorporation into the proposed driveway. The Board also discussed the future use of the driveway area, the potential precedent such a variance could establish, and whether the two requested variances should be considered separately.

Mr. Sabol advised the Board that the homeowners had received approval from the Homeowners Association for the revised proposal.

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

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

APPEAL BZA26-000012

Brent Harris – Klassic Decks submitted on behalf of Bradley & Mary Bryan to request a variance from Section 1151.24 to allow an 85' front yard setback, instead of the required 125' for the construction of a deck on a non-conforming house, located at 10305 Chippewa Rd, PPN 601-38-009.

No representative was present in the audience when the appeal was called during their initial timeslot. No representative was present in the audience at the end of the hearing when called again.

Steve Synek spoke on their behalf. He explained that the existing residence is a legal non-conforming structure that does not meet the current front yard setback requirements. Because the home is already located within the required setback, any addition, including a rear deck, requires a variance even though the proposed improvement is located at the rear of the house.

Board members discussed the unique configuration of homes along Chippewa Road, noting that setbacks vary throughout the area and that additions to non-conforming homes on the street have required similar variances in the past.

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

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

MOTION CARRIED

The Public Hearings Meeting closed at 8:35 PM.

**MINUTES OF REGULAR MEETING
BRECKSVILLE BOARD OF ZONING APPEALS
RALPH W. BIGGS COUNCIL CHAMBERS – BRECKSVILLE CITY HALL
JULY 13, 2026**

REGULAR MEETING

Present: Dennis Rose, Thomas Collin, Nora Gagliano, Kimberly Veras, Brian Stucky, Mayor Kingston

Absent: Ken Jayjack

Others: Steve Synek, Cassandra El-Khoury and approximately 18 guests

The Regular Meeting opened at 8:35 PM

APPROVAL OF THE REGULAR MEETING MINUTES OF JUNE 8, 2026

Motion to approve the Regular Meeting Minutes of June 8, 2026.

ROLL CALL: Ayes: Mr. Rose, Ms. Gagliano, Mr. Stucky, Mayor Kingston

Nays: None

Abstain: Mr. Collin and Ms. Veras

MOTION CARRIED

APPEAL BZA26-000007

John Kafantaris and Ermione (Amy) Kafantaris were present to request a variance for a driveway gate. The applicants explained that delivery vehicles frequently travel to the rear of the property, creating safety concerns and near misses around the residence. Board members discussed reducing the requested gate height from six feet to four feet while retaining the request for a front-yard gate. The applicants agreed to revise the height request. There were no comments from the audience.

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 1185.03(a) maximum 4' fence height to allow 5', located at 6741 Wallings Rd, PPN 601-01-023.

ROLL CALL: Ayes: Mayor Kingston, Ms. Gagliano, Ms. Veras, Mr. Rose

Nays: Mr. Collin, Mr. Stucky

MOTION CARRIED

Motion by Mr. Stucky seconded by Mr. Collin, that the Board of Zoning Appeals recommend to City Council approval for (2) a variance from Section 1185.03(a) to allow a fence in a location other than side or rear yard for the installation of a driveway gate, located at 6741 Wallings Rd, PPN 601-01-023.

ROLL CALL: Ayes: Mayor Kingston, Ms. Gagliano, Mr. Collin, Ms. Veras, Mr. Stucky, Mr. Rose

Nays: None

MOTION CARRIED

APPEAL BZA26-000010

Motion by Ms. Veras, seconded by Mr. Collin, that the Board of Zoning Appeals recommend to City Council approval for a variance from Section 1119.09(d) not to install the required public sidewalks until such time as the City deems appropriate, located at 9224 Highland Dr, PPN 603-06-017.

ROLL CALL: Ayes: Mr. Collin, Mayor Kingston, Mr. Stucky, Ms. Veras, Mr. Rose

Nays: None

Abstain: Ms. Gagliano

MOTION CARRIED

APPEAL BZA26-000011

Motion by Ms. Gagliano, seconded by Ms. Veras, that the Board of Zoning Appeals recommend to City Council approval for a variance from Section 1323.03 maximum pool fence height 4' to allow 6' for a portion of fencing located at 9555 Reserve Run, PPN 604-22-009.

ROLL CALL: Ayes: Mr. Collin, Ms. Gagliano, Mr. Veras, Mayor Kingston

Nays: Mr. Stucky, Mr. Rose

MOTION CARRIED

APPEAL BZA26-000012

Motion by Mr. Collin, seconded by Ms. Gagliano, that the Board of Zoning Appeals recommend to City Council approval for a variance from Section 1151.24 minimum 125' front yard setback to allow 85' for the construction of a deck on the rear of a non-conforming house, located at 10305 Chippewa Rd, PPN 601-38-009.

ROLL CALL: Ayes: Ms. Gagliano, Mr. Stucky, Ms. Veras, Mr. Collin, Mayor Kingston, Mr. Rose

Nays: None

MOTION CARRIED

APPEAL BZA26-000013

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) maximum of 660 sq. ft. to allow 936 sq. ft. for the construction of a detached garage, located at 6811 Farview Rd, PPN 601-06-010.

ROLL CALL: Ayes: Mr. Collin, Mayor Kingston, Mr. Stucky, Ms. Veras, Ms. Gagliano, Mr. Rose

Nays: None

MOTION CARRIED

APPEAL BZA26-000014

Motion by Ms. Gagliano, seconded by Mr. Collin, that the Board of Zoning Appeals recommend to City Council approval for a (1) variance from Section 1185.03(a) maximum 4' fence height to allow 6' and (2) a variance from section 1185.02(d) to allow approximately 80 linear ft. of solid vinyl fence (type prohibited) as indicated on the drawing dated 6/23/2026, located at 10905 Greenhaven Pkwy, PPN 602-07-008.

ROLL CALL: Ayes: Ms. Veras

Nays: Ms. Gagliano, Mayor Kingston, Mr. Stucky, Mr. Collin, Mr. Rose

MOTION FAILED

APPEAL BZA26-000015

Motion by Mr. Collin, seconded by Mr. Stucky, that the Board of Zoning Appeals recommend to City Council approval for a variance from Section 1151.24 minimum 125 ft. front yard setback required to allow 30 ft. for the construction of a garage addition on the front of a non-conforming house, located at 5901 Oakes Rd, PPN 603-04-007.

ROLL CALL: Ayes: Mayor Kingston, Mr. Collin, Ms. Gagliano, Mr. Stucky, Ms. Veras, Mr. Rose

Nays: None

MOTION CARRIED

APPEAL BZA26-000016

Motion by Mayor Kingston, seconded by Mr. Collin, that the Board of Zoning Appeals recommend to City Council approval for (1) a variance from Section 1183.08(a) maximum 3 outdoor parking spaces to allow the conversion of a 60'x 120' tennis court into a 60' x 60' driveway use, located at 10126 Echo Hill Drive, PPN 605-19-008.

ROLL CALL: Ayes: Ms. Gagliano, Mayor Kingston, Mr. Rose

Nays: Mr. Stucky, Ms. Veras, Mr. Collin

MOTION FAILED

Motion by Mayor Kingston, seconded by Mr. Collin, that the Board of Zoning Appeals recommend to City Council approval for (2) a variance from Section 1117.04(i) which requires driveways to be located a minimum 60' from intersection to allow a new driveway as indicated on the drawing dated 6/22/2026 located at 10126 Echo Hill Drive, PPN 605-19-008.

ROLL CALL: Ayes: Ms. Gagliano, Mayor Kingston, Mr. Rose, Mr. Stucky, Ms. Veras, Mr. Collin

Nays: None

MOTION CARRIED

REPORT OF COUNCILMEMBER STUCKY – No Report

REPORT OF MAYOR KINGSTON – No Report

ANNOUNCEMENTS – No Announcements

ADJOURNMENT

Motion to close the Regular Meeting.

ROLL CALL: Ayes: Mr. Rose, Mr. Collin, Ms. Gagliano, Ms. Veras, Mr. Stucky, Mayor Kingston

Nays: None

MOTION CARRIED

The Regular Meeting closed at 8:50 PM

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