

**MINUTES OF PUBLIC HEARINGS
BRECKSVILLE BOARD OF ZONING APPEALS
RALPH W. BIGGS COUNCIL CHAMBERS – BRECKSVILLE CITY HALL
January 10, 2022**

Present: Gagliano, Hasman, Caruso, Hruby, Collin, McCrodden, Rose

Absent: None

Others: Building Inspector Synek, 13 guests

ORGANIZATIONAL MEETING

Councilmember Caruso opened the Organizational Meeting at 7:30 p.m.

Pledge of Allegiance

Councilmember Caruso wanted to take the time to mention Kathy Roberts and thank her for her dedication and service to the City, she was a member on the Board of Zoning Appeals for 20 years, and did an excellent job. Mr. Caruso also welcomed our new member, Nora Gagliano to the Board. Nora has been a life-long resident of the City and brings with her 20 years of experience in her family's construction company, along with a multitude of experience dealing with various Board of Zoning Appeals in Northeast Ohio.

Councilmember Caruso opened up nominations for the position of **Chairperson, Board of Zoning Appeals**. Mayor Hruby nominated Dennis Rose, seconded by Mr. Hasman.

Nomination was closed by Mayor Hruby, seconded by Mr. McCrodden.

ROLL CALL: Ayes: Gagliano, Hasman, Caruso, Hruby, Collin, McCrodden, Rose
Nays: None

MOTION CARRIED

Mayor Hruby moved, Mr. Caruso seconded, that **Dennis Rose** be elected **Chairperson, Board of Zoning Appeals**.

ROLL CALL: Ayes: Gagliano, Hasman, Caruso, Hruby, Collin, McCrodden, Rose
Nays: None

MOTION CARRIED

Mr. Rose opened up nominations for the position of **Vice Chairperson, Board of Zoning Appeals**. Mayor Hruby nominated Mr. Hasman, seconded by Mr. Collin.

Nomination was closed by Mr. Caruso, seconded by Mayor Hruby

ROLL CALL: Ayes: Gagliano, Hasman, Caruso, Hruby, Collin, McCrodden, Rose
Nays: None
MOTION CARRIED

Mayor Hruby moved, Mr. Caruso seconded, that **Robert Hasman** be elected **Vice Chairperson, Board of Zoning Appeals**.

ROLL CALL: Ayes: Gagliano, Hasman, Caruso, Hruby, Collin, McCrodden, Rose
Nays: None
MOTION CARRIED

Mr. Rose opened up nominations for the position of **Secretary, Board of Zoning Appeals**. Mr. Rose nominated **Bruce McCrodden**, seconded by Mayor Hruby.

Nomination was closed by Mr. Caruso, seconded by Mayor Hruby.

ROLL CALL: Ayes: Gagliano, Hasman, Caruso, Hruby, Collin, McCrodden, Rose
Nays: None
MOTION CARRIED

Mr. Caruso moved, Mayor Hruby seconded, that **Bruce McCrodden** be elected **Secretary, Board of Zoning Appeals**.

ROLL CALL: Ayes: Gagliano, Hasman, Caruso, Hruby, Collin, McCrodden, Rose
Nays: None
MOTION CARRIED

PUBLIC HEARINGS

Mr. Rose started the meeting by thanking Kathy Roberts for her many years of service on the Board, she did an outstanding job, and will be missed. He also welcomed Nora Gagliano, as our new citizen member to the Board.

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

Mr. Rose announced that Appeal 2022-04, has been tabled, and will not have a public hearing this evening.

APPEAL 2021-41

Robert & Christina Metyk for a variance from Section 1151.06(i)(2)(B) to park a camper on the driveway, in the side yard, 5 ft. from the side lot line with screening, as shown on drawing dated November 9, 2021, instead of storing wholly within a garage, or in the rear yard, 10 ft. from lot lines as required by code located at 9391 Highland Drive, PP# 603-15-004.

Robert Metyk spoke to the Board regarding their appeal. Mr. Metyk explained to the Board, that he currently had a variance to park a camper on his property. Since then, two things changed which required him to seek another variance. The first thing was that he sold the original camper that was approved, and the second thing was that he added a concrete slab to park the camper on. He went on to explain that nothing else has changed, he still cannot park the camper in the rear because of the ravine, and the only level spot, and that is why he is in front of the Board.

Mr. Rose stated that he saw pictures of the fence/screening, and stated that this camper looked a lot taller, and asked if there was a larger taller screen that he intended on using, to block it from the street. Mr. Metyk stated that he intended to raise it higher, and it is moveable. In addition to that, where it is currently located, there are two trees on the side of the driveway that are 2 ft. in diameter that are located in front of it. Mr. Rose clarified that the other pop up camper was removed. Mr. Metyk stated that was correct. Mr. Metyk explained that this pop up camper is a half foot longer and seven inches taller, but just looks taller because it is not a pop up type of camper.

Mr. Caruso asked if it will be closed and compressed when he is storing it. Mr. Metyk stated that it will not be, and showed a picture of the layout of the camper on the overhead screen. The other camper width wise was 20.6 this was is 20 ft. Mr. Caruso asked if Mr. Metyk would be willing to add some vegetation type screening on the side of it to shield it from the neighbor. Mr. Metyk stated yes, that one of the pictures that he submitted had the vegetation on it. He planned on planting arborvitae along the side of the neighbor, and some potted plants, and the fencing.

Mr. Hasman stated that he saw that he talked with his neighbor about the variance, and asked what his neighbor's reaction to it was. Mr. Metyk stated that he did, and he is actually in attendance tonight. He went on to state that his neighbor was okay with the original camper that received the variance, but he didn't know if he had a concern with this current camper. Mr. Hasman stated that the proposed arborvitae seemed to be spaced far apart until they grow larger, and felt the neighbor may be able to still see the camper, he asked if Mr. Metyk had any thoughts on filling that in. Mr. Metyk stated that it was his first attempt at drawing it. The intent would be to have the arborvitae screen it. Mr. Hasman stated that as he traveled south on Highland Road, the pad could be seen pretty clearly from the street, and asked if there could be anything done to screen it on the north side of the camper as well. Mr. Metyk stated that they currently have one moveable fence, they could possible add another one along the side of it, as long as it is moveable. Mr. Metyk stated that they are open to suggestions. Mr. Hasman stated the camper is pretty obvious and seemed larger, and asked Mr. Metyk, if the appeal was not approved this evening, what would his alternative be. Mr. Metyk stated that he did not know.

Mr. McCrodden stated that when the variance was approved in 2019, it was amended with the condition that the Building Commissioner would review and approve the screening. Mr. McCrodden stated that he saw the moveable fencing, but it was also required to have moveable plants that were high enough to block the camper, and mentioned that he did not see those. Mr. Metyk stated that they were there as part of the original approval, but were removed because they died out when they poured the new concrete, so he had not done anything to replace them, until he came to the meeting tonight, to see what the Board would recommend. Mr. Metyk stated that the old arborvitae were in pots, and the new arborvitae will be planted in the ground.

Mayor Hruby asked Mr. Metyk if the storage location of the camper that he was showing on the drawing was the permanent storage location. The reason the Mayor was asked, was because when he drove by, the camper was parked horizontal to the street, and he wondered if it was temporary when he was using it, and the slab is the permanent location. Mr. Metyk stated that the slab is the permanent location, and when he goes camping and brings the camper home, he parks it that way to take everything out of it, because it just makes it easier. Mr. Metyk stated that he won't be doing that with the new camper. Mayor Hruby made the comment that it was very visible.

Mr. Hasman asked Mr. Metyk if he had ever considered storing the camper off site. Mr. Metyk stated that they are looking for a permanent place, but the prices right now seem to be higher, they are looking at other options. Mr. Hasman explained that his primary concern was the visibility of it, other people will see it, and think it is o.k. for them to do it too.

Mr. McCrodden stated that what he was going to suggest, which didn't necessarily mean that he supported the application, but suggested offering to the appellant, that the appeal be amended with the same text that was used in the 2019 appeal. Mr. Rose felt that made sense so that the applicant understood. Mr. McCrodden proceeded to read the amended text for clarity, which read as follows, "which shall be screened from the view from all public streets and adjoining lots by substantially solid landscape evergreen plantings and or other appropriate screening as approved by the Building Commissioner"

Mr. Rose opened up questions to the audience.

Dane Zoul, trustee for his father who lives at 9403 Highland Drive, spoke to the Board. He stated that his father lived in the house next door. He had concerns with the new camper, and went on to explain that the arborvitae that was supposed to be planted with the last variance, was never done, and the concrete slab was added afterwards. He felt the camper will be that much closer to the property. He passed out pictures to the Board of the view that they see from his father's property.

Mr. Thomas Zoul, 9403 Highland Drive, spoke to the Board. Mr. Zoul stated that if you drive up and down Highland Road, there are no campers being stored anywhere else. He felt the City code was in place for a reason, and the variance that they were asking for was not acceptable. Mr. Zoul stated that it is very visible in the front and side of the house.

Mr. Caruso asked Mr. Zoul, that if Mr. Metyk did a better job of the solid screening in the front and adding it to the side, would his father be more agreeable to it. His father, Thomas Zoul stated that they are talking about a very large camper that cannot be hidden. He said in the last couple weeks he drove up and down Highland Road, and saw some properties closer to Rt. 82 with boats, but you could not see them because they were in the back yard covered up. He felt if you started allowing large campers and overriding a good zoning law that the City has, you will open up Pandora's Box. Mr. Zoul stated that you can't hide a large camper that is 5 ft. from his property. He felt Mr. Metyk had a lot of room on the north side of his property in his back yard, and even has a garage there.

Mr. Collin asked Mr. Metyk if the current existing wooden screen couldn't be enlarged so it completely obscures the larger camper. Mr. Metyk stated that they were going to put fencing on the side of Mr. Zoul's yard, but it was his understanding that it would need a variance to be 5 ft. tall. Mr. Collin stated that he was not asking about fencing the property line, he was talking about obscuring the ability to see the camper from the street. Mr. Metyk didn't understand. Mr. Collin said in the photo the wooden screen is 2 or 3 ft. shorter than the roof of the camper, his question was, is there any reason he couldn't enlarge the wooden screen so it completely blocks any ability to see the camper from the street. Mr. Metyk stated that they intended to raise it to make it taller.

Mr. Hasman made the comment, that even if he raised the screen higher, he felt that the camper would still be very visible from the street. Mr. Collin stated that was correct, unless you were directly in front of the camper. Mr. Hasman agreed, and commented that if you were directly in front of it, it would screen it, but if you are driving down the street you would see it. Mr. Collin concurred.

Ms. Gagliano asked Mr. Metyk what was in front of the concrete pad, and how far forward does it go from where the camper is parked. Mr. Metyk stated that the camper sits fully on the side of the house and the pad comes up on an angle for parking it. It is roughly 10 ft. more from the front of the house. Ms. Gagliano felt that another row of trees would be visibly softer than the fence, if you had arborvitae all around it, it may be more aesthetically pleasing than the fence. Mr. Metyk stated that would be plausible as well. He stated that if they could park it behind the house they absolutely would have, but from the house picture you can see behind them is a ravine and a creek, and it is physically impossible to park it back there, that is why they came for the original variance.

Motion by Mr. McCrodden, seconded by Mr. Hasman to close Public Hearing.

MOTION CARRIED

APPEAL 2022-01

Otero Signature Homes for Maged Rizk and Shere Agaiby for (1) a variance from Section 1181.11(a) maximum roof area over 30 ft. is limited to 20% of ground floor, to allow 40.2 % and (2) a variance from Section 1119.09(d) not to install public sidewalks until such time that the City deems appropriate, for a new single family dwelling located at 8819 Snowville Road, PP# 605-15-010.

Ted Otero, Otero Signature Homes spoke to the Board. He stated that he is representing Maged Rizk and Shere Agaiby. They designed a beautiful 8000 sq. ft. home on a 6 acre parcel. The owner's desire was to have a walkout basement, and they were able to design that. The first floor has 10 ft. ceilings and the second floor has 9 ft. ceilings. Mr. Otero passed out 3D renderings, and a flash drive for presentation. He also had a portfolio with other completed projects with a similar height proportion. Mr. Otero went on to explain that the walkout, as well as the large second floor, affected the percentages, but the overall height of the structure, based on the grade, is not abnormal for this size home.

Mr. Rose asked Mr. Synek how much of this request was due to the walkout or topography. Mr. Synek stated that he did not have an exact number, but it did add to the height requirement. Mr. Rose asked Mr. Otero if the other issue was the higher second floor. Mr. Otero stated that it is 9 ft. on the second floor, and the 10 ft. and 9 ft. floors do add to it, the basement is also 9 ft. He added that it will be ADA accessible for personal needs. Mr. Rose stated that The Village development next door to this are modest homes, and asked if they had taken any consideration regarding the impact it would have from the height of this house. Mr. Otero stated that it was actually the opposite, those houses were at a substantially higher grade elevation. Mr. Rose stated they are not higher, they were all compliance within our code. Mr. Otero explained that they plan to do a mound on that side of the property to block the view with plantings, screenings and evergreens on that side of it.

Mr. Rose addressed that the reason for the second variance, stating it was because there are not any sidewalks on Snowville Road. Mr. Otero stated that was correct. Mr. Rose asked that if or when the City deemed that sidewalks be installed, the owner would install them. Mr. Otero agreed.

Mr. Collin stated that the drawings showed dormers on third floor. Mr. Otero stated that there is not a third floor, it was an attic. Mr. Collin asked if it was decorative. Mr. Otero stated that was correct. Mr. Collin asked the square footage of the area. Mr. Otero stated that you can't access the attic, it is all insulation in that section. Mr. Collin confirmed there was no storage there. Mr. Otero stated that there was not.

Mr. Hasman asked how far the house was set back from the street. Mr. Otero stated that the house is set in line with the neighboring house. Mr. Hasman stated that part of the problem there was that there was a slope. Mr. Otero stated that was correct, there is a big drop off there. Mr. Hasman commented that it is part of the calculations when determining the height of the structure. He asked Mr. Otero, if you were to look at the house straight on from the front, would you know what the height of the house would be. Mr. Otero stated that he would guess it would be around 35 ft. high. Mr. Hasman stated that it is still over the 30 ft. limit. Mr. Otero explained that yes it is, but minimally. The walkout is definitely affecting it, and based on the slope, if they were able to fill it in, they would be substantially higher than the neighbors' natural grade on that side.

Mr. Rose asked what the height of the house was. They had the drawing on the overhead screen, and Mr. Otero stated that it is 39 ft. to the ridgeline, and from the natural grade to the ridgeline it

is 40.2. Mr. Rose asked Mr. Synek what the blue line on the drawing represented. Mr. Synek stated it was the 30 ft. height from average grade.

Mr. Caruso noted that he received an email from a resident, Meredith Gunzler, which was passed out to all the Board members and reviewed this evening. She was opposed to the no sidewalk variance. Mr. Rose stated that they will make her email part of the record. Mr. Caruso wanted Mr. Otero to understand that if the City would install sidewalks in the future, that the owners would be required to do so. Mr. Otero stated that he understood. Mr. Hasman wanted to clarify that their hardship was architectural. Mr. Otero stated that the hardship would be the walk out, and the natural slope left to right on this property.

Mr. Rose clarified with Mr. Otero that the terrain was causing the calculation issue. Mr. Otero stated that was correct.

Mr. Rose opened up questions to the audience. There were none.

Motion by Mr. Hasman, seconded by Mr. McCrodden to close Public Hearing.

MOTION CARRIED

APPEAL 2022-02

Otero Signature Homes for Calvin Palguta for a variance from Section 1119.09(d) not to install public sidewalks until such time that the City deems appropriate, for a new single family dwelling located at 4900 Edgerton Road, PP# 604-03-104.

Mr. Rose mentioned again so the appellant understood that if the City ever required sidewalks to be installed, he would have to do so then. Mr. Otero stated that he understood. He stated that there are wetlands to the East that they would have to cut thru, and on west side there are no sidewalks between this property and Bristol Lane.

Mr. Rose stated that they will keep Ms. Gunzler's email for our records, opposing the variance on this appeal as well. Mr. Rose opened up questions to the audience. There were none.

Motion by Mr. Caruso, seconded by Mr. Mr. Hasman to close Public Hearing.

MOTION CARRIED

APPEAL 2022-03

Borowske Builders for Erik & Laura Butler for a variance from Section 1151.24 from the minimum required 60 ft. rear yard setback to allow 20.5 ft. for the construction of an addition on a non-conforming house, on a corner lot, located at 7055 Chapel Hill Drive, PP# 603-16-030.

Don Borowske, Borowske Builders, spoke to the Board regarding the Butler's appeal. He stated that he is asking 6 in. more from the property line than where the house is right now. The owners would like to install a mudroom in the rear. Right now they walk in from the garage directly into the kitchen, and they have four small children, and it is awkward, because they have nowhere to put anything. This is the only space they were able to utilize to install a mudroom.

Mr. Rose stated that his hardship is that it is a non-conforming house, and anything you would do there would need a variance. Mr. Borowske stated that was correct. Mr. Rose asked if they had discussed the project with the neighbors. Mr. Borowske stated that the neighbor sent a letter, and they were fine with it. They only have one neighbor, because the front is on Brecksville Road.

Mr. Hasman asked if they are talking about the neighbor on the north side. Mr. Borowske stated that it is the neighbor to the west, they didn't get anything from the neighbor to the north. Mr. McCrodden stated that he couldn't tell from the drawing, and asked where the extension would be onto the current garage. Mr. Borowske showed him the location on the overhead screen.

Mr. Rose opened up questions to the audience. There were none.

Motion by Mayor Hruby, seconded by Mr. Caruso to close Public Hearing.

MOTION CARRIED

APPEAL 2022-04 - TABLED

Snowville Joint Venture for (1) a variance from Section 1117.04(e) from the permitted maximum of 800 ft. for a cul-de-sac street, to allow River Birch Run to extend 869 ft. and to allow Street "A" to extend 1045 ft., and (2) a variance from Section 1117.09 from the requirement of lots shall generally be rectangular in form to allow Sublot 13 a non-rectangular shape, and (3) a variance from Section 1117.09(d) requirement of side yard lot lines be radial to street lines to allow non-radial lot lines between Sublots 6 & 27, 13 & Open space, 13 & 14, 14 & 15 and 27 & 28, and (4) a variance from 1119.09(d) from the requirement of sidewalks to be provided on both sides of the street to allow no sidewalks on the proposed Sublots 39 & 40 fronting Snowville Rd., for Phase 2 and 3 of The Woodlands of Snowville, PP# 605-23-002, 605-23-007, and 605-24-045.

APPEAL 2022-05

Payne & Payne for Ronald Leonhardt for (1) a variance from Section 1151.25(d)(1) maximum 660 sq. ft. to allow 3100 sq. ft., and (2) a variance from Section 1181.11(b) maximum height of 15 ft. to allow 32 ft, and (3) a variance from Section 1151.26(1) that a garage be located in the rear to allow it in the side yard for a detached garage located at 8455 Timber Trail, PP# 601-22-065.

Mr. Rose stated that Variance #2 has been tabled for this evening.

Jacob Baylor, Payne & Payne spoke to the Board regarding their variance. Mr. Baylor stated that this is a 14 acre property. The existing residence has a compact garage, and the owner would like to be able to expand some of that space. He went on to say that they are proposing it with some very limited topography that they have to work with, placing it such, that it is utilizing almost the entire driveway minimizing the impact of the site. They are asking for a detached garage opposite the existing garage directly across from it. It will be symmetrically designed so it mirrors the existing garage. There were limited locations to place the structure, and this was the least impactful option out of all of them. He stated that they looked at attaching it to the

home, but this was a much lower impact with less impermeable surface, and the best solution to bring to the Board.

Mr. Rose clarified that they are limited to where they are actually able to place it due to the slopes and topography. Mr. Baylor stated that was correct, they consulted with several Geotechnical firms, and there were some stability issues. There are already variances that were granted for the house. Some of the other limitations with attaching it there, would be additional impervious issues, as well as a gas line running through there. It is just really the best location for this to be built. Mr. Rose appreciated the detailed hardship. Mr. Rose wanted Mr. Baylor to explain the fact, that it is geotechnical problematic. Mr. Baylor stated that there is a sever slope issue and drops off substantially, and proceeded to show him on the overhead screen. There is a design for approximately twenty eight, two foot diameter piles, for the weight of the structure so it doesn't compromise the slope and stability of the structure.

Mr. Hasman stated the building there has a garage, and wanted to know what the purpose for the new structure was. Mr. Baylor stated that the existing garage is fairly compact, it is a four car garage, but it is tight and he can only fit approximately 3 cars in, which leaves very little storage space, because of the limitation of the design of the existing building. There was no consideration back at that time, for installing the proposed piers that they want to do now, to make a larger garage when they designed the home. It is for parking additional vehicles, and have some additional storage space.

Mr. Rose asked what the second floor would be used for. Mr. Baylor stated that the second floor will be for fitness equipment. Mr. Rose asked if it will have utilities. Mr. Baylor stated that it will.

Mr. Rose opened up questions to the audience. There were none.

Motion by Mr. Collin, seconded by Mr. Caruso to close Public Hearing.

MOTION CARRIED

**MINUTES OF REGULAR MEETING
BRECKSVILLE BOARD OF ZONING APPEALS
RALPH W. BIGGS COUNCIL CHAMBERS – BRECKSVILLE CITY HALL
January 10, 2022**

Present: Gagliano, Hasman, Caruso, Hruby, Collin, McCrodden, Rose

Absent: None

Others: Building Inspector Synek, 13 guests

APPROVAL OF THE REGULAR MEETING MINUTES OF DECEMBER 13, 2021

Motion by Mr. Caruso, seconded by Mr. Hasman, to approve the Regular Meeting minutes of December 13, 2021, as recorded.

ROLL CALL: Ayes: Gagliano, Hasman, Caruso, Hruby, Collin, McCrodden, Rose
Nays: None

MOTION CARRIED

APPEAL 2022-41 - AMENDED

Motion by Mr. McCrodden, seconded by Mayor Hruby, that the Board of Zoning Appeals recommend to City Council approval for a variance from Section 1151.06(i)(2)(B) to park a camper on the driveway, in the side yard, 5 ft. from the side lot line with screening, as shown on drawing dated November 9, 2021, instead of storing wholly within a garage, or in the rear yard, 10 ft. from lot lines as required by code **which shall be screened from the view from all public streets and adjoining lots by substantially solid landscape evergreen plantings and or other appropriate screening as approved by the Building Commissioner** located at 9391 Highland Drive, PP# 603-15-004.

ROLL CALL: Ayes: Caruso, Gagliano
Nays: Hasman, Hruby, Collin, McCrodden, Rose

MOTION DENIED

APPEAL 2022-01

Motion by Mr. Caruso, seconded by Mr. McCrodden, that the Board of Zoning Appeals recommend to City Council approval for (1) a variance from Section 1181.11(a) maximum roof area over 30 ft. is limited to 20% of ground floor, to allow 40.2 % and (2) a variance from Section 1119.09(d) not to install public sidewalks until such time that the City deems appropriate, for a new single family dwelling located at 8819 Snowville Road, PP# 605-15-010.

ROLL CALL: Ayes: Collin, McCrodden, Gagliano, Hasman, Caruso, Hruby, Rose
Nays: None

MOTION CARRIED

APPEAL 2022-02

Motion by Mr. Hasman, seconded by Mr. Caruso, that the Board of Zoning Appeals recommend to City Council approval for a variance from Section 1119.09(d) not to install public sidewalks until such time that the City deems appropriate, for a new single family dwelling located at 4900 Edgerton Road, PP# 604-03-104.

ROLL CALL: Ayes: Caruso, Hruby, Collin, McCrodden, Gagliano, Hasman, Rose
Nays: None

MOTION CARRIED

APPEAL 2022-03

Motion by Mr. Collin, seconded by Mr. Caruso, that the Board of Zoning Appeals recommend to City Council approval for a variance from Section 1151.24 from the minimum required 60 ft. rear yard setback to allow 20.5 ft. for the construction of an addition on a non-conforming house, on a corner lot, located at 7055 Chapel Hill Drive, PP# 603-16-030.

ROLL CALL: Ayes: McCrodden, Gagliano, Hasman, Caruso, Hruby, Collin, Rose
Nays: None

MOTION CARRIED

APPEAL 2022-05

Motion by Mr. McCrodden, seconded by Mr. Hasman, that the Board of Zoning Appeals recommend to City Council approval for (1) a variance from Section 1151.25(d)(1) maximum 660 sq. ft. to allow 3100 sq. ft., and (3) a variance from Section 1151.26(1) that a garage be located in the rear to allow it in the side yard for a detached garage located at 8455 Timber Trail, PP# 601-22-065.

ROLL CALL: Ayes: Hruby, Collin, McCrodden, Caruso, Rose
Nays: Hasman
Abstain: Gagliano

MOTION CARRIED

REPORT OF COUNCILMEMBER CARUSO

Councilmember Caruso welcomed everyone back and wished everyone a Happy New Year. He reported the next City Council meeting will be held on Tuesday, January 18, 2022.

REPORT OF MAYOR HRUBY

No Report

Motion by Mr. Hasman, seconded by Mr. Collin to close the Regular Meeting at 8:32 p.m.

MOTION CARRIED

THE BRECKSVILLE BOARD OF ZONING APPEALS

DENNIS ROSE, CHAIRPERSON

ROBERT HASMAN, VICE CHAIRPERSON

BRUCE MCCRODDEN, SECRETARY

Public Hearing and Regular Meeting recorded by Gina Zdanowicz