

**MINUTES OF PUBLIC HEARINGS  
BRECKSVILLE BOARD OF ZONING APPEALS  
Community Room – Brecksville City Hall  
June 11, 2018**

Present: Roberts, Hall, Hasman, Kingston, McCrodden, Rose

Absent: Hruby

Others: Building Inspector Synek, 26 guests

**PUBLIC HEARINGS**

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

**APPEAL 2018-21**

Jason Hinchman for (1) a variance from Section 1181.11(a) maximum building height of 30 ft. to allow 30 ft. 4 in. and (2) a variance from Section 1181.11(a) maximum roof area over 30 ft. is limited to 10% of ground floor to allow 45.8% for the construction of a new house located at 6516 Crabtree Lane, PP# 601-21-062.

Jason Hinchman and his builder Scott Vitt, Canyon Creek Homes, spoke to the Board regarding their appeal. Mr. Vitt stated that the variance is mostly based on the topography of the lot as well as the walk-out basement. It put their average grade 6 ft. below the actual floor level, and that is the level they measure to get their floor height. Mr. Vitt stated that the majority of the houses on that street do not have that significant topography, so they do not have those terrain issues.

Mr. Rose asked Mr. Vitt, if he had done a calculation of this exact design on level grade, what variances, if any would be needed. Mr. Vitt stated that if it was built on level grade there would not be any variances needed. Mr. Rose asked if the Building Department had calculated that. Mr. Synek stated that he had not, but they did calculate it with a 4/12 pitched roof, which would be code compliant. It is not quite up to today's design standards for today's residential construction. Mr. Rose clarified that a different roof pitch would have solved the problem, and asked Mr. Vitt why. Mr. Vitt stated that to meet the requirements, they would have to drop all the gable pitches down to a 4/12 pitch which would appear very flat, and doesn't fit in with the architectural styling of the home, or other homes in close proximity to it as well. Mr. Rose stated that the calculation that they have done are for the gables that they have designed now. Mr. Vitt stated that was correct and explained it further to the Board.

Mr. Hasman stated that he was unclear as to the two variances. The first one being 4 in. higher than the maximum allowable height, but yet they are also requesting an area of the

roof over 30 ft. to allow 45.8% and asked how 4 in. at the height translated to 45% of the roof area. Mr. Vitt stated that they took the average between the highest point and the point of the eave, it is the midpoint that is considered the building height, and went on to explain it on the overhead screen. Mr. Hasman asked how this elevation compared to others in the neighborhood. Mr. Vitt stated that everything on the opposite side of the street have flatter lots, there are only a few that have the walk-out basements.

Mr. Hinchman stated that he felt The Timbers had many unique house styles and felt that this design would fit in very nicely. Mr. Vitt stated that there are a lot of Tudor styles with steeper pitches.

Mr. Kingston asked if he had spoken with their Homeowner's Association, and if they had approved of the design. Mr. Hinchman stated that the gentleman who lives directly across the street from them is the head of the Homeowner's Association. He has met his wife, and has come into the Building Department to see the plans, and thought the house looked very nice. His neighbors on both sides were very excited about the house, and stated that everything they have heard from the neighbors had been very positive.

Mr. Rose opened up questions to the audience, there were none.

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

**MOTION CARRIED**

**APPEAL 2018-22**

Sal's Landscaping for Carol Braden for a variance from Section 1183.08(a) maximum three open parking spaces permitted, to allowed two additional open parking spaces located at 10247 Barr Road, PP# 604-14-007.

Salvatore Manera, Sal's Landscaping, and Lincoln Braden, spoke to the Board regarding their appeal. Before explaining their appeal. Mr. Rose clarified with Mr. Synek that the issue is a separate pad from the existing pad on the driveway. Mr. Synek stated that up near the garage is an existing pad with three outdoor parking spaces, and that is the maximum they can have.

Mr. Manera stated that the reason they are proposing a second concrete pad is because of the winter weather that we have. Their house sits back 320 ft. from the street, and during the winter months it is very hard get cars in and out of the driveway. The cars end up getting stuck and have needed tow trucks to pull them out in the past. Mr. Braden stated that they actually had a plow truck get stuck last year. Mr. Rose made the comment that it was not that easy getting in and out in the summer months either, and stated he understood. Mr. Rose asked how long he had been going thru this. Mr. Braden stated that it had been a long time.

Mr. Hall asked how many vehicles Mr. Braden had. Mr. Braden stated that he had four vehicles.

Ms. Roberts asked if Mr. Lincoln could answer how long he had been dealing with this problem. Mr. Braden stated that it had been 26 years.

Mr. Rose asked after all that time, why he decided to do it now. Mr. Braden stated that he now has the money to install the pad, he did not want to put gravel down, he wanted it to look nice.

Mr. Hasman asked if they had planned on planting any shrubs, or screening. Mr. Manera stated that they plan to install five flowering trees or maybe some evergreens around the pad.

Mr. Hall clarified that it is the same number of vehicles being parked on the property, so two cars are outside. Mr. Braden stated that was correct, he would just have an option if it snows.

Mr. Kingston stated that if the pad was primarily going to be used during the winter, how often would cars be parked there. Mr. Braden stated mostly during the winter months.

Mr. Hasman asked if they had planned on putting a roof over the pad. Mr. Braden stated that he did not. Mr. Hasman asked if he had spoken with his neighbors. Mr. Braden stated that he had spoken with them, and had letters from Pat Toll, 10240 Barr Road and Mark Kirchner, 10257 Barr Road, that both approved of the variance.

Mr. Rose opened up questions to the audience, there were none.

Motion by Ms. Roberts, seconded by Mr. McCrodden to close Public Hearing.

**MOTION CARRIED**

### **APPEAL 2018-23**

Ron Stease for a variance from Section 1151.25(d)(2)B of 370 sq. ft. from the maximum 192 sq. ft. to allow 562 sq. ft. to enlarge an approved pool cabana located at 5171 Miller Road, PP# 604-04-005.

Joe Byington, Remology, Inc. spoke to the Board regarding Mr. Stease's appeal. They had requested to add additional pool storage to the current pool structure, and his hardship is that the current zoning is 192 sq. ft. Mr. Rose clarified that it was going to be attached. Mr. Byington stated that was correct. Mr. Rose also clarified that this was a previous variance that came to the Board. Mr. Synek stated that was correct, for the

pool house. Mr. Rose asked what they had planned on using the extra space for. Mr. Byington stated that it will be used for chairs, tables and pool equipment. Mr. Rose asked if the design of the pool house changed. Mr. Byington stated that it did not, the owners were there when they started to frame it, and determined that it wasn't big enough at that time.

Mr. Kingston asked what was currently in the existing part that is built. Mr. Byington stated that they have a full bathroom, shower, a small kitchenette, a changing room and laundry area. The back half of the building is all pool equipment. That area needs to be heated so they can use their hot tub in the winter, and that took up approximately a third of the building.

Mr. Rose asked Mr. Synek if the pool house drawing with the bath, etc. was what was presented and approved the last time. Mr. Synek stated that was correct.

Mr. Hasman asked Mr. Byington, if you are looking at the addition from Barr Road, will the addition be to the west or to the east of the existing building. Mr. Byington stated that it will be to the west, closer to the house. It will be landscaped nearly all the way around. Mr. Hasman asked if they had spoke with their neighbor that lives behind that area. Mr. Byington stated that he had not spoke with him about this specifically, but when they talked with him in the beginning he was find with it.

Mr. Synek stated that the Building Department had received a letter from Kevin Kwiatkowski, at 9967 Highland Drive, that was fine with it.

Mr. Rose opened up questions to the audience, there were none.

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

**MOTION CARRIED**

**APPEAL 2018-24**

Ohio Dream Builders for a variance from Section 1151.24 of 77 ft. from the minimum 125 ft. front yard to allow 48 ft. for the construction of a porch on a non-conforming house located at 6638 Oakes Road, PP# 603-14-027.

Mr. Rose started by clarifying with Mr. Synek, that this is another situation where anything they would want to do on this house would need a variance. Mr. Synek stated that was correct, the existing setback is non-conforming.

Jeff Herynk, Ohio Dream Builders, spoke to the Board regarding their appeal. He stated that they are not going to extend beyond the building boundaries. They want to enhance the front porch and make it a family friendly usable space. When the home was built in 1855, the setback was probably more than 125 ft. He had spoke with the two neighbors

directly across the street about the project, and they were ecstatic. Mr. Herynk stated that they are trying to bring the house back to its natural beauty and enhance it. Mr. Rose commended him for saving an older home in Brecksville.

Mr. McCrodden stated that approximately a year ago, they had the homeowner from the corner of Highland and Oakes who wanted to build a large fence and shield it from the house he was working on because of the garage. Mr. McCrodden asked that given that variance request which was denied by the Board because the height of the fence was too high, would they be taking care of the area around the garage also. Mr. Herynk stated that the area behind the garage is totally blocked by landscaping and nature. He felt there was no fencing that needed to be done there. Mr. Herynk wasn't sure, but thought the neighbor handled the situation with landscaping. The area needs to be addressed and cleaned up a little, but there is no plan to build a fence there. There is a fence that encompasses the perimeter of the property.

Mr. Rose opened up questions to the audience, there were none.

Motion by Ms. Roberts, seconded by Mr. Kingston to close Public Hearing.

**MOTION CARRIED**

**APPEAL 2018-25**

Paul & Jennifer Hechko, for a variance from Section 1151.25(d)(2)C of 1088 sq. ft. from the maximum 240 sq. ft. to allow 1328 sq. ft. for the construction of an accessory structure (stable) located at 2711 Boston Road, PP# 604-19-003.

Jennifer Hechko spoke to the Board regarding her appeal. Ms. Hechko stated that both her and her husband grew up on a farm, and when they moved to Brecksville 12 years ago they wanted to instill the same values in their children that growing up with 4-H did for them. In looking at their lot, they have 3.4 acres, and for their size lot, they are allowed to have no more than four larger animals. She stated that their desire is to not have a farm or horses, but to have shelter for their children's 4-H project. They have chickens and peacocks, and currently have a small accessory structure that was part of the land when they bought it. They are having some difficulties separating their birds during mating season. Ms. Hechko went on to state, that what they would like to do is put up a 30x40 structure behind it with a porch. The structure will house animals and tractors. She explained that her husband is a veterinarian, and she went on to explain the space needed for their animals. There will be no outdoor fencing. They have had no noise violations or complaints. Ms. Hechko stated there is no size listed for a stable in the ordinance, but has specific requirements for setbacks and height, which they comply with. They will be 270 ft. to the neighbors behind them, and 75 ft. to the neighbors east of them. Ms. Hechko stated she had letter from her neighbors which were in support of their project. There is no real size given to a stable in Brecksville, so they had to go with the 240 ft. that is in the ordinance now, and that is why they came forward for a variance.

Mr. Rose clarified with Mr. Synek that a stable falls under an accessory building. Mr. Synek stated that there are three choices, one is a garage, one is all other accessory structures, and pavilions, that was changed in the code recently. Mr. Rose asked Ms. Hechko how they keep their animals in their yard with no fencing. Ms. Hechko stated they have a small chicken coop, and she and her son explained to the Board what they did. Mr. Rose stated that it is a dilemma because you are allowed to have animals with certain size lots, but the code doesn't have a structure that you could actually put the animals in, which is a gap in the code.

Mr. Hall stated that there are barns on other people's properties. Mr. Synek stated they were existing structures.

Mr. Hasman wanted to comment that ordinarily he would shy away from something this large, but the fact that there is such a big property, and so few people that would see it, it would be something he is in favor of. He felt that what they were doing was admirable.

Mr. McCrodden asked if the existing building would remain or be taken down when the new one would be built. Ms. Hechko stated that it would remain.

Mr. Hall clarified with Ms. Hechko that there would be no driveway to it. Ms. Hechko stated that there would not, they would have to go over their septic grounds and they do not want to do that. Mr. Hall clarified with Mr. Synek that since it is not a garage they would not need a variance not to install a hard surface driveway. Mr. Synek stated that was correct.

Ms. Hechko submitted letters from their neighbors, John Durda, 2509 Boston Road, and MaryAnn Krawczonek, 2957 Boston Road, that both had no objections to their construction of a stable.

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 2018-26**

James and Maria Humel for a variance from Section 1183.15(a) not to install the required hard surface driveway to a detached garage located at 10614 Fitzwater Road, PP# 602-03-014.

James and Marie Humel spoke to the Board regarding their appeal. They have lived in their home for 27 years. Mr. Humel stated that his wife is an avid gardener and they have expensive landscaping in their yard. Mr. Humel stated that they are approaching three

decades in the home and have accumulated a great deal of yard and work equipment that they utilize. They live in a ranch home built in 1952, where the garage cannot afford anymore storage, and that is why they want to build a detached garage. They will not park anything in it except for lawn equipment. There is drain tile in the rear of his property due to past water issues and that is why he doesn't want to install a hard surface driveway. He just wants to use the building for storage purposes.

Mr. Rose stated it is a dilemma, because he either applies for a larger structure, or a garage that would then require a hard surface driveway. Mr. Rose asked Mr. Synek, if they went for an accessory structure what size they would be allowed. Mr. Synek stated that he did not know due to recent code changes.

Mr. McCrodden stated there is an existing structure on their property now, and wanted to know if it will stay or be replaced by the proposed structure. Mr. Humel stated that it is going to go, and that is where he wants to build the detached garage, and that is another reason he didn't want to have to install the driveway, because it will have to run from Fitzwater Road all the way to the back of the lot.

Mr. Hasman asked if they have spoken to their neighbors, particularly the one on the adjacent street behind you. Mr. Humel stated that he has spoke with two of his contiguous neighbors and they have no objection. He stated their yard is very landscaped and in the summer you don't even see them. Unfortunately, the neighbor behind them, Robert Jaite, recently passed away.

Mr. Rose opened up questions to the audience, there were none.

Motion by Ms. Roberts, seconded by Mr. Hasman to close Public Hearing.

**MOTION CARRIED**

### **APPEAL 2018-27**

Advanced Door for Conifer Acres Phase II residents for (1) a variance from Section 1185.03(a) maximum fence height of 4 ft, to allow a 6 ft. gate, and (2) a variance from Section 1185.03(a) fences not allowed in the front yard, to allow a driveway gate to be located 25 ft. from the right-of-way, located at 6780 and 6785 Rivercrest Drive PP# 601-04-004 and PP# 601-04-003.

Jerry O'Flanagan, Advanced Door and Joe Carollo, resident at 6791 Rivercrest Drive spoke to the Board.

Mr. Rose started by saying that if they want a gate for security reasons he understood it had to be in the front, but asked why the gate has to be 6 ft. Mr. O'Flanagan stated that the masonry pillars are 5 ft. 8 in. and the 6 ft. part of the gate would just be in the center,

it starts at 5 ft. Any smaller would not look aesthetically correct. Mr. Rose asked if the gate was just not thought of at the time of development. Mr. Carollo stated, they never thought about a gate, never perceiving the need for one. Now with all the incidents that are happening down the private drive, the four homeowners felt like it was their last resort for safety and security. Mr. Rose assumed Mr. Carollo was talking about people walking down there. Mr. Carollo stated that it was people walking, dog walkers, and a race track for bikers. Mr. Carollo spoke of an incident where a biker had almost hit his wife and neighbor on two separate occasions, and presently, was brazen enough to come down his own personal drive, go back to his courtyard, turn around and go back out. Mr. Carollo went on to state that there are also cars late in the evening that come down the drive and park shining their lights into his house. He stated it is frightening to have incidents such as these late in the evening, especially when his children or wife are home alone. Mr. Rose assumed he reported this all to the Police. Mr. Carollo stated that he has reported a few incidents in the past. He stated the Police have done a nice job driving thru and checking. They have installed private drive signs as well as surveillance signs, and it does not seem to deter anyone, and is happening more and more. Mr. Carollo stated that he spoke with the developer who wanted it to be a public street, but it was voted down. They are responsible for plowing and taking their garbage to the front of the private drive. Mr. Carollo explained that it is not that they want the gate, it is just getting to the point where they have no choice.

Mr. Hasman asked Mr. Carollo if they considered putting up surveillance cameras. Mr. Carollo stated that they have cameras at the house, and he and his neighbors have had discussions about what to do with the gate's surveillance camera.

Mr. McCrodden stated that the Board did approve a variance some time back for someone who had an extremely long drive and wanted a gate. In that particular situation, the gate was far enough away from the entrance where it wasn't visible, and asked Mr. Carollo if he considered moving the gate farther down the hill so that it is not visible from the cul-de-sac. Mr. Carollo stated that if all the members had looked at the site, it is pretty open further back, and if Mr. McCrodden was speaking of the gentleman in The Timbers, his area was very wooded and his driveway is a half mile long. Mr. Carollo pointed out another gate that was installed on Wallings Road, that was a private drive, and is not far from the street. They are trying to make the gate look aesthetically pleasing by installing it by the two pillars that are already there. They plan on landscaping it.

Mr. Rose asked if Mr. Carollo had spoken with any of his neighbors down at the end of the cul-de-sac. Mr. Carollo stated that he had not spoken with the neighbors there. When they discussed moving forward with the gate, he obtained letters from the two neighbors whose property the gates will be on, Modesto and Angela Ruggiero, 6785 Rivercrest Drive and Jeff and Susan Dailey, 6780 Rivercrest Drive. The four homeowners had to form their own association, but he also spoke with the President of the Homeowner's Association for Conifer Acres, Brian Alquist, and he asked that he get approval first thru



the City, and then he would also look at it. Mr. Rose stated that the Board does not get involved in homeowner deeds and restrictions.

Ms. Roberts stated that she recalled some history of a gate on Miller Road, which was a single residence in the last 4 years. Mr. Rose stated that he recalled it as well.

Mr. Rose opened up questions to the audience.

Mark and Paula Nylander, 6776 Rivercrest Drive and Mark Horvath, 6774 Rivercrest Drive spoke to the Board. Mr. Nylander stated that he wanted to correct the record. He explained that when this development was originally planned, the property was actually two separate lots. Pete Cipriani then purchased the adjacent property which was landlocked and came to the City with the idea that he wanted to create a development. That plan was opposed by neighbors and the Planning Commission, and that is what precipitated the development of the four homes and properties that exist there now. It was Mr. Cipriani's idea to put a road back there to have access to the development. Mr. Nylander commented that it is very nice, and that he sees all the comings and goings back there and understands all the issues that they are dealing with. There is a private property sign, but there is also a property for sale back there, and felt that it is confusing to people, because they get curious to see the property that is for sale. Mr. Nylander went on to state that he felt their mailboxes located in front of their houses created a confusion of whether or not it is a private drive or a road. Mr. Carollo stated that Mr. Cipriani showed the lot by appointment only. He went on to explain that he and his neighbors felt that it would have been aesthetically displeasing to have four large stone mailboxes next to each other at the entrance of the private drive. Mr. Carollo went on to state that he had no problem not installing a gate, as long as someone could tell him that the incidents that have been happening would stop. Mr. Nylander stated that it looks like it will be a nice gate, and be aesthetically pleasing. He stated he has no opposition it, but the fence was a completely different story, and asked if he was planning on installing one. Mr. Carollo stated that he did not, the gate is going by the pillars, there is no need for a fence. The gate will be landscaped, and if someone is going to go around the gate and landscaping then they will have some issues.

Mrs. Nylander asked how the gates will open and close. Mr. O'Flanagan stated that they will have the latest technology, and both he and Mr. Carollo explained it to her. Mrs. Nylander was concerned with the talking back and forth to the property and the noise she might hear if her windows were open and it was late at night. Mr. Carollo stated that late at night it would be mostly family, not visitors. Mr. O'Flanagan explained that it is no louder than the speaker on a cell phone. Mr. Carollo stated that it will be set up for emergency purposes as well, it will automatically open with sensors for Police and Fire for emergency situations.

Mr. Rose stated that there will probably be times when a visitor who approaches the gate may not even have a need to talk. Mr. Carollo stated that was correct, he will mostly be expecting someone, and there will be times where he will just see who it is and just press the button to let them in without talking.

Ms. Roberts made the comment that she would think there would be some common sense that comes with using the security gate and talking. Mrs. Nylander stated that there is no common sense anymore, but felt that the gate will slow down the people that are flying down the street.

Mr. Hall wanted to make sure there was enough room between the gate and the curb for the vehicle to not stick out on the road. Mr. O’Flanagan stated there is enough room, there is 25 ft. from the gate to the right of way.

Motion by Ms. Roberts, seconded by Mr. Kingston to close Public Hearing.

**MOTION CARRIED**

**MINUTES OF REGULAR MEETING  
BRECKSVILLE BOARD OF ZONING APPEALS  
Community Room – Brecksville City Hall  
June 11, 2018**

Present: Roberts, Hall, Hasman, Kingston, McCrodden, Rose

Absent: Hruby

Others: Building Inspector Synek, 26 guests

**APPROVAL OF THE REGULAR MEETING MINUTES OF MAY 7, 2018**

Motion by Ms. Roberts, seconded by Mr. Hall, to approve the Regular Meeting Minutes of May 7, 2018, as recorded.

ROLL CALL: Ayes: Roberts, Hall, Hasman, Kingston, McCrodden,  
Nays: None  
Abstain: Rose

**MOTION CARRIED**

**Before they proceeded with voting, Mr. Rose gave each appellant the opportunity to table their appeal until the next meeting, since there were not 7 Board Members present. He explained that they needed 4 affirmative votes in order for their variance to be passed along to City Council. Each appellant went ahead with the vote.**

**APPEAL 2018-21**

Motion by Mr. McCrodden, seconded by Mr. Kingston, that the Board of Zoning Appeals recommend to City Council approval for (1) a variance from Section 1181.11(a) maximum building height of 30 ft. to allow 30 ft. 4 in. and (2) a variance from Section 1181.11(a) maximum roof area over 30 ft. is limited to 10% of ground floor to allow 45.8% for the construction of a new house located at 6516 Crabtree Lane, PP# 601-21-062.

ROLL CALL: Ayes: Hasman, Kingston, McCrodden, Roberts, Hall, Rose  
Nays: None

**MOTION CARRIED**

**APPEAL 2018-22**

Motion by Mr. Hall, seconded by Ms. Roberts, that the Board of Zoning Appeals recommend to City Council approval for a variance from Section 1183.08(a) maximum three open parking spaces permitted, to allowed two additional open parking spaces located at 10247 Barr Road, PP# 604-14-007.

ROLL CALL: Ayes: Kingston, McCrodden, Roberts, Hall, Hasman, Rose  
Nays: None

**MOTION CARRIED**

**APPEAL 2018-23**

Motion by Ms. Roberts, seconded by Mr. Hall, that the Board of Zoning Appeals recommend to City Council approval for a variance from Section 1151.25(d)(2)B of 370 sq. ft. from the maximum 192 sq. ft. to allow 562 sq. ft. to enlarge an approved pool cabana located at 5171 Miller Road, PP# 604-04-005.

ROLL CALL: Ayes: Hall, Hasman, Kingston, McCrodden, Roberts, Rose  
Nays: None

**MOTION CARRIED**

**APPEAL 2018-24**

Motion by Mr. Hasman, seconded by Ms. Roberts, that the Board of Zoning Appeals recommend to City Council approval for a variance from Section 1151.24 of 77 ft. from the minimum 125 ft. front yard to allow 48 ft. for the construction of a porch on a non-conforming house located at 6638 Oakes Road, PP# 603-14-027.

ROLL CALL: Ayes: McCrodden, Roberts, Hall, Hasman, Kingston, Rose  
Nays: None  
**MOTION CARRIED**

**APPEAL 2018-25**

Motion by Ms. Roberts, seconded by Mr. Hall, that the Board of Zoning Appeals recommend to City Council approval for a variance from Section 1151.25(d)(2)C of 1088 sq. ft. from the maximum 240 sq. ft. to allow 1328 sq. ft. for the construction of an accessory structure (stable) located at 2711 Boston Road, PP# 604-19-003.

ROLL CALL: Ayes: Roberts, Hall, Hasman, Kingston, McCrodden, Rose  
Nays: None  
**MOTION CARRIED**

**APPEAL 2018-26**

Motion by Mr. Hasman, seconded by Mr. Kingston, that the Board of Zoning Appeals recommend to City Council approval for a variance from Section 1183.15(a) not to install the required hard surface driveway to a detached garage located at 10614 Fitzwater Road, PP# 602-03-014.

ROLL CALL: Ayes: Hall, Hasman, Kingston, McCrodden, Roberts, Rose  
Nays: None  
**MOTION CARRIED**

**APPEAL 2018-27**

Motion by Mr. Hall, seconded by Mr. Hasman, that the Board of Zoning Appeals recommend to City Council approval for (1) a variance from Section 1185.03(a) maximum fence height of 4 ft, to allow a 6 ft. gate, and (2) a variance from Section 1185.03(a) fences not allowed in the front yard, to allow a driveway gate to be located 25 ft. from the right-of-way, located at 6780 and 6785 Rivercrest Drive PP# 601-04-004 and PP# 601-04-003.

Before the vote, Mr. Hall stated there was some discussion about splitting the vote, after the Board's discussion not to do so, they went ahead with the vote.

ROLL CALL: Ayes: Hasman, Kingston, Roberts, Hall, Rose  
Nays: McCrodden  
**MOTION CARRIED**

**REPORT OF COUNCILMEMBER ROSE**

Councilmember Rose reported that all the variances at the last Board of Zoning meeting were approved by City Council on May 15, 2018. He also reported in the Mayor's absence that Home Days is June 29, 30 and July 1, 2018. Ohio Flags of Honor, where 750 American flags will fly during Home Days weekend will take place on the front lawn of Central School on Rt. 82 on Brecksville's square.

**REPORT OF MAYOR HRUBY**

The Mayor was not in attendance.

Motion by Mr. McCrodden, seconded by Ms. Roberts to close the Regular Meeting at 8:47 p.m. **MOTION CARRIED**

**THE BRECKSVILLE BOARD OF ZONING APPEALS**

**DENNIS ROSE, CHAIRMAN**

**KATHLEEN ROBERTS, VICE CHAIRMAN**

**BRUCE MCCRODDEN, SECRETARY**

Public Hearing and Regular Meeting recorded by Gina Zdanowicz