

**MINUTES OF PUBLIC HEARINGS  
BRECKSVILLE BOARD OF ZONING APPEALS  
Community Room – Brecksville City Hall  
May 13, 2013**

Present: Carl Opatrny, Robert Hasman, Laura Redinger, Bruce McCrodden,  
Dennis Rose

Absent: Kathleen Roberts, Mayor Hruby

Others: Building Inspector Synek, 3 guests

**APPEAL 2013-10**

Len's Heating and Air Conditioning for Mr. and Mrs. Jim Dacek for a variance from Section 1326.01 to install a second air conditioning unit on the side of the house instead of the rear as required by code located at 6696 Farview Road, PP# 601-06-018.

Mr. Jim Dacek spoke to the Board regarding their appeal. He explained that they have a 1950's home that was built with hot water baseboard heat, and has no heating ducts. The original air conditioner that they have only services the west side of their home which includes a bedroom, bathroom and an office. The unit they are requesting this evening will service the east side of the home, where there is no existing air conditioning. Mr. Dacek stated they are requesting a second unit to accommodate the entire first floor. The rear of their home is comprised of a 30x50 pad for the driveway, an area with a small pond, and their bedroom. There is also landscaping in the rear as well. Their request is to place the unit on the east side of their home outside of their garage. They have spoken with their neighbor Carolyn Kolar, 6744 Farview Road, which is their closest neighbor to the east; and she is approximately 260 ft. away from their home. They have purchased a Mitsubishi low decibel air conditioner, and their contractor, Doug Seabeck, will explain the specifications. Mr. Dacek stated that they will maintain shrubbery around the unit, and asked the Board to grant their variance.

Mr. Doug Seabeck, Len's Heating and Air Conditioning also spoke to the Board. Mr. Seabeck stated that he understood that the City of Brecksville views this type of variance as a noise issue. Mr. Rose confirmed that it is a noise abatement regulation. Mr. Seabeck explained that the typical air conditioning unit is approximately 70 to 80 decibels; and this particular unit is 56 decibels. He explained that you don't really even know the unit is running because it is so quiet. He stated there are already some natural plants on the opposite side of the driveway that will screen the unit. Mr. Seabeck went on to explain that because of the size of the home, to run refrigeration and power to the unit on that side, would involve a huge undertaking and cost, because the Dacek's basement is completely finished.

Mr. Opatrny asked Mr. Seabeck if what is being installed is a fan coil unit. Mr. Seabeck stated that they are hanging wall cassette units that have a vacuum coil inside and a fan.

The refrigeration lines come off the back of the unit and connect to the outdoor unit. He explained that in this particular case they will be hanging two fan sections, one upstairs and one downstairs, that will connect to one outdoor unit. Mr. Opatrny asked Mr. Seabeck how much refrigerant piping will be exposed. Mr. Seabeck stated that on the downstairs unit the refrigerant lines will go into the garage and directly out the side of the house. The unit on the second floor will be installed with a “hide a line” to conceal the refrigerant line coming down the side of the home. There will be a box that will cover the lines. Mr. Opatrny asked if the box will be painted to match the house. Mr. Seabeck stated that they can be painted but are usually off white in color and are specifically designed for this type of application.

Motion by Mr. McCrodden seconded by Mrs. Redinger to close Public Hearing.

**MOTION CARRIED**

**MINUTES OF REGULAR MEETING  
BRECKSVILLE BOARD OF ZONING APPEALS  
Community Room – Brecksville City Hall  
May 13, 2013**

Present: Carl Opatrny, Robert Hasman, Laura Redinger, Bruce McCrodden,  
Dennis Rose

Absent: Kathleen Roberts, Mayor Hruby

Others: Building Inspector Synek, 3 guests

**APPROVAL OF THE REGULAR MEETING MINUTES OF APRIL 8, 2013**

Motion by Mr. Hasman, seconded by Mr. McCrodden to approve the Regular Meeting Minutes of April 8, 2013 as recorded.

**ROLL CALL:** Ayes: Mr. Opatrny, Mr. Hasman, Mrs. Redinger,  
Mr. McCrodden, Mr. Rose  
Nays: None

**MOTION CARRIED**

**APPEAL 2013-10**

Motion by Mr. Opatrny, seconded by Mrs. Redinger, that the Board of Zoning Appeals recommend to City Council approval for a variance from Section 1326.01 to install a second air conditioning unit on the side of the house instead of the rear as required by code located at 6696 Farview Road, PP# 601-06-018.

**ROLL CALL:** Ayes: Mr. Opatrny, Mr. Hasman, Mrs. Redinger,  
Mr. McCrodden, Mr. Rose  
Nays: None

**MOTION CARRIED**

**REPORT OF COUNCILWOMAN REDINGER**

Councilwoman Redinger reported that the Charter Review Commission continues to meet, and recently held another meeting this past Saturday and voted on a portion of what they will be recommending to go on the ballot next fall that will consist of seven or eight items. The Board will continue to meet to finalize the list and also to start working on the literature that will be distributed to residents.

**REPORT OF MAYOR HRUBY**

The Mayor was not in attendance.

Mr. Rose reminded everyone that Memorial Day is approaching and the City will have its Annual Memorial Day Parade with various festivities. The City always welcomes volunteers to carry the flag in the parade, and if anyone is interested they should contact City Hall.

Motion by Mr. McCrodden, seconded by Mr. Hasman to close the Regular Meeting at 7:48 p.m. **MOTION CARRIED**

## **THE BRECKSVILLE BOARD OF ZONING APPEALS**

**DENNIS ROSE, CHAIRMAN**

**BRUCE MCCRODDEN, VICE CHAIRMAN**

**KATHLEEN ROBERTS, SECRETARY**

Regular Meeting recorded by Gina Zdanowicz