

**MINUTES OF PUBLIC HEARINGS  
BRECKSVILLE BOARD OF ZONING APPEALS  
Community Room – Brecksville City Hall  
April 10, 2017**

Present: Robert Hasman, Mayor Hruby, Kimberly Veras, Bruce McCrodden,  
Dennis Rose

Absent: Kathleen Roberts, Eric Hall

Others: Building Inspector Synek, 4 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 2017-07**

Brian Lanasa for (1) a variance from Section 1151.25(d) of 540 sq. ft. from the maximum 660 sq. ft. to allow 1200 sq. ft. for the construction of a detached garage, and (2) a variance from Section 1183.15(a) not to install the required hard surface driveway to a detached garage located at 5323 Oakes Road, PP# 603-04-002.

Mr. Lanasa spoke to the Board regarding his appeal. He stated that he bought his home approximately five years ago and did a lot of work to improve the home and his property. He is asking for two variances this evening, one for the garage size, and to not install a hard surface driveway to it. He stated that he had two letters from his adjoining neighbors that had no problem with him building the structure. Mr. Lanasa explained that he currently had a structure on his property that was over 70 years old. The building is made of cinder block, and over the years has begun to deteriorate. He stated that he has put money into it several times in order to maintain it, and felt that it would be smarter for him to just build a new one. The reason he is asking for a larger structure is because he owns four acres of land, most of it being grass, and has a lot of equipment in order to maintain the property, i.e. lawn tractors, snow removal equipment and trailers, along with the normal things you acquire when maintaining a yard and home. He has a very small two car garage that he can barely fit his truck in and there is no room to store anything in there. He explained the layout of the garage on his property on the overhead screen. He stated that his existing structure is 20x20, and he will be going 10 ft. more towards the east which is towards his neighbor's property, and 15 to 20 ft. north, which is to the back of his property. There is nothing back there but woods, a creek and MetroHealth Hospital. The exterior of the new structure will match his house exactly. Mr. Lanasa stated that with regards to the hard surface drive, installing it would be too cost

prohibitive because from the back of his addition to the existing out building is almost 100 ft., and he would not be able to build it. Mr. Lanasa explained that he currently does not have a driveway to the existing structure, and does not have a problem. He will not be storing any cars or trucks in it. Mr. Lanasa stated that he has put a lot of money into the house, and the reason he did so, is because he enjoys living in Brecksville. He really needs the garage because he does not have enough room to store all of his equipment.

Mr. Rose asked Mr. Synek if he would be allowed to have more than one detached garage and more than one out building. Mr. Synek stated that he would be allowed to have both.

Mayor Hruby asked what the dimensions of the proposed structure will be. Mr. Lanasa stated that it will be 30x40, and added that the way he will be building it, nothing more will be built towards the neighbors' homes.

Mr. Hasman confirmed that it will be three times the size of what he currently has. Mr. Rose stated that it will be just twice the size.

The Mayor commented that it was large. Mr. Lanasa stated that the problem that is occurring is that he has so much equipment to maintain his property and everything is stacked on top of each other because he does not have any room in his attached garage. When he wants to get something like his tractor out to use, he has to move several things out of the way each time. Mr. Lanasa stated that he and his contractor talked about his situation and he suggested that 30 x 40 is the size building that he would need. He will build a modified pole barn.

Mr. Rose asked if the floor of the structure will be concrete. Mr. Lanasa stated that it will have a cement floor and apron along with a man door, 2 overhead garage doors and 2 windows. Mr. Rose confirmed with him that a hard surface driveway will be too expensive to install. Mr. Lanasa showed him on the overhead screen where the building will be going on the property, and that his contractor stated that the cement would cost more than the building, which would cost him too much money. The only other option would be to knock down the attached garage and build something larger in its place. He stated that he didn't know how his neighbors would feel about that. Mr. Rose wanted the record to reflect that he had letters from his neighbors stating that they were in favor of his project, Louis Krivacic, 5309 Oakes Road and Richard Staikoff, 5409 Oakes Road. There was also an email to the Building Department from William and Diane Bayer, 5301 Oakes Road, that approved both variances. Mr. Lanasa stated that most of his neighbors have the same type of large out buildings, his is just not in great condition and that is why he would like to replace it.

Mrs. Veras stated that the structure will be more like a large shed.

Mr. Hasman asked if crushed stone would be an acceptable hard surface driveway. Mr. Synek stated that it would have to be concrete, asphalt or pavers.

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

Motion by Mayor Hruby, seconded by Mrs. Veras to close Public Hearing. **MOTION CARRIED**

**APPEAL 2017-08**

John and Jennifer Karaffa for a variance from Section 1151.24 of 59.47 ft, from the minimum 125 ft. front yard setback to allow a 65.53 ft. front yard setback for the construction of an addition on a non-conforming house located at 8656 Wiese Road, PP# 601-27-004.

Before Mr. and Mrs. Karaffa spoke to the Board, Mr. Rose confirmed with Mr. Synek that this was another situation where it is a non-conforming lot, and anything they would like to build would require a variance. Mr. Synek stated that was correct, it is an existing non-conforming house. Mr. Rose explained to them that they do have a hardship that is not of their making. They have heard this same type of situation many times before, and understood it. He asked them to go ahead and add anything that they wanted to explain.

Mrs. Karaffa stated that they would like to formalize the front entrance and construct a mud room and a nice portico. Their home was built in 1938 and is an older home. The addition that they are proposing would not extend any closer to the street than any of the existing homes on their street, and will not extend any further than the existing footprint of their home. Mrs. Karaffa also stated that she has spoke with her immediate neighbors, and they are all in support of the project, even though she did not obtain a written record of it.

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

Motion by Mr. Hasman, seconded by Mrs. Veras to close Public Hearing. **MOTION CARRIED**

**APPEAL 2017-09**

Daniel Ganim for a variance from Section 1119.09(d) not to install the required public sidewalks until such time that the City deems appropriate for a new single family dwelling located at 9000 Snowville Road, PP# 605-22-066.

Mr. Rose stated that they understood the variance because there is currently no sidewalks on Snowville Road.

Mr. Ganim stated that he wasn't sure that he would be able to install them in the future either, because to the west is a preservation area and there is an AT&T easement there as well. Mr. Rose stated that this is a little bit different of a scenario than usual.

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

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

**MOTION CARRIED**

**MINUTES OF REGULAR MEETING  
BRECKSVILLE BOARD OF ZONING APPEALS  
Community Room – Brecksville City Hall  
April 10, 2017**

Present: Robert Hasman, Mayor Hruby, Kimberly Veras, Bruce McCrodden,  
Dennis Rose

Absent: Kathleen Roberts, Eric Hall

Others: Building Inspector Synek, 4 guests

**APPROVAL OF THE REGULAR MEETING MINUTES OF MARCH 13, 2017**

Motion by Mayor Hruby, seconded by Mr. Hasman to approve the Regular Meeting Minutes of March 13, 2017 as recorded.

ROLL CALL: Ayes: Hasman, Hruby, Veras, McCrodden, Rose  
Nays: None

**MOTION CARRIED**

**APPEAL 2017-07**

Motion by Mayor Hruby, seconded by Mr. McCrodden, that the Board of Zoning Appeals recommend to City Council approval for (1) a variance from Section 1151.25(d) of 540 sq. ft. from the maximum 660 sq. ft. to allow 1200 sq. ft. for the construction of a detached garage, and (2) a variance from Section 1183.15(a) not to install the required hard surface driveway to a detached garage located at 5323 Oakes Road, PP# 603-04-002.

Mr. Rose gave Mr. Lanasa the option of tabling the appeal since there were only five members present this evening. Mr. Lanasa wanted to go ahead with the vote.

ROLL CALL: Ayes: Veras, McCrodden, Hasman, Hruby, Rose  
Nays: None

**MOTION CARRIED**

**APPEAL 2017-08**

Motion by Mr. McCrodden, seconded by Mr. Hasman, that the Board of Zoning Appeals recommend to City Council approval for a variance from Section 1151.24 of 59.47 ft, from the minimum 125 ft. front yard setback to allow a 65.53 ft. front yard setback for the construction of an addition on a non-conforming house located at 8656 Wiese Road, PP# 601-27-004.

Mr. Rose gave Mr. and Mrs. Karaffa the same option to table or proceed with the vote. The Karaffa's wanted to proceed.

ROLL CALL: Ayes: Hasman, Hruby, Veras, McCrodden, Rose  
Nays: None

**MOTION CARRIED**

**APPEAL 2017-09**

Motion by Mr. Hasman, seconded by Mrs. Veras, 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 that the City deems appropriate for a new single family dwelling located at 9000 Snowville Road, PP# 605-22-066.

Mr. Rose gave Mr. Ganim the same option to table or proceed with the vote. Mr. Ganim wanted to proceed.

ROLL CALL: Ayes: McCrodden, Hasman, Hruby, Veras, Rose  
Nays: None

**MOTION CARRIED**

**REPORT OF COUNCILMEMBER VERAS**

Council member Veras stated that at the March 21, 2017 City Council meeting, the two appeals that were recommended by the Board of Zoning passed.

**REPORT OF MAYOR HRUBY**

Mayor Hruby stated that City Hall is closed on Good Friday and wished everyone a Happy Easter.

**BOARD DISCUSSION REGARDING ORDINANCE CHANGES**

Mr. Rose suggested that they wait until all the Board members were present to discuss the various ordinances from other cities.

Motion by Mr. McCrodden, seconded by Mr. Hasman to close the Regular Meeting at 7:55 p.m. **MOTION CARRIED**

**THE BRECKSVILLE BOARD OF ZONING APPEALS**

**DENNIS ROSE, CHAIRMAN**

**BRUCE MCCRODDEN, VICE CHAIRMAN**

**KATHLEEN ROBERTS, SECRETARY**

Public Hearing and Regular Meeting recorded by Gina Zdanowicz