

**MINUTES OF PUBLIC HEARINGS
BRECKSVILLE BOARD OF ZONING APPEALS
Community Room – Brecksville City Hall
October 12, 2015**

Present: Kathleen Roberts, Carl Opatrny, Robert Hasman, Mayor Hruby,
Kimberly Veras, Bruce McCrodden, Dennis Rose

Absent: None

Others: Building Inspector Synek, 38 guests

PUBLIC HEARINGS

APPEAL 2015-29

Brian McMillin for a variance from Section 1151.06(c)(3) to allow a business use and storage in a garage (not permitted) located at 6115 Pioneers Point PP# 602-09-051.

Brian McMillin spoke to the Board regarding his appeal. He stated that he and his wife moved back into the area to start a winery. He explained that within the last year they have been looking for a commercial space, but have been unable to find one thus far that is suitable, due to the nature of the business. They started to produce honey wine with a winery in Pennsylvania and they have to move it out. They are hoping to get this variance approved so that they will have a temporary space to store their wine until they find a space within the next year. This will be a temporary situation, not long term.

Mr. Rose asked Mr. McMillin to explain the equipment being used in the pictures he submitted. Mr. McMillin stated that the equipment is called totes. The containers that are pictured will be all the equipment that they will ever be using in the garage. They are made of high density polyethylene. Mr. Rose asked the reason for not choosing a commercial storage facility. Mr. McMillin explained that one of the rules for making the wine is that it has to be in a bonded space. The other rule as to the placement, is that there has to be a direct access, which is why they placed it in the garage. If they had the option, they would have stored it in their basement, but the federal government would not allow it. They have gotten approval from the federal government, and the state will also approve it, pending this variance. Mr. Rose asked if there are any bonded warehouses in Cuyahoga County. Mr. McMillan stated that there are not. Mr. Rose asked where others in this business store their wine. Mr. McMillan explained that they use bonded spaces. There is an application process and leasing agreement that you have to fulfill thru the Alcohol and Tobacco Tax and Trade Bureau. Mr. Rose asked if bonding meant to have insurance. Mr. McMillan explained that it is a tax bond, so you pay your taxes on the wine that you sell. Bonded area means tax not paid to the government because you pay

taxes on the wine that you will eventually sell. Mr. McMillin went on to clarify other issues that came up from his neighbors when he went to obtain signatures from them. He was asked if the wine is flammable, and it is not, it is only 14% alcohol and is below the level that is considered a hazardous material for transportation purposes. Another neighbor asked what would happen if there was a puncture in the equipment and it leaked out. He stated that he measured the garage space and the drain; it would be contained within the garage and not spill out into the storm sewer.

Mr. Rose clarified that the wine was stored at a winery prior to this. Mr. McMillan stated that was correct. Mr. Rose asked if he had inquired with other wineries that may have a bonded space. Mr. McMillan stated that he had, and not many of them have space, it is not something that is a common practice. Mr. Rose clarified with Mr. McMillan, that this will not be a retail operation. Mr. McMillan stated that it will not be, it will just be used for storing the wine.

Mayor Hruby asked Mr. McMillan how long he intended to store the wine in his garage. Mr. McMillan stated approximately under a year. Mayor Hruby asked how the containers are filled. Mr. McMillan explained that they have a pump. Mayor Hruby asked if the wine will eventually be bottled, and would that take place in his garage. Mr. McMillan stated that it will eventually be bottled, but is not their intention to bottle at home; he wants to find a commercial location because it really isn't big enough. Mayor Hruby explained to Mr. McMillan, that once the variance is granted it goes with the property, so anybody will have the right hereafter to have this variance. Mr. McMillan asked if he would be allowed to rescind it afterwards. Mayor Hruby stated that he thought that Council could find a way to rescind the variance. Mr. Rose suggested making a more restrictive motion, for example, allowing the variance for a period not to exceed a certain amount of months, making it a temporary use. There may be some clarification needed from our Law Director. Mayor Hruby stated that without it, the variance is forever.

Ms. Roberts asked Mr. McMillan, that in the process of investigating this career, and in learning about the regulations and bonding, did he at some point think it may be better to wait until everything came together and would be allowed, before he moved to this level. Mr. McMillan stated that they tried to look into commercial space prior and it fell thru. They are taking little steps along the way to get to where they are going. Ms. Roberts asked if he was concerned about the extreme winter temperatures that we have been having here, since winter is right around the corner. Mr. McMillan stated that he is not. The garage will be heated from the house, but also stated that polyethylene doesn't get brittle until the temperature goes below a negative 73 degrees.

Mr. Rose asked how long he had been living in his home. Mr. McMillan stated that he grew up here, but just moved back one year ago from Australia. Both his father and brother live on the same street. Mr. Rose asked Mr. McMillan, if asked what kind of timeline he would need for this project, what would he request. Mr. McMillan stated that

he would request one year. Mr. Rose asked how long he has been in this business. Mr. McMillan stated one year. He explained that they looked at several different properties, and did find a place in Akron along the towpath that is under construction, and should be available in the spring. It will be a bonded location.

Mr. Hasman asked Mr. McMillan, that after one year what will his options be if the space falls thru. Mr. McMillan stated that they will have to go back to the winery where they are at and negotiate, and also talk with other wineries.

Mr. Opatrny asked how this storage impacted the parking of his vehicles. Mr. McMillan stated that they park their vehicles outside in the driveway.

Mr. McCrodden stated that he mentioned if there was a spill that it would go into the garage drain, and asked where that drain led to. Mayor Hruby answered stating that any drains in the garage should go to the sanitary sewer.

Mr. Rose opened up questions to the audience. Linda Velochen Spencer, 8437 Settlers Passage spoke to the Board. She stated that she was a wine professor and her late husband owned a wine business. She wished them well on their endeavor, but felt that the space and varying temperatures were not an ideal situation, nor an appropriate space to make wine.

Jim Hayes, 6162 Warblers Roost spoke to the Board. He stated that he, his wife and several neighbors were adamantly opposed to setting up a commercial use, storing distilled spirits in a residential neighborhood. He raised several issues such as fire safety, spillage and containment relating to it going to the storm sewer. Mr. Hayes stated that they bought in a subdivision with residential zoning and homeowners covenants that restrict property use to residential, and stated this is in direct violation of their revised homeowner covenants.

Nancy Ference, 8517 Settlers Passage spoke to the Board. She stated that they have lived in Brecksville over 20 years. The reason they chose this City was for the strict zoning, and felt the value of their property would stay in tact in Brecksville. She felt that granting this variance would open up a can of worms and set a precedence for others.

Keith McMillan, 8489 Settlers Passage spoke to the Board. He explained that he is Brian's brother and is in favor of what he is doing. He went on to explain that his brother had done a lot of research on the wine process. He wanted to address some of the questions that were brought up by his neighbors. He stated that mead is not the same as wine, it doesn't have the sulfites and the fermentation process is already complete. All that the wine is doing in the totes is mellowing out. It takes at least a year for the wine to be ready to sell; he is just looking for a place to store it. He also does have a water source in the garage. Mr. McMillan stated that if this was not approved, he could have his

basement bonded and bring the mead in smaller totes to store there, the ATF would allow it, and it could be done without any variances needed from the City.

John Ference, 8517 Settlers Passage spoke to the Board. He applauded is entrepreneurship. He stated that as his wife mentioned earlier, they moved to Brecksville to live in a residential area, and felt that this type of business does not belong in their neighborhood.

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

MOTION CARRIED

APPEAL 2015-30

Josh Papp for a variance from Section 1151.24 of 16 ft. 2 in. from the minimum required 125 ft. front setback to allow 108 ft. 10 in. for the construction of an addition located at 11034 Snowville Road, PP# 605-24-001.

Josh & Stephanie Papp spoke to the Board regarding their appeal. They bought their house from his grandparents and have lived there approximately nine years. They are in the process of fixing it up to add curb appeal to the house. They also have storage issues with their current garage and are parking their cars outside. As the existing house sits now, it meets the setback of 125 ft. The house to the east is at 112 ft. and the house to the west is 105 ft. There are also multiple houses closer to the road on the street. Their other hardship is that they cannot store things outside and need an inside space, and the current code for a detached garage is 660 sq. ft. which would not be large enough.

Mr. Rose clarified with Mr. Synek that any addition he would build would be non-conforming. Mr. Synek stated that was correct. Mr. Rose asked Mr. Papp what was preventing this addition from being built in the rear of the home. Mr. Papp stated that if he built in the rear, he was not sure if the side yard setback would allow a driveway for access. Mr. Rose clarified that he would not be able to access the rear. Mrs. Papp stated that was correct, and another hardship is that they installed a patio and deck in the rear. They also have poplar trees close to the house that would be too close to the garage and have to come down.

Mr. Papp clarified that his hardship is anything that they would want to do to the house would need a variance due to it being an existing non conforming house by today's code. His neighbors would have to go thru the same process if they wanted to build anything as well.

Mr. Rose opened up questions to the audience. Mike Brody, 11042 Snowville spoke to the Board. He is Mr. Papp's next door neighbor. He stated that his biggest concern is water run off. His property is lower than Mr. Papp's property and all the water from the

west side of their yard drains onto his property. In the spring, the yard is saturated. He was concerned about the size of the garage and how it would relate to water run off. Mrs. Papp stated that they worked with an architect and already put a new sewer in. Mr. Papp explained that they installed a lateral pipe that ties into the front, so there would be less water runoff.

Mr. Brody stated that since the Papp's moved in, Josh likes to work on vehicles, and felt that the size of the building going up would lead to more work like a service station. Mr. Rose stated that the Board was here regarding the setback, and that was not the issue. Mr. Brody felt that granting a bigger building would create a bigger problem.

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

APPEAL 2015-31

James & Elizabeth Bascom for a variance from Section 1185.03(a) of 2 ft. from the maximum 4 ft. to allow a 6 ft. fence height located at 8944 Cinnabar Drive, PP# 602-13-032.

James Bascom spoke to the Board regarding his appeal. He explained that his home sits at the end of Cinnabar Drive, and his back property line is the boundary line of Emerald Woods subdivision. With the way their home is placed on their lot, the back of the house looks straight into a blank wall of the home in the next neighborhood. He is asking permission to build a short section of fence to provide a visual screening for privacy in their back yard. When they moved in three years ago, there was a short 7 ft. section of fence that belonged to the neighbor, and they had the expectation that type of fence was permitted. The west side of Cinnabar Drive has a 7 ft. fence running the entire length of their back property line. They would like to replace the fence that was taken down with a 6 ft. fence along a portion of their property, where the sight lines really need help. They are open to other types of fencing.

Mr. Rose asked if they had considered trees or some other foliage for privacy. Mr. Bascom explained that they have many mature maple trees close to the property line and have worked very closely with a landscaper to find a solution. What they learned from their landscaper, is that there are not many types of trees or plants that would thrive under a canopy of mature maples. Their preference, and also the recommendation of their professional landscaper, was that the fence would be the very best solution. Mr. Rose saw the plan that was submitted and asked if their intention was to plant all those trees that were shown on it. Mr. Bascom stated that the landscaping will be a visual screening and by installing a fence it would allow them to move the plantings closer to the edge of the property line. Their goal is to create more yard space by moving back to the property line. Mr. Rose asked for clarification, because Mr. Bascom stated that they couldn't plant because of the maple trees, and asked if their intention was to install plantings. Mr.

Bascom stated that there will be plants, but a lot of them are low, decorative, ornamental plantings.

Mrs. Veras asked how many lineal feet of fencing Mr. Bascom wanted to install. Mr. Bascom stated that his yard is approximately 180 ft. and he is planning to install 90 lineal feet of fencing.

Mr. Rose wanted the record to reflect that the Board received a letter from the Homeowners Association, that their Architectural Review Committee approved the style of fence that Mr. Bascom would like to install.

Mayor Hruby stated that if the Board of Zoning granted this variance, there has to be some restrictions read in the motion, regarding the lineal footage that Mr. Bascom is asking for, otherwise the property has the right to put a 6 ft. fence all the way across the back of the property. Mayor Hruby asked Mr. Bascom whether he thought pine trees could achieve the same type of privacy on his property, and stated that they grow very well. Mr. Bascom explained that they are not without recourse. If the fence were not allowed, they are working with a landscaper architect on an alternate plan, to research what types of trees can be installed. They are open to a neighbor friendly semi-private type of fence as well. Mayor Hruby explained that normally when someone wants to put in a fence as a landscape type feature it is a small section of fencing. He is asking for 90 ft. of fencing, which is truly a fence to create privacy between him and his neighbor. Mayor Hruby asked if a 4 ft. fence would work. Mr. Bascom stated that it would not, due to the elevation of the home and the grade.

Mr. Rose opened up questions to the audience. Michelle Cline, 8982 Woodstone Drive, spoke to the Board. She stated that Liz Bascom is an expert on different types of plantings, and wanted to state that the Bascom's are extremely neighbor friendly. She asked the Board to grant their appeal.

Motion by Ms. Roberts, seconded by Mr. Opatrny to close Public Hearing. **MOTION CARRIED**

APPEAL 2015-32

James Cochran for (1) a variance from Section 1185.03(a) of 2 ft. from the maximum 4 ft. to allow a 6 ft. fence height, and (2) a variance from Section 1185.02(d) to install a solid board type fence instead of the permitted types of fence, and (3) a variance from Section 1185.04(a) which requires a fence installed with the finished side to the adjacent property's view, to allow the finished side facing the owner located at 7032 Ashlawn Drive, PP# 601-02-052.

James Cochran spoke to the Board regarding his appeal. He stated the original fence was built in the early 1970's before the existing fence regulations were in effect. Over the

years the fence had become deteriorated due to weather conditions and age. He wanted to be a good neighbor and mend the fence by replacing the rotted wood and posts so that it would be structurally sound and aesthetically pleasing. It had never occurred to him to apply for a permit, he just thought he was fixing the existing fence that was there, and it turned out to be a bigger project than he thought. The current fence is the same style and location as the original fence. The yard is surrounded by privacy shrubs; there is only a small section that can be seen from Brecksville Road. He did speak to all his neighbors and obtained signatures from them, they did not object to the fence. Mr. Cochran stated that he believed his fence was in complete harmony with other fences in the neighborhood which are 6 ft. high and are not code compliant.

Mr. Rose asked Mr. Synek how it came to the attention of the Building Department. Mr. Synek stated that it was a complaint. Mr. Rose asked Mr. Cochran if the fence was replaced all at once or overtime. Mr. Cochran stated that it was done overtime.

Mr. McCrodden asked if Mr. Cochran would be willing to maintain the hedges or some type of arborvitae along Brecksville Road if he was granted the variance with that stipulation, because it does shield the fence significantly. Mr. Cochran stated that he would.

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

MOTION CARRIED

APPEAL 2015-33

Michelle Cline for (1) a variance from Section 1151.25(d) of 48 sq. ft. from the maximum 144 sq. ft. to allow 192 sq. ft. for a shed, and (2) a variance from Section 1151.26(2) of 3 ft. from the minimum required 10 ft. rear yard setback to 7 ft. for the placement of a shed located at 8982 Woodstone Drive, PP# 602-14-053.

Michelle Cline spoke to the Board regarding her appeal. She stated she has an odd shaped yard, and showed the Board on the overhead screen where she would like to place the shed. They have already planted three arborvitae that will screen it in preparation of receiving the variance.

Mr. Rose asked Ms. Cline why 144 sq. ft. would not be enough. Ms. Cline stated that they have four cars and have four sets of winter and summer tires that need to be stored during each season. They also have quite a bit of patio furniture. They do have other things that could fit in the extra 55 sq. ft. if it was granted.

Mr. Rose stated that he wanted the record to reflect a letter that was received by the Board from the Homeowners Association on behalf of the Architectural Review Committee, denying the request to build a shed based on their deeds and covenants. Mr. Rose asked Ms. Cline if she saw the letter. Ms. Cline stated that she had received it just

this past Friday. She went on to state that her Homeowners Association did not even have an Architectural Review Committee until this past Friday, because she forced the issue with the shed. There is a 30 year old set of covenants that have not been looked at. There is a new Board that has just been voted in and they are looking at the covenants. She stated that because there was no Architectural Review Board that she could go to in the community, she went to them with her plans and told them she was going to go to the City. She felt that they denied it because they didn't want to open up a can of worms at this time. She stated that again, she didn't get it until Friday, and they didn't even have an Architectural Board prior to that.

Mayor Hruby stated that the City allows a resident to build a shed and your Homeowners Association prohibits it. He explained that we as a City do not enforce Homeowners deeds and covenants, that is between you and your association. The associations have actions that they can take to stop you. The Mayor wanted Ms. Cline to be clear that even though they wrote the letter, it is really up to this Board and the City to determine whether or not the variance would be granted or not. Ms. Cline stated that she talked with her Association, and felt that each case should be decided on a case by case basis. Ms. Cline asked the Board, that if she would not have applied for any variances, would this process have been available to the neighbors to come forward. Mr. Rose stated no. Ms. Cline asked if she had just applied for a shed and not the Board of Zoning Appeals, would they have been notified. Mr. Rose stated that they would have been notified by the permit application sign that is to be posted by ordinance on the property. Mayor Hruby stated that the City does have a Board of Design and Construction Review that one can go to make a complaint, if someone felt that something is going to devalue your property or neighborhood, but it meets very rarely.

Mr. Rose asked Ms. Cline to explain why she cannot meet the 10 ft. setbacks for the placement of the shed. She stated that they would like it closer to the property line and if the Board saw the different views submitted in the pictures, it is aesthetically better. You won't be able to see it because of the grade and it is all wooded. She stated again, that everyone is abiding by a 30 year old document with one sentence, because they are afraid to address it.

Motion by Ms. Roberts, seconded by Mr. Opatrny to close Public Hearing. **MOTION CARRIED**

APPEAL 2015-34

Tim & Jeanette Luli for a variance from Section 1326.01 to install an air conditioning unit on the side of the house instead of the rear as required by code located at 6947 Crystal Creek Drive, PP# 602-12-039.

Jeanette Luli spoke to the Board regarding her appeal. She stated that her bedroom is located over the garage and it gets very warm. They have been discussing putting a unit

in the bedroom for years, and this summer a family member was staying with them, while the temperatures were in the 90's, so they called their friend and had them install a smaller unit, which is very quiet. The reason they placed it where they did, was because it was the most convenient direct route for the wiring. They have a patio in the back, and there really is no place to put the unit, their large air conditioning unit is behind their garage. Where they have place the smaller unit, there is quite a bit of screening with trees and shrubs. There is also a driveway and garage between her and her neighbor and their living space is way on the other side. If they put it in the rear on the corner it would be more visible to the neighbor. She submitted a letter from her neighbor, Michael Coman, 6943 Crystal Creek Drive, that was fine with it. She did not know she needed a variance to place it on the side of the house. Mr. Rose clarified with Ms. Luli, that one of the reasons that space was chosen, was because it was the most efficient to run the wiring. Ms. Luli stated that was correct.

Mr. Rose asked Mr. Synek if there was a permit for the air conditioning unit. Mr. Synek stated that there was not. Mr. Rose asked who the contractor was. Ms. Luli stated that it was Service Air.

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

MOTION CARRIED

APPEAL 2015-35

Kevin Kwiatkowski for a variance from Section 1119.09(d) not to install the required public sidewalks until such time that the City deems appropriate, for the construction of a single family dwelling located at 9967 Highland Drive, PP# 604-04-006.

Kevin Kwiatkowski spoke to the Board regarding his appeal. Mr. Rose stated that his hardship is that he should not have to put in the sidewalks if there are no other sidewalks there. Mr. Kwiatkowski stated that was correct. Mr. Rose stated that when the City does install them, he would agree to put them in at that time. Mr. Kwiatkowski stated that he would. The Mayor made the comment that there are sidewalks on the other side of the street.

Motion by Ms. Roberts, seconded by Mr. Opatrny to close Public Hearing. **MOTION CARRIED**

**MINUTES OF REGULAR MEETING
BRECKSVILLE BOARD OF ZONING APPEALS
Community Room – Brecksville City Hall
October 12, 2015**

Present: Kathleen Roberts, Carl Opatrny, Robert Hasman, Mayor Hruby,
Kimberly Veras, Bruce McCrodden, Dennis Rose

Absent: None

Others: Building Inspector Synek, 38 guests

APPROVAL OF THE REGULAR MEETING MINUTES OF SEPTEMBER 8, 2015

Motion by Ms. Roberts, seconded by Mr. Opatrny to approve the Regular Meeting Minutes of September 8, 2015 as recorded.

ROLL CALL: Ayes: Roberts, Opatrny, Hasman, Hrubby, Veras,
McCrodden, Rose
Nays: None
MOTION CARRIED

APPEAL 2015-29

Motion by Ms. Roberts, seconded by Mr. Opatrny, that the Board of Zoning Appeals recommend to City Council approval for a variance from Section 1151.06(c)(3) to allow a business use and storage in a garage (not permitted) located at 6115 Pioneers Point PP# 602-09-051.

ROLL CALL: Ayes: None
Nays: Roberts, Opatrny, Hasman, Hrubby, Veras,
McCrodden, Rose
MOTION DENIED

Mayor Hrubby wanted Mr. McMillan to understand that the reason for the vote, and as to why it was denied, is that if the Board would have said yes it would set a precedence for anyone else to come in and do something similar. It is to enforce and to secure our City's code.

APPEAL 2015-30

Motion by Mr. McCrodden seconded by Mr. Opatrny, that the Board of Zoning Appeals recommend to City Council approval for a variance from Section 1151.24 of 16 ft. 2 in. from the minimum required 125 ft. front setback to allow 108 ft. 10 in. for the construction of an addition located at 11034 Snowville Road, PP# 605-24-001.

Mayor Hrubby stated to Mr. Papp, that Mr. Brody brought up the issue of storm water coming onto his property, and Mrs. Papp mentioned that he was going to be installing a new line to the ditch in the front of his house. Mr. Papp stated that is correct, it actually was already installed and it ties into the lateral. Mr. Papp also explained that they have collected 350 gallons of rain water with rain barrels which his wife uses for plants, etc. The new addition would go to the storm lateral. Mayor Hrubby stated that he had hoped Mr. Papp would work with his neighbor on that and try to resolve the issue.

Ms. Roberts wanted Mr. Papp to know that the Board had just heard comments presented by his neighbor about a business on his property. Ms. Roberts stated that she had certainly hoped that there is no business endeavor taking place at their home. Mrs. Papp stated that she can assure the Board there is no business being run out of their home.

ROLL CALL: Ayes: Roberts, Opatrny, Hasman, Hrubby, Veras,
McCrodden, Rose
Nays: None

MOTION CARRIED

APPEAL 2015-31

Motion by Mrs. Veras, seconded by Mr. Opatrny, that the Board of Zoning Appeals recommend to City Council approval for a variance from Section 1185.03(a) of 2 ft. from the maximum 4 ft. to allow a 6 ft. fence height located at 8944 Cinnabar Drive, PP# 602-13-032.

ROLL CALL: Ayes: Ms. Roberts, Mr. Opatrny
 Nays: Hasman, Hruba, Veras, McCrodden, Rose

MOTION DENIED

APPEAL 2015-32

Before the vote, Mr. McCrodden wanted to recommend a condition on the motion that a hedge should be maintained along Brecksville Road or an equivalent arborvitae planting.

Motion by Mayor Hruba, seconded by Mr. Opatrny, that the Board of Zoning Appeals recommend to City Council approval for (1) a variance from Section 1185.03(a) of 2 ft. from the maximum 4 ft. to allow a 6 ft. fence height, and (2) a variance from Section 1185.02(d) to install a solid board type fence instead of the permitted types of fence, and (3) a variance from Section 1185.04(a) which requires a fence installed with the finished side to the adjacent property's view, to allow the finished side facing the owner, and that the hedge that is between the fence and the property be maintained and be part of the requirement for the granting of this variance, located at 7032 Ashlawn Drive, PP# 601-02-052.

ROLL CALL: Ayes: Roberts, Opatrny, Hasman, Veras,
 McCrodden, Rose
 Nays: Hruba

MOTION CARRIED

APPEAL 2015-33

Motion by Mr. Hasman, seconded by Mr. Opatrny, that the Board of Zoning Appeals recommend to City Council approval for (1) a variance from Section 1151.25(d) of 48 sq. ft. from the maximum 144 sq. ft. to allow 192 sq. ft. for a shed, and (2) a variance from Section 1151.26(2) of 3 ft. from the minimum required 10 ft. rear yard setback to 7 ft. for the placement of a shed located at 8982 Woodstone Drive, PP# 602-14-053.

ROLL CALL: Ayes: Hasman, Hruba, Veras, McCrodden, Rose
 Nays: Roberts, Opatrny

MOTION CARRIED

APPEAL 2015-34

Motion by Mr. Opatrny, seconded by Mrs. Veras, that the Board of Zoning Appeals

Mayor Hruby explained that the rationale behind the joint meeting was to allow a first hand discussion on what The Planning Commission concerns are, and why they have decided on certain things. They also want to explain the steps they have taken to get to where they are, so that the Board of Zoning Appeals understands that this isn't something that The Planning Commission recommended without many concessions on the part of the applicant, rather than relying on reading the minutes.

Motion by Mr. Hasman, seconded by Ms. Roberts to close the Regular Meeting at 9:19 p.m. **MOTION CARRIED**

THE BRECKSVILLE BOARD OF ZONING APPEALS

DENNIS ROSE, CHAIRMAN

KATHLEEN ROBERTS, VICE CHAIRMAN

ROBERT HASMAN, SECRETARY

Regular Meeting recorded by Gina Zdanowicz