

**BOARD OF ZONING APPEALS  
MEETING MINUTES  
Mayfield Village  
May 19, 2026**

The Board of Zoning Appeals met in regular meeting session on Tues, May 19, 2026 at 6:00 p.m. at the Mayfield Village Civic Center, Main Conference Room. Chairman Pro Tem presided.

**ROLL CALL**

**Present:**

Mr. Stivo DiFranco	Chairman		
Mr. John Michalko	Chairman Pro Tem	Ms. Katie Weber	Law Director
Mr. Bob Andrzejczyk	Alternate	Mr. Daniel Russell	Building Commissioner
Mr. Jim Kless	P & Z Rep to BZA	Ms. Lisa Levine	Secretary
Ms. Alexandra Jeanblanc			

**Absent:**

Mr. Bob Haycox  
Mr. John Marquart Economic Dev. Manager

**CONSIDERATION OF MEETING MINUTES:** **April 21, 2026**

Ms. Jeanblanc, seconded by Mr. Michalko made a motion to approve the minutes of April 21, 2026 as written.

**ROLL CALL**

Ayes: All  
Nays: None **Motion Carried**  
**Minutes Approved**

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**CONSIDERATION OF CASE NUMBER 2026-05-01**

**Applicant:** Anthony D. Liberatore Jr.  
PPN: 831-18-028  
6716 Metro Park Dr.  
Mayfield Village

- 1) The applicant is requesting to place a 480 square foot shed 5' from the side property line. Code section 1181.07 (a) requires a 10' side yard setback from the property line.

**Abutting Property Owners:**

Metro Pk Dr: 6724, 6740, 6750, 6708, 6700, 6688, 6717, 6725, 6733, 6709, 6699, 6689, 6760, 6770, 6786, 6819, 6811, 6803, 6795, 6751, 6761, 6771, 6818, 6810, 6835

**CONSIDERATION OF CASE NUMBER 2026-05-02**

**Applicant:** Vincent Homes  
PPN: 831-36-016  
6522 Wilson Mills Rd.  
Mayfield Village

1) The applicant is requesting to build a new single-family house that is designed with a garage door that faces the street. Ordinance 1367.02 does not allow this in a new single-family home.

**Abutting Property Owners:**

Wilson Mills Rd: 6514, 6492  
Derby Dr: 6499, 6507, 6491

Chairman DiFranco called the meeting to order. Welcome, this is a meeting of the Mayfield Village Board of Zoning Appeals, Tues, May 19, 2026 it is 6:00 p.m.

**OPEN PORTION**

Chairman DiFranco stated, we have two variance requests today to consider, and we'll go through each one, so we'll start with consideration of case #2026-05-01. The applicant is Anthony D Libertore Junior. PPN# 831-18-028, 6716 Metro Park Drive in Mayfield Village, and the applicant is requesting to place a 480 square foot shed five feet from the side property line. Abutting property owners on Metro Park have been notified.

**OATH**

Chairman DiFranco stated, because we are a Quasi-Judicial Body, anyone wishing to speak must be sworn in. Chairman DiFranco administered the Oath to Anthony Liberatore.

Chairman DiFranco invited Mr. Liberatore to proceed with his presentation.

**Presentation *by* Anthony Liberatore – 6716 Metro Park Dr.**

This house here, I bought in 2021. I spent four years remodeling it. I used a lot of- there was a variance involved. The lot is narrow, and I have a couple tents in the back here to store some recreational equipment, bicycles, and my lawn equipment. The garage is fully occupied, and my plan is to build the shed 12 by 24 along the property line here, where we have a six-foot vinyl fence that my neighbor has erected, and the reason being this is all loaded along here, and it's there's really nothing but woods in the back here. So, in order to keep that view open, I want to set it lengthwise, because I have doors on both ends, and then a man door in the front under the patio. So, putting it any further to the middle of the yard, much less turning it width wise would obstruct the remainder of my yard. I want to put it here, and this gives me access to a gate on less than eight feet to the neighbors. This fence goes all the way to the front of her house, so I have a walkway through there that I can utilize to get the bicycles out, and of course, off the back, my lawnmower and yard equipment to maintain the yard

Chairman DiFranco asked, the side yard clearance of your house, is it five three, or is it -

Anthony Liberatore Jr. replied, well, there was a fireplace here that I removed, and it was five three. The fireplace took a couple feet, and that's why that's there.

Ms. Jeanblanc asked, so the new shed is in line with the existing line of the house?

Anthony Liberatore Jr. replied, yeah, exactly. If this isn't aligned, uh this drawing, but essentially the intent is to put it five feet to the fence here, where the fireplace, the distance between that was five feet, but it was two feet wide. So, it's even tighter on this side, where I have another gate. I have neighboring buildings that here's a garage that was built eight feet to the property line, and a shed here that's three feet your property line.

Mr. Michalko asked, there're two names listed on here. Are those your neighbors?

Anthony Liberatore Jr. replied, Yeah, I spoke to both of them.

Mr. Michalko asked, Dan, have you heard anything from any of the neighbors in the neighborhood?

Mr. Russell replied, no nothing from anyone.

Mr. Kless asked, no comments from their neighbors, their abutting neighbors.

Anthony Liberatore Jr. replied, no. I spoke to them. Ultimately, you know, I don't want to, you know, upset them. So, the two girls that live on either side don't have a problem with it. I was thinking about putting it over here, but then my view on the wooded side would have been the six-foot fence.

Mr. Michalko asked, your peak is going to be about seven foot nine over the fence as it stands now, because you're going thirteen nine and your fence is six, so you're going to be seven foot higher with the building, is that correct?

Anthony Liberatore Jr. replied, the building, do you have the prints?

Mr. Michalko stated, yeah, so it shows thirteen nine, and your fence is six,

Anthony Liberatore Jr. replied, yeah. Well, she has the barn over here, and you can easily see over the fence in her backyard as well.

Chairman DiFranco stated, I'm sorry, I have to go back to -

Ms. Weber stated, there are some color photos of your backyard.

Anthony Liberatore Jr. replied, yes, that'll further illustrate the reason for the positioning.

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So, what I want to do is attach it to this patio here at a hot tub, and five feet from that fence. As you can see, the neighbor's barn is well above the fence. Then this picture is probably a month old, but this is all filled in back here, you can't see the neighbors. This is all wooded on the east side of the property. That's the narrower side. My intent is to have the bicycles I ride over here, and then take them out on the west side of the property, where it's wider. That's the barn next door. There's my tent.

Chairman DiFranco asked, that tent is just this temporary to store your stuff, right now?

Anthony Liberatore Jr. replied, that was the best I could do while I was building the house because I had yard equipment and I had to keep it out of the way.

Chairman DiFranco asked, why not line it up with the house, like I have to go back to the five three is not an accurate number -

Anthony Liberatore Jr. replied, it was originally five three because of the fireplace, so it was even, you know, it was narrower, but I took the fireplace out, it's a little bit more than seven

Chairman DiFranco replied, seven. Why not line it up with that instead? That way you have that.

Anthony Liberatore Jr. replied, I have a pathway on the other side. It is pretty much centered between the houses, and I have shrubs on either side. So, not only aligning it, you know, it'll take that much more view. The back of the house I've done reverse gables for the master in the great room, so that's open to the backyard. So, not only for convenience on the west side elevation, but you know, cost too, because adding the additional sidewalk, you know, is going to be more money.

Anthony Liberatore Jr. replied, yeah, there's a path that goes. This is the beginning of it. There's a radius, and then it goes along between the houses.

Chairman DiFranco asked, and are you able to get lawn equipment between the fence and -

Anthony Liberatore Jr. replied, that's what I've been doing. I did it yesterday.

Mr. Michalko asked, how close are you going to be to that large tree back there?

Anthony Liberatore Jr. replied, well, that's another thing. My brother's an arborist, so I got the rundown from him, but we're going to stay as far away as possible from the tree, because I like trees. This one here is in bad shape. This one I want to take measures to, you know, it's going to be the end of the shed plan is going to be about here -

Ms. Jeanblanc asked, you're replacing the existing patio as part of this?

Anthony Liberatore Jr. replied, no, just enough to, because the shed is going to come from the fence to about here, 20 feet wide. Then I'm going to have, like, I said, garage doors on either side, so they can access lawn equipment on one side, and the recreational stuff -

Chairman DiFranco replied, so front and back, not against the fence?

Anthony Liberatore Jr. replied, no, the pool, I'm going to store the chemicals in there, and you know that other equipment that I need for the pool.

Chairman DiFranco asked, Daniel, what concerns do you have?

Mr. Russell replied, I don't really have any concerns.

Chairman DiFranco asked, do we have other homes on Metro that are closer than five feet or five feet

Mr. Russell replied, for an accessory structure?

Chairman DiFranco replied, yeah

Mr. Russell replied, he noted the one on the other side, next door is about three feet away. right on the fence line.

Chairman DiFranco replied, yeah,

Mr. Russell replied, I'm sure there is. I don't know when they've gone up or if they have permits to go up, or variances,

Mr. Michalko stated, I know it doesn't pertain particularly to this project that you're doing now, but you were here once before for moving your garage closer to the street.

Anthony Liberatore Jr. replied, it was during covid and we did it over the phone. It was during a period when no meetings were in person. The house is quite different from when I purchased it. In the backyard, there was another 12 feet of overgrowth on the east side that I had cleared out. So, a lot of work went into the yard. The prior owner had a wooden deck off the back of the house; they didn't go beyond that. The rest of it was just untapped.

Chairman DiFranco asked, okay, any other concerns from board members

Mr. Michalko asked, once the shed is built, if it's granted, those tents are coming down?

Anthony Liberatore Jr. replied, yes, and one that I had put up four years ago, it's not going to be long before it's going to fall apart. I actually used the decking from the prior owners for the base of those, the two tents that I had in the back.

Chairman DiFranco asked, Katie, any concerns?

Ms. Weber replied, no, I don't have any concerns. The applicant, in his application, provided a lengthy response to all of the variance factors that the board can review as well to aid you in your decision, I think it looks like from the plans, I don't think that the applicant pointed out that the shed does include an awning, so it sounds like the shed isn't going to come out quite as far as he was describing, because it does have it, is that am I correcting with it?

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Anthony Liberatore Jr. replied, eight feet, the footprint is going to be 24 by 20.

Ms. Weber asked, does that include the awning,

Anthony Liberatore Jr. replied, yes, that includes the awning

Chairman DiFranco asked, but the awnings on

Anthony Liberatore Jr. replied, the awning is going to be facing the center here, so that'll be, you know, I'll be able to see through that.

Chairman DiFranco asked, my biggest concern is just lining it up with the house. I still don't understand why you wouldn't line it up with the existing sight line of the house?

Anthony Liberatore Jr. replied, it would be more in line with the door on the because the existing path that I had here is going to extend, I'm going to take this bed out and it's going to extend, and the opening to the garage is going to be more direct in line with the path to go out through the front.

Ms. Weber asked, so will it be visible from the street?

Anthony Liberatore Jr. replied, well, I have a gate in the front. I have two gates up front there. That's how we get the mower through.

Mr. Michalko stated, well, it will be visible because of height.

Anthony Liberatore Jr. replied, if you look back there, it's about 200 feet from the road.

Mr. Michalko stated, so, basically, Steve, you're saying if he moved it over a couple more feet, that's basically all it is, is a couple more feet to line it up with the house.

Chairman DiFranco replied, yeah, I don't know why you would want to drive by and see part of a shed or a nice straight line back with the shed. I think I get your point that you have a pathway that you're trying to line up with that opening, I think in my mind, I would ask you to shift it and do just a little bit of that and it lines up with that. In my mind, that's a more reasonable variance request of two feet, if that's seven feet, if that's what you're talking about, is seven feet. I'm sorry, three feet straight back.

Ms. Jeanblanc asked, he has a five-foot variance, he needs ten, right?

Mr. Michalko replied, that's right.

Chairman DiFranco replied, yeah, but he's seven feet, says he's seven feet from the property line to the house currently, is that right?

Anthony Liberatore Jr. replied, right.

Ms. Jeanblanc stated, so that would be a three-foot variance, as opposed to a five-foot variance.

Anthony Liberatore Jr. replied, that's right. The two beds I have on either side, or there's just two feet, I have two feet of bed on either side and a four-foot path in the middle. That's why I mean, the intent was to not ask for a smaller setback because I figured I could make the best with five feet over here, and still have the view of the backyard on the west side.

Chairman DiFranco stated, one of the criteria that we can use in identifying practical difficulty is the eight items that are listed here as the applicant fills out these applications to say why would this variance be acceptable, or there's something unique about your property, etc.

Number six of this says, can the property owner's predicament feasibly be obviated through some method other than a variance? And then please include your answer here. So, in my mind you can move it over two feet, ask for the seven, ask for the three-foot variance. I'm sorry, instead of a five-foot variance. That's my thought on it. Now I'll hear whatever anybody else has to say. If you guys have other thoughts, or you don't, you don't seem to mind, we'll take a vote on it.

Mr. Michalko stated, at one point, you mentioned if they had to change your sidewalk, it was going to cost more money. You're moving your sidewalk anyhow; you're adding the sidewalk to it  
-

Anthony Liberatore Jr. replied, so it's going to come all the way over to here. There's not much I am adding here. But moving it around, because I thought about taking it out back further beyond the tree. I thought about putting it on an angle, but you know, again, that still obstructs my view of the yard. That's why I don't want to even put it, because to set it perpendicular to the house instead of parallel 24 feet, I mean that would destroy it, and particularly with that height.

Mr. Michalko replied, yeah, but with two foot you're not losing that much of your view based on what just moving one side the shed over two feet will not really obstruct your view.

Anthony Liberatore Jr. replied, you may disagree if you are looking at the view from inside the house.

Chairman DiFranco replied, I think what I'm hearing is the view is what he's most concerned about. We don't have pictures of that or knowledge of that. Any other comments or concerns from anybody? Any other comments, sir?

Anthony Liberatore Jr. replied, no, other than I'm not going to do a big red barn. The colors will be matching the deck, so it'll be more attuned with the environment. The intent is to minimize the impact rather than putting a big red building in the back of the house.

Chairman DiFranco replied, right

Anthony Liberatore Jr. replied, and you know the house is red brick.

Chairman DiFranco replied, now those items go through you when he gets his permit for a shed, right? Like you do, you look at paint colors and that, or no, nobody looks at that, so

Mr. Michalko replied, no that's Architectural Review Board.

Ms. Weber replied, it's not what is -

Chairman DiFranco stated, I'd like to read the criteria in granting a variance;

In granting an Area Variance, the Board shall determine that one or both of the following factors are met by the request:

- a. The conditions upon which an application for a Variance is based are particular to the subject property with respect to the physical size, shape or other characteristics of the premises or adjoining premises, differentiating it from other premises in the same district:  
or
- b. The Variance would result in an improvement of the property that is more appropriate and more beneficial to the community than would be the case without granting of the Variance.

Chairman DiFranco stated, in my mind I do not see either of those.

Chairman DiFranco called for a vote:

### **DECISION**

- 1) The applicant is requesting to place a 480 square foot shed 5' from the side property line. Code section 1181.07 (a) requires a 10' side yard setback from the property line.

### **ROLL CALL**

Ayes: 0

Nays: Chairman DiFranco, Mr. Michalko, Mr. Kless, Ms. Jeanblanc, Mr. Andrzejczyk

**Vote Taken**

**Variations Denied**

### **Right to Appeal**

Chairman DiFranco stated, you or any interested party has the right to appeal the decision within ten (10) days to Council. You will receive a notice in the mail regarding the No decision.

Anthony Liberatore Jr. asked, to the city's council,

Chairman DiFranco replied, that's correct,

Ms. Weber replied, no to village, the village council.

Chairman DiFranco replied, yeah, the Village council, okay. Thank you, sir.

Anthony Liberatore Jr. replied, yep. Thank you.

Chairman DiFranco stated, our second case consideration: case #2026-05-02 Applicant is Vincent Homes. PPN#831- 36- 016. 6522 Wilson Mills Road, Mayfield Village. This applicant is requesting to build a new single-family home that is designed with a garage door that faces the street, Ordinance 1367.02 does not allow this in new family home construction. Abutting property owners on Wilson Mills and Derby Drive have been notified. Okay, and so same thing here, I think there are two folks here, and so -

Ms. Weber stated, I'm going to give a little bit of a background.

**OATH**

Chairman DiFranco stated, okay, I'll swear them both in. If you could both raise your right hand, do you solemnly state that the evidence you shall give in this matter shall be the truth, the whole truth, and nothing but the truth? So, help you God, yes. Thank you. Okay, Katie, you want to give some background?

Ms. Weber replied, these properties if you recall, the village acquired, along with a few other parcels in this area about 20 years ago, with potentially being able to assemble those parcels. They rented out the existing homes in the meantime, assemblage wasn't as viable in the conditions of the homes and they needed a lot of work. So it was determined that it was kind of best that those homes potentially be demolished, and then the sites be ready for a new build. The village placed those parcels for sale, and all four parcels were purchased to be used for new single-family homes. Vincent Homes purchased all four of those parcels. The village has entered into a development agreement with Vincent Homes regarding the construction of the new four single family homes to provide the village a little bit more control over the development of that. They are happy with the with the general design. Obviously, this design needs to still go through planning commission and ARB, but conceptually, you know, the administration has had a chance to take a look at these plans. This particular home also then requires variance to put the garage front facing, as you see in the plan. So, I will let the applicant's kind of go into a little bit more detail about why they fit the criteria in order to get this variance in front of you. Obviously, you know, as you heard me, the board has to determine whether or not there's practical difficulty to determine whether or not they need the variance. So, I will turn it over to you to kind of explain the particularness of this property and why this design necessitates having a front-facing garage.

Chairman DiFranco replied, yeah, before we go there, if you guys could both state your names for the record.

Vincent Marcellino  
Joe Zingales

Chairman DiFranco replied, thank you. Okay, please go ahead. Do we have stuff on the board, then on the screen, that we can, see? You guys can go up there and speak to the whole group.

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Vincenzo Marcellino replied, so this is a print. This is one of the houses that we had proposed to build when we sat down with everyone when we purchased the property. I wasn't aware that we had to have a side door garage, and that's the ones we're submitting. I feel that it's Commercial Street. All the rest of the homes have front loading garages. It's not going to look bad from this. There's nobody across the street that's going to look at the property and say, well, they have a front-loading garage there, and they'll be able to look into the garage, because it's all commercial across the street. The house is a beautiful house. It does have a turnaround. We're putting a turnaround pad for cars to be able to turn around and go into the street.

Mr. Michalko asked, how much width on the side, if you did turn it, would you need to put a side garage on?

Vincenzo Marcellino replied, well, it'll be pretty tight. If you flip the house, if you put a sideway garage, the lots are narrow. So, if you put a sideway garage, it's going to be difficult to put a sideway garage.

Mr. Michalko asked, what's the distance between the lots? What's the width of your lot?

Joseph Zingales replied, 50' so not a lot of room-

Mr. Michalko asked, how much? 50 feet

Mr. Russell replied, 75 is the width

Mr. Michalko asked, what's the width of your house?

Vincenzo Marcellino replied, I think it's 45-50 feet

Mr. Michalko replied, so technically, it would be tight. Yes, because backing out of the garage, you would need almost 20 feet or 22 feet to make that turn.

Ms. Weber replied, A lot of houses,

Mr. Michalko replied, yeah, most -

Mr. Kless stated, that would be difficult

Mr. Michalko stated, yeah, extremely difficult.

Mr. Russell replied, they do the side also, they would be three feet of distance from this edge of the driveway to the property line, so they may overlap -

Mr. Michalko replied, yes. overlapping, but most of them are like she was saying, most of the lots do have front-facing garages.

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Ms. Jeanblanc replied, because those are exceptionally small lots.

Mr. Michalko replied, yeah and backing out of a garage, you need a minimum of 20 feet

Mr. Russell replied, they're even setting this house back farther, plus the other houses too, so there's more driveway to getting in and out on to Wilson Mills.

Mr. Andrzejczyk replied, it would be a lot easier in and out of that on that high traffic street, to do it in the front. Yeah, okay, good.

Vincenzo Marcellino replied, there's a lot of traffic there,

Ms. Jeanblanc stated, so I argue that it's a safety issue as well.

Mr. Michalko replied, yeah, you have to put a turnaround in the back, so they don't have to back out onto the street. It's huge.

Chairman DiFranco asked, did you have anything to add sir?

Joseph Zingales replied, happy to be here and hopefully we can get these off the ground quickly, and have four brand new beautiful homes.

Ms. Weber replied, no, they're not going to be the same. This, so I, this one is requiring a variance. I don't know if they've determined if the other ones need variances yet, but this one definitely needs this variance, because, as Dan kind of pointed out, if they tried to configure it the other way, it likely would need a side sideways setback variance as well.

Joseph Zingales replied, so the fourth one on Raleigh will actually have a side entry garage.

Mr. Michalko replied, so okay the fourth house-

Chairman DiFranco asked, do we have other homes on Wilson Mills, other than these, that are front entry, even down towards –

Ms. Jeanblanc replied, most of them on Wilson Mills

Mr. Michalko asked, towards my house? Yeah, there's houses, good number of them have them that way.

Ms. Jeanblanc replied, there's one across the street from me, and it's newer.

Chairman DiFranco asked, Daniel, any concerns?

Mr. Russell replied, no, there's no concern. They'll be coming back if they're going to do this with all their houses. There are no backer variances.

Chairman DiFranco asked, Katie, any concerns?

Ms. Weber replied, no,

Chairman DiFranco asked, you brought up a technical question, I suppose. Do they have to come in for each one, or could we give them the blanket if it's all the same design, or is it going to be all different?

Mr. Russell replied, well, I think they're going to be, they're not going to be exactly the same houses, so -

Mr. Kless replied, but they're all going to be front loading

Ms. Jeanblanc replied, but the variance by property not developer.

Vincenzo Marcellino replied, I am proposing to put two of them that are the same design, the lot that's next to the cemetery, and this lot here, so if you can do the variance for both of them, I'll take it.

Ms. Weber replied, they have to come in individually for the variances. However, once you guys get to the planning commission for site plan approval and ARB for architectural approval, it may be in your best interest to put those all in the same application, so you can have them heard all at once. So, but for the purposes of variances, those have to all be individually, per you know, apply for. So, for then for the next ones you can apply it, you know, put in applications for each of those properties, but be heard at the same meeting. They would have to be different items, so all

Mr. Russell stated, all the abutting properties have to be notified also within 300 ft of the parcel.

Ms. Weber replied, so this is the only one you can consider today.

Chairman DiFranco stated, I do want to note that this form filled out for this applicant. I don't know if you had received it to fill out, or if it, or if it was filled out and just didn't get a copy of it.

Mr. Russell replied, well, I talked to Diane Calta about that, and she was going to explain the reason why it wasn't filled out. I did ask for it -

Ms. Weber replied, they can explain at the meeting about practical difficulty if they don't put it in their application. But moving forward, we appreciate it if you fill it out completely.

Chairman DiFranco replied, if you fill this out, that helps ahead of time. Okay, then you can cut and paste. All right, any other comments from anyone? Any other comments?

In granting an Area Variance, the Board shall determine that one or both of the following factors are met by the request:

- a. The conditions upon which an application for a Variance is based are particular to the subject property with respect to the physical size, shape or other characteristics of the premises or adjoining premises, differentiating it from other premises in the same district:  
or
  - b. The Variance would result in an improvement of the property that is more appropriate and more beneficial to the community than would be the case without granting of the Variance.
- Chairman DiFranco stated, I see them both meeting both those criteria.

Chairman DiFranco entertained a motion for approval.

**DECISION**

Mr. Kless, seconded by Ms. Jeanblanc made a motion to approve the variances as requested;

- 1) The applicant is requesting to build a new single-family house that is designed with a garage door that faces the street. Ordinance 1367.02 does not allow this in a new single-family home.

**ROLL CALL**

Ayes: Chairman DiFranco, Mr. Michalko, Mr. Kless, Ms. Jeanblanc, Mr. Andrzejczyk

Nays: None

**Motion Carried  
Variances Approved**

**Right to Appeal**

Chairman Pro Tem Michalko stated, you or any interested party has the right to appeal the decision within ten (10) days to Council.

**ANY OTHER MATTERS**

Chairman DiFranco replied, thank you. Okay, are there any other matters before the board? Hearing none, I heard a motion to end the meeting. All in favor meeting adjourned.

**ADJOURNMENT**

Ms. Jeanblanc, seconded by Mr. Kless, made a motion to adjourn the meeting.

**ROLL CALL**

Ayes: All

Nays: None

**Motion Carried  
Meeting adjourned at 6:30 p.m.**

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Chairman

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Secretary