

CITY OF TWINSBURG  
BOARD OF ZONING APPEALS MINUTES  
JANUARY 10, 2018

**CITY OF TWINSBURG  
BOARD OF BUILDING AND ZONING CODE APPEALS  
JANUARY 10, 2018**

*Mr. Kancler called the meeting to order at 6:32 p.m.*

Present: Messrs: Brown, Wilner, Kancler, Griffith and Zeitz  
Absent: None

Also Present: Mr. Russ Rodic, Building Commissioner  
Mr. Sam Scaffide, Council Representative

The Board recited the Pledge of Allegiance.

**CITY OF TWINSBURG  
BOARD OF BUILDING AND ZONING CODE APPEALS  
WORK SESSION  
JANUARY 10, 2018**

Mr. Kancler asked if there are any members of the public present and interested in speaking in regard to this matter.

- There were none present.
- Mr. Kancler asked for a motion to move from the work session to the regular meeting.

MOTION: MR. BROWN MOVED, MR. WILNER SECONDED.  
UPON ROLL CALL, MOTION PASSED UNANIMOUSLY.

1. Appeal #12-2017  
Variance 1153.04(b)

A public hearing will be conducted at 6:30 pm on January 10, 2018; for the purpose of hearing an appeal for a variance from section 1153.04, of the Twinsburg Zoning and Development Regulations which an utility building shall have a maximum 1500 square foot floor area for residential lot. The applicant is proposing 40' x 50' square foot floor area utility building. This appeal is made by Jack Higgins of 2967 Connoton Avenue.

- Specifically, a 500 square foot floor area variance is requested.

2. Appeal #13-2017  
Variance 1153.04(b)

A public hearing will be conducted at 6:30 pm on January 10, 2018; for the purpose of hearing an appeal for a variance from section 1153.04, of the Twinsburg Zoning and Development Regulations which as the utility building enlarges the setback shall increase 5 feet per 100 square feet. The applicant is proposing 2000 square foot floor area utility building 10 feet from the property line. This appeal is made by Jack Higgins of 2967 Connoton Avenue.

- Specifically, a 90 foot side setback variance is requested.

3. Appeal #14-2017  
Variance 1153.04(f)

A public hearing will be conducted at 6:30 pm on January 10, 2018; for the purpose of hearing an appeal for a variance from section 1153.04, of the Twinsburg Zoning and Development Regulations which an utility building shall have a maximum height of 12 feet. The applicant is proposing 40' x 50' square foot floor area utility building with height of 19 feet. This appeal is made by Jack Higgins of 2967 Connoton Avenue.

- Specifically, a 7 foot height variance is requested.

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*Mr. Kancler closed the work session at 6:34 pm.*

<p style="text-align: center;"><b>CITY OF TWINSBURG BOARD OF BUILDING AND ZONING CODE APPEALS MEETING MINUTES JANUARY 10, 2018</b></p>
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PUBLIC PARTICIPATION – NONE

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- Specifically, a 500 square foot floor area variance is requested.

Mr. Kancler noted that the Board was informed prior to the meeting that, because of a change on the plans for appeal #12-2017 as to the proposed building size, they will table the matter to a future meeting and move to appeals #13-2017 and 14-2017.

2. Appeal #13-2017  
Variance 1153.04(b)

A public hearing will be conducted at 6:30 pm on January 10, 2018; for the purpose of hearing an appeal for a variance from section 1153.04, of the Twinsburg Zoning and Development Regulations which as the utility building enlarges the setback shall increase 5 feet per 100 square feet. The applicant is proposing 2000 square foot floor area utility building 10 feet from the property line. This appeal is made by Jack Higgins of 2967 Connoton Avenue.

- Specifically, a 90 foot side setback variance is requested.

Mr. Rodic administered the Oath to Mr. Jack Higgins, 2967 Connoton Ave.

Mr. Kancler asked Mr. Higgins to describe the type of utility building he will be adding to his property.

Mr. Higgins replied that it would be built according to code requirements.

Mr. Kancler noted that the zoning of the property is R-4.

MOTION: I MAKE A MOTION THAT WE APPROVE #13-2017.

Mr. Kancler commented that this variance will not be contrary to the spirit of the code and it will not interfere with any adjoining uses of property.

MR. WILNER MOVED, GRIFFITH SECONDED  
UPON ROLL CALL, MOTION PASSED UNANIMOUSLY.

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Variance 1153.04(f)

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- Specifically, a 7 foot height variance is requested.

Mr. Kancler confirmed that the height of the building will be 19 feet.

Mr. Higgins pointed out that the equipment which will be stored in the building is 12.5 feet tall and will require a 14 foot door.

Mr. Kancler asked if the purpose of the building is to allow Mr. Higgins to work on his equipment during bad weather.

Mr. Higgins replied that he would like to remove several tool sheds from his property and consolidate his equipment into the new building.

MOTION: I MAKE A MOTION TO APPROVE APPEAL #14-2017 FOR A 7 FOOT HEIGHT VARIANCE AS REQUESTED.

MR. BROWN MOVED, MR. ZEITZ SECONDED  
UPON ROLL CALL, MOTION PASSED UNANIMOUSLY.

Mr. Kancler noted that the two variances granted tonight are contingent upon the outcome of appeal # 12-2017.

Mr. Rodic added that Mrs. Helen Duvall on Cannon Rd. opposed the request for variance tonight.

- She was not able to be present but wanted her opposition noted.

APPROVAL OF MINUTES – Dated November 22, 2017.

MOTION: TO APPROVE THE MINUTES DATED NOVEMBER 22, 2017.

MR. WILNER MOVED, MR. BROWN SECONDED  
UPON ROLL CALL, MOTION PASSED UNANIMOUSLY.

COMMUNICATIONS-

Mr. Rodic pointed out that there will be a meeting on January 24, 2018 to hear a variance request from Arbor Glen. They are planning a building which will require a setback variance.

Mr. Brown commented that Planning Commission has heard this application for Site Plan.

Mr. Metropulos noted that it was a concept plan.

Mr. Rodic also pointed out that there will be an application for an extended cul-de sac variance at the Boulder Brook development.

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There was a conversation regarding the tabled variance request #11-2017. There has not been any recent word from the applicant.

EXCUSE ABSENT - NONE

MOTION: TO ADJOURN THE MEETING.

MR. GRIFFITH MOVED, MR. BROWN SECONDED  
UPON ROLL CALL, MOTION PASSED UNANIMOUSLY.

**ADJOURNMENT**- The meeting adjourned at 6:43pm.

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Ed Kancler, Chairman

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Russ Rodic, Building Commissioner