

CITY OF TWINSBURG
BOARD OF ZONING APPEALS MINUTES
APRIL 25, 2018

**CITY OF TWINSBURG
BOARD OF BUILDING AND ZONING CODE APPEALS
APRIL 25, 2018**

Mr. Kancler called the meeting to order at 6:30 pm.

Present: Messrs: Brown, Wilner, Kancler, Griffith, 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
APRIL 25, 2018**

1. Appeal #04-2018
Variance 1153.03

A public hearing will be conducted at 6:30 pm on April 25, 2018; for the purpose of hearing an appeal for a variance from section 1153.03(a)(2)A of the Twinsburg Zoning and Development Regulations. This section allows an increase in vehicle storage area at a rate of 25 square feet for every 100 square feet above first floor living area of 1,000 square feet for an attached garage in a residential district. The applicant is proposing a 28'W x48'D garage addition. This appeal is made by Daniel J. Smith of 2994 Cannon Road.

- Specifically, a 1,274 square foot area variance is requested.

Mr. Kancler asked for a motion to move past the work session and straight to the regular meeting.

MOTION: I MAKE A MOTION TO MOVE APPEAL FOR
TONIGHTS MEETING TO THE REGULAR MEETING
AND SKIP THE WORK SESSION.

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

**CITY OF TWINSBURG
BOARD OF BUILDING AND ZONING CODE APPEALS
MEETING MINUTES
APRIL 25, 2018**

PUBLIC PARTICIPATION – NONE

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- Specifically, a 1,274 square foot area variance is requested.

Mr. Rodic administered the Oath to Mr. Daniel Smith, 2994 Cannon Rd.

Mr. Smith explained his request for variance.

- He is planning an addition to his existing garage to add storage for several cars as well as tools.
- He has been paying to store some of the cars, if he is not able to build the addition to his garage he will have to sell his house and move.

Mr. Kancler asked how close the nearest rear yard neighbor is.

Mr. Smith replied that it is at least 600 feet away.

Mr. Brown stated that he visited the property and observed the staked off addition area, which seems reasonable to him for the applicant to be able to store his cars on his own property.

- He has no objection to the variance.

Mr. Smith explained that if he is not able to build the addition he will have to store cars outside, at friends and family members' homes, etc.; this will cause him to have to move.

MOTION: I MAKE A MOTION THAT WE APPROVE APPEAL #04-2018 GRANTING THE VARIANCE OF 1,274 SQUARE FEET AREA AS REQUESTED.

MR. KANCLER ADDED TO THE MOTION THAT THERE APPEARS TO BE NO OPPOSITION TO THE GRANTING OF THE VARIANCE AND THERE IS NO EVIDENCE THAT GRANTING THE VARIANCE WOULD DIMINISH THE VALUE OF ADJOINING PROPERTIES, THERE IS NO DETRIMENT TO THE REAR OF THE PROPERTY OR SIDE PROPERTIES, THE VARIANCE REQUESTED IS NOT TO IMPAIR THE PURPOSE OF THE CODE BUT IS WITHIN THE SPIRIT OF THE CODE AND IT IS IN KEEPING WITH OUR ZONING ORDINANCE.

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

Mr. Rodic explained that the City Council Representative, Mr. Scaffide, will present the variance to Council at their next meeting and request that they waive the 30 day consideration period.

The next step for the applicant is the ARB meeting on May 3, 2018.

APPROVAL OF MINUTES – Dated April 11, 2018.

MOTION: TO APPROVE THE MINUTES DATED APRIL 11, 2018.

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

COMMUNICATIONS –

Mr. Rodic noted that there is an application for a car wash at 8581 Darrow Rd., which has not been to Planning Commission yet but, if approved, will likely require a variance.

There will be a meeting on May 9.

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Mr. Brown asked if there has been any word from the applicant on Fox Hollow Circle.

Mr. Rodic replied that the homeowner on Whitewood Parkway contacted him recently stating that the applicant and he plan to decide together on the location of the basketball pad.

Mr. Rodic explained that the pad cannot be located in its current location. This appeal remains pending their decision, regarding whether to remove the appeal.

EXCUSE ABSENT – NONE

ADJOURNMENT- The meeting was adjourned at 6:37.

Ed Kancler, Chairman

Russ Rodic, Building Commissioner