

CITY OF TWINSBURG
BOARD OF ZONING APPEALS MINUTES
MAY 22, 2019

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

Present: Messrs: Brown, Wilner, Kancler, and Rodin
Absent: Mr. Griffith

Also Present: Mr. Dan Cegelka, Building Department Representative
Mr. Sam Scaffide, City Council Representative

The Board recited the Pledge of Allegiance.

<p style="text-align: center;">CITY OF TWINSBURG BOARD OF BUILDING AND ZONING CODE APPEALS WORK SESSION MAY 22, 2019</p>

Mr. Kancler stated that there is one application for this meeting; they are seeking a variance for 5 feet to construct a 24 by 24 foot concrete pad next to the garage and going to an adjacent fence which the owner has constructed around the perimeter of his property.

Mr. Kancler asked if there was anyone present to speak on behalf of the applicant or to speak against the applicant.

There were none.

Mr. Kancler asked for a motion to move the work session to the regular portion of the meeting.

MOTION:

I MAKE A MOTION THAT WE MOVE RIGHT INTO THE REGULAR SESSION AND PASS THE WORK SESSION.

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

1. Appeal # 03-2019
Variance 1143.09

A public hearing will be conducted at 6:30 pm on May 22, 2019; for the purpose of hearing an appeal for a variance from section 1143.09 of the Twinsburg Zoning and Development Regulations which requires a patio or similar structure shall be located not less than five feet from any lot line. A proposed 24' x 24' concrete pad will placed next to the new garage. This appeal is made by Jeff Taylor on behalf of the homeowner Cellura's of 9901 Ravenna Road.

- Specifically, a 5 foot side setback variance is requested.

<p style="text-align: center;">CITY OF TWINSBURG BOARD OF BUILDING AND ZONING CODE APPEALS MEETING MINUTES MAY 22, 2019</p>
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PUBLIC PARTICIPATION – None

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- Specifically, a 5 foot side setback variance is requested

Mr. Matt Cellura, 9901 Ravenna Rd. presented the application.

- They are in the process of constructing a new garage and would like to construct a concrete pad next to the garage, extending to the fence and being 24 x 24 feet.
- This would allow them to have a turn around to pull out onto Ravenna Rd. instead of backing out and also allow them to level out the property.
- They are also hoping to tie in with the water mitigation which they are working toward an easement for with an adjacent property owner.

Mr. Kancler asked if Mr. Cellura would swear that his comments have been the truth, the whole truth and nothing but the truth?

Mr. Cellura replied "Yes, Sir".

Mr. Kancler asked if Mr. Cellura is working on a drainage plan with the City Engineer.

Mr. Cellura explained that he had the City Engineer out recently.

- There is a catch basin on the property behind theirs and the City is telling them that they need a permanent easement from that property owner.
- He is working with that property owner and his family to make an easement possible to allow for a tie in to the catch basin.

Mr. Kancler asked what will be done to prevent stray basketballs from going into the neighbor's yard.

Mr. Cellura answered that he will put up a screen.

Mr. Brown commented that he feels that the plan is solid but the drainage is the issue.

Mr. Cellura agreed and noted that the drainage has been a problem since they bought the property.

Mr. Kancler pointed out that the turn-around would be a nice asset as it is difficult to pull out of a driveway onto Ravenna Rd.

Mr. Kancler asked for a motion to grant the variance subject to the drainage approval plan by the City Engineer and to protect the neighbors from any stray basketballs by such means that the owner has proposed.

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**MOTION: I MAKE A MOTION THAT WE APPROVE
APPEAL #03-2019.**

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

Mr. Cegelka explained that City Council has a 30 day period to consider taking action on granted variances.

Mr. Scaffide stated that he will ask for the 30 days to be waived at the next City Council meeting.

COMMUNICATIONS- NONE

APPROVAL OF MINUTES – Dated April 10, 2019.

MOTION: TO APPROVE THE MINUTES DATED APRIL 10, 2019.

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

EXCUSE ABSENT – Mr. Chris Griffith

**MOTION: I MAKE A MOTION TO EXCUSE CHRIS FROM THE
MEETING.**

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

ADJOURNMENT- The meeting was adjourned at 6:45.

Ed Kancler, Chairman

Russ Rodic, Building Commissioner