

CITY OF TWINSBURG
BOARD OF ZONING APPEALS MINUTES
MAY 23, 2018

**CITY OF TWINSBURG
BOARD OF BUILDING AND ZONING CODE APPEALS
MAY 23, 2018**

Mr. Kancler called the meeting to order at 6:28 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
MAY 23, 2018**

1. Appeal #06-2018
Variance 1143.09

A public hearing will be conducted at 6:30 pm on May 23, 2018; for the purpose of hearing an appeal for a variance from section 1143.09 of the Twinsburg Zoning and Development Regulations which requires a 50 foot rear yard setback in a residential-4 district. The applicant is proposing a 14'6"W x 15'D roof over an existing deck. This appeal is made by Richard Buzard of 1759 Glenwood Drive.

- Specifically, a 12'6" rear setback variance is requested.

Mr. Kancler asked if there were any members of the public present to speak regarding this application.

There were none.

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

MOTION: I MOVE THAT WE MOVE FROM THE WORK SESSION TO THE REGULAR MEETING.

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

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MEETING MINUTES
MAY 23, 2018**

PUBLIC PARTICIPATION – NONE

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50 foot rear yard setback in a residential-4 district. The applicant is proposing a 14'6"W x 15'D roof over an existing deck. This appeal is made by Richard Buzard of 1759 Glenwood Drive.

- Specifically, a 12'6" rear setback variance is requested.

Mr. Rodic administered the Oath to Mr. Cabuno, Energy Wise Home Improvements, Youngstown Poland Rd. Youngstown, Ohio.

The contractor, Mr. Robert Cabuno, presented the application for variance.

- The applicant would like to put a roof over their existing deck, there will be no changes to the deck and the roof would only cover the lower section of the deck.
- They require a larger setback than what exists with the current structure.
- They need a 12.5 foot variance.
- There is a sliding door at this part of the house and the roof would keep the weather out of the house.

Mr. Kancler noted that he observed the site and due to evergreen trees at the rear of the property, the house behind can only see the roof of the applicant's home.

Mr. Brown confirmed that the roof will be no larger than the existing deck and the deck sits in the variance area.

Mr. Rodic noted that there is no record of variance for the existing deck.

Mr. Kancler commented that the deck appears to be original to the house, and therefore likely built with different code requirements at that time.

MOTION: I MAKE A MOTION TO APPROVE APPEAL #06-2018.

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

Mr. Kancler added to the motion that it would appear that all requisites for a variance have been met in that there is a practical difficulty to keep weather out of the area of the deck where the roof would go, it does not exceed the existing size of the deck and that it does not intrude and, therefore, does not have any impact on the value of adjoining properties especially the property to the rear. There has been no opposition to the variance submitted.

Mr. Kancler asked for an additional roll call.

UPON ROLL CALL, COMMENTS TO THE MOTION WERE
ACCEPTED UNANIMOUSLY.

Mr. Rodic explained to the applicant that the variance approval will be considered at the next City Council meeting and the Council Representative, Mr. Scaffide will ask for the 30 day consideration period to be waived.

APPROVAL OF MINUTES – Dated May 9, 2018.

MOTION: TO APPROVE THE MINUTES DATED MAY 9, 2018.

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

COMMUNICATIONS –

Mr. Brown Noted that Ordinance 56-2018 was approved at the last City Council meeting.

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Mr. Rodic advised the Board that there will be a variance request a side setback at a proposed car wash at 8581 Darrow Rd. which received preliminary approval from Planning Commission.

Mr. Zeitz is unable to attend the meeting on June 13, 2018.

EXCUSE ABSENT – NONE

ADJOURNMENT- The meeting was adjourned at 6:38.

Ed Kancler, Chairman

Russ Rodic, Building Commissioner