

CITY OF TWINSBURG  
BOARD OF ZONING APPEALS MINUTES  
JUNE 27, 2018

**CITY OF TWINSBURG  
BOARD OF BUILDING AND ZONING CODE APPEALS  
JUNE 27, 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  
JUNE 27, 2018**

1. Appeal #10-2018  
Variance 1164.01(7)

A public hearing will be conducted at 6:30 pm on June 27, 2018; for the purpose of hearing an appeal for a variance from section 1164.01(7) of the Twinsburg Zoning and Development Regulations which requires all fences shall have an opening minimum of 1-5/8 inch between boards to allow light & air movement. The applicant is proposing a fence with spacing between boards of 1-1/16 inches. This appeal is made by Jeffrey & Lisa Tisot of 9453 Concord Circle.

Specifically, a relief of the 1-5/8 inches restriction is requested.

Mr. Kancler explained that anyone wishing to speak should sign in at the podium.

Mr. Kancler asked if there are any members of the public present who wish to speak against the application.

- There were none.

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

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

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BOARD OF BUILDING AND ZONING CODE APPEALS  
MEETING MINUTES  
JUNE 27, 2018**

PUBLIC PARTICIPATION – NONE

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movement. The applicant is proposing a fence with spacing between boards of 1-1/16 inches. This appeal is made by Jeffrey & Lisa Tisot of 9453 Concord Circle.

Specifically, a relief of the 1-5/8 inches restriction is requested.

Mr. Kancler noted that Mr. and Mrs. Tisot of 9453 Concord Circle are asking for a variance from the Code requirement of the space between fence boards and the request is for 1 1/16 variance from the Code requirement.

Mr. Rodic administered the Oath to Mr. Jeff Johnson, representative for 9453 Concord Circle.

Mr. Johnson explained that he is representing the Tisots, he is an attorney but is not acting in that capacity at this meeting.

- The Code requirement is a space of 1 5/8 inch between fence boards.
- The Tisots purchased the property in 2002; the property had a pool and a small privacy fence at that time.
- The pool has been removed and the fence fell down; the residents plan to replace the fence.
- Due to the proximity to neighbors as well as neighboring dogs, etc. they wanted a privacy fence.
- With vinyl fences there is limited style availability and the options were either a picket with large spaces or this fence with 1 1/16 inch spacing.
- Mr. Tisot is generally out of town one to two weeks at a time for work, leaving Mrs. Tisot home alone during that time.
- Their backyard also tends to be a cut through between houses for teenagers.
  - Increased privacy in her back yard is necessary for her to feel secure in her house and yard.
  - A large part of this variance request is to create more privacy while still allowing the movement of light and air, which is the reason stated in the Code for the required spacing. It is his opinion that less than ½ inch difference would not impede the ability of light and air to move through the fence.
- The request that was attached to the application showed what the proposed fence looks like; it is an aesthetically pleasing fence and allows for the privacy that the applicant desires whereas a picket fence does not.
  - The applicant has a family dog that often stays with her and a picket fence would allow the dog to see people and animals outside the fence and try to get through the boards.
- There are no neighbors opposing the variance, the neighbors were notified and have not stated opposition.

Mr. Kancler stated for the record that the application included explanation for seeking the variance in addition to a photograph of the type of fence to be constructed as well as the layout plans and contract involved.

There has not been any record that construction of this fence would impact the values of adjoining properties and that a difficulty in privacy, and keeping the pet noise down has been established.

**MOTION:** I MAKE A MOTION TO APPROVE THE VARIANCE.

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

Mr. Rodic explained that City Councilman, Sam Scaffide, will request at the next Council meeting to waive the 20 day consideration period. That meeting will be on July 10.

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APPROVAL OF MINUTES – Dated June 13, 2018.

**MOTION:** TO APPROVE THE MINUTES DATED JUNE 13, 2018.

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

COMMUNICATIONS –

A resident asked about the new project at Cornerstone Business Park; will there be a sound wall at the rear of that property?

Mr. Rodic replied that there will not be a wall.

The resident stated that, even with the wall, the Amazon operations are very loud to the adjacent neighborhood and that without a fence, children will go onto the industrial property and it is dangerous for them to be there.

Mr. Kancler stated that he appreciates the comments but this board does not have jurisdiction to address those issues; Planning Commission and City Council have that jurisdiction. Please speak to Mr. Scaffide after this meeting regarding your concerns.

The resident reiterated that the noise from Amazon is tremendous and he is concerned that if the fence around the retention basin is removed, it will be very unsafe for children in the area.

Mr. Rodic pointed out that the improvement plans are in the Building Department and the resident can stop in and view the plans.

Mr. Scaffide suggested that the resident stop into the Building Department during business hours and view the plans with Mr. Rodic or Ms. Muter.

EXCUSE ABSENT – NONE

**ADJOURNMENT-** The meeting was adjourned at 6:45.

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Ed Kancler, Chairman

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Russ Rodic, Building Commissioner