

CITY OF TWINSBURG
BOARD OF ZONING APPEALS MINUTES
OCTOBER 9, 2019

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

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

Also Present: Mr. Dale Steppenbacker, Interim CBO
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 OCTOBER 9, 2019</p>
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Mr. Kancler asked for a motion to waive the work session and go right to the regular meeting.

**MR. BROWN MOVED, MR. GRIFFITH
SECONDED.**

**UPON ROLL CALL, MOTION PASSED
UNANIMOUSLY.**

1. Appeal # 07-2019
Variance 1143.09

A public hearing will be conducted at 6:30 pm on October 9, 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 minimum rear yard depth of 50 feet. This appeal is made by Jim and Brenda Shafer 9790 E. Idlewood Dr. for a proposed room addition constructed 36 feet from the rear property line

- Specifically, a 14 foot rear setback variance is requested.

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PUBLIC PARTICIPATION – NONE

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Mr. Steppenbacker administered the Oath to Mr. Jim Shafer 9790 E. Idelwood Drive Twinsburg, Ohio 44087.

Mr. Shafer stated that he would like to add a 12x14 addition on the back of his house.

- His lot is irregular shaped and it would be hard to put an addition on the front or side of house or to add onto the garage.
- He has a 3 foot pine tree on the property and he would hate to remove it.
- The easiest and least expensive way to put on an addition is to go out the back.
- He presently does not have any additions.
- The house is original since 1952.
- His mother-in-law has moved in with them and her two dogs and he needs the room.

Mr. Kancler stated that it would appear your practical difficulty has much to do with the shape of the lot itself.

Mr. Shafer replied “Yes”.

Mr. Kancler stated that the practical difficulty Mr. Shafer is faced with an unusual lot dimension where four adjoining neighbor’s rear yards are connected to his rear yard. This does create a practical difficulty for Mr. Shafer to locate the addition without a variance to the established rear yard setback.

Mr. Shafer stated that if he went out to the side of the house, towards the neighbor’s yard, he would be closer to the lot line in the back.

Mr. Kancler stated he wanted a record to note and will mark this as Exhibit #1, a letter according your variance by neighbor’s, 2013 Dooridge Drive, Eric & Rhonda Albers, who speak in favor of the variance.

Mr. Kancler stated to mark as Exhibit #2, the aerial photograph of the lot and its boundaries which have been imposed by the Building Department.

Mr. Kancler asked if there were any questions.

There were none.

MOTION: MR. KANCLER ASKED FOR A MOTION TO GRANT THE VARIANCE ON THE BASIS OF PRACTICAL DIFFICULTY DUE TO THE SHAPE OF THE LOT IN REGARD TO WHICH THE APPLICANTS HAVE HAD NOTHING TO DO.

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

Mr. Kancler stated that there will be a 30 day waiting period within which City Council will adopt our minutes and approve the variance that we are granting tonight. That will be at the next City Council meeting on October 22, 2019.

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Mr. Brown stated to put this in the record how many more lots. We need to get this under control with a lot of these developments.

Mr. Kancler stated that he thinks the Building Department should work with the City's Planning Department in identifying these lots and seeing just how many of them have had houses put on them. Which in one form or another make it difficult to comply with any of the rear, side or front setbacks. If Mr. Scaffide could advise City council of this.

Mr. Scaffide stated that he did bring it up to Council and brought it before and the Chief Building Official at the time was there. When he spoke about it the Chief Building Official did not push the issue at all like it was a problem. He will bring it up again and ask for Mr. Steppenbacker thoughts and support.

Mr. Brown stated for the future that new developments that meet the variances and they have expansion capability that they don't have to come to the board every time.

Mr. Kancler stated that its duty of Planning Commission to make sure when they are approving residential subdivision, that the avoid coming up with weird size lots that are going to create difficulty not in the approval of the plan but people that have houses built and want to expand uses.

Mr. Wilner stated that it is nice to see that people are investing money in older developments other than moving out.

Mr. Steppenbacker stated as the Interim Chief Building Official, he is more than willing to have a conversation and support Mr. Scaffide views. Being the first he has heard of this, maybe at the end of the meeting to have a quick discussion to point him in the right direction to get something started.

Mr. Kancler advised that Cynthia Bennardo has moved away from being the secretary for Building & Zoning Appeals and she is going over to the Service Department.

MOTION: MR. KANCLER ASKED SOMEBODY TO MAKE A MOTION TO SHOW THE BZA APPRECIATION FOR THE WORK SHE HAS DONE FOR US AND WISHING HER WELL IN HER NEW POSITION WITH THE CITY.

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

APPROVAL OF MINUTES – Dated August 14, 2019.

MOTION: TO APPROVE THE MINUTES DATED AUGUST 14, 2019.

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

Mr. Kancler stated Exhibits #1 and #2 made part of the record of our zoning appeal.

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COMMUNICATIONS-NONE

ADJOURNMENT- The meeting was adjourned at 7:30 p.m.

Ed Kancler, Chairman

Dale Steppenbacker, Acting Chief Building Officer