

CITY OF TWINSBURG
BOARD OF ZONING APPEALS MINUTES
OCTOBER 24, 2018

**CITY OF TWINSBURG
BOARD OF BUILDING AND ZONING CODE APPEALS
OCTOBER 24, 2018**

Mr. Kancler called the meeting to order at 6:31 pm.

Present: Messrs: Brown, Wilner, Kancler, Griffith and Zeitz
Absent: None

Also Present: Mr. Russ Rodic, Building Commissioner
Mr. Sam Scaffide, City Council Representative

The Board recited the Pledge of Allegiance.

**CITY OF TWINSBURG
BOARD OF BUILDING AND ZONING CODE APPEALS
WORK SESSION
OCTOBER 24, 2018**

1. Appeal # 13-2018
Variance 1153.04(b)

A public hearing will be conducted at 6:30 pm on October 24, 2018; for the purpose of hearing an appeal for a variance from section 1153.04(b) of the Twinsburg Zoning and Development Regulations which requires a total floor area of all accessory structures other than a detached garage shall not exceed 140 square feet. The applicant is proposing a 16'D x 24'W accessory structure in the rear yard. This appeal is made by Toby Sturgill of 1725 W. Idlewood Drive.

- Specifically, a 264 square foot floor area variance is requested.

Mr. Kancler noted Exhibit #1 showing a 25 foot storm sewer easement running along the applicant's rear property line, which prevents a structure from being placed within the easement.

- Because the easement prevents the proposed building from being placed close to the rear property line, the Board is recommending that the applicant withdraw this application and submit a new application.
- The applicant referenced Zoning Regulation 1153.03 in his application letter, which is for a garage; is the structure intended to be a garage?

Mr. Sturgill (applicant) stated that it could accommodate a small car but the intended function is storage.

Mr. Kancler explained that Zoning Regulation 1153.04 is for accessory buildings, not garages; the applicant has to decide what the building will be.

- Both Codes require the structure to sit a minimum of 20 feet from the rear of the house.
- Also, the application did not include a picture or dimensions of the building height, which is limited to 12 feet high.
- A new application would show all dimensions of the building, including height, as well as where it will sit on the property.

Mr. Kancler noted that Ordinance 1199.09(c)(2) requires that all applicants show all three at time of application for variance: practical difficulty or hardship, exceptional circumstances and no detriment to the public interest.

Mr. Sturgill commented that with the new information regarding the storm sewer easement, he is struggling to determine a desirable location in his yard for the building.

Mr. Kancler pointed out that if this property is designated as a flood plain, the applicant would have to go through the City Engineer and Planning Commission in order to build on the property.

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Mr. Sturgill replied that he is learning about these things as the process continues and he will speak with Mr. Rodic to see if there is an alternative that will work for him.

- **Mr. Sturgill has withdrawn the application.**

Mr. Kancler stated for the record that the application has been withdrawn; no residents appeared to speak for or against the variance as it was presented and the work session is closed.

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PUBLIC PARTICIPATION – NONE

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APPLICATION WITHDRAWN BY APPLICANT

APPROVAL OF MINUTES – Dated September 12, 2018.

MOTION: TO APPROVE THE MINUTES DATED SEPTEMBER 12, 2018.

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

EXCUSE ABSENT - NONE

COMMUNICATIONS-

Mr. Scaffide noted that the Board has asked him to address with City Council the number of homes being built on cul de sacs with relation to many variances being sought by those homeowners; he has mentioned it to Council and requested that they discuss the matter. Now that Mr. Rodic will be attending City Council meetings he recommends that he and Mr. Rodic address it at the next caucus meeting.

Mr. Rodic agreed.

ADJOURNMENT- The meeting was adjourned at 6:40.

Ed Kancler, Chairman

Russ Rodic, Building Commissioner