

CITY OF TWINSBURG
BOARD OF ZONING APPEALS MINUTES
MAY 14, 2014

**CITY OF TWINSBURG
BOARD OF BUILDING AND ZONING CODE APPEALS
MAY 14, 2014**

Present: Messrs: Gary Wilner, Neil Rubin, Brian Davis and Ed Kancler

Absent: Mr. Tom Brown

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

**CITY OF TWINSBURG
BOARD OF BUILDING AND ZONING CODE APPEALS
WORK SESSION
MAY 14, 2014**

The board of Building and Zoning Code Appeals met in a public work session on Tuesday, May 14, 2014. The Chairman, Mr. Rubin, called the meeting to order at 6:30.

NO WORK SESSION.

**CITY OF TWINSBURG
BOARD OF BUILDING AND ZONING CODE APPEALS
MEETING MINUTES
MAY 14, 2014**

The Board of Building and Zoning Appeals met in a public work session on Wednesday, May 14, 2014.

Mr. Rubin explained that there are only four members present tonight, which means that there is the possibility of a tie vote in which case, the applicant would not be granted the variance.

1. Appeal # 11-2014
Variance 1153.03B (1143.09)
1910 Dooridge Ln.

Mt. Rodic administered the Oath to Mr. Demchak, 1910 Dooridge Dr.

Mr. Rubin explained that the applicant is seeking a seven foot variance to the ten foot side yard setback required by the Code. This would place his garage three feet from the side property line.

- He inquired as to why this is necessary.

Mr. Demchak replied that he is seeking to have the garage replaced in the same position as the previous one.

Mr. Rubin clarified that the pad is existing and the code changed after the original garage was installed.

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Mr. Rodic confirmed.

Mr. Rubin asked if the new garage would be the exact same size and location as the previous one.

Mr. Demchak replied "Yes"

Mr. Kancler asked if moving the garage seven feet away from the side property line would require seven more feet of concrete, twenty feet deep which would not line up with the existing driveway.

Mr. Demchak replied that it would shift everything seven feet and also make it difficult to get cars in.

PUBLIC PARTICIPATION - NONE

1. Appeal # 11-2014
Variance 1153.03B (1143.09)
1910 Dooridge Ln.

Specifically, a 7 foot side yard variance.

MOTION: TO GRANT VARIANCE #11-2014 ON THE FOLLOWING BASIS: A PRACTICAL DIFFICULTY EXISTS IN THAT SEVEN FEET OF THE EXISTING DRIVEWAY WOULD BE WASTED AND WOULD BE OF LITTLE OR NO USE TO THE APPLICANT. LIKEWISE, A NEW PAD WOULD BE REQUIRED IF THE GARAGE WAS MOVED OVER SEVEN FEET REQUIRING A SEVEN FOOT BY TWENTY FOOT PAD. A HARDSHIP WOULD BE CREATED BY THE COST OF THAT. SEVERAL OTHER DETACHED GARAGES ON DOORIDGE ARE LOCATED INSIDE THE TEN FOOT SIDEYARD AND APPEAR TO BE IDENTICAL TO WHAT THE APPLICANT IS REQUESTING. THAT IS APPARENTLY BECAUSE OF HOW THE HOUSES ARE LOCATED ON THEIR LOTS. NO HARM TO THE NEIGHBORHOOD WOULD EXIST BECAUSE THE GARAGE BEING TORN DOWN IS IN THE SAME PLACE AS THE PROPOSED GARAGE IS. THERE WILL BE NO DETRIMENT TO THE PUBLIC AND THE SPIRIT AND INTENT OF THE ZONING ORDINANCE WILL NOT BE IMPAIRED.

MR. KANCLER MOVED,
MR. DAVIS SECONDED, UPON ROLL CALL THE MOTION PASSED
UNANIMOUSLY.

Mr. Rodic explained that the applicant still needs to take their plans through the ARB process and City Council will have the ability at their next meeting to waive the 30 day waiting period.

MOTION: TO APPROVE MINUTES DATED APRIL 28, 2014.

MR. RUBIN MOVED, MR. KANCLER SECONDED, UPON ROLL CALL THE
MOTION PASSED UNANIMOUSLY.

COMMUNICATIONS-

Mr. Wilner inquired as to the status of the S.R. 91 project,

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Mr. Rodic answered that negotiations are being worked through with some of the properties.

Mr. Kancler asked what the June 11 meeting will address.

Mr. Rodic replied that it is a variance request for a front yard setback for a wrap-around porch.

Mr. Rodic added that he will look into when the updated Zoning books will be available.

EXCUSE ABSENT MEMBERS

MOTION: TO EXCUSE MR.BROWN

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

ADJOURNMENT-

The meeting adjourned at 6:58 p.m.

Neil Rubin, Chairman

Russ Rodic, Building Commissioner