

CITY OF TWINSBURG
BOARD OF ZONING APPEALS MINUTES
JUNE 11, 2014

**CITY OF TWINSBURG
BOARD OF BUILDING AND ZONING CODE APPEALS
JUNE 11, 2014**

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

Absent: Mr. Tom Brown, Mr. Brian Davis

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 11, 2014**

The board of Building and Zoning Code Appeals met in a public work session on Wednesday, June 11 2014. The Chairman, Mr. Rubin, called the meeting to order at 6:30.

1. Appeal # 12-2014
Variance 1199.09 (D)
3383 Cannon Rd.

MOTION: TO WAIVE THE WORK SESSION.

MR. KANCLER MOVED TO WAIVE THE WORK SESSION.

MR. RUBIN SECONDED, UPON ROLL CALL MOTION PASSED UNANIMOUSLY

**CITY OF TWINSBURG
BOARD OF BUILDING AND ZONING CODE APPEALS
MEETING MINUTES
JUNE 11, 2014**

The Board of Building and Zoning Appeals met in a public work session on Wednesday, June 11, 2014.

1. Appeal # 12-2014
Variance 1199.09 (D)
3383 Cannon Rd.

Mr. Rodic explained that the proposed project is a wraparound porch on the dwelling. As the house itself is already non- conforming, the variance, should the Board approve it, would be to Code 1199.09 to allow an additional 9 foot extension of the non-conforming part of the building. The applicant is making it legal by going through the Board of Zoning Appeals to receive a variance.

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Mr. Rodic administered the Oath to Mr. Robert Knaack, 3383 Cannon Rd.

Mr. Rubin asked the Applicant why he needs the variance.

Mr. Knaack replied that the variance asks for 9 feet, but 3 feet of that is existing building, he is only building a 5 foot porch.

- He is trying to improve the appearance and function of the home by creating an "Old Country Home" look.

Mr. Kancler asked when the house was built.

Mr. Knaack replied that the house was built in 1883.

Mr. Kancler noted that houses built in that period often had porches in the front and often wrapping around the house.

Mr. Knaack said that his house did have a small porch when he purchased it, which was closer to the road than what he is proposing to build.

Mr. Rubin asked if there is anyone present who is objecting to the variance.

Mr. Rodic stated that the Building Department records indicate that there had been a porch built previously on the property which was added without receiving a variance prior to construction.

PUBLIC PARTICIPATION

1. Appeal # 12-2014
Variance 1199.09 (D)
3383 Cannon Rd.

Mr. Louis Visnyovszky 3416 Cannon Rd. has lived in the neighborhood for 40 years.

- The previous owners did not make any improvements to the house.
- He feels that Mr. Knaack is improving the neighborhood.
- He supports the board granting a variance in order to allow the porch to be built.

MOTION: TO GRANT THE EXCEPTION TO THE ORDINANCE OF THE NINE FOOT FRONTAGE UNDER CHAPTER 1157 OF THE TWINSBURG REVISED CODE AND TO FIND THAT EXCEPTION EXISTS AS CONTEMPLATED 1199.09 (d), 1A, 1B, 1C AND 1D FOR THE FOLLOWING REASONS: THE BUILDING PROPOSED IS A FIVE FOOT WRAPAROUND PORCH, IT WOULD NOT BE DISTURBING TO THE NEIGHBORS WHOSE HOUSES ARE SUBSTANTIAL DISTANCES FROM THE APPLICANTS HOUSE AND WHOSE HOUSES IN MANY CASES HAVE THE SAME NON-CONFORMING ISSUE. THE APPLICANT IS ATTEMPTING TO RESTORE A HOUSE WITH THE TYPE OF PORCH CONSISTENT WITH HOUSES BUILT OVER 100 YEARS AGO WHICH WILL BE AN IMPROVEMENT TO THE NEIGHBORHOOD, THE GRANTING OF THE EXCEPTION AS WELL AS THE VARIANCE WILL NOT BE CONTRARY

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TO THE SPIRIT OF THE ZONING CODE, WILL NOT BE CONTRARY TO THE PUBLIC HEALTH SAFETY AND WELFARE AND WILL BE AN IMPROVEMENT TO THE NEIGHBORHOOD.

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

Mr. Rodic explained that the City Charter allows City Council to consider the BZA decision. City Council Member Sam Scaffide will make a motion on June 24 to waive the 30 day waiting period. If Council passes the Motion, the Building Dept. will process the permit the next day and construction can begin. The applicant does not need to be present at the City Council meeting.

MOTION: TO APPROVE MINUTES DATED MAY 14, 2014.

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

COMMUNICATIONS-

Mr. Rodic reminded that Board that there will be a meeting next Wednesday, June 18. The applicant is requesting to not have the required 1 5/8 inch spacing in his fence.

Another meeting is scheduled for July 2, including a deck on a non-conforming dwelling, a FedEx site plan request to allow front elevation parking on E. Aurora Rd., as well as a request for a four-season room setback variance.

Mr. Kancler will not be at the July 2 meeting.

Mr. Wilner asked to receive the application packets earlier than one week prior to the meeting.

Mr. Rubin suggested that the applications and plans be emailed to the Board Members.

EXCUSE ABSENT MEMBERS

MOTION: TO EXCUSE MR. BROWN AND MR. DAVIS

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

ADJOURNMENT-

The meeting adjourned at 6:48 p.m.

Neil Rubin, Chairman

Russ Rodic, Building Commissioner