



BOARD OF BUILDING & ZONING APPEALS Meeting Minutes
October 26, 2022
6:30PM

BOARD OF ZONING APPEALS

Ed Kancler called to order the regularly scheduled meeting of the Board of Zoning Appeals for the City of Twinsburg at 6:30pm.

ROLL CALL

Present: Tom Brown, Gary Wilner, Ed Kancler, Michael Jamison, Chris Griffith

Also Present: Mayor Sam Scaffide and Keith Foulkes, Building Commissioner

The Board recited the Pledge of Allegiance.

WORK SESSION:

Appeal # 05-2022

Variance Requested at: 8867 Merryvale Drive PP#64-09643

Appeal # 06-2022

Variance Requested at: 1813 Westwood Drive PP#64-00467

MOTION: Mr. Brown motioned to move from Work Session to the Regular meeting.

Mr. Griffith seconded the Motion.

Upon roll call, the Motion passed unanimously.

MOTION: Mr. Jamison motioned to move Item 2, Variance Request at 1813 Westwood Drive to Number 1 on the agenda.

Mr. Wilner seconded the Motion.

Upon roll call, the Motion passed unanimously.

REGULAR MEETING

PUBLIC PARTICIPATION: None

Appeal #06-2022 Variance Requested at: 1813 Westwood Drive PP#64-00467

- Daniel Coppers, Homeowner stated that he wants to build a 12' x 16' storage shed for lawn equipment storage.
- This would be 192 square feet. This request requires a variance of 32 square feet.

MOTION: Mr. Brown motioned to approve the Variance #06-2022 as requested. Mr. Griffith seconded the Motion. Upon roll call, the Motion passed unanimously. Variance is granted.

Appeal #05-2022 Variance Requested at 8867 Merryvale Drive PP#64-09643

- Sandy Williams, Homeowner stated this is an add-on. This will be for tool and equipment storage.
- His property is shaped like "a piece of pie"
- Members discussed a letter from the HOA granting approval for this project. This letter was dated July 22, 2022. It is further stated that the HOA gave 60 days for completion of this project.
- Mr. Williams stated that he has been trying to complete this within the time frame.
- Additionally discussed was a denial letter from the HOA which was based on the width of the drive. Mr. Williams stated the HOA would only approve 7ft wide drive.
- Mr. Williams stated the drive is approximately 40 inches from his property line.
- Mr. Foulkes discussed the 3 variances required:
 - 1.) Variance required for an additional garage attached to a dwelling with an existing attached garage.
 - 2.) Variance required for nine (9) feet to allow a proposed 7 foot wide driveway.
 - 3.) Variance required for 1 ft. 10-5/16" to allow a driveway to be located 3 ft. 1-11/16" from the property line.
- Members discussed the closeness of houses in this neighborhood and how this encroaches on their properties.
- Members discussed the side yard being too small.
- Options were discussed, using a shed, making the structure smaller, using less concrete or adding an addition to the house.
- Mr. Kancler discussed the side yard requirements in the Code for open space between properties. He is unsure if the BZA actually has the authority to grant this type of Variance into a side yard area.
- Members also discussed the option of bumping out the covered porch, adding a man door and using this space for storage. This would avoid the side yard issue.

- It was suggested to table this request and investigate alternatives that have been discussed. Homeowner will need to submit new plans to the Building Department.
- A next door neighbor did present her objection for the driveway to BZA members. She did submit pictures of her house and Mr. Williams drive. She discussed that there is no space for the drive by her house. She also stated she has planted trees to help with privacy.
- Members discussed the unauthorized use of the structure to store commercial equipment. Mr. Williams stated he does not store commercial equipment on his property.

**MOTION: Mr. Brown motioned to table the Variance Requests #05-2022.
Mr. Griffith seconded the Motion.
Upon roll call, the Motion passed unanimously.
Variance Requests are tabled.**

APPROVAL OF MINUTES: BZA Meeting on June 22, 2022

**MOTION: Motion presented to approve the meeting minutes for the
June 22, 2022 BZA meeting.
Motion was seconded.
Upon roll call, the Motion passed unanimously.**

COMMUNICATIONS: None Presented

EXCUSE ABSENT MEMBERS: All members present.

ADJOURNMENT:

There being no further business to come before the Board of Zoning Appeals,

**MOTION: Mr. Wilner motioned to adjourn the meeting.
Mr. Jamison seconded the Motion.
Upon roll call, the Motion passed unanimously.
Meeting adjourned.**

Ed Kancler, Chairman

Becky Thomas, Secretary