

CITY OF TWINSBURG
BOARD OF ZONING APPEALS MINUTES
SEPTEMBER 24, 2014

**CITY OF TWINSBURG
BOARD OF BUILDING AND ZONING CODE APPEALS
SEPTEMBER 24, 2014**

Present: Messrs: Gary Wilner, Brian Davis, Ed Kancler and Thomas Brown

Absent: Mr. Neil Rubin

Also Present: Mr. Russ Rodic, Building Commissioner

The Board recited the Pledge of Allegiance.

**CITY OF TWINSBURG
BOARD OF BUILDING AND ZONING CODE APPEALS
WORK SESSION
SEPTEMBER 24, 2014**

A public hearing will be conducted at 6:30 pm on Sept. 24, 2014; for the purpose of hearing an appeal for a variance from section 1149.08 of the Twinsburg Zoning and Development Regulations which requires a minimum 10 foot setback for driveways abutting a non-residential use. The applicant is proposing a shared driveway at the north side lot line.

This appeal is made by Twinsburg Industrial Properties, LLC for properties located at 2000 E. Aurora Rd., PP#64-00380.

Specifically, a 10 foot variance is being requested.

MOTION: TO DISMISS THE WORK SESSION AND MOVE INTO THE REGULAR MEETING.

MR. WILNER MOVED, MR. DAVIS SECONDED

UPON ROLL CALL MOTION PASSED UNANIMOUSLY

**CITY OF TWINSBURG
BOARD OF BUILDING AND ZONING CODE APPEALS
MEETING MINUTES
SEPTEMBER 24, 2014**

The Board of Building and Zoning Code Appeals met on Wednesday, September 24, 2014. The Vice Chairman, Mr. Kancler, called the meeting to order at 6:32p.m.

1. Appeal # 21-2014
Variance 1149.08
Cornerstone Business Park / Lot #3, Building 5 Warehouse

CITY OF TWINSBURG
BOARD OF ZONING APPEALS MINUTES
SEPTEMBER 24, 2014

Mr. Rodic administered the Oath to Mr. Matthew Weber with Weber Engineering Services.

Mr. Weber explained that he is the agent for the property owners of 2000 E. Aurora Rd., Twinsburg Properties LLC.

Mr. Weber presented the request for variance from Code section 1149.08 for side yard setback.

- The proposed driveway is on the common property line between the Spec. 5 building parcel and the remaining parcel to the north.
- They feel that a common drive is the best use for access, minimizing access points from Chamberlin or Corporate Pkwy.
- Both sides of the proposed drive are owned by Twinsburg Properties, LLC, so there is no detriment to the neighboring property.

Mr. Kancler asked if the variance is not granted, would they build two driveways.

Mr. Weber replied that yes, each property would need their own access drive.

Mr. Kancler asked what the cost of that would be.

Mr. Weber answered it would cost \$100.00 to \$150.00 per foot of road at approximately 1,000 s.f. of road.

- This would also create multiple entry points onto the public roads impacting traffic flow.

Mr. Kancler inquired if that is the practical difficulty.

Mr. Weber indicated that it is.

Mr. Kancler asked if the required storm water management basin impacts the location of the building on the site.

Mr. Weber replied that it is a significant sized basin which provides storm water management for much of the site and it does dictate where the property line and drive are situated.

Mr. Kancler noted that if there were a future lot split, there would be easements required for use of the roadway.

MOTION: FOR THE BOARD OF BUILDING AND ZONING APPEALS TO GRANT A VARIANCE OF 10 FEET TO APPEAL 21-2014.

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

Mr. Kancler explained that the variance will go before City Council at their next meeting and Mr. Weber is not required to be present at that time.

PUBLIC PARTICIPATION - NONE

APPROVAL OF MINUTES- DATED 8/27/14

CITY OF TWINSBURG
BOARD OF ZONING APPEALS MINUTES
SEPTEMBER 24, 2014

MOTION: MOTION TO APPROVE MINUTES OF AUGUST 27, 2014.

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

COMMUNICATIONS-

Mr. Kancler inquired about the progress of the right of way acquisition for the S.R. 91 roundabout project.

Mr. Rodic explained that it is still in negotiations and he expects it to return to BZA at some point in the future.

EXCUSE ABSENT MEMBERS

MOTION; MOTION TO EXCUSE MR. RUBIN FROM FROM TONIGHT'S MEETING.

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

ADJOURNMENT-

The meeting adjourned at 7:00p.m.

Neil Rubin, Chairman

Russ Rodic, Building Commissioner