



BOARD OF BUILDING & ZONING APPEALS Meeting Minutes
May 29, 2024
6:30PM

BOARD OF ZONING APPEALS

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

ROLL CALL

Present: Thomas Brown, Chris Griffith, Michael Jamison, Shannan Leonard, Ed Kancler

Also Present: Dale Steppenbacker, Building Commissioner, Chuck Bonacci, Council Representative, and Danielle Waites, Building Department Administrative Assistant

The Board recited the Pledge of Allegiance.

WORK SESSION:

Appeal # 02-2024

Variance requested at: 9438 Chamberlin Road, PP #6401346

1. To construct an addition to an existing dwelling structure in an R-4 Zoning District. The proposed garage does not conform to the current Twinsburg Codified Ordinance setback of 50'-0" feet from the rear yard lot line, requiring a variance of six feet eight inches (6'8") from TCO Section 1143.09.

Applicant Representatives:

- Applicant discussed the addition will be used for his mother in law.
- It will be over the 50ft. setback.
- Members did not have additional questions.

Appeal # 03-2024

Variance requested at: 1693 West Idlewood Drive, PP #6401956

1. To construct an attached garage to an existing dwelling structure in an R-4 Zoning District. The proposed garage does not conform to the current Twinsburg Codified Ordinance setback of 10'0" feet from the side yard lot line, requiring a variance of five feet six inches (5'6") from TCO 1143.09.
2. To construct an attached garage to an existing dwelling structure in an R-4 Zoning District. The proposed garage does not conform to the current Twinsburg Codified Ordinance square footage allowance of 775 square feet, requiring a variance of 125 square feet from TCO Section 1153.03.

Applicant Representatives:

- Applicant stated they are attaching the garage to their house.
- Members discussed the variance for the square footage of the garage.

This public hearing will be conducted in compliance with Section 1199.11 of the Twinsburg Zoning and Development Regulations at the Twinsburg Government Center, 10075 Ravenna Road. Written comments should be mailed prior to the meeting to Keith Foulkes, Building Commissioner at 10075 Ravenna Road, Twinsburg, Ohio 44087 or submitted by email to dsteppenbacker@twinsburg.oh.us

Work Session ended at 6:33pm.

REGULAR MEETING @ 6:34PM

1. **PUBLIC PARTICIPATION: None Presented**
2. **Appeal #02-2024**

MOTION: Mr. Griffith motioned to approve Variance #02-2024 as submitted. Mr. Jamison seconded the Motion. Upon roll call, the Motion passed unanimously.

3. **Appeal #03-2024**

Variance #1

MOTION: Mr. Griffith motioned to approve Appeal #03-2024 #1 for the variance of 5 feet 6 inches setback of 15 feet from side yard lot line.
Mr. Brown seconded the Motion.
Upon roll call, the Motion passed unanimously.

Variance #2

MOTION: Mr. Griffith motioned to approve Appeal #03-2024 #2 for the variance of 125 square feet.
Mr. Brown seconded the Motion.
Upon roll call, the Motion passed unanimously.

4. **APPROVAL OF MINUTES:** BZA Meeting on April 24, 2024

MOTION: Mr. Brown motioned to approve the BZA April 24, 2024 meeting minutes as submitted.
Mr. Jamison seconded the Motion.
Upon roll call, the Motion passed with four YES votes.
Ms. Leonard abstained from vote, in lieu of her absence.

5. **COMMUNICATIONS:** None Presented.

6. **EXCUSE ABSENT MEMBERS:** All members present.

7. **ADJOURNMENT:**

There being no further business to come before the Board of Zoning Appeals, meeting adjourned at 6:39pm.

Chris Griffith, Chairman

Danielle Waites, Secretary