



AGENDA
BOARD OF BUILDING & ZONING CODE APPEALS
July 24, 2024

TIME: 6:30 PM

PLACE: Twinsburg Government Center
10075 Ravenna Road
Twinsburg, Ohio 44087

1. Roll Call
2. Pledge of Allegiance
3. Election of Chairman and Vice Chairman

Work Session

Appeal # 04-2024

Variance Requested at: 9385 Shepard Road, PP# 6401251

1. To modify existing parcel and create 4 new parcels as follows:
 - a. **New Parcel A** – A flag shape parcel 30.02’ wide at the Public Right of way for 382’ deep then widens to 110.92 feet wide 326.97 feet deep 1.2996 total acres which requires a variance of 59.58 Ft. from the required 90 Ft. Wide lot width required by **Codified Ordinances of Section 1143.09 Area, Yard and Height Regulations**
 - b. **New Parcel D** – A flag shape parcel 30.00’ wide at the Public Right of way for 381.93’ deep then widens to 110.94 feet wide 326.97 feet deep 1.2993 total acres which requires a variance of 60 Ft. from the required 90 Ft. Wide lot width required by **Codified Ordinances of Section 1143.09 Area, Yard and Height Regulations**
 - c. **New Parcel A** – A flag shape parcel with a depth of 709.36’ has a width of 135.24’ at the widest point which requires a variance increase of 236.02’ in depth from the maximum of 473.34’ lot depth **Codified Ordinance section 1187.07 no lot depth shall exceed 3 ½ times the lot width**
 - d. **New Parcel D** – A flag shape parcel with a depth of 708.81’ has a width of 135.24’ at the widest point which requires a variance increase of 235.07’ from the maximum of 473.34’ lot depth **Codified Ordinance section 1187.07 no lot depth shall exceed 3 ½ times the lot width**

Appeal # 05-2024

Variance Requested at: 1494 Jennifer Drive, PP# 6407189

- a. Proposed new shed – a request to construct a new 10' x 12' shed 1' off the rear property line which requires a 5' setback for a variance of 4' to **Codified Ordinance section 1153.04(c) accessory structures shall be 5' off the rear property line.**

- b. Proposed new shed – A request to construct a new 10' x 12' shed on a Utility Easement The variance request is to **Codified Ordinance Section 1187.27 standards for utility easements. For utility lines serving a subdivision, easements as set forth hereunder shall be provided. Such easements may be considered as part of the lot adjoining it in computing the lot area, but shall be kept clear of structures** The easement is recorded under **Table B – Easements Ordinance Number 70-1995 on 6/13/95**

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 Dale Steppenbacker, Building Commissioner at 10075 Ravenna Road, Twinsburg, Ohio 44087 or submitted by email to dsteppenbacker@twinsburg.oh.us

Regular Meeting

1. Public Participation
2. **Appeal #04-2024**
3. **Appeal #05-2024**
4. Approval of Minutes – May 29, 2024
5. Communications
6. Excuse Absent Members
7. Adjournment