



BOARD OF BUILDING & ZONING APPEALS Meeting Minutes  
July 24, 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, 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.

**Election of Chairman and Vice Chairman:**

**MOTION: Mr. Brown motioned to elect Shannan Leonard as BZA Chairperson.**

**Mr. Griffith seconded the Motion.**

**Upon roll call, the Motion passed unanimously.**

**MOTION: Mr. Brown motioned to elect Chris Griffith as BZA Vice Chairperson.**

**Mr. Kancler seconded the Motion.**

**Upon roll call, the Motion passed unanimously.**

**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 feet from the required 90ft. width 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 feet from the required 90ft. 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 of 236.02' in depth from the maximum of 473.34' lot depth **Codified Ordinance of Section 1187.07 no lot depth shall exceed 3 ½ times 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 of 237.07' from the maximum of 473.34' lot depth **Codified Ordinances of Section 1187.07 no lot depth shall exceed 3 ½ times lot width**

Applicant Representatives:

- Applicant discussed they would like to split the parcel into four single dwelling lots. Two of lots under this configuration would have to be flag lots, requiring dimensional variances from the City.
- Mr. Kancler questioned if this matter should be presented to City Council for a request to create four new parcels. He stated that BZA is not an appropriate place for this request.
- It was discussed that this has been before the Planning Commission.
- Ms. Leonard discussed that is not the duty of BZA to give variances for substandard lots. Ohio Revised Code states this is a duty of Planning Commission. Upon construction, variances will possibly be needed.
- Mr. Steppenbacker discussed the process needed, including Planning Commission recommendation and City Council approval.
- Ms. Leonard suggested that this appeal be withdrawn at this time.

**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 of 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 of the 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**

Applicant Representatives:

- Applicant stated they are looking to construct a shed in the backyard.
- They would like to maximize their yard space.
- Applicant discussed that he has talked to his surrounding neighbors for their approval.
- Mr. Steppenbacker discussed a correspondence from the City of Twinsburg. Applicant and members were given a copy.
- Members discussed possible options of moving the shed in five feet from the property line and other options.

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](mailto:dsteppenbacker@twinsburg.oh.us)

**Work Session ended at 7:17pm.**

**REGULAR MEETING @ 7:17PM**

**1. PUBLIC PARTICIPATION:**

- Chris Patrizi, 9514 Andrew Drive – discussed Appeal #04-2024 stating that Lake Plata has flooding issues on the Andrew cul-de-sac. She believes that if this property is divided and developed, it will cause more flooding issues.
- Patricia Stoddard-Dare, 9546 Andrew Drive – discussed Appeal #04-2024 and the history of drainage and water intrusion problems on her property. She shared pictures of her property and the water problems they have experienced. She stated concerns for the future development of this Shepard Road property effecting Lake Plata properties.

**2. Appeal #04-2024**

- Applicant would like a Motion to withdraw Appeal #04-2024 at this time.

**MOTION: Ms. Leonard motioned to withdraw Appeal #04-2024 as requested by the property owner.**

**Mr. Brown seconded the Motion.**

**Upon roll call, the Motion passed unanimously.**

**3. Appeal #05-2024**

- Ms. Leonard read into record a letter from the Property Owner – The City of Twinsburg declining consent to the applicant erecting a shed within the aforementioned City owned easement area. Copy of referenced letter is attached as an exhibit and recorded in this meeting.

**Variance #A**

- **Applicant would like a Motion to withdraw Appeal #05-2024 – Variance A.**

**MOTION: Ms. Leonard motioned to withdraw Appeal #05-2024 – Variance A.**

**Mr. Griffith seconded the Motion.**

**Upon roll call, the Motion passed unanimously.**

**Variance #B**

**MOTION: Mr. Griffith motioned to approve Appeal #05-2024- Variance B A request to build a new 10' x 12' shed on a utility easement with the condition that if the City of Twinsburg is required or any Contractor of the City of Twinsburg needs access to the easement, that the applicant move the shed at the applicant's cost in a timely manner.**

**Mr. Brown seconded the Motion.**

**Upon roll call, the Motion passed unanimously.**

**4. APPROVAL OF MINUTES: BZA Meeting on May 29, 2024**

**MOTION: Mr. Griffith motioned to approve the BZA May 29, 2024 meeting minutes as submitted.**

**Mr. Kancler seconded the Motion.**

**Upon roll call, the Motion passed unanimously.**

**5. COMMUNICATIONS: None Presented.**

**6. EXCUSE ABSENT MEMBERS:**

**MOTION: Mr. Griffith motioned to excuse absent member: Michael Jamison.**

**Mr. Brown seconded the Motion.**

**Upon roll call, the Motion passed unanimously.**

**7. ADJOURNMENT:**

There being no further business to come before the Board of Zoning Appeals meeting adjourned.