



BOARD OF BUILDING & ZONING APPEALS Meeting Minutes  
August 28, 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 6:35pm.

**ROLL CALL**

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

Also Present: Dale Steppenbacker- Building Commissioner, Chuck Bonacci- Council Representative

The Board recited the Pledge of Allegiance.

**WORK SESSION:**

**Appeal # 06-2024**

**Variance requested at: PP #64-08455 9330 Dutton Drive**

1. Twinsburg Codified Ordinance 1149.08 for Yard and Building setbacks requires a 50 feet setback at Dutton Drive for Parking and Drives. The developer is asking the Board of Zoning Appeals for a Variance of 25 feet (50%) for the roadway setback. A landscape buffer is not required for the drive aisle. Building setbacks comply.
  - Bruce Baum stated they are requesting a variance for the front yard setback from 50ft. to 25ft.
  - The project is a self-storage facility.
  - He stated 35% of the site is occupied by a First Energy easement which they cannot build or park on. First Energy is only allowing to extend part of the retention basin into their property.
  - He discussed the 100 yards setback from the residential area which they cannot build within that and the 20 foot setback that cannot be disturbed.
  - Mr. Baum discussed requirements from the Fire Department.
  - They are asking for a connection between the two drives as indicated on drawings.
  - Mr. Steppenbacker stated for the record that the City did not receive any correspondence in reference to this request, neither positive nor negative. The

Applicant has stated correctly the way the site is designed and the pavement variance that he is requesting does allow for better access for the Fire Department.

**Work Session ended at 6:40pm.**

**REGULAR MEETING @ 6:40pm**

**1. PUBLIC PARTICIPATION:**

- Leona Jackson, 9414 Shepard Road – discussed Appeal #04-2024 stating that she is concerned about the site and the plans to build four houses on this property. Mr. Steppenbacker discussed procedures as this appeal moves forward.

**2. Appeal #06-2024**

**MOTION: Mr. Griffith motioned to grant variance for Appeal #06-2024 for 9333 Dutton Drive for a variance of 25 feet for the roadway setback.  
Mr. Kancler seconded the Motion.  
No further discussion presented.  
Upon roll call, the Motion passed unanimously.**

**3. APPROVAL OF MINUTES: BZA Meeting on July 24, 2024**

**MOTION: Mr. Brown motioned to approve the BZA July 24, 2024 meeting minutes as submitted.  
Mr. Kancler seconded the Motion.  
Upon roll call, the Motion passed unanimously.**

**4. COMMUNICATIONS: None Presented.**

**5. EXCUSE ABSENT MEMBERS:**

**MOTION: Mr. Brown motioned to excuse absent member: Shannan Leonard.  
Mr. Kancler seconded the Motion.  
Upon roll call, the Motion passed unanimously.**

**6. ADJOURNMENT:**

There being no further business to come before the Board of Zoning Appeals meeting adjourned at 6:45pm.

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Chris Griffith, Vice-Chairman

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Danielle Waites, Secretary