

CITY OF TWINSBURG
BOARD OF ZONING APPEALS MINUTES
FEBRUARY 11, 2015

**CITY OF TWINSBURG
BOARD OF BUILDING AND ZONING CODE APPEALS
FEBRUARY 11, 2015**

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

Absent: None

Also Present: Mr. Russ Rodic, Building Commissioner

The Board cited the Pledge of Allegiance.

ELECT CHAIRMAN AND VICE CHAIRMAN

MOTION: TO NOMINATE NEIL RUBIN AS CHAIRMAN
MR. KANCLER MOVED, MR. BROWN SECONDED, UPON ROLL CALL
MOTION PASSED UNANIMOUSLY.

MOTION: TO NOMINATE TOM BROWN AS VICE CHAIRMAN
MR. WILNER MOVED, MR. KANCLER SECONDED, UPON ROLL CALL
MOTION PASSED UNANIMOUSLY.

**CITY OF TWINSBURG
BOARD OF BUILDING AND ZONING CODE APPEALS
WORK SESSION
FEBRUARY 11, 2015**

The Board of Building and Zoning Code Appeals met in a Public Work Session on Wednesday, February 11, 2015. The Chairman, Mr. Rubin called the meeting to order at 6:23 p.m.

Appeal # 01-2015
Variance 1153.03 (b1)

A public hearing will be conducted at 6:30 pm on February 11, 2015; for the purpose of hearing an appeal for a variance from section 1153.03(b1) of the Twinsburg Zoning and Development Regulations which permits a maximum 600s.f. garage. The applicant is proposing an 840s.f. detached garage. This appeal is made by John Castros of 10730 Ravenna Rd.

- Specifically, a 240 square foot variance is requested

1. Appeal #01-2015
Variance 1153.03(b1)
10730 Ravenna Rd. John Castros garage size variance.

Mr. Rubin asked the applicant why his letter with application also requesting a variance from Section 1153.04(f) regarding a height restriction.

Mr. Rodic explained that there is not a height restriction for detached garages.

- The applicant only needs a variance for square footage.

Mr. Castros presented his application for variance.

- He purchased the home as a fixer upper, he travels for work and makes improvements on the house as time allows.

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- He has purchased a backhoe to work on waterproofing and possibly to remove the back part of the house.
 - o The garage would allow storage of the backhoe.

Mr. Rubin asked what hardship would be presented if the variance were not granted.

Mr. Castros answered that it would be difficult to remove the rear section of the house without the backhoe on the property.

Mr. Wilner asked if the applicant would also use the large garage to store the beams removed from the back of the structure to be reused in other parts of the house.

Mr. Castros replied that he has several other uses for the beams to be removed and needs a place to store and work with them.

Mr. Rubin clarified that Mr. Castros would use the extra square footage in the garage to park a backhoe and also to store the salvaged wood from the back of the house and have a place to work with the wood.

Mr. Kancler asked how much lower Mr. Castros' lot sits than the neighboring lots.

Mr. Castros replied that he estimates it to be three feet lower than the neighbors.

Mr. Kancler asked what the garage roof pitch will be.

Mr. Castros answered 4/12.

Mr. Brown explained that the Building Code states that a garage shall not exceed 600s.f. and an attached accessory building would add 140s.f.

- Would there be a hardship to the applicant if the garage were allowed, but 100s.f. smaller?

Mr. Castros answered that he would have to move tools out of the building in order to have room to work.

Mr. Kancler asked if the applicant stores equipment needed for his job in the garage.

Mr. Castros answered that his tools would be kept there.

Mr. Davis asked what kind of woodworking tools would be kept there to re-purpose the beams.

Mr. Castros replied a table saw, hand tools and workspace.

Mr. Wilner asked if the garage were to be built 100s.f. smaller than planned, would it cause the applicant to build another accessory building.

Mr. Castros answered yes, a shed would be needed.

Mr. Kancler commented that adding an attached accessory building to the garage may not allow enough room for another shed to fit inside of the setback requirements.

Mr. Rodic stated that combining the garage and accessory building would then not allow for an additional structure (shed) on the lot.

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**CITY OF TWINSBURG
BOARD OF BUILDING AND ZONING CODE APPEALS
MEETING MINUTES
FEBRUARY 11, 2015**

The Board of Building and Zoning Code Appeals met on Wednesday, February 11, 2015. The Chairman, Mr. Rubin, called the meeting to order at 6:40p.m.

Mr. Rodic administered the Oath to Mr. John Castros, 10730 Ravenna Rd.

1. Appeal # 01-2015
Variance 1153.03(b1)
10730 Ravenna Rd. John Castros garage size variance.

Mr. Rubin asked if Mr. Castros would like to add to or change any information put forth in the work session.

Mr. Castros answered no.

MOTION: TO GRANT THE VARIANCE AS REQUESTED ON THE BASIS THAT IN FACT EVEN IF AN ACCESSORY BUILDING WHICH IS PERMITTED WERE BUILT, A VARIANCE OF 100S.F. WOULD STILL BE NEEDED AND THEN IT IS UNLIKELY THAT THE SETBACK DISTANCES COULD BE MET FOR THE ACCESSORY BUILDING. A PRACTICAL DIFFICULTY EXISTS FOR THE APPLICANT IN THAT IT IS NOT REALLY POSSIBLE TO COMBINE A GARAGE AT ITS MAXIMUM WITH AN ACCESSORY STRUCTURE AND MEET SETBACK REQUIREMENTS. ACCORDINGLY THAT IS ONE BASIS FOR THE PRACTICAL DIFFICULTY THE SECOND BASIS IS THAT IT DOES NOT APPEAR IN ANY WAY THAT VALUES OF ADJOINING PROPERTIES WOULD BE EFFECTED NEGATIVELY AND THAT THE SPIRIT AND THE PURPOSE OF THE CODE WOULD BE KEPT BECAUSE THE VARIANCES GRANTED WOULD COMBINE THE SITUATION RATHER THAN CREATING A SITUATION WHERE THE APPLICANT SOULD NOT COMPLY WITH CODE.

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

Mr. Rodic explained that the plan for the garage must now go to the Architectural Review Board, they meet twice a month and they require more detailed drawings and plans.

- The Council review of this variance will be delayed by the ARB process.
- The applicant is able to send his builder to the ARB meeting if he is unavailable for the meeting.

PUBLIC PARTICIPATION - NONE

APPROVAL OF MINUTES- Dated January 28, 2015

MOTION: MOTION TO APPROVE MINUTES OF JANUARY 28, 2015.

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

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COMMUNICATIONS- Mr. Rodic noted that the right of way variances for S.R.91 widening may not be needed as negotiations continue.

EXCUSE ABSENT MEMBERS - NONE

ADJOURNMENT-

The meeting adjourned at 6:46p.m.

Neil Rubin, Chairman

Russ Rodic, Building Commissioner