

CITY OF TWINSBURG
BOARD OF ZONING APPEALS MINUTES
SEPTEMBER 14, 2016

**CITY OF TWINSBURG
BOARD OF BUILDING AND ZONING CODE APPEALS
SEPTEMBER 14, 2016**

Present: Messrs: Tom Brown, Gary Wilner and Joe Zeitz

Absent: Ed Kancler and Chris Griffith

Also Present: Mr. Russ Rodic, Building Commissioner
Ms. Maureen Stauffer, Council Representative

The Board cited the Pledge of Allegiance.

**CITY OF TWINSBURG
BOARD OF BUILDING AND ZONING CODE APPEALS
WORK SESSION
SEPTEMBER 14, 2016**

The Board of Building and Zoning Code Appeals met in a Public Work Session on Wednesday, September 14, 2016. The Vice Chairman, Mr. Brown called the work session to order at 6:43 p.m.

1. Appeal # 06-2016
Variance 1143.09

A public hearing will be conducted at 6:30 pm on September 14, 2016; for the purpose of hearing an appeal for a variance from section 1143.09 of the Twinsburg Zoning and Development Regulations which requires a rear yard depth for a dwelling that shall not be less than fifty (50') feet. The applicant is proposing a (36'x 23') addition on to the rear elevation. This appeal is made by Cory Allen of 2016 Parkview Drive.

- Specifically, a 13 foot rear setback variance is requested.

Mr. Brown noted that appeal #06-2016 was tabled on April 27, 2016.

- They are returning tonight with a revised drawing.

Mr. Cory Allen, 2016 Parkview Dr. presented the revised plan.

- It has been redesigned to address concerns of the Board as well as the neighbors.
- They removed the garage and 12 feet of depth from the building, which results in a 13 foot variance needed for the setback. This discrepancy is due to the addition being moved closer to the deck.
- The overall size of the addition is 23 feet deep by 36 feet long.

Mr. Brown clarified that they are seeking a 13 foot setback variance as opposed to the original 22 foot variance request.

Mr. Allen noted that they also researched relocating electric utilities and included a bid for that work with the updated plan.

- The bid was for \$3500.00. Due to the cost, they are hoping not to have to relocate the electric.
 - o They have located the addition to allow space for airflow around the existing utility area.

Mr. Wilner commented that he appreciates the drawings of the proposed plan; it allows the Board Members a better visual of what is proposed.

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Mr. Zeitz noted that the revised plan is much better than what was originally proposed and is reasonable for the intended use.

Mr. Mario Petitti, 2037 Parkview Dr. commented on the revised plan stating; "The Allen family considered many of the issues that were made known with the original plan and significantly adjusted it to their current proposal, I do respect what they are trying to accomplish and thank them for the much more open dialog they are having with the neighborhood. I do like the plan significantly better than the original, my only hesitation exists with the new structure still not aligning behind the current structure."

- He understands and respects taking care of parents.
- He purchased his house knowing the codes in case an addition was ever needed.
- He would like to see the addition moved over to line up with the corner of the house.
- He will support the Allen family in the addition of the in law suite as it stands if that is the determination of the Board.

Mr. Brown explained that the aesthetics of the plan would be considered by the Architectural Review Board and if there is a concern of that nature, they would hear it.

- The Board of Zoning Appeals is only determining the setback variance.

Mr. Mike Prentice, next door neighbor of the Allen family commented that he is comfortable with the revised plan.

2. Appeal # 13-2016

Variance 1153.03 (b) 1143.09 R-4

A public hearing will be conducted at 6:30 pm on September 14, 2016; for the purpose of hearing an appeal for a variance from section 1143.09 (b) R-4 districts of the Twinsburg Zoning and Development Regulations which states minimum side yard depth shall be 10 feet. The applicant is proposing a re-built detached (32'x 22") garage. This appeal is made by of Walter J. Lewis Jr. of 1742 Glenwood Drive.

- Specifically, an 8 foot side setback variance is requested.

Mr. Walter Lewis, 1742 Glenwood Dr. Twinsburg presented the application for side setback variance.

- He has lived in the house for 20 years; the house was built in 1956 along with the garage.
- He has updated much of the house.
- The garage is in a dilapidated state and will now be torn down; the proposed garage would sit in the same footprint.
 - o The existing garage is 2 feet off the property line; the fence around the yard sits on the property line.

Mr. Brown clarified that the new garage will have the exact same footprint as the old garage with the same square footage.

Mr. Lewis noted a discrepancy between drawings presented to the City, the one submitted to the Architectural Review Board stated the dimensions as 24 feet by 30 feet, which is the same square footage.

- The correct dimensions of the garage are 32 feet by 22 feet.

Mr. Rodic asked Mr. Lewis to explain that to the Architectural Review Board when he attends their meeting.

3. Appeal # 12-2016

Variance 1153.02

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A public hearing will be conducted at 6:30 pm on September 14, 2016 for the purpose of hearing an appeal for a variance from Section 1153.02 of the Twinsburg Zoning and Development Regulations which require a helistop to be setback a minimum of three hundred feet (300') from any residence or dwelling. This appeal is made by University Hospitals Health Systems for the UH Twinsburg Health Center located at 8820 Commons Boulevard.

- Specifically, a 165 foot setback variance is requested.

Mr. David Pusti, architect with University Hospitals presented the application for setback variance.

- The facility currently has approval for and has been using a helistop located at the front of the property near the road and on a grassy area.
- This area is difficult to maintain snow removal on and, when being used, the road must be closed by Twinsburg Fire Department in order to safely land the helicopter.
- The plan is to relocate the landing area between the building and I-480 which would eliminate the need for safety forces to be present for a landing.
 - o It would be a concrete pad with landing lights.
 - o This would allow them to transport patients directly from the building to the helicopter without the need for an ambulance.
- The variance requested is larger than for the current helistop; however, the flight path would actually be further from the residential building.
 - o This location would also eliminate the need for a helicopter to hover while waiting for the road to be closed.
 - o They had 12 flights last year and the new helipad is not expected to increase flight traffic.
- The proposed plan includes land banked parking in order to move the employee parking area to the front of the property; if the City ever determines a need, the applicant would pave the banked area.
- They are requesting a variance from City Council for the required fence around the area.

Mr. Rodic noted that the Twinsburg Fire and Police were part of the plan review for this project, both departments support this new location as it eliminates their resources being used to close the road and transport the patient by ambulance across the parking lot.

**CITY OF TWINSBURG
BOARD OF BUILDING AND ZONING CODE APPEALS
MEETING MINUTES
SEPTEMBER 14, 2016**

*The Board of Building and Zoning Code Appeals met on Wednesday, September 14, 2016.
The Vice Chairman, Mr. Brown called the regular meeting to order at 6:53 pm*

1. Appeal # 06-2016
Variance 1143.09

A public hearing will be conducted at 6:30 pm on September 14, 2016; for the purpose of hearing an appeal for a variance from section 1143.09 of the Twinsburg Zoning and Development Regulations which requires a rear yard depth for a dwelling that shall not be less than fifty (50') feet. The applicant is proposing a (36'x 23') addition on to the rear elevation. This appeal is made by Cory Allen of 2016 Parkview Drive.

- Specifically, a 13 foot rear setback variance is requested.

Mr. Rodic administered the Oath to Mr. Allen.

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Mr. Brown asked if Mr. Allen would like to change or add to his previous comments under oath.

Mr. Allen declined.

Mr. Brown explained that, with only three Board Members present, the applicant has the option to postpone the decision of the Board until the next opportunity for a full Board vote.

Mr. Allen would like to proceed tonight.

MOTION: MOTION TO GRANT APPEAL #06-2016

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

Mr. Rodic explained that the Council representative will request that City Council waive the 30 day waiting period.

2. Appeal # 13-2016
Variance 1153.03 (b) 1143.09 R-4

A public hearing will be conducted at 6:30 pm on September 14, 2016; for the purpose of hearing an appeal for a variance from section 1143.09 (b) R-4 districts of the Twinsburg Zoning and Development Regulations which states minimum side yard depth shall be 10 feet. The applicant is proposing a re-built detached (32'x 22") garage. This appeal is made by of Walter J. Lewis Jr. of 1742 Glenwood Dive.

- Specifically, an 8 foot side setback variance is requested.

Mr. Rodic administered the Oath to Mr. Lewis.

Mr. Brown asked if Mr. Lewis would like to change or add to his previous comments under oath.

Mr. Lewis declined.

MOTION: MOTION TO APPROVE APPEAL #13-2016

MR. ZEITZ MOVED, MR. WILNER SECONDED
UPON ROLL CALL, MOTION PASSED UNANIMOUSLY.

Mr. Rodic explained that the Council representative will request that City Council waive the 30 day waiting period.

3. Appeal # 12-2016
Variance 1153.02

A public hearing will be conducted at 6:30 pm on September 14, 2016 for the purpose of hearing an appeal for a variance from Section 1153.02 of the Twinsburg Zoning and Development Regulations which require a helistop to be setback a minimum of three hundred feet (300') from any residence or dwelling. This appeal is made by University Hospitals Health Systems for the UH Twinsburg Health Center located at 8820 Commons Boulevard.

- Specifically, a 165 foot setback variance is requested.

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Mr. Rodic administered the Oath to Mr. Pusti.

Mr. Brown asked if Mr. Pusti would like to change or add to his previous comments under oath.

Mr. Pusti declined.

MOTION: MOTION TO APPROVE APPEAL #12-2016

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

Mr. Rodic explained that the Council representative will request that City Council waive the 30 day waiting period.

APPROVAL OF MINUTES – Dated August 10, 2016

MOTION: TO APPROVE THE MINUTES DATED AUGUST 10, 2016.

MR. ZEITZ MOVED, MR. WILNER SECONDED
UPON ROLL CALL, MOTION PASSED UNANIMOUSLY.

COMMUNICATIONS- NONE

EXCUSE ABSENT MEMBERS - Mr. Kancler and Mr. Griffith

MOTION: TO EXCUSE THE ABSENT MEMBERS.

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

ADJOURNMENT-

The meeting adjourned at 7:02pm

Ed Kancler, Chairman

Russ Rodic, Building Commissioner