

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

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

Mr. Brown called the meeting to order at 6:36 p.m.

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

Absent: Ed Kancler and Chris Griffith

Also Present: Mr. Russ Rodic, Building Commissioner

The Board cited the Pledge of Allegiance.

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

1. Appeal # 15-2016
Variance 1143.09 R-4

A public hearing will be conducted at 6:30 pm on December 14, 2016; for the purpose of hearing an appeal for a variance from section 1143.09 R-4 districts of the Twinsburg Zoning and Development Regulations which states minimum rear yard depth shall be 50 feet. The applicant is proposing a new deck (16'x 20'). This appeal is made by Joel Virgin of 2039 Hermitage Drive.

- Specifically, a 10 foot rear setback variance is requested.

Mr. Joel Virgin, 2039 Hermitage Dr. presented the application for rear setback variance.

- They are planning a new deck as an improvement to their previous concrete patio which was the same footprint as the proposed deck.

Mr. Rodic explained that there would not have been a variance required for the concrete patio.

Mr. Virgin noted that the patio needed to be removed due to buckling and aging of the concrete.

- Due to the angle of the house and property, only one corner of the deck requires the full 10 foot variance.
- They have put a lot of work into the landscaping and house itself and they would like to finish the back yard with the deck and some brick work.

Mr. Wilner asked about the timeframe for the project.

Mr. Virgin replied that, before becoming aware of the setback requirements, they had planned to do the work over the Thanksgiving weekend. They now expect to build the deck next spring.

There was a conversation regarding the design of the deck and location of the stairs.

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Mr. Brown explained that, as there are only three Board Members present, the applicant is able to request that the item be tabled until the other members are present to vote.

Mr. Virgin stated that he will continue with the application tonight.

Mr. Rodic administered the Oath to Mr. Virgin.

PUBLIC PARTICIPATION - NONE

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MOTION: MOTION TO APPROVE APPEAL #15-2016.

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

Mr. Rodic explained that the City Charter allows 30 days and he will request that the council representative ask them to waive the 30 day waiting period.

APPROVAL OF MINUTES – Dated November 9, 2016

MOTION: TO APPROVE THE MINUTES DATED NOVEMBER 9, 2016.

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

COMMUNICATIONS- MR. Rodic noted that there is an application for a variance for an attached garage.

EXCUSE ABSENT –

MOTION: TO EXCUSE MR. KANCLER AND MR. GRIFFITH.

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

ADJOURNMENT- The meeting adjourned at 6:47pm

Ed Kancler, Chairman

Russ Rodic, Building Commissioner