

CITY OF TWINSBURG
BOARD OF ZONING APPEALS MINUTES
SEPTEMBER 27, 2017

**CITY OF TWINSBURG
BOARD OF BUILDING AND ZONING CODE APPEALS
SEPTEMBER 27, 2017**

Mr. Kancler called the meeting to order at 6:30 p.m.

Present: Messrs: Gary Wilner, Ed Kancler, Chris Griffith and Joe Zeitz

Absent: Mr. Tom Brown

EXCUSE ABSENT – MOTION: I MAKE A MOTION TO EXCUSE MR. BROWN FROM THE MEETING.

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

Also Present: Mr. Sam Scaffide, Council Representative

The Board recited the Pledge of Allegiance.

**CITY OF TWINSBURG
BOARD OF BUILDING AND ZONING CODE APPEALS
WORK SESSION
SEPTEMBER 27, 2017**

Mr. Kancler asked for a motion to move past the work session and into the regular meeting.

MOTION: I MAKE A MOTION THAT WE EXCUSE THE WORK SESSION AND GO INTO THE REGULAR MEETING.

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

1. Appeal #10-2017
Variance 1143.09 AND 1187.07(b)(1)E

A public hearing will be conducted at 6:30 pm on September 27, 2017; for the purpose of hearing an appeal for a variance from section 1143.09, of the Twinsburg Zoning and Development Regulations which requires a 90 foot minimum lot width for an R-4 district. The applicant is proposing a lot split creating a residential vacant lot of 63.75 feet in lot width. An additional variance is sought from Section 1187.07(b)(1)E allowing for a lot depth to exceed 3 ½ times the lot width of 63.75 feet..

This appeal is made by Matthew A. Terry of 11526 Ravenna Road.

Specifically, a 26.25 foot lot width variance, as well as a lot width-to-depth variance, is requested.

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MEETING MINUTES
SEPTEMBER 27, 2017**

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Mr. Kancler administered the Oath to Mr. Matthew Terry, 11526 Ravenna Rd. Twinsburg, Ohio.

Mr. Terry presented the application to the Board.

- He would like to subdivide his 3 acre lot in order to build a home on the rear of the property at a setback of 400 feet.
- He would like to take advantage of the entire deep lot that he owns.
- He is the third generation to own the land and is outgrowing the 900 square foot home that is original to the property. In order to remain on the property he plans to build a larger home on the rear portion.
 - o He would keep the original house on the front lot.
- The frontage is 153 feet and he is seeking a 10 foot variance on the frontage required in order to allow a second lot further back.

Mr. Wilner commented that the Planning Commission's questions regarding driveway placement helped him prepare to hear the application tonight.

Mr. Kancler noted that this type of application has been granted in the past on the very deep lots.

Mr. Kancler stated that he has a hard time connecting a deep lot such as this which has plenty of width with the cluster houses that are being built 10 feet apart with 35 foot frontage and no variance required.

MOTION: I MAKE A MOTION TO GRANT THE VARIANCE FOR THE
APPEAL # 10-2017.

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

There was a discussion regarding the need for the width to depth variance described in the public notice with no determination.

PUBLIC PARTICIPATION – NONE

Mr. Kancler explained that the variance will go on to City Council and Mr. Scaffide can answer any questions regarding that after this meeting.

APPROVAL OF MINUTES – Dated July 26, 2017.

MOTION: TO APPROVE THE MINUTES DATED JULY 26, 2017.

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

COMMUNICATIONS-

Mr. Scaffide explained that the variance will go before City Council in two weeks and he will make a motion to waive the 30 day waiting period. Permits will not be available until after that Council meeting and the waiting period being waived.

ADJOURNMENT- The meeting adjourned at 6:39 pm.

Ed Kancler, Chairman

Russ Rodic, Building Commissioner