

CITY OF TWINSBURG
BOARD OF ZONING APPEALS MINUTES
OCTOBER 11, 2017

**CITY OF TWINSBURG
BOARD OF BUILDING AND ZONING CODE APPEALS
OCTOBER 11, 2017**

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

Present: Messrs: Tom Brown, Gary Wilner, Ed Kancler and Chris Griffith
Absent: Mr. Joe Zeitz

Also Present: Mr. Russ Rodic, Building Commissioner
Mr. Sam Scaffide, Council Representative

The Board recited the Pledge of Allegiance.

**CITY OF TWINSBURG
BOARD OF BUILDING AND ZONING CODE APPEALS
WORK SESSION
OCTOBER 11, 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 MOVE RIGHT INTO THE
REGULAR MEETING AND BYPASS THE WORK
SESSION.

MR. WILNER MOVED, MR. BROWN 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
OCTOBER 11, 2017**

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Mr. Kancler stated that this meeting is to clarify the action taken on this appeal at the Board of Building and Zoning Appeals meeting on September 27, 2017.

- Specifically, to state that there are two variances being sought in this appeal, one for width and one for depth.
- In as much as the record is complete there is no need to take further evidence.
- The Board needs to specify that two variances were granted at the last meeting.
- In both cases the record establishes that similar variances have been granted in the past, that no harm to adjoining properties will occur and that without the variances the property owner will be deprived of the reasonable use of the land involved.
 - o All of which establish practical difficulties as applied to this property.

Mr. Kancler requested a motion to grant the variance requested to allow a variance from section 1143.09 which requires a lot width of 90 feet to allow a lot width of at least 63.75 feet based on the findings made from the record.

MOTION: I MAKE THE MOTION.

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

Mr. Kancler requested a motion to grant the variance requested to allow a variance from section 1187.07(b)(1)E allowing the lot depth involved to exceed 3 ½ times the original lot width.

MOTION: I MAKE THE MOTION.

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

PUBLIC PARTICIPATION – NONE

APPROVAL OF MINUTES – Dated September 27, 2017.

MOTION: TO APPROVE THE MINUTES DATED SEPTEMBER 27, 2017.

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

COMMUNICATIONS- NONE

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

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

ADJOURNMENT- The meeting adjourned at 6:35 pm.

Ed Kancler, Chairman

Russ Rodic, Building Commissioner