

CITY OF TWINSBURG  
BOARD OF ZONING APPEALS MINUTES  
JANUARY 24, 2018

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BOARD OF BUILDING AND ZONING CODE APPEALS  
JANUARY 24, 2018

*Mr. Kancler called the meeting to order at 6:33 pm.*

Present: Messrs: Brown, Wilner, Kancler, Zeitz  
Absent: Mr. Griffith

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  
JANUARY 24, 2018

**MOTION:** TO PASS ON THE WORK SESSION AND GO INTO THE REGULAR MEETING.

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

CITY OF TWINSBURG  
BOARD OF BUILDING AND ZONING CODE APPEALS  
MEETING MINUTES  
JANUARY 24, 2018

PUBLIC PARTICIPATION – NONE

1. Appeal #12-2017, **REVISED**  
Variance 1153.04(b)
  - Specifically, a 900 square foot floor area variance is requested.

Mr. Higgins was sworn in.

Mr. Kancler explained that this is a continuing record and what has been done previously at a prior meeting will be incorporated into this hearing as well. Mr. Higgins is requesting an additional 400 sq. ft. The original request was for 40 x 50 and is now requesting 40 x 60. Mr. Higgins affirmed all of the testimony that he gave at the last meeting. There was a letter of objection from the adjoining landowner. It is Mr. Kancler's understanding that the landowner has land that is in the flood restricted zone. Mr. Rodic affirmed that, according to the flood map, that information is true. No evidence has been presented of a devaluation of the adjoining property if the variance is granted.

Mr. Kancler requested a motion to grant Mr. Higgins application for an additional size of the work building and a second on that as well.

**MOTION:** MR. BROWN MOVED THAT THEY GRANT THE APPLICATION FOR THE VARIANCE AS REQUESTED IN #12-2017, REVISED.

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

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Mr. Kancler wanted to point out that there is not any evidence of any monetary damage or devaluation of adjoining property and Mr. Higgins' testimony established the need for the additional building for his business/equipment. The granting of the variance as made will not be of substantial detriment to the public interest or to the property improvements in its district. City Council will take up this matter at their next meeting.

2. Appeal #1-2018  
Variance 1145.04(g)

- Specifically, a 43' 9" setback variance from the property line is requested.

Gene Esser – 9240 Chamberlin Road  
Gene Esser was sworn in.

Mr. Esser explained that the project that he is talking about is the last parcel on Arbor Glen right next to the firehouse. What they are proposing to build is a unit that will go between 50 and 53 units with suites averaging between 800 and 1250 square feet. It will be very similar to what already exists there. They have been able to work with Planning Commission and the administration to come up with a plan that is acceptable to everyone. They were able to meet all variances for offset from roadway and other buildings. The only variance that they are looking for is a variance for the canopy. In other words, the building can be built as is, but the canopy would fall within the side yard setback off of the fire station. There is a 160 foot setback requirement and that falls within that 160 feet. The canopy is being built since there is a senior population and there is a lot of drop off/pickup and they would be protected from the weather. They are asking for a variance on that particular offset. It is only going to be into that offset by 43' 9". This would increase the safety of the residents and the people working at Arbor Glen. The whole intention is to match all of the other buildings that have canopies at their drop off/pick up entrances. The minimum offset for the road is 15 ft and almost forces them to get into that setback. They are almost 160 feet from the sideline of the fire station. Mr. Kancler noted that they are in receipt of correspondence from the Fire Chief recommending that the variance be granted and the additional roadway be granted for access by the fire department in case something goes wrong within that development. There will be two access points into the development. They also have correspondence from Lynn Muter that the Planning Commission had granted preliminary approval to the project as well.

There were no further questions or comments.

**MOTION:** I HAVE A MOTION TO ACCEPT APPEAL #1-2018, SPECIFICALLY THE 43'9" SETBACK VARIANCE FROM THE PROPERTY LINE AS REQUESTED.

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

Let the record also show that the variance requested fits within the reasons to grant a variance under 1199.09 in that there is a practical difficulty to using this property. Also the canopy proposal would be in benefit of the residents and those people employed at Arbor Glen. The fire department has approved this and, at this point, the project has received preliminary approval by the City's Planning Commission. With that, you have a variance that will now go to City Council.

APPROVAL OF MINUTES – Dated January 10, 2018.

**MOTION:** TO APPROVE THE MINUTES DATED JANUARY 10, 2018.

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

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**COMMUNICATIONS** –

- Russ Rodic said that there are some items in the works for the Hunter's Ridge extension. Have not heard anything from the developer. They have not heard anything regarding a basketball court either.
- Appeal 11-2017, which is Fox Hollow, that was tabled on November 22, 2017. Was wondering if that was tabled. The way it was left is that they were going to try to work everything out on their own. This item is still tabled.

**EXCUSE ABSENT** – Mr. Griffith

**MOTION:** TO EXCUSE MR. GRIFFITH FROM THE MEETING.

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

**ADJOURNMENT-** The meeting was adjourned at 6:44.

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Ed Kancler, Chairman

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Russ Rodic, Building Commissioner