

09/14/2023

Twinsburg Board of Zoning Appeals

Public Hearing Notice

Appeal # 03-2023

Variance Requested at: 1790 Sunview Dr., PP# 6400980

1. To construct an addition to an existing dwelling structure in an R-4 Zoning District. Addition conforms to current Twinsburg Codified Ordinance setback of 10'-0" feet from the side yard lot. The existing dwelling structure, which has a setback of 4.2', is not in conformance with current Ordinance, requiring a variance of 5.8'.

Applicable Twinsburg Codified Ordinance

1143.09 AREA, YARD AND HEIGHT REGULATIONS.

Land and buildings in an R-2, R-3, R-4 and R-8 Residential District shall be used only in accordance with the lot area regulations; and buildings shall be erected, altered, moved and maintained only in accordance with the area, yard and building height regulations set forth in the following schedule. A driveway, patio, sidewalk or similar structure shall be located not less than five feet from any lot line.

**SCHEDULE AREA, YARD AND HEIGHT REGULATIONS
R-2, R-3, R-4 AND R-8 RESIDENTIAL DISTRICTS**

	R-2 District	R-3 District	R-4 District One Family	R-8 District Two Family
Minimum Lot Area				
<i>Without centralized water and sewer</i>	87,120 sq. ft.	87,120 sq. ft.	87,120 sq. ft.	87,120 sq. ft.
<i>With centralized</i>	43,560 sq. ft.	19,000 sq. ft.	17,000 sq. ft.	25,000 sq. ft.

<i>water and sewer</i>				
Density	<i>.75 unit/acre</i>	<i>1.0 unit/acre</i>	<i>1.2 unit/acre</i>	<i>1.2 unit/acre</i>
Minimum Open Space	<i>10%</i>	<i>20%</i>	<i>35%</i>	<i>30%</i>
Minimum Lot Width (Bldg. Setback Line)*				
<i>Without centralized water and sewer</i>	<i>150 ft.</i>	<i>110 ft.</i>	<i>110 ft.</i>	<i>150 ft.</i>
<i>With centralized water and sewer</i>	<i>110 ft.</i>	<i>100 ft.</i>	<i>90 ft.</i>	<i>110 ft.</i>
Minimum Front Yard Depth				
<i>(from Street R-O-W)</i>	<i>100 ft.</i>	<i>60 ft.</i>	<i>50 ft.</i>	<i>60 ft.</i>
Minimum Rear Yard Depth	<i>75 ft.</i>	<i>50 ft.</i>	<i>50 ft.</i>	<i>50 ft.</i>
Minimum Side Yard Depth	<i>20 ft.</i>	<i>15 ft.</i>	<i>10 ft.</i>	<i>15 ft.</i>
Minimum Combined Side Yard Depth	<i>35 ft.</i>	<i>30 ft.</i>	<i>20 ft.</i>	
<i>Per Family</i>				
<i>1. One story or split level</i>	<i>1,800 sq. ft.</i>	<i>1,700 sq. ft.</i>	<i>1,600 sq. ft.</i>	<i>1,400 sq. ft.</i>

<i>without basement</i>				
2. One story or split level with basement of 500 sq. ft.	1,700 sq. ft.	1,600 sq. ft.	1,500 sq. ft.	1,200 sq. ft. (per family)
3. Two story or multi-level without basement	2,000 sq. ft. One of the levels must have a min. of 1,000 sq. ft.	1,900 sq. ft. One of the levels must have a min. of 960 sq. ft.	1,800 sq. ft. One of the levels must have a min. of 900 sq. ft.	1,400 sq. ft. (per family)
4. Two story or multi-level with 500 sq. ft. basement	1,900 sq. ft. One of the levels must have a min. of 1,000 sq. ft.	1,800 sq. ft. One of the levels must have a min. of 960 sq. ft.	1,700 sq. ft. One of the levels must have a min. of 900 sq. ft.	1,200 sq. ft. (per family)
Maximum Height	35 ft.	35 ft.	35 ft.	35 ft.

** Each one and two-family lot shall abut upon a dedicated street for the required lot width, except that on a curved street, the width at the front lot line may be less, provided that lot width at the building setback line meets the required lot width of the particular district. But in no case less than sixty-five feet at the street right of way.*

** Each one and two-family lot shall abut upon a dedicated street for the required lot width, except that on a cul-de-sac, the width at the front lot line may be less, provided the lot width at the building set back line meets the required lot width of the particular district. But in no case less than fifty feet at the street right of way.*

(a) Lot area requirements do not include any street right of way.

(b) Where an apparent conflict exists between lot width and density requirements, density requirements shall be controlling and developers are strongly urged to dedicate

to the City any land made available as green areas by compliance with density requirements.

(c) The Architectural Review Board has the authority to require up to ten feet additional front yard depth and can be in two foot increments.

(d) Where central sanitary sewer is not available, must check with responsible health authority for setbacks from adjacent property.

(e) If a raised patio, deck, porch or similar structure is to be added to an existing home, the structure shall not encroach upon the setback enforced at the time the home was built.

(Ord. 173-1998. Passed 12-8-98.)

A public hearing will be conducted at 6:30pm on September 27, 2023 for the purpose of hearing an appeal for variance from: **Section 1143.09 Area, Yard and Height Regulations, located at 1790 Sunview Drive Twinsburg, Ohio 44087**

This public hearing will be conducted in compliance with Section 1199.11 of the Twinsburg Zoning and Development Regulations at the Twinsburg Government Center, 10075 Ravenna Road. Written comments should be mailed prior to the meeting to: Keith Foulkes, Building Commissioner, at 10075 Ravenna Road, Twinsburg, Ohio 44087