

11/09/23

Twinsburg Board of Zoning Appeals

Public Hearing Notice

Appeal # 04-2023

Variance Requested at: Creekside Drive PP#6408378

To build a new building for a Child Day Care Center requesting two variances to create non-conforming parking area as follows:

- a. Variance request #1 – Front Setback of 15 ft. from the Right-of Way, which requires a variance of 10 Ft. from the required 25 Ft. required by **Codified Ordinances of Section 1148.13 Area, Yard and Setback Requirements; Business Districts - (Listed below)** - to allow the setback for the parking lot to be 15ft. from the Right of Way on Creekside Drive.
- b. Variance request #2 – Minimum number of parking spaces of 31, which requires a variance of 33 spaces from the required 64 spaces required by **Codified Ordinances of Section 1174.03 Schedule of Parking Requirements - (Listed below)** - to allow the reduction of total parking lot spaces to be 31 instead of 64.

Applicable Twinsburg Codified Ordinance

Variance Request #1 – setback variance Codified Reference Section:

148.13 YARD AND SETBACK REQUIREMENTS; BUSINESS DISTRICTS.

In all Business Districts, buildings and land shall abut a dedicated street for the required lot width, and buildings and parking shall be designed, erected, altered, moved or maintained, in whole or in part, only in accordance with the following schedule:

SCHEDULE - MINIMUM YARD AND, BUILDING SETBACK REQUIREMENTS

Zoning District	Main and Accessory Building and Use	Front Yard Street (From ROW) (ft.)	Side Yard Abutting Residential District (ft.)	Side Yard Abutting Nonresidential Use (Ft.)	Rear Yard Abutting Residential District (ft.)	Rear Yard Abutting Nonresidential Use (ft.)
C-1 Local Commercial	Stores & Offices	50	50	20	60	25
	Parking & Drives	20	30	10	30	10
C-2 Community Commercial	Stores & Offices	70	60	20	60	25
	Parking & Drives	20	30	10	30	10

C-3 Interchange Business	Service Station Restaurant Motel Office	70	50	20	50	50
	Parking & Drives	25	30	10	30	10
C-4 Commercial Office	Offices	50	25	10	40	40
	Parking & Drives	20	15	10	15	10

(Ord. 69-2008. Passed 11-4-08.)

Variance Request #2 – Minimum number of parking lots variance Codified Reference Section:

1174.03 SCHEDULE OF PARKING REQUIREMENTS.

Accessory off-street parking facilities shall be provided in quantities not less than set forth in the following schedule:

Use	Minimum Spaces Required
Business (Cont.)	
Child/senior daycare	1 per employee plus 1 per five students.

A public hearing will be conducted at 6:30pm on December 6, 2023 for the purpose of hearing an appeal for variance from: **Section 1148.13 Area, Yard and Setback Requirements; Business Districts and Section 1174.03 Schedule of Parking Requirements, located at PP#6408378 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