

TWINSBURG TOWNSHIP BOARD OF ZONING APPEALS

COUNTY OF SUMMIT

STATE OF OHIO

RESOLUTION NO. 04-20

A RESOLUTION TO **APPROVE** AREA VARIANCES FROM SECTIONS 10.7 AND 17.18(G) OF THE TWINSBURG TOWNSHIP ZONING RESOLUTION, SPECIFICALLY (1) A VARIANCE OF 16 F TO PERMIT A BUILDING SETBACK LINE OF 84 F, WHERE A BUILDING SETBACK LINE OF 100 F IS REQUIRED, AND (2) A VARIANCE OF 762.5 SF TO PERMIT AN AGGREGATE ATTACHED ACCESSORY BUILDING AREA ON THE LOT OF 2,562.5 SF, WHERE THE MAXIMUM PERMITTED AGGREGATE ATTACHED ACCESSORY BUILDING AREA ON THE LOT IS 1,800 SF; IN AN R-4 (SINGLE FAMILY LOW DENSITY RESIDENTIAL) DISTRICT, AT 8234 RAVENNA ROAD (PARCEL NO. 6200033; UNPLATTED), ON THE WEST SIDE OF RAVENNA ROAD, SOUTH OF OLD MILL ROAD

WHEREAS, an application for area variances from Sections 10.7 and 17.18(g) of the Twinsburg Township Zoning Resolution, specifically (1) a variance of 16 F to permit a building setback line of 84 F, where a building setback line of 100 F is required, and (2) a variance of 762.5 SF to permit an aggregate attached accessory building area on the lot of 2,562.5 SF, where the maximum permitted aggregate attached accessory building area on the lot is 1,800 SF; in an R-4 (Single Family Low Density Residential) District, at 8234 Ravenna Road (Parcel No. 6200033; unplatted), on the west side of Ravenna Road, south of Old Mill Road (the "Property") was duly submitted by Raymond M. Tartabini, 8234 Ravenna Road, Hudson, OH 44236 (the "Applicant and Owner"); and

WHEREAS, a public hearing on said application was held at Twinsburg Township Hall, 1790 Enterprise Parkway, Twinsburg, Ohio 44087, on Monday, June 29, 2020, at 6:00 PM; and

WHEREAS, notice of such hearing was given in writing to the parties in interest at least ten days before the date of such hearing, and was published in one or more newspapers of general circulation in the County at least ten days before the date of such hearing;

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the Township of Twinsburg, County of Summit, State of Ohio:

SECTION 1. Findings and Conclusions. Based on evidence presented by the Applicant, staff, and the public at the above hearing, this Board hereby weighed the following factors and finds and concludes as follows (“practical difficulty” standard for area variances):

- a. That the property in question WILL yield a reasonable return, and that there CAN be any beneficial use of the property without the variances;
- b. That the variances ARE substantial;
- c. That the essential character of the neighborhood WOULD NOT be substantially altered, and that adjoining properties WOULD NOT suffer substantial detriment as a result of the variances;
- d. That the variances WOULD NOT adversely affect the delivery of governmental services (e.g., water, sewer, garbage);
- e. That the property owner DID purchase the property with knowledge of the zoning restrictions;
- f. That the property owner’s predicament feasibly CAN be obviated through some method other than variances; and
- g. That the spirit and intent behind the zoning requirement WOULD be observed and substantial justice WOULD be done by granting the variances.

SECTION 2. Decision and Conditions. For all of the above reasons, this Board hereby APPROVES area variances from Sections 10.7 and 17.18(g) of the Twinsburg Township Zoning Resolution, specifically (1) a variance of 16 F to permit a building setback line of 84 F, where a building setback line of 100 F is required, and (2) a variance of 762.5 SF to permit an aggregate attached accessory building area on the lot of 2,562.5 SF, where the maximum permitted aggregate attached accessory building area on the lot is 1,800 SF; in an R-4 (Single Family Low Density Residential) District, on the Property, subject to the following condition:

- a. The applicant shall, within one year of the date of this Board’s decision, consolidate Parcel Nos. 6200032 and 6200033.

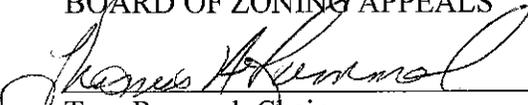
SECTION 3. Meetings. This Board finds and determines that all formal actions of this Board concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Board and any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements, including but not limited to Section 121.22 of the Revised Code.

SECTION 4. Effective Date. This Resolution shall be effective and final upon the expiration of five working days from the date of approval, or at the earliest date allowed by law.

This Resolution is hereby declared to have been adopted by the Board of Zoning Appeals of the Township of Twinsburg, County of Summit, State of Ohio, at a meeting, called and held on the 29<sup>th</sup> day of June, 2020.

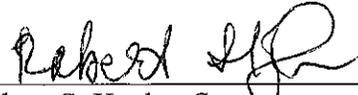
YEAS:           Geller, Ross, Wahl  
NEAS:           none  
ABSTAIN:       none

BOARD OF ZONING APPEALS

  
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Tom Rummel, Chair

CERTIFICATION

I, the undersigned, do hereby certify that the foregoing is a true and correct copy of the resolution adopted by the Board of Zoning Appeals of the Township of Twinsburg, County of Summit, State of Ohio, at a meeting, called and held on the 29<sup>th</sup> day of June, 2020, and that I am duly authorized to execute this certification.

  
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Robert S. Kagler, Secretary