

*Twinsburg Township Board of Zoning Appeals – Regular Meeting*

*Tuesday, May 26,*

*2020*

Gus Frangos called the meeting to order at 6:00 PM and noted that the meeting was being video recorded, and that a copy of the recording will be available for public inspection at the Township offices. *Because Township Hall remains closed to the public due to COVID-19, public attendance at the meeting cannot be permitted. The meeting will, however, be live streamed on the Township’s website, and the public is encouraged to access the meeting on the Township’s website Live Stream web page, [www.twinsburgtwp.com/livestreamingvideopage.aspx](http://www.twinsburgtwp.com/livestreamingvideopage.aspx), and to provide comments as outlined below. All documents are on file and available for public inspection.*

Mr. Kagler called the roll. Present were Gus Frangos, Bob Ross, Bryan Wahl, and Brad Geller. Tom Rummel, Steve Sciortino, and Andrew Gordon were absent. Township Manager Rob Kagler was also present.

**Approval of Minutes.**

*Mr. Geller moved and Mr. Wahl seconded the motion to approve the minutes of the November 18, 2019 meeting. Upon roll call the motion passed unanimously.*

*Mr. Wahl moved and Mr. Geller seconded the motion to approve the minutes of the December 2, 2019 meeting. Upon roll call the motion passed unanimously.*

**Old Business.**

**New Business.**

*Mr. Frangos opened the Public Hearing No. 01-20. An application for area variances from Sections 9.8, 9.9, 17.18(c), 17.18(d), and 17.18(g) of the Twinsburg Township Zoning Resolution, specifically (1) a variance of 2 F to permit a detached accessory building greater than 120 SF in area to be located 3 F from the side lot line, where a detached accessory building greater than 120 SF in area is required to be located 5 F from the side lot line; (2) a variance of 19 F to permit a detached accessory building greater than 120 SF in area to be located 1 F from the rear lot line, where a detached accessory building greater than 120 SF in area is required to be located 20 F from the rear lot line; (3) a variance of 10 F to permit a detached accessory building located 0 F from another building, where a detached accessory building is required to be located 10 F from any other building; and (4) a variance of 1,071 SF to permit total detached accessory buildings on the lot with an aggregate area of 1,314 SF, where the maximum permitted aggregate area of total detached accessory buildings on the lot is 243 SF, all in an R-3 (Single Family High Density Residential) District, at 1999 Oxford Street (Parcel No. 6204567; Twinsburg Heights Allotment No. 1 Sublots 39 and 40), on the north side of Oxford Street, west of Harvard Street. The applicant and owner is Ian T. Cameron and Holly M. Cameron, 1999 Oxford Street, Twinsburg, OH 44087.*

*Mr. Frangos swore in the applicant(s), present via telephone, who planned to speak at the Public Hearing.*

Holly Cameron, 1999 Oxford Street, Twinsburg, mentioned some reasons why the carport is necessary. She stated that the parcel to the rear of their property is a wooded Township - owned lot, and the parcel to the east has several tree branches that may be ready to fall. Ms. Cameron commented that the carport is a way to protect their camper from potential damage. She said that the detached garage on their property is not suitable or accessible for housing a camper. Ms. Cameron also mentioned that the previous owner had installed four (4 X 6) posts, approximately 13 feet in height, that are on the property line. After conferring with several contractors, each noted that the posts were sturdy enough to build an attached carport

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to the garage, but the financial costs for this type of build was higher than the moveable, metal carport chosen.

Mr. Frangos asked Ms. Cameron when they purchased the property.

Ms. Cameron replied in April or May of 2013.

Mr. Frangos asked if the applicants owned the camper prior to purchasing the property and questioned if the driveway, after the concrete pad, continuing to the rear of the property is still gravel.

Mr. Cameron said the camper was purchased last year in 2019, and the driveway is still gravel.

Mr. Frangos asked for clarification that this variance request is only in regard to the carport. He also questioned if the carport had footers.

Mr. Cameron replied that this is a free-standing carport, and it does not have footers, as there is no poured concrete. He noted that the carport is secured to the ground with metal stakes, known as mobile home anchors.

Mr. Geller questioned if there is a reason why the carport cannot moved, so it is even with the existing, detached garage.

Mr. Cameron responded that such a request was feasible if directed by the Board, since the structure is moveable.

Mr. Ross asked if the carport could be placed on the west side of the detached garage.

Mr. Cameron answered that since the driveway exists on the east side of the property and provides direct access to the carport, moving it to the west side of the property isn't feasible.

Mr. Geller asked if the bay doors on the detached garage are on the same side as the driveway.

Mr. Cameron replied that the garage doors face south and are 77 inches tall. Since the camper is significantly taller, it cannot be stored in the detached garage. Ms. Cameron noted that backing the camper up into the yard would not be feasible since there is an existing deck on the east side on the house.

Mr. Wahl asked if the carport would be located directly against the detached garage.

Mr. Cameron mentioned that the carport was installed last year. Ms. Cameron replied that the structure fits between the detached garage and the posts, but it is not attached to the garage.

Mr. Frangos questioned that since the structure is moveable, is it feasible to move it flush with the detached garage as Mr. Geller suggested.

Mr. Cameron noted that his only concern was that moving the carport to be flush with the existing garage does not eliminate the need for a variance as the setback is 20 ft.

Mr. Kagler confirmed that Mr. Cameron is correct, as the variance would not be eliminated, but reduced.

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Mr. Cameron replied that moving the carport forward to match the setback of the existing garage is doable.

The Board continued discussions regarding the requested variances.

Mr. Kagler reviewed the findings related to approval.

*Mr. Frangos moved and Mr. Ross seconded the motion to approve Resolution No. 01-20, subject to the condition noted. Upon roll call the motion passed unanimously.*

*Mr. Frangos opened the Public Hearing No. 02-20. An application for an area variance from Section 10.5(b) of the Twinsburg Township Zoning Resolution, specifically a variance of 150 F to permit minimum lot frontage of 0 F, where a minimum lot frontage of 150 F is required, to permit reconstruction of a former house destroyed by fire, in an R-4 (Single Family Low Density Residential) District, at 3575 Anthony Lane (Parcel Nos. 6200015 and 6200016; unplatted), on the north side of Anthony Lane, east of Cannon Road. The applicant and owner is Dale Freeland and Jametta Taylor, 3575 Anthony Lane, Twinsburg, OH 44087.*

*Mr. Frangos swore in the representative of the applicant(s), present via telephone, who planned to speak at the Public Hearing.*

Kris Clark, Mohican Log Homes (authorized representative for Dale Freeland) stated that a zoning permit application was submitted to rebuild the home, which was destroyed by fire. He was informed that the property did not have the minimum lot frontage required to rebuild the home, so a zoning variance must be sought. Mr. Clark noted that the home was built in 1989, and the rebuild would utilize the existing foundation. He also said that there would be no changes to the footprint of the proposed home.

Mr. Frangos asked if this parcel is land-locked and asked for verification regarding on which parcel (6200015 or 6200016) the home would be constructed.

Mr. Clark answered affirmatively that the property is land-locked and noted that there are two other houses, off of Anthony Lane, that are in line with this property.

Mr. Kagler replied, and Mr. Clark agreed, that the home would be constructed on parcel number 6200015.

Mr. Frangos questioned if there is an easement present that provides access from the Anthony Lane frontage to this land locked parcel.

Mr. Clark responded that he believes there is an easement running the length on the two properties that provides access from Anthony Lane.

Mr. Frangos asked for clarification that the other two properties are completely separate. He also questioned if the driveway is visible from the street, and how the access driveway is maintained.

Mr. Clark replied that the other two properties have completely different homeowners, but the homes are all on the same side as Mr. Freeland's rebuild. He said that the access to Mr. Freeland's property is a gravel driveway, and he is uncertain regarding how the maintenance of the driveway is handled.

Mr. Frangos questioned if the easement was established and recorded at the time the house was constructed.

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Mr. Clark responded that he is unsure regarding the establishment and recording of the easement, but noted that there are address markers on Anthony Lane for each property. He also mentioned that the other houses may have been constructed after Mr. Freeland's house.

Mr. Kagler reviewed the findings related to approval.

*Mr. Geller moved and Mr. Wahl seconded the motion to approve Resolution No. 02-20. Upon roll call the motion passed unanimously.*

*Mr. Frangos opened the Public Hearing No. 03-20.* An application for area variances from Sections 17.18 (b) and 17.18(g) of the Twinsburg Township Zoning Resolution, specifically (1) a variance of 42 F to permit a detached accessory building to be located in front of the rear building line of the principal building on the lot, where a detached accessory building is required to be located behind the rear building line of the principal building on the lot, and (2) a variance of 1,320.5 SF to permit an aggregate area of total detached accessory buildings on the lot of 2,448 SF, where the maximum permitted aggregate area of total detached accessory buildings on the lot is 1,127.5 SF; in an R-4 (Single Family Low Density Residential) District, at 8187 Stow Road (Parcel No. 6201048; unplatted), on the east side of Stow Road, south of Old Mill Road. The applicant and owner is Jeffrey T. Johnson, 8187 Stow Road, Hudson, OH 44236.

*Mr. Frangos swore in the applicant(s), present via telephone, who planned to speak at the Public Hearing.*

J. Todd Johnson, 8187 Stow Road, Hudson, stated that a larger garage is needed in order to store multiple vehicles, boats, and other items.

Mr. Frangos read the list of items, from the application, to be stored in the proposed garage and questioned when Mr. Johnson purchased the property. He also asked if Mr. Johnson had the listed items before he purchased the property.

Mr. Johnson replied that he purchased the property in 2007. He said that he had a mower at the time of purchase, but did not have the items listed on the application. Mr. Johnson further stated that he is now married, and the numerous items are a result of combining two households.

Mr. Frangos questioned where the listed items are currently stored.

Mr. Johnson responded that during the winter months the boats are placed in storage, and the remaining items are outside.

Mr. Geller questioned if the smaller garage would be removed and wanted verification if the proposed garage would be located near the back steps.

Mr. Johnson replied that the smaller garage would be removed, and he confirmed the location of the proposed garage.

The Board continued discussions regarding the requested variances.

Mr. Kagler clarified the reasons for the variances. He mentioned that although the location of the proposed garage is "attached" to the home, since the attachment is not fully enclosed as specified by the Zoning Resolution, it is considered to be a detached accessory building. Mr. Kagler noted that a detached accessory building must be behind the rear building line of the principal building. He also explained that the proposed garage is only a portion of the

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calculation for area, as the total includes an attached, but not enclosed accessory structure as well.

Mr. Kagler reviewed the findings related to approval.

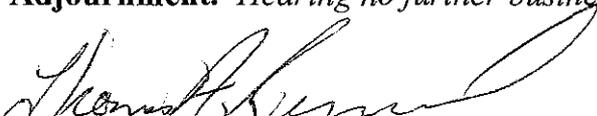
*Mr. Geller moved and Mr. Ross seconded the motion to approve Resolution No. 03-20. Upon roll call the motion passed unanimously.*

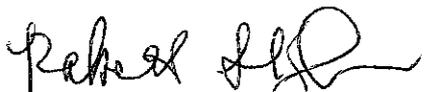
**Audience Participation.**

**Announcements.**

BZA Regular Meeting – Tuesday, July 7, 2020 at 6:00 PM

**Adjournment.** *Hearing no further business Mr. Frangos adjourned the meeting at 6:54 PM.*

  
Tom Rummel, Chair

  
Robert S. Kagler, Township Mgr.

Approved on: June 6, 2020

