

Twinsburg Township Board of Zoning Appeals – Special Meeting

Monday, June 29,

2020

Bob Ross 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, and to provide comments as outlined below. All documents are on file and available for public inspection.*

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

Approval of Minutes.

Mr. Wahl moved and Mr. Ross seconded the motion to approve the minutes of the May 26, 2020 special meeting. Upon roll call the motion passed unanimously.

Old Business.

New Business.

Mr. Ross opened the Public Hearing No. 04-20. 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 applicant and owner is Raymond M. Tartabini, 8234 Ravenna Road, Hudson, OH 44236.

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

Jim Dembrowski, Brandywine Construction, said that Mr. Tartabini would like to add an accessory building to his home, as illustrated on the submitted plans, and this proposal requires a variance from zoning requirements.

Ray Tartabini, 8234 Ravenna Road, mentioned that he has a 42-foot motorhome and multiple cars that he wants to house in the proposed accessory building.

Mr. Wahl asked if the cars are currently kept outside.

Mr. Tartabini responded that he currently rents various storage units and would prefer to have the vehicles on his property.

Mr. Ross mentioned that he has viewed the property and confirmed that the wooded area on the lot would hide the changes as cited on the variance application. He also noted that the changes would not be impactful on the community.

Mr. Kagler clarified that the only reason the setback variance is required on the front of the house is because a new roof over an existing porch is proposed. Since the existing house is

Twinsburg Township Board of Zoning Appeals – Special Meeting

Monday, June 29,

2020

inside the front setback and considered legally non-conforming, any changes made that do not conform must be approved by the Board of Zoning Appeals. He noted the area variance is for the actual area of the proposed accessory building. Mr. Kagler also mentioned that Mr. Tartabini had reviewed several plans, and ultimately reduced the size of the accessory building to minimize the amount of variance requested.

Mr. Kagler reviewed the findings related to approval.

Mr. Wahl moved and Mr. Geller seconded the motion to approve Resolution No. 04-20, subject to the condition noted. Upon roll call the motion passed unanimously.

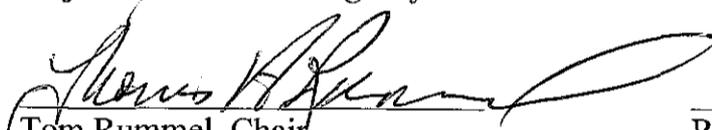
Audience Participation.

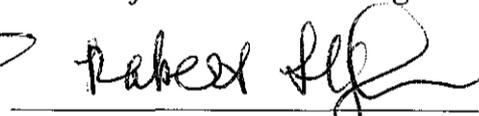
Announcements.

BZA Regular Meeting – Tuesday, July 7, 2020 at 6:00 PM (CANCELLED, due to no application having been received)

BZA Regular Meeting – Tuesday, August 11, 2020 at 6:00 PM

Adjournment. *Hearing no further business Mr. Ross adjourned the meeting at 6:16 PM.*


Tom Rummel, Chair


Robert S. Kagler, Township Mgr.

Approved on: August 11, 2020