

RECORD OF PROCEEDINGS
TOWNSHIP BOARD OF ZONING APPEALS—REGULAR

Minutes of

Meeting

Adam Hall

GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 10148

11455 Washington Street

April 13, 2021

Held

BZA-2021-08v

20

MEMBERS PRESENT: ROBERT FORD, DOUG HOGAN, DAVID PARKER, BRIAN STEWART, LEWIS TOMSIC, MICHAEL VARLEY, ERIC FORD

MEMBER ABSENT: NONE

MEMBERS HEARING

THE CASE: Hogan, Parker, Stewart, Tomsic, R. Ford

DOCUMENTS

IN CASE FILE: See Case File, the case file is included as part of the official record.. Including the Auburn Township Zoning Resolution

BZA-2021-08v, an appeal requesting a variance, submitted by William and Claudia Sevel, from the Auburn Township Zoning Resolution, Article 3.01(g) Fences and Landscaping:...fences...shall not exceed four (4) feet in height in any front yard or exceed six (6) feet in height in any side or rear yard for a proposed eight (8) foot high fence located at 11096 Carriage Hill Drive, Auburn Township OH 44023 in an R-2 zoning district.

The meeting moved on to the next item on the agenda, which was BZA-2021-08v an appeal requesting a variance, submitted by William and Claudia Sevel, from the Auburn Township Zoning Resolution, Article 3.01(g) Fences and Landscaping:...fences...shall not exceed four (4) feet in height in any front yard or exceed six (6) feet in height in any side or rear yard for a proposed eight (8) foot high fence located at 11096 Carriage Hill Drive, Auburn Township OH 44023 in an R-2 zoning district.

The secretary wanted it noted that the correct address for this request is 11096 Carriage Hill Drive.

Mr. Hogan verified for the record that everyone who was planning on testifying was sworn in. The Sevels were not initially present at the opening of the meeting; therefore, Mr. Hogan swore the Sevels in.

The applicant was asked to present his case. Billy Sevel introduced himself to the Board and presented a set of five pictures to each Board member of his property

Mr. Sevel explained that the pictures were taken from the Carriage Hill cul-de-sac of his property and showed how exposed his property is from the cul-de-sac and from his neighbors view point. He also commented that there is no privacy for he and his family from the neighbors for their hot tub and their swimming pool.

He further explained that there is over an 8' elevation difference and drop in elevation from this southern neighbor's property to his property, so installing a fence that would comply with the height restrictions for fencing, would not be effective and would not offer them any privacy because of the elevation difference.

Mr. Sevel also explained that he cannot plant trees to have a natural barrier, because of the easement for the electrical lines.

Mr. Sevel further explained that the installation of an 8' fence would offer them privacy in their hot tub and pool, which he again emphasized is currently visible from the cul-de-sac.

Mr. Hogan commented that they do not want to "nip" the electrical lines.

Mr. Sevel also commented that his neighbor to the south had taken down many trees that had previously offered some privacy.

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Mr. Coyne, a contiguous property, owner was present in the audience, but had no comment..

It was also noted that another contiguous property owner had telephoned the zoning office and indicated that they were not opposed to the Sevel's variance request.

Zoning Inspector, Frank Kitko, testified that he did not have an issue with the request since there was such a difference in elevations from the Sevels property to the neighbor's property.

Fire Chief, John Phillips, testified that he did not have an issue with the variance request.

There were no further comments or questions.

Motion by Doug Hogan to grant BZA-2021-08v, an appeal requesting a variance, submitted by William and Claudia Sevel, from the Auburn Township Zoning Resolution, Article 3.01(g) Fences and Landscaping:...fences...shall not exceed four (4) feet in height in any front yard or exceed six (6) feet in height in any side or rear yard for a proposed eight (8) foot high fence located at 11096 Carriage Hill Drive, Auburn Township OH 44023 in an R-2 zoning district.

The motion was seconded by Lew Tomsic. Vote: Tomsic, yes ; Parker yes, ; Stewart, yes; R. Ford, yes and Hogan, yes. The motion passed.

The appeal process for BZA-2021-08v was explained to the Sevels. The decision from tonight's meeting can be appealed, within 30 days from the date that the minutes are approved, by a party of interest. The minutes for the hearing tonight will be approved on May 11, 2021.

The next meeting will be May 11, 2021.

Motion by Doug Hogan to approve the minutes from the March 9th BZA meeting. The motion was seconded by Brian Stewart. Vote: Tomsic, yes ; Parker yes, ; Stewart, yes; R. Ford, yes and Hogan, yes. The motion passed.

The motion was passed.

Motion by Doug Hogan to adjourn the meeting. The motion was seconded Lewis Tomsic. Vote: Tomsic, yes; Parker, yes; Stewart, yes; R. Ford, yes; and Hogan, yes. The motion passed.

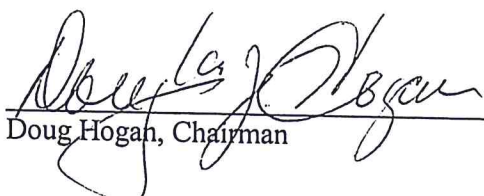
The meeting was adjourned.

Minutes submitted by

Minutes Approved on:


Jane Hardy, BZA Secretary

May 11, 2021


Doug Hogan, Chairman