

RECORD OF PROCEEDINGS

Minutes of

AUBURN TOWNSHIP BOARD OF ZONING APPEALS—REGULAR

Meeting

Adam Hall

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

11455 Washington Street

April 13, 2021

Held

BZA-2021-04v

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, Varley, 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

The meeting proceeded to the next item on the agenda which was:

**BZA-2021-04v**--a request for a variance, submitted by Miller & Sons Enterprises, LLC, from the Auburn Township Zoning Resolution, Schedule 4A.09(d): Parking Setbacks, Front--15' required, 13'8" proposed for parking located at 10986 Washington Street, Auburn Township, OH 44023, in a B-1 zoning district.

Mr. Hogan commented that this variance request had to deal with the proposed parking plan for the building located at 10986 Washington Road.

Mr. Hogan confirmed that everyone who was planning on testifying was sworn in.

It was noted that the required parking for the building is based on total square footage of the building and there is a total of total proposed spaces, four (4) of those spaces needed to be allocated for the apartments that are located in the building.

It was explained that to allow for the use of the proposed parking spaces in the front of the building, there is an encroachment of 1'4"; and a variance is required for this encroachment.

Fire Chief John Phillips indicated that there is also an issue with the width of the driveway going to the back of the building at the east side. Chief Phillips indicated that the width of this drive needs to be 16'. The parking plan currently shows that the width of the driveway there is 14'.

Clark Miller indicated that this would not be an issue and could be corrected. A new site plan reflecting this change would need to be submitted.

A discussion took place regarding the wheel chair lift that is located in the back of the building.

Mr. Hogan asked Zoning Inspector Frank Kitko, if he had any issues with the front setback variance request.

Frank Kitko, Auburn Township Zoning Inspector, indicated that he did not have any concerns. Mr. Kitko also commented that Geauga County is going to be improving Washington Street and the road would be moved approximately 6' to the north from its current location. It was noted that since a survey was done on the property that lot lines as shown should be accurate and Geauga County's Plan should not affect the proposed parking plan.

Contiguous property owners Donna and Mike Jacobs indicated that they did not have any concerns with this front parking request. Mr. Jacobs wanted to comment on the back parking and was asked to hold the comments for the next case.

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Mr. Stewart asked if the five parking spaces in the front of the building were for the other commercial areas in the building. It was noted that the parking spaces were for the cell phone repair shop and the employee that works at the shop.

There were no further comments or questions.

Motion by Doug Hogan to grant BZA-2021-04v,--a request for a variance, submitted by Miller & Sons Enterprises, LLC, from the Auburn Township Zoning Resolution, Schedule 4A.09(d): Parking Setbacks, Front--15' required, 13'8" proposed for parking located at 10986 Washington Street, Auburn Township, OH 44023, in a B-1 zoning district. The motion was seconded by R. Ford. Vote: Ford, yes; Parker, yes; Hogan, yes; Stewart, yes; and Varley, yes.

The meeting moved on to the next item on the agenda.

Minutes submitted by

Minutes Approved on:

*Jane Hardy*  
Jane Hardy, BZA Secretary

May 11, 2021

*Doug Hogan*  
Doug Hogan, Chairman