

RECORD OF PROCEEDINGS
TOWNSHIP BOARD OF ZONING APPEALS—REGULAR

Minutes of

Meeting

Adam Hall

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

Held 11455 Washington Street April 13, 2021
BZA-2021-06v 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-2021-06v--a request for a variance, submitted by James Reinart, from the Auburn Township Zoning Resolution, Article 4.03(h) Maximum Building Heights: ..., and no accessory building shall exceed a height of 23 feet, for a proposed accessory building that is 27' in height, located at 18045 Cinnabar Trail, Auburn Township OH 44023, in a R-2 zoning district.

Mr. Hogan announced that the meeting was going to continue to the next item on the agenda and asked that the audience members in the middle of a discussion to move the discussion outside.

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

BZA-2021-06v--a request for a variance, submitted by James Reinart, from the Auburn Township Zoning Resolution, Article 4.03(h) Maximum Building Heights: ..., and no accessory building shall exceed a height of 23 feet, for a proposed accessory building that is 27' in height, located at 18045 Cinnabar Trail, Auburn Township OH 44023, in a R-2 zoning district.

Mr. Hogan verified that the appellants were sworn in. The appellant and his contractor confirmed that they were sworn in.

Mr. Reinart proceeded to present the case.

James Reinart introduced himself to the Board of Appeals. He also introduced his general contractor and his son.

He indicated that he is proposing to build an accessory building for multi-purpose sports uses and because of this he needed a building higher than 23' so he needs a height variance.

Mr. Reinart explained that there is also a gas and oil well located on his property and that the well is still active. He commented that he personally does not benefit from the well but his neighbor does. He also commented that there is a barn on the property that is 40' high.

He explained that he needs an additional 4' for the proposed structure to accommodate a half-court basketball area, and to also accommodate baseball, both the logistics for hitting and pitching.

Mr. Reinhardt further commented that he bought the property seven or eight years ago on a land contract.

Mr. Hogan asked for questions from the Board.

Brian Stewart asked if the proposed building would be accessible for the Fire Department.

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GOVERNMENT FORMS & SUPPLIES 844-224-3330 FORM NO. 10148

11455 Washington Street

April 13, 2021

Held

BZA-2021-06v

20

Mr. Reinart indicated that they were going to have a driveway back to the structure and that there was an area cleared around the building.

It was also noted that there is access to the proposed building through the drive on the easement on the Reinhardt's property and that the Fire Department could also use that as an access route for the well. It was noted that the access road fronts on Taylor May Road.

Zoning Inspector, Frank Kitko, did not have any issues with the request.

There was no further questions.

Motion by Doug Hogan to grant BZA-2021-06v--a request for a variance, submitted by James Reinart, from the Auburn Township Zoning Resolution, Article 4.03(h) Maximum Building Heights: ..., and no accessory building shall exceed a height of 23 feet, for a proposed accessory building that is 27' in height, located at 18045 Cinnabar Trail, Auburn Township OH 44023, in a R-2 zoning district. The motion was seconded by Lewis Tomsic. Vote: Tomsic, yes; Parker, yes; Stewart, yes; R. Ford, yes and Hogan, yes. The motion passed.

The appeal process for BZA-2021-06v was explained to Mr. Reinart, the decision from tonight's meeting can be appealed within 30 days from the date that the minutes are approved. The minutes for the hearing tonight will be approved on May 11, 2021, at the BZA meeting.

It was noted that **BZA-2021-07v** was officially withdrawn by **Nicholas DeNigris** for a proposed accessory building height.

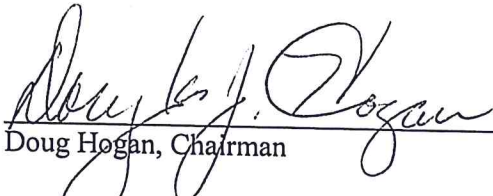
The meeting continued to the next item on the agenda.

Minutes submitted by

Minutes Approved on:


Jane Hardy, BZA Secretary

May 11, 2021


Doug Hogan, Chairman