

**RECORD OF PROCEEDINGS**  
TOWNSHIP BOARD OF ZONING APPEALS—REGULAR

Minutes of

Meeting

Adam Hall

GOVERNMENT FORMS &amp; SUPPLIES 644-224-3338 FORM NO. 10148

11455 Washington Street

May 11, 2021

Held

~~BZA-2021-10v~~

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-2021-10v**--an appeal requesting a variance, submitted by Elaine K. Lufkin, from the Auburn Township Zoning Resolution, Residential District Schedule Article 4.03(k) minimum lot width, 175' required, 150' proposed for property located at 10820 Washington Street, Auburn Township OH 44023 in an R-2 zoning district.

Mr. Robert Ford arrived at the meeting.

With Crash Champions not present, Chairman Hogan moved to the next item, under New Business, which was:

**BZA-2021-10v**,--an appeal requesting a variance, submitted by Elaine K. Lufkin, from the Auburn Township Zoning Resolution, Residential District Schedule Article 4.03(k) minimum lot width, 175' required, 150' proposed for property located at 10820 Washington Street, Auburn Township OH 44023 in an R-2 zoning district.

Chairman Doug Hogan reconfirmed that everyone who was going to testify was sworn in.

Doug Harrison introduced himself to the Board. He explained that he is the surveyor that surveyed for the proposed Lufkin lot split. He further explained that he would be presenting the case for Mrs. Lufkin. It was noted that, Elaine Lufkin was present and confirmed Mr. Harrison as her agent.

Mr. Harrison also explained that he had submitted a revised site plan, for the lot split, from what was originally submitted with the variance requests. Mr. Harrison commented that this new site plan, readjusted the rear property line and eliminated the need to for the Lufkin's second variance request, identified as, BZA-2021-11v. Therefore, the **Lufkins officially withdrew BZA202-11v.**

Mr. Harrison explained that the Lufkins were trying to split a large parcel of property into three lots. He noted that Parcel 2, which is a proposed 4.2027 acre parcel of property, has the Lufkin's current dwelling located on it; and that parcel has the 175' of required road frontage.

Mr. Harrison also commented that, even though there is 175' road frontage on Parcel 2, the issue is they are not able to maintain the 175' required lot width, all the way back to the front building line of the current dwelling. He further explained that there is an existing barn on the original parcel (aka Parcel 1), that made it not possible to maintain the required lot width, because the property line had to go around this barn located on proposed Parcel 1.

Mr. Harrison explained that they are proposing to keep this existing barn on Parcel 1; and by doing that, they will reduce the lot width to 150', in that barn area, for the proposed Parcel 2.

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Elaine Lufkin explained that she cannot use the barn with Parcel 2, where her dwelling is located and she felt it would be the least detrimental for the barn to stay with Parcel 1.

Frank Kitko, Auburn Township Zoning Inspector, did not have any issues with the proposal.

John Phillips, Fire Chief, did not have any issues with the proposal.

A discussion took place regarding flag lots. It was noted that since the proposed Parcel 2 has the required 175' of road frontage, that it would not be considered a flag lot.

There was no further comments or questions.


**Motion by Doug Hogan to grant BZA-2021-10v,--an appeal requesting a variance, submitted by Elaine K. Lufkin, from the Auburn Township Zoning Resolution, Residential District Schedule Article 4.03(k) minimum lot width, 175' required, 150' proposed for property located at 10820 Washington Street, Auburn Township OH 44023 in an R-2 zoning district. The motion was seconded by Lewis Tomsic. Vote: Stewart, yes; Varley, yes; R. Ford, yes; Parker, yes; and Hogan, yes. The motion was granted.**

The appeal process for BZA-2021-10v was explained to the Mrs. Lufkin and Mr. Harrison. It was noted that the decision from this hearing can be appealed by any party of interest, within thirty (30) days from the date that the minutes and findings of fact are approved. It was further noted that the minutes for this hearing will be approved on June 8, 2021, at the BZA meeting, and if the Lufkins proceed forward, they are doing so at their own risk.

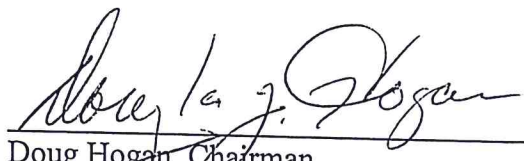
The meeting then moved to the next item on the agenda.

Minutes submitted by:

Minutes Approved on:

  
Jane Hardy, BZA Secretary

June 8, 2021

  
Doug Hogan, Chairman