RECORD OF PROCEEDINGS

Minutes of AUBURN TOWNSHIP BOARD OF ZONING APPEALS—REGULAR Meeting

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

Auburn Township Administration Building
11010 Washington Street

Held January 10, 2023 1 20

~~BZA-2022-14c~~

MEMBERS PRESENT: DOUG HOGAN, BRIAN STEWART, MICHAEL VARLEY, ROBERT FORD, LEWIS TOMSIC, BEN TIMMONS

MEMBER ABSENT: DAVID PARKER

MEMBERS HEARING THE CASE: Hogan, Tomsic, Stewart, Ford, Varley

CASE FILE: The case file is included as part of the official record, and also includes the Auburn Township Zoning Resolution

BZA-2022-14c--an appeal requesting a variance, submitted by Craig Padula from the Auburn Township Zoning Resolution, Article 4.03(h) Maximum Building Heights:…no accessory building shall exceed a height of twenty-three (23') feet, for a proposed new accessory building that is 27'4" in height, located at 11735 Ascot Lane, Auburn Township OH 44023 in an R-2 zoning district.

The meeting moved on to the next agenda item.

Mr. Hogan verified that everyone who was planning on testifying was sworn in and verified that they heard the opening statement that was previously read.

Mr. Hogan also reiterated that the official record for this hearing, BZA-2022-14c, will be the minutes recorded by the Board of Zoning Appeals Secretary and also as part of the official record, is the case file and the Auburn Township Zoning Resolution.

The applicant was asked to present his case. Craig Padula, 11735 Ascot Lane, introduced himself to the Board. He indicated that he has lived in Auburn Township since 2016. Mr. Padula explained that he is proposing to build a pole barn in the back of his property, near the west property line and approximately 75' behind the house. This proposed structure will be 40' x 56'. He further explained that two-thirds (2/3rds) of the building will be for an indoor basketball court for his sons and one third (1/3) will be used for storage. Mr. Padula also commented that there will be a first floor loft with a vanity/sink and toilet inside the structure.

Mr. Padula explained that the driveway location, for the proposed structure, has already been approved by Geauga and Soil. Mr. Padula also commented that his project has received HOA approval by the Architectural Review Board.

Mr. Hogan asked if the Architectural Review Board was different from the HOA Board. Mr. Padula indicated that his proposed project will be presented to the HOA Board as well; but the Architectural Review Board has approved it but that the HOA Board has the final say.

Lynn Pinette, 11745 Ascot asked if the proposed building met the deed restrictions and if the approval was under the current deed restrictions or the proposed deed restrictions. It was noted that it is being built under the current deed restrictions and that the height limitation issue is with Auburn Township's zoning not the deed restrictions.

Mr. Padula also noted that the proposed structure has the required 20% stone front like his house and the roof pitch will also match the house, per HOA requirements. A discussion took place

It was noted that the Pinette house was to the east of the Padula house.

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Fire Chief John Phillips indicated that he has no problems with the height and that there is no issue accessing the structure in an emergency.

Mr. Padula also indicated that there would be a copula on the structure.

Mr. Stewart inquired about the heating system proposed for the structure, which will be floor radiant heat and not forced air. Mr. Padula also commented that there will be no shower, no windows in the loft and the structure will not be used as dwelling.

Mr. Padula also noted that the neighbor's on the other side, Rick and Betty Olp, who are here tonight, are not opposed to the building.

Frank Kitko, Auburn Township's Zoning Inspector, indicated that he has no questions or concerns.

Mr. Hogan asked how old the basketball players were. Mr Padula indicated his sons are 10 and 11 years old.

There was no further questions or comments. Mr. Hogan asked for a motion.

Motion by Lewis Tomsic to grant BZA-2023-14c--an appeal requesting a variance, submitted by Craig Padula from the Auburn Township Zoning Resolution, Article 4.03(h) Maximum Building Heights:…no accessory building shall exceed a height of twenty-three (23') feet, for a proposed new accessory building that is 27'4" in height, located at 11735 Ascot Lane, Auburn Township OH 44023 in an R-2 zoning district. The motion was seconded by Doug Hogan. Vote: Stewart, yes; Hogan, yes; Tomsic, yes; Varley, yes; and Ford, yes. The motion was granted.

Mr. Padula thanked the Board and left the meeting.

Mr. Hogan continued the meeting to the next agenda item which was the Organizational meeting.

Nominations for Chairman were opened.

Motion by Lewis Tomsic to appoint Doug Hogan as the 2023 Chairman of the Auburn Township Board of Zoning Appeals. Mr. Hogan agreed to accept the nomination. **The motion was seconded by Brian Stewart. Vote: Stewart, yes; Tomsic, yes; Hogan, abstain; Ford, yes; and Varley, yes. Motion passed.**

Motion by Doug Hogan to appoint Robert Ford as the 2023 Vice-Chairman of the Auburn Township Board of Zoning Appeals. The motion was seconded by Lewis Tomsic. Mr. Ford agreed to accept the nomination. **Vote: Stewart, yes; Tomsic, yes; Hogan, yes; Ford, abstain; and Varley, yes. Motion passed.**

The next item on the agenda was to reappoint the Secretary. Mr. Kitko asked that the Board hold off until the next meeting; due to a potential conflict.

There were no meeting minutes to approve.

The next meeting will be Tuesday, February 7, 2023, to approve meeting minutes.

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The 2023 Board of Zoning Appeals Meeting Calendar was distributed to all members.

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

The meeting was adjourned.

Minutes submitted by:

Minutes approved on:

February 9, 2023

Jane Hardy, BZA Secretary

Doug Hogan, Chairman