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 July 11, 2023 ~~BZA 2023 05v~~ 20

MEMBERS PRESENT: DOUG HOGAN, BRIAN STEWART, MICHAEL VARLEY, BEN TIMMONS

MEMBER ABSENT: DAVID PARKER, LEWIS TOMSIC, BOB FORD

MEMBERS HEARING THE CASE: Hogan, Timmons, Stewart, Varley

CASE FILE: The case file is included as part of the official record, Along with the Auburn Township Zoning Resolution

BZA-2023-05v--an appeal requesting a variance, submitted by **New Creation Builders for Francis Brady**, from the Auburn Township Zoning Resolution, Article 5.02(a)(2)(a) Accessory Buildings: No accessory building shall be located in a front yard for a proposed new accessory building located at **16831 Ravenna Road, Auburn Township OH 44023** in an R-2 zoning district.

The meeting moved to the next case on the agenda which was BZA-2023-05v.

Chairman Hogan reconfirmed that everyone who was planning on testifying or speaking had been previously sworn in.

For the record, Mr. Hogan again commented that the official record for this case will be the minutes recorded by the Board of Zoning Appeals Secretary and in addition he also noted that as part of the official record is the case file for BZA-2023-05v and the Auburn Township Zoning Resolution.

Mr. Hogan proceeded with the following:

BZA-2023-05v--an appeal requesting a variance, submitted by New Creation Builders for Francis Brady, from the Auburn Township Zoning Resolution, Article 5.02(a)(2)(a) Accessory Buildings: No accessory building shall be located in a front yard for a proposed new accessory building located at 16831 Ravenna Road, Auburn Township OH 44023 in an R-2 zoning district.

Francis Brady, the property owner, introduced herself to the Board. She explained that she is proposing to build a twenty-four foot (24') x (28') garage to store her 1988 Ford mustang GT convertible car. She explained that the car is currently being stored with her mechanic and her mechanic has asked her to make other arrangements for storage. Ms. Brady further explained that the proposed location for the new garage is west from her current three-car garage that is attached to her house.

Francis Brady also commented that her driveway is twelve hundred (1200') feet long, so the proposed garage will not be visible from the Ravenna Road and it will be screened by the trees.

She also explained that her neighbors will not be able to see it and that one of her neighbors is her niece who does not have a problem with it. She indicated that the septic system's leach field is in the back yard so they are limited to where the structure can be located.

Mr. Kitko explained that the Brady property was planned to be a subdivision and the driveway is where the roadway was going to go. Mr. Kitko indicated that he did not have a problem with the project.

Ms. Brady explained that the original tract of property was originally thirty-eight (38) acres when she bought the property. She further explained that she split the lot and gave twenty (20) acres to her nephew and kept eighteen (18) acres to build her house on.

Mr. Stewart commented that the house and proposed area for the additional garage will not be very visible from the Ravenna Road. Mr. Stewart also noted that there is a concrete driveway all the way back to the house.

Fire Chief John Phillips testified that he did not have an issue with the proposed project.

There were no further comments or questions from the Board.

Motion by Doug Hogan to grant BZA-2023-05v--an appeal requesting a variance, submitted by New Creation Builders for Francis Brady, from the Auburn Township Zoning Resolution, Article 5.02(a)(2)(a) Accessory Buildings: No accessory building shall be located in a front yard for a proposed new accessory building located at 16831 Ravenna Road, Auburn Township OH 44023 in an R-2 zoning district.

The motion was seconded by Ben Timmons. Vote: Stewart, yes; Varley, yes, Timmons, yes; and Hogan, yes. The motion was approved.

Chairman Hogan again explained that the minutes for this case will be approved on August 8, 2023, and the decision from this case will be effective thirty (30) days from the date that the minutes are approved.

The meeting moved on to the next item on the agenda which was minute approval.

Board members read the meeting minutes.

Motion by Michael Varley to approve the meeting minutes for June 13, 2023, for BZA-2023-01c for Gary Kaufman. The motion was seconded by Doug Hogan. Vote: Stewart, yes; Varley, yes, Timmons, yes; and Hogan, yes. The motion was approved.

Motion by Michael Varley to approve the meeting minutes for June 13, 2023, for BZA-2023-02c for Crash Champions. The motion was seconded by Doug Hogan. Vote: Stewart, yes; Varley, yes, Timmons, yes; and Hogan, yes. The motion was approved.

The next meeting will be August 8, 2023. There will be a potential case.

It was noted that Mr. Stewart will not be at the September 12, 2023, meeting.

Motion by Doug Hogan to adjourn the meeting. The motion was seconded by Michael Varley. Vote: Stewart, yes; Varley, yes, Timmons, yes; and Hogan, yes. The motion was approved.

The meeting was adjourned.

Minutes submitted by

Jane Hardy, BZA Secretary

Minutes Approved on:

August 8, 2023

Douglas Hogan, Chairman