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 July 11, 2023 1

Held BZA-2023-03v BZA-2023-04v 20

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

MEMBER ABSENT: DAVID PARKER, LEWIS TOMSIC, ROBERT 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-2023-03v--an appeal requesting a variance, submitted by Nick Marra, 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 11186 Stafford Road, Auburn Township OH 44023 in an R-2 zoning district.

BZA-2023-04v--an appeal requesting a variance, submitted by Nick Marra, from the Auburn Township Zoning Resolution, Article 5.02(g) "Swimming pools shall be located only in side or rear yards…" for a proposed swimming pool located at 11186 Stafford Road, Auburn Township OH 44023 in an R-2 zoning district.

The meeting moved on to the next cases on the agenda which were BZA-2023-03v and BZA-2023-04v.

Chairman Hogan confirmed that everyone who was planning on testifying had been sworn in and confirmed that the cases will nbe treated as separate variance requests.

Mr. Hogan again commented that the official record for the cases this evening will be the minutes recorded by the Board of Zoning Appeals Secretary. Mr. Hogan also noted, as part of the official record, is the case file for BZA-2023-03v and BZA-2023-04v and the Auburn Township Zoning Resolution.

Mr. Hogan proceeded with the next two cases.

BZA-2023-03v--an appeal requesting a variance, submitted by Nick Marra, 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 11186 Stafford Road, Auburn Township OH 44023 in an R-2 zoning district.

BZA-2023-04v--an appeal requesting a variance, submitted by Nick Marra, from the Auburn Township Zoning Resolution, Article 5.02(g) "Swimming pools shall be located only in side or rear yards…" for a proposed swimming pool located at 11186 Stafford Road, Auburn Township OH 44023 in an R-2 zoning district.

Nick Marra was asked to present his case. Mr. Marra introduced himself to the Board of Appeals members.

Mr. Marra proceeded to explain his request. He explained that his property on Stafford Road is unique property. There is twenty-eight (28) acres of property but much of the acreage is water. He indicated that his dwelling backs up to the lake that is on the property and there is not much of a back yard. Mr. Marra explained that he wants an accessory building to store his 4-wheelers and equipment that he uses to maintain his property. He also explained that the proposed building will be used as a hang-out for his kids. He also indicated that he would like to build the pool behind the accessory building and have the whole area screened with landscaping. He also indicated that both structures, the accessory building and the in-ground swimming pool, will be located a substantial distance off the road.

Mr. Stewart asked what the height of the proposed building was. Mr. Marra indicated the structure will be under twenty-three feet (23') in height. He commented that he has not purchased the building yet and when he does he will make certain that it does not exceed the height restriction.

Mr. Hogan asked if the equipment that will be stored in the accessory building will be used for Mr. Marra's business.

Mr. Marra indicated that it would not be used for his business. He explained that his business is located in Cleveland, and it is at the business that he keeps all of the business equipment. Mr. Marra did indicate that he does have a skidster that he uses on the property and that will be stored in the proposed structure.

Mr. Timmons asked how far the accessory building will be off the road? Mr. Marra indicated that it was at least 200' off the road.

Mr. Hogan asked if the Fire Department had any issues with this request. Fire Chief John Phillips testified that he did not have any issues with Anthony Marra's request.

Zoning Inspector Frank Kitko testified that he did not have any issue with Mr. Marra's request.

Jeff Pulsford, a contiguous property owner, testified that he did not have a problem with the Marra request. He indicated that he lives next door and probably will not even see it.

Mr. Hogan asked if the proposed building was going to be used or was needed for the swimming pool. Mr. Marra indicated it would not. Mr. Hogan commented that Mr. Marra could have the swimming pool without the accessory structure then.

Mr. Stewart asked what the timing was for building the swimming pool. Mr. Marra indicated that it would be next year.

There was no further comments or questions.

Mr. Hogan asked for a motion.

Motion by Doug Hogan to grant BZA-2023-03v--an appeal requesting a variance, submitted by Nick Marra, 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 11186 Stafford 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 granted.

Motion by Michael Varley to grant BZA-2023-04v--an appeal requesting a variance, submitted by Nick Marra, from the Auburn Township Zoning Resolution, Article 5.02(g) "Swimming pools shall be located only in side or rear yards…" for a proposed swimming pool located at 11186 Stafford Road, Auburn Township OH 44023 in an R-2 zoning district.

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

Mr. Hogan reiterated that the minutes for these two cases will be approved at the August 8, 2023, meeting. He further explained that the decision will not be finalized until thirty (30) days from the date that the minutes are approved, which would be approximately September 8, 2023. Mr. Marra indicated that he understood.

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Anthony Marra thanked the Board.

The meeting moved on to the next agenda item.

Minutes submitted by

Jane Hardy, BZA Secretary

Minutes Approved on:

August 8, 2023

Doug Hogan, Chairman