RECORD OF PROCEEDINGS

The meeting continued with the next item on the agenda.

MEMBERS HEARING THE CASE: ROBERT FORD, BRIAN STEWART, MICHAEL VARLEY, LEWIS TOMSIC AND BEN TIMMONS

CASE FILE: The case file for **BZA-2026-11v** is included as part of the official record, along with the Auburn Township Zoning Resolution

CASE: **BZA-2026-11v-an appeal requesting an area variance from Article 3.03(h)(3)(d) for lot coverage, 10% permitted, 200.7% proposed for Derek & Pamela Townsend, for a single family dwelling at 9756 North Blvd, Auburn Township, OH 44023, in the DTJ subdivision, in an R-1 zoning district**

The applicant was asked to present their case.

Mr. Townsend introduced himself, his wife Pamela and the DTJ representative, Mr. Bruce Marek.

Mrs. Townsend stated that they love Auburn and had been visiting the area and have dear friends that live here. In the recent year, they were able to buy a lot near their friends. They sold their home in Chesterland. They did not realize there were deed restrictions. It was explained the 10% lot coverage includes all the buildings on the property and the 1500 square foot dwelling includes the garage. Mrs. Townsend commented that they previously lived here in Ohio and returned after living in Florida for 20 years.

Mr. Townsend stated he was not sure about the septic, and they contracted with Geauga Septic to verify that the property could handle a larger system to build a larger home.

Mr. Stewart stated that Mr. Tomsic could explain what type of system could go on this lot.

Mr. Tomsic stated that either an aeration system or a spray system; it has a 500-gallon fiberglass holding tank.

Mr. Stewart stated that every lot in the DTJ subdivision is non-conforming.

Mr. Kitko confirmed that every lot is non-conforming and the Township Zoning Resolution has modified setbacks for DTJ that coincide with the DTJ deed restrictions.

Mr. Ford said all of the paperwork for the septic systems are in order. Mr. Ford commented that a letter from a contiguous property owner was sent in and they are concerned about water draining and erosion. Please be aware that they will be watching the construction and post construction like a hawk.

Mr. Kitko advised that Geauga Soil and Water approved the plans for erosion and sediment control and they will be watching this throughout the construction.

RECORD OF PROCEEDINGS

Minutes of Meeting

AUBURN TOWNSHIP BOARD OF ZONING APPEALS—REGULAR

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

Held Auburn Township Administration Building 20

11010 Washington Street May 12, 2026 9

Mr. Ford stated to also watch your silt fencing.

Mr. Kolantz wanted to know if there were any issues throughout the application where spaces were not filled out.

Mr. Kitko stated there were not any issues with this application.

Mr. Stewart made a motion to grant BZA-2026-llv-an appeal requesting an area variance from Article 3.03(h)(3)(d) for lot coverage, 10% permitted, 200.7% proposed for Derek & Pamela Townsend, for a single-family dwelling at 9756 North Blvd, Auburn Township, OH 44023, in the DTJ subdivision, in an R-1 zoning district

Mr. Ford seconded this motion

Vote: Ford, yes; Stewart, yes; Tomsic, yes; Varley, yes; and Timmons, yes.

The motion was granted.

Minutes submitted by

_____ June 9, 2026

Allison Lesniak, BZA Secretary

_____

Robert Ford, Chairman

The meeting continued with the next item on the agenda.

MEMBERS HEARING THE CASE: ROBERT FORD, BRIAN STEWART, MICHAEL VARLEY, LEWIS TOMSIC AND BEN TIMMONS

CASE FILE: The case file for **BZA-2026-11v** is included as part of the official record, along with the Auburn Township Zoning Resolution

CASE: **BZA-2026-12v-an appeal requesting an area variance for a lot split on Parcel 01-034100, to create a non-conforming lot, submitted by Jason Starynchak, from the Auburn Township Zoning Resolution, Article 4.03(k) Residential District Schedule minimum lot area (Acres), 3.0 acres required (2.9239 proposed) at 10000 Sunset Drive, Auburn Township, Ohio 44023. in an R-1 zoning**

The applicant was asked to present his case.

Mr. Starynchak stated that he bought his house in 2019 at 10000 Sunset Drive next to his mom's house. It is six and a quarter acres. He further explained that the house is on Sunset and stated that to call this a road is generous because it is gravel and only 10-12 feet wide. His mom has lived there for thirty-one years. He explained that for the lot split, Rudy Schartwz did a survey, noted where the center line of the road would be if it ever widened. Mr. Starynchak explained that he had the soil tested and a septic system was approved.

Mr. Stewart stated that Mr. Starynchak owns six and a quarter acre and wants to split it. Once the split is done the one lot will be just under the required three acres because the right of way acreage is not counted. It was noted that the septic system would not ever be in the road right of way.

Mr. Ford stated that the lot is large enough, until the road right of way was subtracted.

Ms. Hardy stated that since this is a platted Geauga County Subdivision, the Planning Commission will not permit this lot split without a variance.

Mr. Ford stated that the Township has no say over the septic systems and this is handled by Geauga County Health Department.

RECORD OF PROCEEDINGS

Minutes of Meeting

AUBURN TOWNSHIP BOARD OF ZONING APPEALS—REGULAR

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

Held Auburn Township Administration Building 20 11

11010 Washington Street May 12, 2026

Mr. Ford made a motion to grant BZA-2026-12v-an appeal requesting an area variance for a lot split on Parcel 01-034100, to create a non-conforming lot, submitted by Jason Starynchak, from the Auburn Township Zoning Resolution, Article 4.03(k) Residential District Schedule minimum lot area (Acres), 3.0 acres required (2.9239 proposed) at 10000 Sunset Drive, Auburn Township, Ohio 44023. in an R-1 zoning district

Mr. Stewart seconded the motion.

Vote: Ford, yes; Stewart, yes; Tomsic, yes; Varley, yes; and Timmons, yes.

The motion was granted.

Minutes submitted by

_____ June 9, 2026

Allison Lesniak, BZA Secretary

_____

Robert Ford, Chairman

RECORD OF PROCEEDINGS

Minutes of Meeting

AUBURN TOWNSHIP BOARD OF ZONING APPEALS—REGULAR

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

Held Auburn Township Administration Building 20

11010 Washington Street May 12, 2026 12

Motion by Brian Stewart to approve meeting minutes of April 12,2026, for

BZA-2026-03v
BZA-2026-04v
BZA-2026-08v

The motion was seconded by Ben Timmons.

Vote: Varley, yes; Tomsic, yes; Timmons, yes; Ford, yes; and Stewart, yes.

The motion was granted.

Motion by Brian Stewart to approve the Finding of Facts of April 12, 2026, for

BZA-2026-03v
BZA-2026-04v
BZA-2026-08v

The motion was seconded by Ben Timmons.

Vote: Varley, yes; Tomsic, yes; Timmons, yes; Ford, yes; and Stewart, yes.

Mr. Ford asked if there were any cases for June, yes there is one so far.

The next meeting is June 9, 2026, at 7:00 PM.

Mr. Ford made a motion to adjourn the meeting at 08:06 PM and Lewis Tomsic seconded the motion.

Vote: Ford, yes; Stewart, yes; Tomsic, yes; Varley, yes; and Timmons, yes.

Minutes submitted by

_____ June 9, 2026

Allison Lesniak, BZA Secretary

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Robert Ford, Chairman