

# AGENDA

## CONCORD TOWNSHIP BOARD OF ZONING APPEALS PUBLIC HEARING

Wednesday, June 13, 2018 7:00 PM

Concord Township Hall

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### Old Business

None

### New Business

1. Variance #2018-29: Mr. Perry Blossom, of ZSI Manufacturing is requesting the following variances for the property located at 8059 Crile Road:
  - a. A variance from Section 22.07 (B)(1), Trash receptacle screening to not require the refuse containers to be located wholly within an enclosed building or enclosed by three solid walls and one gated wall.
  - b. A variance from Section 38.04(A), to not require a 5 ft. planting area between all building walls and paved areas, on the north, east, and south sides of the building.
  - c. A variance from Section 38.05, Interior Parking Lot Landscaping, to allow zero percent interior parking lot landscaping, in lieu of the minimum 10% required.
2. Variance #2018-30: Mr. W. Richard Benton, Arkinetics, on behalf of the property owner RT 44 LLC, is requesting the following variances for the property located on Gold Court, and being permanent parcel number 08-A-020-B-00-003-0:
  - a. A variance from Section 22.04(H), Table 22.04 to allow for a principal building with a height of 50 “, in lieu of the maximum 40 feet permitted.
  - b. A variance from Section 22.04(D), Table 22.04 to allow for the front building setback to be 34 feet, in lieu of the minimum 50 feet required.
  - c. A variance from Section 38.05, Interior Parking Lot Landscaping to allow for 8.7% interior parking lot landscaping, in lieu of the minimum 10% required.
  - d. A variance from Section 38.04(A), Building Landscaping requirements to allow for a zero ft. landscape area on the north side of the building, and a 3 ft. landscape area on the south side of the building, in lieu of the required 5 ft. planting area between all building wall and paved areas.
3. Variance #2018-31: Mr. Dennis Balante is requesting a variance from Section 17.04(B) and 17.07(A) to allow for the construction of a garage with a 32 ft. riparian setback rather than the 75 ft. required, for the property located at 10555 Prouty Road.
4. Variance #2018-32: Mr. Richard Sommers, Sommers Real Estate Group, LLC, on behalf of the property owners Betty Jane Spear, Trustee of the Betty Jane Spear Living Trust and

Barbara S. Calhoun, Successor Trustee of the Betty J. Spear Declaration of Trust dated September 22, 2000, is requesting a variance for the properties located at 11400 Concord Hambden Road and being permanent parcel number 08-A-013-0-00-002-0 and 08-A-013-0-00-003-0 from Section 22.03 Table of Uses. The applicant is seeking a use variance to use the property for a residential subdivision, which is not a permitted use in the Town Hall Neighborhood zoning district.

### **Minutes**

1. Approval of minutes from the May 9, 2018 meeting.

**Next Board of Zoning Appeals Meeting:** July 11, 2018

### **Adjournment**