

# AGENDA

## CONCORD TOWNSHIP BOARD OF ZONING APPEALS PUBLIC HEARING

Wednesday, May 13, 2020  
7:00 PM

Concord Township Hall

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### Old Business

1. Appeal #2018-41: Mr. Randy Viviani, of 7757 Concord LLC, requests an administrative appeal from the determination by the Zoning Inspector that a zoning permit and certificate of zoning compliance are required for a new business to occupy a vacant commercial building pursuant to Sections 11.01 and 12.01 of the Concord Township Zoning Resolution, for the property located at 7757 Auburn Road, Unit 12, currently known as permanent parcel number 08-A-020-0-00-036-0.

### New Business

1. Variance #2020-58: Paul C. and Maria G. Lazuka are requesting a variance from Section 31.04(B)(1), which requires permanent in-ground pools to be enclosed on the property by a fence not less than four (4) feet in height, to prevent access to the pool except through a controlled point, Section 31.04(B)(2), which requires doors and gates to be equipped with suitable locking devices to prevent unauthorized access, and Section 31.04(B)(4), which states that a swimming pool cover is not considered a suitable alternative to the enclosure requirements, for the property located at 12863 Girdled Road, current permanent parcel number 08-A-008-A-00-020-0.
2. Variance #2020-59: Mr. Martin Crews is requesting a variance from Section 15.03(A)(6), Table 15.03-1, to allow for the construction of an accessory building to be 1,200 square feet in lieu of the maximum 1,024 square feet permitted for lots less than two (2) acres, for the property located at 8485 Painesville Warren Road, current permanent parcel number 08-A-011-0-00-023-0.
3. Variance #2020-60: Mr. Jeff Kanocz, on behalf of the property owner Collen Farrell, is requesting a variance from Section 15.03(A)(6), Table 15.03-1, to allow for a second accessory building on a lot less than two (2) acres in size in lieu of the maximum one (1) permitted for lots less than two (2) acres, for the property located at 6445 Tulip Way, current permanent parcel number 08-A-015-E-01-010-0.
4. Variance #2020-61: Mr. Richard Sommers, of Lilly Farms Development LLC, is requesting a variance from Section 15.04 (A)(2)(d), and Section 15.04(B), Table 15.04-1, to allow for an existing dwelling to be located 43 feet from the proposed Lilly Lane road right-of-way, in

lieu of the 50 feet required, for the property located at 12395 Winchell Road, current permanent parcel number 08-A-002-0-00-008-0.

**Minutes**

1. Approval of minutes from the March 11, 2020 meeting.

**Next Board of Zoning Appeals Meeting:** June 10, 2020

**Adjournment**