

AGENDA

CONCORD TOWNSHIP BOARD OF ZONING APPEALS PUBLIC HEARING

WEDNESDAY, DECEMBER 8, 2021
7:00 PM

AT TOWN HALL, 7229 RAVENNA ROAD, CONCORD, OHIO 44077-9705

Old Business

1. Amended Conditional Use Permit Application #52: Powerhouse Retail Services is requesting an amended conditional use permit in accordance with Section 13.17 for the drive-thru facilities for Starbucks located at 7639 Crile Road.
2. Conditional Use Permit Application #2021-20: Sheetz, Inc. is requesting five (5) conditional use permits for the property located on Capital Parkway, being current permanent parcel number 08-A-020-0-00-006-0 and 08-A-020-0-00-027-0 as follows:
 - a. To operate a gas station in accordance with Section 13.25;
 - b. To operate a restaurant, counter service in accordance with Section 13.20;
 - c. To operate a car wash in accordance with Section 13.26;
 - d. For outdoor storage and/or display in association with a permitted or conditional use in accordance with Section 13.32; and
 - e. For outside dining in accordance with Section 13.33.
3. Variance Application #2021-94: Sheetz, Inc. is requesting variances for the property located on Capital Parkway, being current permanent parcel number 08-A-020-0-00-006-0 and 08-A-020-0-00-027-0 for the following:
 - a. Variance from Section 22.10(H)(4), to allow a row of parking in the front yard of a corner lot, which is not permitted.
 - b. Variance from Section 22.10(H)(7)(a), to allow 13 parking spaces side-by-side, in lieu of the maximum 10 permitted without a landscape island to break up the parking.
 - c. Variance from Section 38.04(A), to eliminate the required minimum five (5) foot planting area between the north, west, and south building walls and the paved area.

New Business

1. Variance Application #2021-95: Mr. Jeffery McCann is requesting a variance from Section 15.04(B), Table 15.04-1 to allow for the construction of a single family dwelling with a 40 ft. front building setback, in lieu of the minimum 50 ft., for the property located at 7315 Highbluff Court, being current permanent parcel number 08-A-030-H-00-030-0.
2. Variance Application #2021-96: Osborne Real Estate Service, LLC is requesting the following variances to allow for a building addition for the property located at 7649 Crile Road, being current parcel number 08-A-019-0-00-025-0:
 - a. Variance from Section 38.04 (A) to eliminate the five (5) ft. of planting area between the building wall and the paved area;

- b. Variance from Section 37.05 (D), which requires that all sides and rear walls shall incorporate the same building materials, proportionally and texture as the front façade.
3. Variance Application #2021-97: Ms. Amy Barnett is requesting a variance from Section 15.03(A)(6), Table 15.03-1 to permit two (2) accessory buildings in lieu of the maximum one permitted for the property located at 10106 Chipmunk Ridge Drive.
4. Appeal Application #2021-98: Mr. Charles Vanac is requesting an administrative appeal from the determination made by the Concord Township Zoning Department on November 8, 2021, that the use of the properties located at 6773 Morley Road, and 6731 Morley Road are in violation of the R-1 District requirements set forth in Section 15.02(A)(4), Section 15.03(G)(1), Section 15.03(G)(2), Section 15.03(G)(4) and Section 29.10(D)(2).

Minutes

1. Approval of minutes from the November 10, 2021 meeting.

Next Board of Zoning Appeals Meeting: January 12, 2022

Adjournment