

AGENDA

CONCORD TOWNSHIP BOARD OF ZONING APPEALS PUBLIC HEARING

WEDNESDAY, APRIL 14, 2021
7:00 PM

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

Old Business

1. Appeal #2018-41: 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 #2021-75: Clara DiGiorgi is requesting a variance from Section 15.03(A)(6), Table 15.03-1 to allow more than one (1) accessory building on a lot in lieu of the maximum one (1) accessory building permitted for lots less than two (2) acres, for the property located at 11635 Girdled Road, current permanent parcel number 08-A-004-B-00-006-0.
2. Variance #2021-77: Gregory Forcht 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 1,296 square feet in lieu of the maximum 1,024 square feet permitted, for the property located at 11524 Girdled Road, current permanent parcel number 08-A-012-C-00-004-0.
3. Variance #2021-78: 7941 Ravenna LLC, dba Pinky's Beverage, is requesting the following variances for the property located at 7941 Ravenna Road, current permanent parcel number 08-A-004-A-00-017-0:
 - a. Variance from Section 13.25(A) to allow the fuel pump to be located 35.2 feet from the road right of way, in lieu of the minimum 50 feet required;
 - b. Variance from Section 13.25(D) to allow the canopy to be located 28.2 feet from the road right of way, in lieu of the minimum 40 feet required;
 - c. Variance from Section 29.09(A) to allow one waiting space for the fuel pump, in lieu of the minimum two required;
 - d. Variance from Section 29.06(C)(2)(c) to allow the parking aisle width to be 10.1 feet, in lieu of the minimum 22 feet when 90 degree parking spaces are adjacent to a one way aisle.
4. Conditional Use Permit #2021-15: HSB Architects and Engineers, on behalf of Auburn Vocational School District, is requesting a conditional use permit for the expansion of a school in accordance with Section 13.10 for the property located at 8140 Auburn Road, current parcel number 08-A-021-0-00-040-0.

5. Conditional Use Permit #2021-16: Tony Milam, of Sunny Street Cafe, is requesting an amended conditional use permit for outside dining in accordance with Section 13.33 for the property located at 7531 Crile Road, current parcel number 08-A-019-B-00-012-0.
6. Variance 2021-79: Tony Milam, of Sunny Street Cafe, is requesting a variance from Section 13.33(E) to allow the outside dining capacity to exceed the permitted maximum 25% of the restaurant's seating capacity indoors for the property located at 7531 Crile Road, current parcel number 08-A-019-B-00-012-0. A second variance is requested from Section 13.33(G) to eliminate the requirement for one (1) parking space per 100 square feet of outdoor dining area.
7. Variance 2021-80: Scott Sill 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 2,016 square feet in lieu of the maximum 1,024 square feet permitted, for the property located at 6670 Ravenna Road, current parcel number 08-A-015-B-00-005-0.
8. Election of Chairperson and Vice Chairperson.

Minutes

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

Next Board of Zoning Appeals Meeting: May 12, 2021

Adjournment

This meeting will be streamed live on the Concord Township YouTube Channel. Public may attend this meeting in person, or may listen to the meeting and participate during the audience portion by calling the number below.

Join by phone: 1-415-655-0001
Meeting Number Access Code: 126 474 6331
Password: 55378396