

AGENDA

CONCORD TOWNSHIP BOARD OF ZONING APPEALS PUBLIC HEARING

WEDNESDAY, JUNE 9, 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.
2. Variance #2021-82: John Nekic is requesting a variance from Section 15.03(A)(2), which states that accessory buildings shall not be constructed on vacant lots, and shall only be located on lots with a principal building for the property located at 7030 Ravenna Road, current permanent parcel number 08-A-014-0-00-065-0. A second variance is requested from Section 15.03 (A)(6), Table 15.03-1, to allow the accessory building to be 6,600 square feet in lieu of the maximum 1,532 square feet permitted. A third variance is requested from Section 15.04(B), Table 15.04-1, to allow the accessory building to exceed the maximum 20 feet height permitted.
3. Approval of minutes from the April 14, 2021 meeting.

New Business

1. Variance #2021-83: Robert E. Shrader is requesting a variance from Section 15.04(B), Table 15.04-1 to allow for the accessory building to be located with a zero (0) foot side yard clearance in lieu of the minimum ten (10) feet required, for the property located at 10397 Prouty Road, current parcel number 08-A-030-A-00-014-0.
2. Variance #2021-84: Ruff Neon & Lighting Maintenance Inc. is requesting variances on behalf of the property owner, ML-CFC 2007-7 Fredle Drive LLC to allow for the construction of a new freestanding sign for the property located at 7530 Fredle Drive, current parcel number 08-A-019-B-00-012-0 as follows:
 - a. Variance from Section 30.05(B) to permit the sign height to be 16 ft. – 4 inches, in lieu of the maximum height of twelve (12) feet.
 - b. Variance from Section 30.05(D)(5) which states freestanding signs shall either (i) rest and be affixed to a solid base for its support, or, (ii) if it has support members or posts exposed or visible from external view (but in no case to exceed a height

of two (2) feet above grade in accordance with subsection (4) above) then, it shall have low growth vegetation planted and continuously maintained around its base of sufficient height to conceal from view the support members or posts.

- c. Variance from Section 30.5(D)(8)(c) to permit the sign to be 113.78 square feet in lieu of the maximum 100 square feet allowed.
3. Variance #2021-85: Robert Sierputowski is requesting a variance from Section 15.03(H)(2) to allow his existing driveway to be located 14 inches from the side property line in lieu of the minimum three (3) feet or 36 inches required, for the property located at 9775 Knightsbridge Lane, current parcel number 10-A-022-A-00-024-0.
4. Conditional Use Permit #2021-17: HSB Architects & Engineers, on behalf of the property owner Auburn Vocational School District, is requesting a conditional use permit for a school in accordance with Section 13.10 to permit a First Responders Outdoor Training Facility Addition for the property located at 8159 Auburn Road, current parcel number 08-A-021-0-00-051-0.

Minutes

1. Approval of minutes from the May 12, 2021 meeting.

Next Board of Zoning Appeals Meeting: July 14, 2021

Adjournment