

AGENDA

CONCORD TOWNSHIP BOARD OF ZONING APPEALS PUBLIC HEARING

WEDNESDAY, JULY 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.
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.

New Business

1. Variance #2021-86: Accurate Landscaping Inc. is requesting a variance from Section 29.06(A)(7) to allow the off street parking lot to be located 1.5 feet from the side property line in lieu of the minimum ten (10) feet required, for the property located at 7291 Ravenna Road. A second variance is requested from Section 29.03(F)(1) to allow the parking area to be constructed with gravel in lieu of asphalt, concrete, or concrete permeable paver systems. A third variance is requested from Section 29.04(B)(1) to allow five (5) parking spaces in lieu of the minimum twenty-two (22) required. A fourth variance is requested from Section 22.04(D), Table 22.04 to allow storage bins to be located 1.5 feet from the side property line in lieu of the minimum 20 feet required. A fifth variance is requested from Section 38.05(A) to eliminate the interior parking lot landscaping requirements.
2. Variance #2021-87: American Construction Group Ltd., on behalf of the property owner David Zimmerman, is requesting a variance from Sections 17.04(B) and 17.07(A) to allow for the construction of an in-ground pool, and pool terrace with a 39' – 9.75" riparian setback in lieu of the minimum 75 feet required, for the property located at 11443 Viceroy Street.
3. Variance #2021-88: Big Creek Veterinary Hospital Land Holdings LLC is requesting a variance from Section 38.04(A) to allow a 3.5 feet planting area between the proposed building

addition, and the existing sidewalk in lieu of the minimum five (5) feet required for the property located at 11743 Girdled Road.

4. Conditional Use Permit #2021-18: Big Creek Veterinary Hospital Land Holdings LLC, is requesting an amended conditional use permit for veterinary services in accordance with Section 13.22 for the property located at 11743 Girdled Road.
5. Variance #2021-89: Apex Pinnacle Services, LLC is requesting a variance from Section 30.11(D) to allow for a roof sign, which is prohibited sign, for the property located at 7596 Fredle Drive.
6. Variance #2021-90: HSB Architects and Engineers is requesting a variance from Section 13.10(C) to allow the building to be located 20.3 feet from an abutting property line in lieu of the minimum 50 feet required for the property located at 8159 Auburn Road. A second variance is requested from Section 13.10(E) to allow the access drive to be located 12 feet from an abutting property line in lieu of the minimum 25 feet required. A third variance is requested from Section 15.04(B), Table 15.04-1 to allow an accessory structure to be 35 feet in height, in lieu of the maximum 20 feet permitted.

Minutes

1. Approval of minutes from the June 9, 2021 meeting.

Next Board of Zoning Appeals Meeting: August 11, 2021

Adjournment