

AGENDA

CONCORD TOWNSHIP BOARD OF ZONING APPEALS PUBLIC HEARING

WEDNESDAY, JULY 13, 2022
7:00 PM

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

Old Business

New Business

1. Variance Application #2022-102: Classic Clean Auto Wash, LLC is requesting the following variances to allow for the construction of a car wash facility for the property owned by RT 44 LLC on Gold Court, known as current parcel number 08-A-020-B-00-005-0:
 - a. Variance from Section 22.04 to allow for a 27.19' front building setback from the Gold Court road right-of-way, in lieu of the 50' required.
 - b. Variance from Section 38.04(A), to eliminate the required five foot planting area between the proposed south building walls and paved area.
2. Variance Application #2022-103: Robert C. Spinello is requesting a variance to allow for the construction of a six (6) foot high fence in the front yard, in lieu of the maximum four (4) foot high permitted in Section 34.04(A)(1), for the property located at 10351 Hoose Road, known as current parcel number 08-A-030-0-00-001-0.
3. Variance Application #2022-104: Joseph Olexa, III is requesting a variance to allow for the construction of a covered porch that is setback 48 feet from the front lot line, in lieu of the minimum 50 feet required in Section 15.04(A)(2)(b)(iv) and Section 15.04(B), Table 15.04-1, for the property located at 9960 Stone Hollow Road, known as current parcel number 10-A-022-D-00-037-0.
4. Variance Application #2022-105: Brian Rodgers is requesting the following variances to allow for the construction of an accessory building on the property located at 7225 Northpointe Court, known as current parcel number 08-A-030-F-00-013-0:
 - a. Variance from Section 15.03(A)(6), Table 15.03-1 to allow a lot less than two (2) acres in size to have a second accessory building, in lieu of the maximum one permitted.
 - b. Variance from Section 15.04(A)(2)(e) and Section 15.04(B) to allow an accessory building to be located 20 feet from the Hermitage Road right-of-way, in lieu of the minimum 50 feet required.
5. *Tabled at the request of the applicant.* - Variance Application #2022-106: Mark Green of Marous Brothers Construction is requesting a variance on behalf of the property owner, IN9 Group, LLC, to allow for the construction of a parking area in the front yard on a corner lot which is not permitted in Section 22.10 (H)(4), for the property located on Crile Road, known as current parcel number 08-A-020-0-00-048-0.

Minutes

1. Approval of minutes from the April 13, 2022 meeting.
2. Approval of minutes from the May 11, 2022 meeting.
3. Approval of the minutes from the June 8, 2022 meeting.

Next Board of Zoning Appeals Meeting: August 10, 2022

Adjournment