

# AGENDA

## CONCORD TOWNSHIP BOARD OF ZONING APPEALS PUBLIC HEARING

WEDNESDAY, SEPTEMBER 14, 2022  
7:00 PM

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

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### Old Business

### New Business

1. Variance Application #2022-111: Richard Sommers is requesting a variance from Section 30.11(H) to allow for the construction of a gateway sign in the public right-of-way of Chandler Court for the Eagle Pointe Subdivision, located at the intersection of Chandler Court and Colburn Road.
2. Conditional Use Permit Application #2022-24: Jay Bernard, on behalf of the property owner, Concord Plaza Limited Liability Company, is requesting a conditional use permit in accordance with Section 13.17 to allow for a ATM drive-thru facility, for the property located at 9853 Johnnycake Ridge Road, current parcel number 10-A-028-D-00-001-0.
3. Variance Application #2022-112: Jay Bernard, on behalf of the property owner, Concord Plaza Limited Liability Company, is requesting two variances to allow for the construction of a ATM drive-thru facility, for the property located at 9853 Johnnycake Ridge Road, current parcel number 10-A-028-D-00-001-0 as follows: Variance from Section 13.17(A) which requires drive-thru facilities to be only permitted as accessory uses for the main uses of buildings and land as specified within the particular zoning classification or district; and variance from Section 13.17(C), to permit three (3) waiting spaces in lieu of the five (5) spaces required in Section 29.09.
4. Variance Application #2022-113: McCaskey Landscape & Design, on behalf of the property owners Jeffrey and Maria Johnson, is requesting a variance from Section 17.04(D)(4)(b) and Section 17.07(A), to allow for the construction of an in-ground pool to encroach the required 30 foot riparian setback from a category two (2) wetland, for the property located at 11191 Caraway Cove, current parcel number 08-A-021-C-00-021-0.
5. Variance Application #2022-114: Quail Developers, Inc. is requesting a variance from the minimum 25 foot requirement of natural vegetation to be left undisturbed pursuant to the perimeter treatment narrative included as part of the master development plan for the Quail Hollow property for Quail Hollow Development, Inc., and approved by the Concord Township Board of Trustees with an effective date of October 8, 1986, as part of the rezoning of 540 acres surrounding Quail Hollow Inn from R-1 Residential to R-2 Planned Unit Development, for the property known as current parcel number 08-A-013-0-00-001-0.

## **Minutes**

1. Approval of the minutes from the August 10, 2022 meeting.

**Next Board of Zoning Appeals Meeting:** October 12, 2022

## **Adjournment**