

# AGENDA

## CONCORD TOWNSHIP BOARD OF ZONING APPEALS PUBLIC HEARING

WEDNESDAY, DECEMBER 13, 2023  
7:00 PM

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

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### Old Business

1. Appeal #2018-41: Mr. 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 Application #2023-141: Mary Winfield is requesting a variance from Section 16.25(D) to allow for the construction of a deck with an eight (8) foot side yard clearance in lieu of the minimum ten (10) foot required. This is for the property located at 11306 Alexa Drive, parcel number 08-A-012-L-00-026-0.
2. Conditional Use Permit Application #2023-26: Crossroads Health is requesting approval for a conditional use permit in accordance with Sections 13.05 and 13.16 to operate an adult group home. This is for the property located at 7480 Auburn Road, parcel number 08-A-019-0-00-013-0.
3. Conditional Use Permit Application #2023-27: Ralph Victor Construction Inc. is requesting approval for a conditional use permit in accordance with Sections 13.05 to have a commercial center in the planned unit development as required in Section 16.07(E). This is for the property located at the corner of Crile Road and Hunting Lake Drive, parcel number 08-A-020-C-00-002-0.
4. Variance Application #2023-142: Ralph Victor Construction Inc. is requesting the following variances for the property located at the corner of Crile Road and Hunting Lake Drive, parcel number 08-A-020-C-00-002-0:
  - 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.

- b. Variance from Section 16.07(E)(2) to permit a counter service restaurant with a drive-thru, which is prohibited.
- c. Variance from Section 16.09(D) to permit fifty-three (53) parking spaces in lieu of the minimum eighty (80) required.

### **Minutes**

1. Approval of the minutes from the November 8, 2023 meeting.

**Next Board of Zoning Appeals Meeting:** January 10, 2024

### **Adjournment**