

AGENDA

CONCORD TOWNSHIP BOARD OF ZONING APPEALS PUBLIC HEARING

WEDNESDAY, FEBRUARY 14, 2024
7:00 PM

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

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.
2. 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.
3. 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.

New Business

1. Variance Application #2024-143: Michael J. Gray Trust is requesting a variance from Section 15.03(A)(6), Table 15.03-1 to allow a lot less than two (2) acres to have two (2) accessory buildings in lieu of the maximum one (1) permitted. This is for the property located at 12313 Meredith Lane, parcel number 08-A-002-C-00-003-0.

2. Variance Application #2024-144: Phillip and Amanda Snyder are requesting variances from the following regulations for the property located at 7768 Keystone Drive, parcel number 08-A-004-E-00-020-0:
 - a. Section 31.04(B)(1) Permanent pools, both in-ground and above-ground, shall be enclosed on the property by a fence of sturdy construction not less than four (4) feet in height, as measured from the level of the ground where located, which shall be of such design and construction as to effectually prevent a child from crawling or otherwise passing through or under such fence.
 - b. Section 31.04(B)(2) Each gate in such fences shall be equipped with suitable locking devices to prevent unauthorized access.
 - c. Section 31.04(B)(4) A swimming pool cover is not considered to be a suitable alternative to the enclosure requirements set forth herein.
 - d. Section 31.04(B)(5) Temporary fencing shall be erected during the installation of an in-ground pool, which shall be not less than 48 inches in height and shall completely enclose the excavation area. Such temporary fencing shall remain in place until completion of the permanent enclosure.

Minutes

1. December 13, 2023
2. January 10, 2024

Next Board of Zoning Appeals Meeting: March 13, 2024

Adjournment