

# AGENDA

## CONCORD TOWNSHIP BOARD OF ZONING APPEALS PUBLIC HEARING

WEDNESDAY, MARCH 13, 2024  
7:00 PM

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

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### Old Business

1. 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.
2. 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 #2024-145: Richard M Langel is requesting a variance from Section 15.04(A)(2)(e) to permit a shed on a double frontage lot to be located 14 feet from the Hermitage Road right-of-way in lieu of the minimum 50 feet required. This is for the property located at 7235 Northpointe Court, parcel number 08-A-030-F-00-014-0.

### Minutes

1. February 14, 2024

### Findings of Fact and Decision

1. Findings of Fact and Decision in Application Number 2024-143
2. Findings of Fact and Decision in Application Number 2024-144

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

### Adjournment