

AGENDA

CONCORD TOWNSHIP BOARD OF ZONING APPEALS PUBLIC HEARING

WEDNESDAY, APRIL 10, 2024
7:00 PM

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

Old Business

1. Variance Application #2023-142: Ralph Victor Construction Inc. is requesting the following variance 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.
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.

New Business

1. Variance Application #2024-146: Jeffrey L. Weaver is requesting a variance from Section 15.03(A)(6) to allow two (2) accessory buildings on the property in lieu of the maximum one (1) permitted. This is for the property located at 12375 Winchell Road, parcel number 08-A-002-0-00-057-0.
2. Variance Application #2024-147: James Pachinger is requesting the following variances for the property located at 7921 Morley Road, parcel number 10-A-026-A-00-009-0:
 - a. Variance from Section 15.04(B) to allow an existing shed to be located 15 feet from the front lot line, in lieu of the minimum 50 feet required.
 - b. Variance from Section 6.01(B)(2)(c)(iii) to allow an existing chicken coop to be located 45 feet from the front lot line, in lieu of the minimum 70 feet required.
3. Variance Application #2024-148: Daniel Garry, on behalf of the property owners Richard and Melissa Pottenger, is requesting a variance from Section 15.04(B) to allow for an addition to the home to have a side yard clearance of 14.1 feet in lieu of the minimum 15 feet required. This is for the property located at 11800 Jason Avenue, parcel number 08-A-005-D-01-031-0.
4. Variance Application #2024-149: Gregory R Nowak is requesting a variance from Section 17.07(A) and 17.04(B) to allow for the construction of an accessory building to have a 26 foot

riparian setback in lieu of the minimum 75 feet required. This is for the property located at 7481 Brenel Drive, parcel number 10-A-028-E-00-035-0.

5. Variance Application #2024-150: Jeremy and Jessica Wolford are requesting a variance from Section 15.03(A)(6) to allow two (2) accessory buildings on the property in lieu of the maximum one (1) permitted. This is for the property located at 10719 Johnnycake Ridge Road, parcel number 08-A-016-F-00-008-0.
6. Election of Chair and Vice-Chair

Minutes

Next Board of Zoning Appeals Meeting: May 8, 2024

Adjournment