

AGENDA

CONCORD TOWNSHIP BOARD OF ZONING APPEALS PUBLIC HEARING

WEDNESDAY, MAY 8, 2024
7:00 PM

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

Old Business

New Business

1. Variance Application #2024-151: Wixford Properties LLC, on behalf of the property owners Edward and Karen Jividen, is requesting a variance from Section 15.04(B)(1) and (2) and Section 15.04(A)(2)(d) to allow for an addition onto the dwelling that will have a front building setback of 33 feet in lieu of the minimum 50 feet required from the side street. This is for the property located at 6820 Rolling Acres, and being parcel number 08-A-031-E-00-024-0.
2. Variance Application #2024-152: Martin and Denise Babic are requesting the following variances for the property located at 7660 Hermitage Road, and being parcel number 08-A-027-0-00-011-0:
 - a. Use Variance from Section 15.03(A)(1) to allow an accessory building to be constructed and used in violation of the district requirements.
 - b. Use Variance from Section 15.03(A)(4) to allow an accessory building to be used as living quarters.
 - c. Variance from Section 15.03(A)(6), to allow a 2,560 square foot accessory building in lieu of the maximum 1,532 square feet permitted.
 - d. Variance from Section 15.03(A)(8) to allow the square footage of an accessory building to exceed the square footage of the principal building on the lot.
3. Appeal Application #2024-153: Jeff Marano is requesting an administrative appeal from the determination made by the Concord Township Zoning Department on June 28, 2023 and February 29, 2024 that the property located on Fay Road, and being permanent parcel number 08-A-015-0-00-012-0 is in violation of Section 11.01(B), Section 11.01(D), Section 12.01, and Section 15.02.
4. Variance Application #2024-154: Jeff Marano is requesting a use variance from Section 15.02 to keep the existing driveway and fire pit and to allow for the parking of his RV and sleeping in the RV on a few weekends during the period from May 1 to September 30, where said use is not a permitted use. This is for the property located on Fay Road, and being parcel number 08-A-015-0-00-012-0.
5. Variance Application #2024-155: Kay Deighan is requesting a variance from Section 15.03(A)(2) to allow an existing barn to be located on a lot without a principal building. This is for the property located at 7440 Hermitage Road, and being parcel number 08-A-027-A-00-008-0.

6. Conditional Use Permit Application #2024-28: A.M.P. Services LLC is requesting approval for a conditional use permit to operate an Adult Day Care Center in accordance with Sections 13.05 and 13.08. This is for the property located at 7757 Auburn Road, Unit 6, and being parcel number 08-A-020-0-00-036-0.
7. Variance Application #2024-156: EA Architecture & Design, Inc., on behalf of Pacific Bells, LLC and the property owner Madison Real Estate Developers, Inc. is requesting a use variance from Section 16.07(E)(2) to permit a counter service restaurant with a drive-thru. This is for the property located on Crile Road, and being parcel number 08-A-019-B-00-002-0.
8. Conditional Use Permit Application 1209-31: EA Architecture & Design, Inc., on behalf of Pacific Bells, LLC and the property owner Madison Real Estate Developers, Inc. is requesting to amend conditional use permit #1209-31 for a commercial center in accordance with Section 13.05. This is for the property located on Crile Road, and being parcel number 08-A-019-B-00-002-0.
9. Election of Chair and Vice-Chair

Minutes

1. March 13, 2024
2. April 10, 2024

Next Board of Zoning Appeals Meeting: June 12, 2024

Adjournment