

AGENDA

CONCORD TOWNSHIP BOARD OF ZONING APPEALS PUBLIC HEARING

**WEDNESDAY, AUGUST 14, 2024
7:00 PM**

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

Old Business

New Business

1. Variance Application #2024-159: Christopher Lazuka is requesting a variance from Section 34.04(A)(1) to allow for the construction of an eight (8) foot tall privacy fence along the north property line which will encroach the front yard, in lieu of the maximum four (4) foot tall permitted. This is for the property located at 8130 Orchard Road, also known as parcel number 08-A-012-0-00-017-0.
2. Conditional Use Permit Application #2024-29: Anthony Zappitelli is requesting a conditional use permit in accordance with Section 13.32 to allow for the installation of a walk-in cooler that will be located outside. This is for the property owned by RNN LLC, and located at 7481 Auburn Road, also known as parcel number 08-A-019-0-00-038-0.
3. Variance Application #2024-160: Christopher McCarthy and Shannon Clark are requesting a variance from Section 15.03(A)(6) to allow for the construction of an accessory building that will be 1,125 square feet in lieu of the maximum 1,024 square feet permitted for lots under (2) two acres in size. This is for the property located at 6240 Colleen Drive, also known as parcel number 08-A-016-G-00-035-0.
4. Variance Application #2024-161: Tony Milam is requesting a variance from Section 22.04(D), Table 22.04 to allow for the construction of an accessory building with a 28 foot front building setback in lieu of the minimum 50 feet required. This is for the property owned by ML-CFC 2007-7 Fedle Drive, LLC, and located at 7531 Crile Road, also known as permanent parcel number 08-A-019-B-00-012-0.
5. Variance Application #2024-162: Tony Milam is requesting a variance from Section 13.34(B) to expand the outside dining area into an area that that will occupy or interfere with traffic circulation, required parking areas or pedestrians areas which is not permitted. A second variance is requested from Section 13.34(F) which requires one (1) parking space per 100 square feet of outdoor dining area, where no additional parking will be provided for the proposed expansion of the outside dining area. This is for the property owned by ML-CFC 2007-7 Fedle Drive, LLC, and located at 7531 Crile Road, also known as permanent parcel number 08-A-019-B-00-012-0.
6. Amended Conditional Use Permit Application #2021-15: Tony Milam is requesting to amend his existing conditional use permit for outside dining in accordance with Section 13.05 and 13.34 in order to extend the patio into the adjacent common area for the purpose of hosting events. This is for the property owned by ML-CFC 2007-7 Fedle Drive, LLC, and located at 7531 Crile Road, also known as permanent parcel number 08-A-019-B-00-012-0.

Minutes

1. May 8, 2024 – tabled
2. June 12, 2024

Next Board of Zoning Appeals Meeting: September 11, 2024

Adjournment