

Board of Zoning Appeals

Video Conference
Pat Hughey, Clerk

Jeff Carithers
Josh Ford
David Getreu
Richard Liston, Vice Chair
Tom Spring, Chair

Brent Bowers, Alternate
Caryn Koch, Alternate

AGENDA

Board of Zoning Appeals

Monday, September 28, 2020 – 7:00 p.m.

Due to current Statewide Health Restrictions, the Board of Zoning Appeals will meet by video conference whereby applicants, owners and interested citizens may participate via remote video conference in the meeting. The agenda is posted on the City's website in the agenda center at www.ci.circleville.oh.us/AgendaCenter. (Click on Select a Category, check only Board of Zoning Appeals, and click the magnifying glass).

For questions or comments before the meeting, email Pat Hughey, Clerk of the Board, at pat.hughey@ci.circleville.oh.us or call 740-474-8219. To join the meeting via Zoom: dial: **1-646-558-8656**, enter meeting **ID: 837 3771 8962**, and enter **Passcode: 832425**

Call Meeting to Order

1. Minutes of September 14, 2020, Meeting
2. Decisions – Findings and Motions
 - a. **Case No. 2020-BZA-07 (Variance)** – An application from Chris Welch/Jenson's Plumbing for a variance to reduce the distance of a driveway curb cut from the requirement in Section 31.09(B) that specifies that all curb cuts must be located not less than 150 feet from any street intersection measured from the right-of-way line and (50) feet from any adjacent property line to a distance of 27 feet to the front, 10 feet to the rear, and 42 feet to the north of the property at 830 S. Pickaway St. abutting Barnes Avenue in an area zoned (GE) General Employment District.
 - b. **Case No. 2020-BZA-08 (Conditional Use Permit)** – An application from Lemmon Development, 8230 Pittsburg Ave., NW, North Canton, OH 44720, for a conditional use permit for Senior Citizen Housing Assisted Living on property owned by Jodiro, Inc., Parcel ID No. A3500010002303 on Stoutsville Pike, in an area zoned (SU) Special Use District.

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- c. **Case No. 2020-BZA-09 (Conditional Use Permit)** – An application from Andrew Gardner, Agent, 3500 Snouffer Rd, Columbus, OH, 43235, for a conditional use permit to establish an outdoor dining area for a (Sheetz-branded) restaurant, gas station and car wash on vacant property at 1395 S. Court St. owned by Connie Klema, 1395 S. Court St., LLC, in an area zoned (GB) General Business District.
 - d. **Case No. 2020-BZA-10 (Variances)** – An application from Andrew Gardner, Agent, 3500 Snouffer Rd, Columbus, OH, 43235, agent for Connie Klema, 1395 S. Court St., LLC, to vary the requirements of Article Section 35.09 of the City Zoning Ordinance:
 - i. (a) from a maximum height of 15 feet for a free-standing sign to 25 feet,
 - ii. (b) from a minimum distance from the right-of-way of 20 feet for a free-standing sign to 10 feet;
 - iii. (c) from the maximum number of signs per frontage of two (including one free-standing sign) to more than two signs; and
 - iv. (d) from the maximum of one hundred square feet for total signage to 396.4 square feet; at 1395 S. Court St., in an area zoned (GB) General Business District.
 - e. **Case No. 2020-BZA-11 (Variance)** – An application from Destin Winter, 448 Edwards Road, Circleville, OH to vary the requirement in Section 33.05.03 of the Zoning Ordinance that a fence not exceed seventy-two inches (six feet) in height to erect an eight-foot fence at 448 Edwards Road in an area zoned (R3) Single-Family Residential District (7,500 square feet) on property abutting the (R2) Single-Family Residential District (10,000 square feet).
 - f. **Case No. 2020-BZA-12 (Non-conforming Use)** – An application from Seth Sias, 517 ½ Elm Ave., Circleville, OH, for a change, extension, or expansion of a non-conforming use to continue the use of property as a duplex at 517 and 517 ½ Elm Ave., in an area zoned (R-4) Historic Neighborhood Single Family Residential District.
3. Other Business
- a. Variance application
 - b. Budget / 2021 Appropriations
4. Adjourn