

City of Circleville Board of Zoning Appeals

Meeting via Video Conference
Circleville, Ohio
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, November 9, 2020 – 6:00 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: **811 1699 6657** and enter Passcode: **539085**.

Call Meeting to Order

1. Minutes of October 26, 2020, Meeting
2. Decisions – Findings and Motions

Case No. 2020-BZA-13 (Area Variances): An application from High Sentry Investments, LLC, Courtney Carper, 2675 Anderson Dr., Hilliard, Ohio 43026, for area variances from the requirements of Zoning Code Article XXII Section 22.04 (Codified Ordinance 1151.04(d)(1)) to vary the minimum setback for a side yard abutting a non-residential zoning district from twenty feet for structures to seven-and-one-half feet and the setback for paved areas from ten feet to zero feet at the Shops at Circleville, 1513 S. Court St. in the (GB) General Business District.

City of Circleville Board of Zoning Appeals

3. Public Hearings

Case No. 2020-BZA-14 (Determination of Similar Use): An application from M3K Properties, LLC, 15237 S.R. 104, Ashville, for a determination of whether a proposed use of a “life center/restoration center” is a “similar use” permitted by right as defined in Section 2.02 in accordance with the procedures and requirements of Section 12.02.05 of the Zoning Ordinance on property that is located at 1369 N. Court St., owned by Rich Elsea, 1711 Hitler No. 1 Rd., and used for multifamily housing, in an area zoned (GB) General Business District and abutting the (R-MH) Manufactured Home Residential District.

Case No. 2020-BZA-15 (Area Variances): An application from SignAffects Limited, 10079 Smith-Calhoun Rd., Plain City, Ohio 43064, on behalf of 448 N. Court St. LLC to

- a) vary the maximum square feet of a sign from 10 square feet specified in Section 35.09J12 of the Zoning Ordinance to 56.26 square feet, and
- b) vary the prohibition against changeable copy signs in Section 35.09J.5. to allow an electronic changeable copy sign at 448 N. Court St., in an area zoned (RO) Residential Office District.

Case No. 2020-BZA-16 (Area Variances) – An application from John Gordon, Englefield Oil Co., 447 James Parkway, Heath, Ohio 43056, to:

- a) vary the minimum lot width from one hundred (100) feet of frontage on a publicly dedicated and improved street of highway specified in Section 22.04.02 of the Zoning Ordinance to one hundred ninety-eight and thirty-six one hundredth (198.36) feet;
- b) vary the minimum front yard depth from forty (40) feet specified in Section 22.04.03 of the Zoning Ordinance to 22 feet;
- c) vary the minimum side yard distance when abutting a non-residential zoning district of twenty (20) feet for structures and ten (10) feet for paved areas specified in Section 22.04.04 to fifteen (15) feet one-fourth (1/4) inch for structures, and zero (0) feet for paved areas.
- d) vary the minimum side yard distance when abutting a residential zoning district from forty (40) feet for structures and thirty-five (35) feet for paved areas in Section 22.04.04 to thirty-three (33) feet three and five-eighths (3 and 5/8) inches for structures and zero (0) feet for paved areas;
- e) vary the minimum rear yard distance when abutting a residential zoning district of fifty (50) feet for structures and (35) feet for paved areas to one foot 6 inches (1 and ½ feet for structures and zero (0) feet for paved areas

City of Circleville Board of Zoning Appeals

at 235 E. Main St., tax parcel A05-2-042-00-022-00, containing 0.67623 acre in an area zoned (GB) General Business District and abutting the (DB) Downtown Business District and (R4) Historic Neighborhood Single-Family Residential District.

Case No. 2020-BZA-17 (Area Variance): An application from Signcom Inc., Mattie Clossman, 527 W. Rich St., Columbus, Ohio, on behalf of Twin Oaks Circleville Ltd., 935 S. Court St., to vary the maximum size of a sign from the maximum 50 square feet in Section 35.09J12 of the Zoning Ordinance to 74.05 square feet at 1015A South Court Street in an area zoned (LB) Limited Business District.

Case No. 2020-BZA-18 (Conditional Use Permit): An application from Second Baptist Church, Shane Ford, 130 W. Mill St., for a conditional use permit (Section 1139.04 of the Codified Ordinance) to use a vacant lot that is located at 201 W. Mill St. and owned by Troy Farley, 11695 Heigle Rd., Stoutsville, Ohio 43154, for a paved, fenced and gated parking lot and a possible basketball hoop, to comply with sections 1177.02 and 1177.04 regarding parking and number of spaces in an area zoned (R-4) Historic Neighborhood Single-Family Residential District.

Case No. 2020-BZA-19 (Conditional Use Permit): An application from Bialy Corp., 155 W. Franklin St., to use a lot at 167 W. Main St., as an outdoor dining area, pursuant to Section 23.03 of the Zoning Ordinance in an area zoned (DB) Downtown Business District.

Case No. 2020-BZA-20 (Area Variance): An application from Tara Puntasecca, 27 Van Orden Pl., Hacksensack, NJ 07601 on behalf of Starbucks, to

- a) vary the total maximum size of all signs from 100 square feet in Section 35.09J12 of the Zoning Ordinance to 133.17 square feet at 1641 S. Circle St. (also known as 1641 S. Court St.), parcel number A05-0-151-00-017, in an area zoned (GB) District, and
- b) vary the maximum number of free-standing signs from one to five, and
- c) vary the number of signs from two per frontage on the north side to five signs (3 menu boards, a directional sign, and a wall sign),
- d) vary the number of signs from two per frontage on the south side to three signs,
- e) vary the size of the directional signs from a maximum two square feet each to 3.94 square feet each, and
- f) Vary the total number of signs from two per frontage for a total of six (6), to a total of ten (10).

4. Other Business

5. Adjourn