

City of Circleville Board of Zoning Appeals

City Hall, Council Chambers, 2nd FL.
127 South Court Street, Circleville, Ohio
Monday, October 25, 2021 – 7:00 pm

AGENDA

Board of Zoning Appeals will convene in City Hall Council Chambers, 127 South Court Street. Meeting attendees are asked to observe any existing health guidelines that in effect at the time of the meeting. Wearing of Masks when entering City Hall Building. Agendas will be posted on the City's website ci.circleville.oh.us or, if the public has questions or comments before the meeting email lchancey@Circlevilleoh.Gov. or call 74-412-2902.

Board Chair: David Getreu

Board members: Joshua Ford, Vice Chair. Members are Mike Logan, Brad Keaton, Seth Sias, Dennis Lynn Garlington Alternate (1-year 8/21)

Board Consultant: Holly Mattei, Crossroads Community Planning, LLC.

BZA Clerks: Linda Chancey and Darci Valentine

Call meeting to order

1. Approval – October 12, 2021, meeting minutes.
2. Public Hearing:
Notice is hereby given that the City of Circleville Board of Zoning Appeals will hold a public hearing on Monday, October 25, 2021, at 7:00 p.m. to consider the following applications:

2021-BZA-22

Circleville Duchess, LLC is requesting a variance to the total maximum size of sign requirements of Section 35.09(J)(12) Table One (1179.09(J)(12) Table One of the Codified Ordinance) to allow the total square footage of all signs to exceed 100 square feet. The total proposed signage is 244.81 square feet. These signs would be placed on a .37 acre property with an address of 235 East Main Street and the following parcel numbers A0520420000100 & A0520420000300. The site is zoned GB and will be utilized as a gas station.

2021-BZA-23

Sean R. Byers, DDS is requesting a variance to the maximum size of sign requirements of Section 35.09(J)(12) Table One (1179.09(J)(12) Table One of the Codified Ordinance) to allow a 26.66 square foot freestanding sign to be placed on a rock. The applicant has received administrative approval for a 54.5 square foot wall sign. Adding this second 26.66 square foot freestanding sign (to be placed on a rock), would cause the total square footage of both signs to exceed the maximum requirements. The property is located at 701 East Main Street, is zoned GB, and has a tax parcel number A0541410001900.

2021-BZA-24

Harbor Freight is requesting a variance to the total maximum size of sign requirements of Section 35.09(J)(12) Table One (1179.09(J)(12) Table One of the Codified Ordinance) to allow the total square footage of all signs to exceed 100 square feet. The total proposed signage is 194.49 square feet. These signs would be placed on a 4.085 acre property with an address of 23625 US Rte 23 and the following parcel number A0501510001900 . The site is zoned GB and will be utilized as a retail store.

3. Old Business
4. New Business
5. Adjourn