

Circleville Board Of Zoning Appeals Meeting Minutes

Board of Zoning Appeals convened in City Council Chambers Monday May 8, 2023, at 7:00 pm. Roll call, Members present were Chair, Ken Greene, VC. Dennis Garlington, and Board members Connie Kelly; Kevin Driesbach; Misty Laxton and Linda Chancey, Clerk. Invited Guests were Zoning Inspector Hannah Wynne and John Ankrom, Architect for applicant Frank D'Aiello.

Ken Greene called the meeting to order at 7:00 pm.

Election of New 2023 officers until January 2024.

1. Garlington motioned to nominate Ken Green for BZA Chair and seconded by Laxton. Roll call (5 Yeas – 0 Nays.)
2. Kelly motioned to nominate Dennis Garlington for Vice Chair and seconded by Driesbach. Roll call. (5 Yeas- 0 Nays.)
3. Green appointed Linda Chancey to be the Clerk of BZA Board.
4. Garlington motioned to move the meeting to the first Monday of the month for the BZA board meeting. All Yeas/Motion carried.

Approval of Minutes: Kelly motioned to approve the minutes from the August 8, 2022, meeting, Garlington seconded. Motion Carried.

Public Hearing: Speaker was sworn in.

1. John Ankrom, 706 South Washington St, Circleville, OH

2023-BZA-1-23

Variance #1-23, as requested by John Ankrom on behalf of Frank D'Aiello for 706 S Washington St., currently zoned TUR (Twin Unit Residential). The request is a 360 sq. ft. one story addition to the current restaurant/bar to expand the kitchen. This is a legal non-conforming use. The proposed addition will increase the lot coverage to 59.67%, which exceeds the maximum 45%. The addition will not meet the rear setback requirement of 30 ft. on the East side, but it will be in line with the current building.

DISCUSSION:

John Ankrom stated that the owner would like to table the application request for a 360 sq. ft. one story addition to the current restaurant/bar to expand the kitchen because of the potential sale on ownership of the building. Ankrom asked to table this request until the next meeting.

DELIBERATIONS.

Green stated there needs to be follow-up regarding how long the application can be tabled.

MOTION: Green motioned to table 2023-BZA-1-23 application until the next BZA meeting or the board hears back from the applicant. Laxton seconded the motion. Roll call. (5 Yeas- 0 Nays). Motion carried.

Other Business. Green stated that the board would like to have the Zoning Inspector Hannah Wynne to attend the BZA meetings to explain new zoning codes. Green will contact the Zoning Inspector for available dates for a meeting to learn new zoning codes.

Driesbach motioned to adjourn the BZA meeting at 7:20 p.m., Greene seconded.

Respectfully submitted by

Linda Chancey Council Clerk