CIRCLEVILLE BOARD OF ZONING APPEAL (BZA) MINUTES 6-12-2023

The Board of Zoning Appeals convened in City Council Chambers Monday June 12, 2023, at 7:00 pm. Roll call, Members present were Chair, Ken Greene, Vice Chair. Dennis Garlington, and Board members Connie Kelly; Kevin Driesbach; Misty Laxton and Clerks Linda Chancey and Melissa Burns, Clerks. Invited Guests were Zoning Inspector Hannah Wynne.

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

Laxton motioned to approve the minutes from the May 8, 2023, meeting, Driesbach seconded. Motion Carried.

Green stated that the BZA meetings are the 2nd and 4th Mondays of each month.

Public Hearing: Speaker was sworn in.

1. Leah Raymer, 111 Highland Ave. (not present.)
2. Dina Thompson, 925 South Washington St.
3. Pete Hatcher, 6487 Hillard Dr. Canal Winchester Rd.
4. Richard Verito, Chair HRB

2023-BZA-1-23 Similar Use Permit #1-23, Requested by Leah Raymer, Pickaway Area Recovery Service, 218 Logan St. Circleville, OH. Property to be used as a sober, safe, and healthy living environment. Residents will follow recovery housing Good Neighbor Policy. Proposed Use: Recovery Housing.

DISCUSSION:
Hannah Wynne (Staff Report) explained both applications are PARS and are similar uses, permit is required for this type of housing since it does not fall under any of the definitions that currently exist in the zoning codes. The proposed use does not match either definition because the Adult Family Home provides supervision and personal care service, and the rooming house does not provide any services at all. The proposed use will be providing supervision, but not personal care services. No drugs or alcohol on the property.
Dina Thompson stated she has concerns about the recovery houses. She lives beside the house and has questions. How will the people recover at this home, the value of the property and is there going to be supervision?
Phil Salyers 225 Walnut St was sworn-in to speak, his concerns are the drug use and the people on the street using drugs, how many drug houses are in the 4th Ward or in the community.
DELIBERATIONS.
Garlington stated I like to approve this requested because business need to thrive in the community, but we do have residents present that do not want the recovery or rooming houses**.** I would be against these applications.
MOTION: Garlington amended his motion to deny the approval for similar use 1-23 application. Driesbach seconded the motion. Roll call. Voting Yes to deny the motion. (5 Yeas- 0 Nays). Motion carried.

2023-BZA-#-2023 Similar Use Permit #2-23, Requested by Leah Raymer, Pickaway Area Recovery Service, 923 S. Washington St. Circleville, OH. Property to be used as a sober, safe, and healthy living environment. Residents will follow recovery housing Good Neighbor Policy. Proposed Use: Recovery Housing.
DISCUSSION:
Same discussion as in the #1-23
MOTION: Garlington motioned to deny the application for Similar use 2-23 application. Kelly seconded. Roll call. Voting Yes to deny the application. (5 Yeas- 0 Nays). Motion carried.

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2023-BZA-#-2023 Variance/Appeal #2-23

Capital City is seeking a projecting sign on their store front that exceeds the sign ordinance by 12 sq ft. The proposed projecting sign is 18 sq. ft. Variance for the height of the sign to allow sign 10' above grade whereas code allows max 8' height.

DISCUSSION

Pete Hatcher explained this is a projecting sign and not illuminating. It is located on the north elevation of the building's existing office space. The office is behind the building 10-foot set back. There are no current signs on the building. In addition, signage on the door where the office is located. Wynne stated if there is additional signage on the rear door it will need to go the HDRB.

Garlington asked if they could make the sign smaller and put information in the windows. Hatcher stated you will not be able to read it from passing motorists. Wynne stated Yes, they can go through the HDRB again. Wynne stated the maximum height is 8 feet to the top. Wynne explained that the zoning codes are in the process of being amending for signs.

Richie Verito stated this came through HDRB and the board approved it because fits in the historical district, but there are items in the codes that do need adjusted. The surrounding communities allow larger signs in their downtown area.

MOTION: Driesbach motioned to approve the variance #2-23 application as submitted. Kelly seconded. Roll call. (4 Yeas- 1 Nays - Dennis Garlington). Motion carried.

Other Business.

Driesbach motioned to adjourn the BZA meeting at 7:37 p.m., Greene seconded.

Respectfully submitted by

Linda Chancey Council Clerk