

CIRCLEVILLE BOARD OF ZONING APPEALS

The Board of Zoning Appeals convened in City Council Chambers Monday August 28, 2023, at 6:30 pm. Roll call, Members present were Chair Ken Greene; Vice Chair Dennis Garlington, and Board members Connie Kelly, Kevin Driesbach; Misty Laxton. Clerk Linda Chancey. Invited Guests were Zoning Inspector Hannah Wynne.

Ken Greene called the meeting to order at 6:30 pm.

K. Driesbach motioned to approve the August 14, 2023, minutes. D. Garlington seconded. All Yeas.

Speakers sworn -in are:

1. Jeannie King Biller and Fauton Suel, BMB Signs 18326 Laurel St. Laurelville, OH.
2. Jim Reitand, 1900 Branch Dr. Lancaster OH
3. Daryl Wolfe, 518 Victor Dr. City
4. Kevin Driesbach Board Rep. Pickaway County Historical Society, 210 North Court St. City.

PUBLIC HEARING

- a. **Variance/Appeal #4-23** A application from Professional Permits - % Garry Potts, 58171 Dragonfly Court Osceola IN, Agent for OLLIE'S, 120 Morris Rd. Parcel #A-05-1-135-00-011-03. The property is zoned is GB. Petitioner requests to install (1) wall sign 249.2 sq. ft. where 80.25 sq. ft. is allowed by code.

DISCUSSION:

H. Wynne read the staff notes for #4-23 for the sign.

J. Biller explained our company is the one that is the sign installers. The variance is for setback because of a larger sign. The larger sign is needed because of the location of the building and the way it faces. The vehicle traffic is mostly on North Court St., and the angle of the building is only visible to people Morris Road. The sign is a similar type that is in those areas before.

D Garlington asked is this for one sign or two signs. J Biller stated for the one sign on the store. Wynne explained the free-standing sign on Court St. is already approved or allowed in the codes. Biller stated, the letters will light, but not the black or yellow will not light with LED illumination. The light is no brighter than Kroger signs. The size of this sign was recommended for the building footprint.

J. Reitand stated the sign was negotiated because Goodwill Store is in front of them, and they needed the larger one.

D. Garlington asked is there overhead lighting in the parking lot. J. Reiton stated there is added lighting in the parking lot.

MOTION-VOTE- ROLL CALL: M Laxton motioned to approve the #4-23 application/variance. C. Kelly seconded. Roll call. (6- Yeas – 0 Nays.) Motion carried. Application is approved.

- b. **Variance/Appeal #5-23** A application from Daryl Wolfe, 134 North Court St. The Parcel is located at 1131 Atwater Ave. having parcel #A-05-11140002400. The property zoning district MDR. Petitioner requests to add garage to property – Variance for lot coverage.

DISCUSSION:

H. Wynne read staff notes on #5-23 for the added garage.

D. Wolfe explained the lot size with the shared driveway with the neighbors, there is no 5 feet between driveways. The is the only way a driveway extension and garage can be placed.

K. Dreisbach asked can you just proceed with just the garage? Wynne stated the garage under the lot coverage its the driveway places them over.

K. Greene asked “can you move the garage closer to the house? Wolfe stated that it would be impossible to back out of the driveway that is close to the house.

MOTION- ROLL CALL-VOTE: Dreisbach motioned to approve #5-23 application. Kelly seconded. Roll call. (4 Yes- 1 Nays. - Greene.) Motion carried. Application is approved.

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This variance was heard on August 14th, there was no quorum of board members.

- c. **Variance/Appeal #3-23** A application requested by Pickaway County Historical Society, 210 North Court St. The property zoning is TUR and having parcel # A0510050001200. Accessory structure without a primary structure

DISCUSSION:

H. Wynne read the staff notes on #3-23 for the structure.

K. Dreisbach explained the building is 18x30, it was wrong on the application, and under the size requirement. The museum is out of room for artifacts and material. The purpose of the building is to store ladders, equipment and supplies for maintenance, no electricity will be installed. The lot is split on the property line, the north side is owned by someone else. There are never more than six cars at a time in that area.

MOTION-VOTE- ROLL CALL: D. Garlington motioned to approve the #3-23 application/variance.

C. Kelly seconded. Roll call. (5- Yeas – 0 Nays.). Motion carried. Application is approved.

Any Other Business. – There is a BZA meeting on September 11th at 6:30 pm.

Driesbach motioned to adjourn the BZA meeting at 8:45 p.m., Laxton seconded.

Respectfully submitted by
Linda Chancey Council Clerk