

CIRCLEVILLE BOARD OF ZONING APPEALS MINUTES

The Board of Zoning Appeals convened in City Council Chambers Monday, September 25, 2023, at 6:30 pm. Roll call. Members present were Chair Ken Greene, and Board members: Connie Kelly and Misty Laxton. Clerks Linda Chancey and Melissa Burns. Invited Guests were Zoning Inspector Hannah Wynne. Council members present: Sheri Theis, Jeff Hallinin, and Tom Duvall. ABSENT: Dennis Garlington and Kevin Driesbach

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

Kelly motioned to approve the September 11, 2023, minutes, Laxton seconded. All Yeas. Motion Carried.

Speakers sworn -in are:

1. Luke and Michelle Stevenson 15237 SR 104 Ashville, OH.

PUBLIC HEARING

- a. **Variance/Appeal #7-23** requested by Luke & Michelle Stevenson, M3K properties, 15237 SR. 104 Ashville, OH. Property address: 1250 N. Court St. Parcel #A0511350000600. Variance: does not meet minimum set back code, minimum set back code is 20 ft. the placement would be at the setback line. This property is zoned GB. Relevant to zoning code 1145.07 B.

DISCUSSION:

Hannah Wynne read her staff notes for #7-23 for variance from the minimum setback from the right-of-way line for ground mounted sign placement.

Luke and Michelle Stevenson stated they both agree with the Zoning Inspector staff notes for the proposed location. The sign would be placed with the row of signs that exist in the right-of-way property line. However, the sign meets all other requirements or else the sign would be placed in the middle of road. The board approved that the sign is good where it is going to be placed.

MOTION-VOTE- ROLL CALL: Laxton motioned to approve application for a Variance/Appeal #7-23 sign setback. Kelly seconded. Roll call. (4- Yeas – 0 Nays.) Motion carried. Application is approved. Wynne will email the applicant the approval paperwork.

Other Business:

The next BZA meeting is scheduled for October 9, 2023, at 6:30 p.m. with one application.

Laxton motioned to adjourn the BZA meeting at 6:38 p.m., seconded by Kelly. Motion carried.

Respectfully submitted by:
Linda Chancey, BZA Clerk.