

CIRCLEVILLE BOARD OF ZONING APPEALS MINUTES 3.11.24

The Board of Zoning Appeals convened in City Council Chambers Monday, March 11, 2024*, at 6:30 pm. Roll call. Members present: Chair Kevin Driesbach, Vice Chair Dennis Garlington, and Board members: Misty Laxton, Ken Green, and Tonya Winfield Alternate.

Absent: connie Kelly. Clerk Linda Chancey. Invited Guests were Zoning Inspector Hannah Wynne, Tom Klitzka Council Liaison, Mayor Michelle Blanton, and Applicant Chad Calder.

Kevin Driesbach called the meeting to order at 6:30 pm.

Laxton motioned to approve the 2.26.24 minutes. Green seconded. All Yeas.

Speakers sworn -in:

1. Applicant Chad and Jessica Calder 505 Ridgewood Dr. Circleville, OH 43113

NEW BUSINESS -PUBLIC HEARING:

Variance #2-24 requested by Chad Calder, 505 Ridgewood Dr. Circleville OH. Denial of Permit: The size of the driveway exceeds max width at Right of Way and curb. Property address: 505 Ridgewood Dr. Circleville, OH. Parcel number - AOS-1-128-00-001-00. Property Zoning District: LDR.

DISCUSSION – Hannah Wynne

Staff Notes - Per Wynne... the applicant is requesting variance from the maximum driveway and right of way line width to match the width of the barn, the width for the variance is too wide by 10 feet. The applicant does have an a back up plan for a driveway that does meet the width requirement in case this application is denied.

DISCUSSIONS

Chad Calder explained the proportion to the pole barn width on each side to back his racing cars into the barn. He needs 10 more ft for more access to the driveway and there are no sidewalks to contend with.

Green asked if this was business, Calder stated no that this is a hobby for family members.

Dreisbach asked are you were planning on both driveways. Calder explained as of now its gravel back to the barn and will install concrete. The front driveway goes to the house, but the other driveway would go into Ridgewood Dr.

Green's concerns are that the regulation calls for allowing 20 feet row line and max 4 ft wings, it would be out of character in the density with other houses.

Driesbach's concerns was the width 20 feet for right of way, too.

MOTION-VOTE- ROLL CALL:

Green motioned to approve the Chad Calder #2-24 application as submitted. Garlington seconded Roll call. (2 Yeas- Laxton and Winfield and 3- Nays). Motion failed.

OTHER BUSINESS:

Wynne explained for training purposes the variance process from start to finish. At the next meeting, the training will be non-conforming, and of similar uses. Also, fences zoning codes were explained and what is allowable in the city.

Both Wynne and Klitzka will work together on dates and contact Holly Mattie for extra training.

One Application for March 25, 2024, meeting.

Green motioned to adjourn the BZA meeting at 7:20 p.m., Laxton seconded. Motion carried.

Respectfully submitted by: Linda Chancey, BZA Clerk.