

City of Circleville Board of Zoning Appeals

City Hall Building | 127 South Court St | 2nd Fl. Council Chambers | Circleville, OH. 43113

AGENDA

Monday, May 13, 2024 – 6:30 pm

Chairs and Board Members w/ Terms

Kevin Driesbach Chair	02/02/2028	Ken Greene	02/23/2027
Dennis Garlington, VC	02/22/2025	Misty Laxton	03/31/2028
Connie Kelly	07/19/2024	Tonya Winfield	Alternate
		Fred Kennedy	Alternate

Tom Klitzka, Council Liaison
Linda Chancey, BZA Clerk
Hannah Wynne, Zoning Code Inspector

The BZA hears appeals in matters related to the zoning ordinances.
Because the Board acts somewhat like a court, it is called a quasi-judicial body.
The Board is required to follow procedures set forth to evaluate the facts in each case.

Call Meeting To Order and Roll Call.

1. Approval of 3.25.2024, BZA meeting minutes.

2. **Public Hearing:**

Notice is hereby given that the City of Circleville Board of Zoning Appeals will hold a public hearing on Monday May 13, 2024, at 6:30 p.m. to consider the following application(s):

a. **#1-24 Change or Continuation of Non -Conforming Use**

Requested by Wesley Warner P.O. Box, 234 Ashville, OH 43103.
Property address: Dairy Queen, 702 South Court St Circleville OH.
Expansion: Canopy for outside seating area 10 X 20.
Parcel# A 05-4098-00-011-00.
Property Zoning District: IE.

b. **#6-24 Variance/Appeal**

Requested by Charles Taylor, 502 Sycamore Dr, Circleville, OH
Property address: 502 Sycamore Dr. Circleville, OH
Denial: Pool sidewalk less than 5 ft from property and house
Parcel# A 0511-48000-1800.
Property Zoning District: LDR

c. **#7-24 Variance/Appeal**

Requested by Custom Sign Center, Columbus, OH
Applicant Address: 3200 Valleyview Dr. Columbus, OH
Denial: 1.5 Sq ft per 2 lineal ft of building width, not to exceed 125 sq ft.
Property owner: Tim Donut US Limited
Property address: 23923 St Rt 23 South, Circleville, OH.
Parcel# A05-0-0-151-00-001-00.
Property Zoning District: GB.

The public can listen to the BZA recording on city's website.
Circlevilleoh.Gov. If the public has questions email lcancey@Circlevilleoh.Gov
BZA meetings are the 2nd and 4th Monday of each month if needed

d. #8-24 Variance/Appeal

Requested by Hillary Boltenhouse 318 Sycamore Dr. Circleville, OH

Property address: 318 Sycamore Dr. Circleville, OH

Denial: propose patio exceeds allowed lot coverage percentage

Parcel# A 05-1151-000-6100.

Property Zoning District: MDR

- e. An update from Brian Shonkwiler on the status of a permanent location for a men's shelter pursuant to the conditions of Variance #1-24

3. Any Other Business

4. Adjournment