

City of Circleville Board of Zoning Appeals (BZA)

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

AGENDA

Monday, June 10, 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 5.13.2024, 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 June 10, 2024, at 6:30 p.m. to consider the following application(s):

- a. **#9-24 Variance/Appeals**

Requested by April Metzger, 139 West Franklin St, Circleville, OH.

Property address: 415 Lancaster Pike

Denial of Permit: does not meet listed code sections. Parking lot bays contain more than 24 spaces, or 12 per row (1145.04(c)), parking lot islands do not meet minimum area of 162 sq ft, min width of 9 ft, with at least 1 shade tree (1145.05(d)), parking lot spaces do not meet the minimum size requirement of 9' x 23' with a 24' aisleway (1145.05(i)), and 8 bicycle parking spaces are provided.

Parcel# A 0510-90000300.

Property Zoning District: CS.

- b. **#10-24 Variance/Appeal**

Requested by Jon Bialy, 155 West Franklin St. Circleville, OH

Property address: 129 East Mill St.

Denial: Larger signage exceeds max height and size.

Parcel# A 0540890001201.

Property Zoning District: HSV

The public can listen to the BZA recording on city's website. Circlevilleoh.Gov.

If the public has questions email ljchancey@Circlevilleoh.Gov

BZA meetings are the 2nd and 4th Monday of each month if needed

c. **#11-24 Variance/Appeal**

Requested by Jon Bialy, 155 West Franklin St. Circleville, OH 43113

Property Address: 520 South Court St.

Denial: Larger signage exceeds max height and size.

Property owner: RTA1- (RoundTown As One)

Parcel# A054089000231.

Property Zoning District: HSV

d. **#12-24 Variance/Appeal**

Requested by Fischer Homes – Nicholas LoPrinzi, 7965 N. High St. Columbus, OH 43235

Property address: 1510 Shagbark St.

Denial: Lot coverage over maximum percentage by 1.10%

Parcel# A051110016800.

Property Zoning District: MDR Heritage Pond Section Four.

3. Any Other Business

4. Adjournment

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