

CIRCLEVILLE BOARD OF ZONING APPEALS MINUTES 11/25/2024

The Board of Zoning Appeals convened in City Council Chambers Monday, November 25, 2024, at 6:30 p.m. Members present: Ken Greene, Connie Kelly, Fred Kennedy, and Clerk Melissa Burns. Absent members: Chair Kevin Driesbach, VC Dennis Garlington, Misty Laxton and Tonya Winfield. Invited Guests present: Planner Hannah Wynne, Zoning Inspector Tyler Cobb.

Greene called the meeting to order at 6:30 p.m.

Kennedy motioned to approve the minutes from the BZA meeting on October 28, 2024. Kelly seconded. Motioned carried.

Speakers sworn -in are:

1. Bryan Shonkwiler, 20700 London Rd. Circleville, Ohio 43113
2. Eric Zartman, 8000 Wallon Parkway, New Albany, OH 43054
3. Tom Dixon, 319 Meadow Lane, Circleville, OH 43113
4. Joseph Horton, 2800 Corporate Exchange Dr., Suite 400, Columbus, OH 43231
5. Tom Dixon, Presbyterian Church

PUBLIC HEARINGS:

a) #14-24 Variance/Appeals

Requested by Race Trac, Inc. (Scott Tarr), 200 Galleria Parkway SE, Suite 900, Atlanta, GA 30339

Property address: Lots 3 & 4 of Circleville Station Subdivision, Circleville, Ohio 43113

Denial of Permit: Building within 40' front setback.

Parcel# A0501510000303 & A0501510000304

Property Zoning District: GB

Requested by

DISCUSSION: Cobb stated the building is within the 40ft setback of the property. Wynne stated the property has public road coverage on all four sides. The rear side of the building is about 30ft setback instead of the required 40ft. Cobb added that although initially missed the parking spaces also do not meet the code requirements and would like the BZA board to also consider the parking issues with this application. The code requirement is 9ft by 23ft and the applicant is proposing 10ft by 20ft. Eric Zartman, attorney for applicant spoke to state these variances are not substantial deviations from the code, would not cause any significant harm to adjoining neighbors or disrupt the character of the neighborhood. Race trac Inc. is requesting approximately a 6000sq ft building, with 10 personal fuel tanks, and 4 commercial fuel stations. Zartman explain the reduced parking and setback size is to allow a safe and efficient site with clean turn angles. Wynne confirmed the plan has already gone through P&Z with approve of the site plan as is.

Greene asked if there would be any truck parking on site and Zartman confirmed there will be no truck parking on site, only fueling.

MOTION-VOTE- ROLL CALL:

Kennedy motioned to approve Variance Application #14-24 for both the 30ft setback and 10ft by 20ft parking space.

Seconded by Kelly. Roll call. (3- Yeas – 0 Nays.) Motion carried.

OTHER BUSINESS:

a. Update from Bryan Shonkwiler on Variance #1-24 for a temporary men's shelter at 134 E Mound St. and request for extension.

Discussion: Shonkwiler stated Hope House is still searching for a permanent solution. The shelter has not had any complaints. Shonkwiler stated the shelter is full and the need continues. Mr. Dixon stated the church has had no issues and has already granted a 6-month extension and will continue to do so.

MOTION-VOTE- ROLL CALL:

Kennedy motioned to grant Hope House an extension on their variance to March 25, 2025. Seconded by Kelly. Roll call. (3- Yeas – 0 Nays.) Motion carried.

Kennedy motioned to adjourn the BZA meeting at 6:45 p.m. Seconded by Garlington. Motion carried.

Minutes prepared by: Melissa Burns, Clerk.