

CIRCLEVILLE BOARD OF ZONING APPEALS MINUTES 12/9/2024

The Board of Zoning Appeals convened in City Council Chambers Monday, December 9, 2024, at 6:30 p.m. Members present: Chair Kevin Driesbach, VC Dennis Garlington, Misty Laxton, Connie Kelly, Fred Kennedy, and Clerk Melissa Burns. Absent members: Ken Greene and Tonya Winfield. Invited Guests present: Planner Hannah Wynne and Zoning Inspector Tyler Cobb.

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

Kennedy motioned to approve the minutes from the BZA meeting on November 25, 2024. Kelly seconded. Motioned carried.

Speakers sworn -in are:

1. Todd Caudill of 27377 Pickaway Saltcreek Road, Circleville, Ohio 43113.
2. Hannah Wynne, 104 E. Franklin St., Circleville, Ohio 43113

PUBLIC HEARINGS:

a) #15-24 Variance/Appeals

Requested by Todd Caudill, 27377 Pickaway Saltcreek Road, Circleville, Ohio 43113.

Property address: 351 Ray Avenue Circleville, Ohio 43113

Denial of Permit: Does not meet minimum rear setback of 30ft. Does not meet minimum width of 22ft for the permanent manufactured home.

Parcel# A05-4-142-00-006-00

Property Zoning District: HSU

DISCUSSION: Cobb stated there is an older permanent home on the property now. The new home is bigger and wouldn't meet the 30ft rear setback. Cobb also stated the width is only 16ft and the code requires the minimum width to be 22ft. Mr. Caudill stated he is replacing a trailer that is 50 years old and it would clean up the neighborhood appearance. Garlington clarified that the new trailer would be closer to the back of the property and closer to a chain link fence. Garlington stated the property behind the home is blocked by trees. Caudill stated there is no parking on the street and by having the trailer further back, it will allow two parking spots for the tenants.

MOTION-VOTE- ROLL CALL:

Garlington motioned to approve Variance Application #15-24 for both the 30ft setback and 10ft by 20ft parking space. Seconded by Kennedy. Roll call. (5- Yeas – 0 Nays.) Motion carried.

b) New Variance

Requested by the City of Circleville, 104 E. Franklin Street, Circleville, Ohio 43113

Property address: Goodchild Rd. This is the stubbed road between Pizza Cottage and Taco Bell.

Reason for the Request: The City of Circleville desires to abandon the right-of-way (ROW) and create a new parcel that can be sold and developed. Per Chapter 1135, Table 4 of the code, the minimum lot size width is required to be 100ft, the ROW is only 80ft wide.

Parcel: No Legal description exists because this is a public ROW.

Property Zoning District: GBD

DISCUSSION: Wynne stated the city wished to abandon the ROW road between Pizza Cottage and Taco Bell. Wynne stated the ROW is only 80ft wide and the minimum lot size is required to be 100ft. The abandonment of the ROW would allow for future development of that parcel. Access to that parcel would be off Goodchild.

MOTION-VOTE- ROLL CALL:

Kennedy motioned to grant the City of Circleville a new Variance to abandon the right-of-way. Seconded by Kelly. Roll call. (5- Yeas – 0 Nays.) Motion carried.

OTHER BUSINESS:

Garlington motioned to adjourn the BZA meeting at 6:55 p.m. Seconded by Kelly. Motion carried.

Minutes prepared by: Melissa Burns, Clerk.