

City of Circleville Board of Zoning Appeals

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

AGENDA

Monday, December 9, 2024, at 6:30 p.m.

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	07/19/2027	Tonya Winfield	Alternate
		Fred Kennedy	Alternate

Tom Klitzka, Council Liaison
Melissa Burns, BZA Clerk
Tyler Cobb, 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 BZA meeting minutes from May November 25, 2024.

2. Public Hearing:

Notice is hereby given that the City of Circleville Board of Zoning Appeals will hold a public hearing on Monday December 9, 2024, at 6:30 p.m. to consider the following application(s):

#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

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

3. Any Other Business:

4. Adjournment