

CIRCLEVILLE BOARD OF ZONING APPEALS MINUTES 9/17/2025

The Board of Zoning Appeals convened in City Council Chambers on Wednesday, September 17, 2025, at 6:30 p.m. Members present: Chair Kevin Driesbach, VC Dennis Garlington, Fred Kennedy, and Assistant Clerk Sarah Kolesar. Absent members: Connie Kelly and Misty Laxton. Invited Guests present: Council member Tom Klitzka and Planner Hannah Wynne.

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

Kennedy motioned to approve the meeting minutes from April 14, 2025. Seconded by Garlington. Motioned carried.

Speakers sworn-in by Chair Driesbach are:

1. Sharyn Rigsby- Property owner.
2. Brian Thompson- Property owner.

PUBLIC HEARINGS:

a) #4-25 Variance/Appeals: Requested by Sharyn Rigsbee, 125 Sycamore Drive, Circleville, Ohio 43113. Property address: 125 Sycamore Drive, Circleville, Ohio 43113.

Denial of Permit: Lot coverage permit requested exceeds the maximum 35% lot coverage area for the community. Parcel# AO511510000200, Property Zoning District: MDR.

DISCUSSION: Planner Wynne stated the application plot plan was revised on September 8, 2025, noting the concrete patio requested (roughly 40%) exceeds the 35% lot coverage allowed in the MDR district. Garlington asked if MDR's were considered when the zoning code was set at 35% maximum. Wynne noted that when lot coverage percentages were set at that time, only building areas were considered and since updating the code, the definition of lot coverage changed to include all hard surfaces including concrete, paved, etc., but lot percentages were not adjusted with those changes. Applicant Sharyn Rigsby confirmed there is a retention pond at the back of the property that is owned by the HOA. Sharyn stated that some of their neighbors have patios as well and that they're not requesting anything that is not already seen in the neighborhood and nearby properties. Mr. Thompson added that the 6x5 ft. concrete pad that is currently there is not only too small to enjoy but was done incorrectly, stating that he will have to remove that and rebuild anyway. Garlington expressed concerns that other property owners will come forward with the same requests. Wynne and the Board collectively agreed to discuss amendments to the lot coverage allowance and present to the Zoning Commission to initiate that process.

MOTION-VOTE- ROLL CALL:

Kennedy motioned to approve Variance #4-25. Seconded by Garlington. Roll call. (3 Yeas – 0 Nays). COA #4-25 is approved.

Garlington motioned to adjourn the BZA meeting at 6:47 p.m. Seconded by Kennedy. Motion carried.

Minutes prepared by: Sarah Kolesar, Assistant Clerk.