

CIRCLEVILLE BOARD OF ZONING APPEALS MINUTES 11/10/2025

The Board of Zoning Appeals convened in City Council Chambers on Wednesday, November 10, 2025, at 6:30 p.m. Members present: Chair Kevin Driesbach, VC Dennis Garlington, Fred Kennedy, Council Liaison Tom Klitzka and Assistant Clerk Sarah Kolesar. Absent members: Connie Kelly and Misty Laxton. Invited Guests present: Mayor Michelle Blanton 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 September 17, 2025. Seconded by Garlington. Motioned carried.

Speakers sworn in by Chair Driesbach are:

1. Catherine Marck, Property owner.
2. Tom Kanitz, 581 Springhollow Rd. Circleville, Ohio 43113
3. Warner Searls, 568 Springhollow Rd. Circleville, Ohio 43113
4. Jeff Vandervoort, ESQ, 123 S. Broad St., Ste. 211, Lancaster, Ohio 43130

PUBLIC HEARINGS:

a) **#5-25 Variance/Appeals:** Requested by Catherine Marck, 577 Springhollow Rd., Circleville, Ohio 43113. Property address: 577 Springhollow Rd., Circleville, Ohio 43113.

Denial of Permit: Lot coverage needed to complete the repaving of driveway, sidewalk, and additional parking pad exceeds the maximum 40% lot coverage.

Parcel# AO5-1-027-00-023-00

Property Zoning District: MDR.

DISCUSSION: Planner Wynne stated the applicant is requesting a variance for the maximum lot coverage in the MDR district, noting that with the repaving of the driveway, sidewalk, and additional parking pad, coverage would be at 44.2% total lot coverage. Wynne explained that in 2022, the zoning code was updated and the definition of lot coverage changed from being just structures to all impervious surfaces including structures, driveways, sidewalks, and patios. Wynne highlighted that with these changes, the lot percentages did not increase to compensate, which is a possible reason why many of these variances are being presented to the Board. Applicant Catherine Marck stated that she previously had her camper parked in front of her house, but it is now in storage, and she plans to keep it there as it is too large to park in her yard. Additionally, Marck stated that she has a one-car driveway/garage but has two vehicles, explaining that if she had the additional parking pad, she could park one vehicle on the pad and the other in the garage. Tom Kanitz, applicant neighbor, spoke and said he lives next door to the applicant and has no objection to allowing Catherine to complete the project she is requesting.

Warner Searls spoke, stating he lives across the street from the applicant, noting that she is a great, quiet neighbor that doesn't cause any trouble and that his opposing opinions are not personal. Searls stated it's a quiet neighborhood and people spend time caring for their property. Searls highlighted that he encourages all property owners to make improvements to their property but has some thoughts for the Board to take into consideration. Searls stated the Ordinance was created to keep the balance of green space including shrubs, lawns, flowers, and trees, which would inhibit the neighborhood from becoming excessively residential/commercial. Searls also presented a petition to the Board that was shared and signed by several other nearby property owners who share the same concerns and do not support this type of variance in their neighborhood. Jeff Vandervoort, attorney, stated he was invited by Mr. Searls to present the legalities of the variance requested. Vandervoort noted that there is a functional driveway already in place, without the variance, questioning why the variance is needed. Vandervoort stated the property was already maxed out with permissible square footage for the concrete surface, at 40%. Vandervoort asked the Board if it was important to enforce the zoning code the way it's designed, or to open the floodgates to concrete pads for additional parking, stating that this neighborhood does not want parking pads in front yards. Vandervoort said the code would limit this from happening. The Board considered options for going into executive session to discuss the application but after further consideration,

stayed in regular session. The Board discussed the application, taking into consideration the applicants' requests, the zoning code, and the opposing concerns

MOTION-VOTE- ROLL CALL:

Kennedy motioned to approve Variance #5-25. Seconded by Garlington. Roll call. (2 Yeas – 1 Nay).

New Business: Wynne stated that interviews are being conducted for the vacant code enforcement zoning inspector position.

Garlington motioned to adjourn the BZA meeting at 7:27 p.m. Seconded by Kennedy. Motion carried.

Minutes prepared by: Sarah Kolesar, Assistant Clerk.