

CIRCLEVILLE BOARD OF ZONING APPEALS (BZA) MEETING MINUTES

11/24/2025

The Board of Zoning Appeals convened in City Council Chambers on Monday, November 24, 2025, at 6:30 p.m. Members present: Chair Kevin Driesbach, Fred Kennedy, Misty Laxton and Assistant Clerk Sarah Kolesar. Absent members: Vice Chair Dennis Garlington and Connie Kelly. Invited Guests present: Planner Hannah Wynne.

1. Driesbach called the meeting to order at 6:30 p.m. with Roll Call.
2. Speakers sworn in by Chair Driesbach are:
 - a) Dia Hildenbrand, property owner: 502 Douglas Drive, Circleville, Ohio 43113.
3. Kennedy motioned to approve the meeting minutes from November 10, 2025. Laxton seconded. Motioned carried.

4. PUBLIC HEARINGS:

#6-25 Variance/Appeals:

Requested by: Dia Hildenbrand, 502 Douglas Drive, Circleville, Ohio 43113.

Property address: 115 Pleasant St., Circleville, Ohio 43113.

Denial of Permit: Does not meet 30 ft. rear yard setback, exceeds the maximum 45% lot coverage.

Parcel# A05-1-025-00-012-00

Property Zoning District: HSU

DISCUSSION: Planner Wynne stated this variance is for the rear yard setback and lot coverage, noting that this is a non-conforming lot which is smaller than the minimum lot area required in that district, noting that this lot is 2,750 Sq. Ft. Wynne emphasized it is a legally pre-existing non-conforming lot, explaining that the Code allows anyone to build a single-unit dwelling on a non-conforming lot in a district that allows single-unit dwellings; however, they are expected to comply with site design requirements. Wynne stated the dimensions of this lot are challenging, to meet a 30 ft rear yard setback as the lot is only 50 ft. deep leaving little room to add on, and the lot coverage requested is at 58.9%.

Dia Hildenbrand explained that she has lived in Circleville for 16 years and loves it, developing a passion for filling empty lots in the City with nice, affordable homes for small families or potential starter-homes. Dia explained this home would be built on site by an Amish Developer that she works with. Driesbach noted that affordable housing is needed in the City and this would be a great use of a non-conforming lot and commended the applicant for all her efforts in this project.

MOTION-VOTE- ROLL CALL:

Kennedy motioned to approve COA#6-25. Laxton seconded. Roll call. (3 Yeas – 0 Nay). COA #6-25 is approved.

New Business: Wynne announced that the new Zoning Inspector will start on December 1st.

Kennedy motioned to adjourn the BZA meeting at 6:52 p.m. Laxton seconded. Motion carried.

Minutes prepared by: Sarah Kolesar, Assistant Clerk.