

CIRCLEVILLE BOARD OF ZONING APPEALS (BZA) MEETING MINUTES 2/9/2026

The Board of Zoning Appeals convened in City Council Chambers on Monday, February 9, 2026, at 6:30 p.m. Members present: Vice Chair Dennis Garlington, Fred Kennedy, Connie Kelly and Assistant Clerk Sarah Kolesar. Absent members: Chair Kevin Driesbach and Misty Laxton. Invited guests present: Planner Hannah Wynne, Zoning Inspector Michelle Cockerham and Councilman Tom Klitzka.

1. Garlington called the meeting to order at 6:30 p.m. with Roll Call.
2. Speakers sworn in by Vice Chair Garlington are:
 1. Brandon Hemming, property owner: 2015 Stoneridge Drive, Circleville, Ohio 43113.
2. Kennedy motioned to approve the meeting minutes from November 10, 2025. Garlington seconded. Kelly abstained. Motion not carried; will be added to the next scheduled meeting.

3. PUBLIC HEARINGS:

a) #7-25 Variance/Appeals:

Requested by: Brandon Hemming, 2015 Stoneridge Drive, Circleville, Ohio 43113.

Property address: 1077 Sunshine St., Circleville, Ohio 43113.

Denial of Permit: Percentage of lot coverage is 43%; exceeds the maximum 40% coverage.

Parcel# A05-1-015-00-013-00

Property Zoning District: MDR

DISCUSSION: Hemming stated he is representing on behalf of Elsea, Inc., who owns the property. Hemming explained the lot was purchased with plans to add a home with a 1 ½ car detached garage with the intention of listing and selling. Wynne stated this is a vacant lot with existing conditions. Wynne reiterated the MDR district has a maximum lot coverage of 40%. Wynne reiterated that when the code was updated in 2022, the definition of lot coverage changed to include not only buildings, but all hard surfaces such as buildings, pavement, impervious surfaces, though lot coverage percentages were not increased, resulting in an increase in variance requests.

MOTION & ROLL CALL VOTE:

Kennedy motioned to approve COA#7-25. Kelly seconded. Roll call. (3 Yeas – 0 Nay). COA #7-25 is approved.

New Business:

a) Officer Elections: Members discussed and collectively agreed to postpone Officer Elections until all Members are present.

MOTION & ROLL CALL VOTE:

Kelly motioned to postpone Officer Elections until the next meeting. Kennedy seconded. Motion carried.

Kennedy motioned to adjourn the BZA meeting at 6:44 p.m. Kelly seconded. Motion carried.

Minutes prepared by: Sarah Kolesar, Assistant Clerk.