

Hinckley Township

Board of Zoning Appeals

Wednesday, March 22, 2017

Work Session @ 7:00 p.m. with Three Public Hearing to Follow

- 1) AP0213 Conditional Use Permit Application – Feeley/Groh
- 2) AP0214 Variance Application – Ramnytz
- 3) AP0215 Conditional Use Permit Application – Flight Level 510 Holdings

Meeting Attendees

Board of Zoning Appeals Member Roll

	WS	PH (3)
Calabro		
Hoop		
Zeleznak		
Mainzer		
Budd		
Boleman, Alt.		
Schaefer, Alt.		
Other:		
Schulte	Sambor	Augustine
Wilson		

AGENDA

Work Session

- I. Call Work Session to Order and Roll Call
- II. Review of Minutes
 - 1) BZA Work Session Minutes – March 8, 2017
- III. Chairman's Report
 - 1) Next BZA Work Session April 12, 2017 to approve minutes and distribute materials for next Public Hearing to be held April 26, 2017
- IV. Adjourn

Public Hearings

- I. Call Public Hearing(s) to Order and Roll Call

Subject of the first hearing is as follows:

- 1) An Application for Conditional Use Permit (AP0213) was submitted by Brian Feeley, Architect, on behalf of Mr. Jim Groh - property owner of 2424 Country Brook Drive Hinckley, Ohio (Permanent Parcel Number 01603C07007) requesting a Conditional Use Permit to construct an addition to an existing accessory building at the stated address that exceeds the total allowable 4900 square footage of all accessory buildings as required by the Hinckley Township Zoning Regulations. Inspection of this property will take place on Saturday, March 18, 2017 at 10:00 a.m. Zoning Reference: **Chapter 6: District Regulations - Sub-Section 6R1.6.2.c. (Accessory Buildings/Structures)** of the Hinckley Township Zoning Regulations.

Subject of the second hearing is as follows:

- 2) An Application for Variance (AP0214) was submitted by Benjamin Ramnytz, potential property owner of 411 River Road, Hinckley, Ohio (Permanent Parcel Number 01603B15058) requesting two variances. The first variance request is to construct a principal building (new home) at the stated address, in a location that does not meet the minimum lot width at building line of 200 feet as required by the Hinckley Township Zoning Regulations. The second variance request is to construct an accessory building at the stated address in a location that does not meet the minimum side yard setback of 50 feet as required by the Hinckley Township Zoning Regulations. Inspection of this property will take place on Saturday, March 18, 2017 at approximately 10:30 a.m. Zoning Reference: **Chapter 6: District Regulations - Sub-Section 6R1.2.F.4. and Sub-Section 6R1.2.F.5. (Permitted Uses – Rear Lot Development)** of the Hinckley Township Zoning Regulations.

Subject of the third hearing is as follows:

- 3) An Application for Conditional Use Permit (AP0215) was submitted by Flight Level 510 Holdings, LLC potential property owner of 1585 Center Road, Hinckley, Ohio (Permanent Parcel Number 01603B43011) requesting a Conditional Use Permit to allow for medical use at the stated address to operate a Dental Clinic as required by the Hinckley Township Zoning Regulations. Inspection of this property will take place on Saturday, March 18, 2017 at approximately 11:00 a.m. Zoning Reference: **Chapter 6: District Regulations – Section 6B-1 & 6B2 Business Districts – Sub-Section 6B.3.F.2 (B-2 {C}) - Schedule of Permitted Uses** of the Hinckley Township Zoning Regulations.

- II. Adjourn