

AGENDA

CONCORD TOWNSHIP BOARD OF ZONING APPEALS PUBLIC HEARINGS

Wednesday, January 13, 2010 at 7:00 p.m.
Concord Town Hall

1. Appeal # 1209-959: Best Value & Quality, Inc. proposes to construct a single-family dwelling at 10520 Nobhill Ln. (R-1 District) to be located 16 ft. from the corner side property line along Hermitage Road, in lieu of the 50 ft. minimum distance required for corner side yards, as set forth in Section 6.11 A of the Concord Township Zoning Resolution.
2. Appeal # 1209-958: Mr. Brian Intihar, on behalf of KeyBank, requests the following variances for a new banking facility located at the corner of Crile Road and Fredle Drive (R-2, PUD District). 1) A reduction in the number of stacking or waiting spaces for each transaction site of the proposed drive-thru for the new bank. Key Bank is proposing 4 waiting spaces per lane, in lieu of the minimum 5 waiting spaces required per transaction site, or to allow the fifth waiting space to encroach within the parking aisle. The minimum number of waiting spaces and the restriction of stacking spaces within aisles are set forth in Section 13.18 C and N of the Zoning Resolution. 2) Key Bank also requests a reduction in the width of the landscape strip along the southern property line to 15.5 ft., in lieu of the 25 ft. minimum width required for both street frontages, as set forth in Section 38.06 E of the Zoning Resolution.
3. Conditional Use Permit #31: Mr. Brian Intihar, on behalf of KeyBank, proposes a new banking facility at the corner of Crile Road and Fredle Drive in the R-2, PUD District (Permanent Parcel Nos. 8A-19B-2 and 8A-19B-1). The bank will be part of a commercial center development, and the project will be completed in phases, with KeyBank being developed in the first phase. Section 16.07 allows for a conditional use permit to be granted for a commercial center in the R-2 PUD District, in conformance with the drive-thru facility requirements set forth in Section 13.18, and all other applicable requirements set forth in Sections XIII and XVI of the Zoning Resolution.
4. Site Plan Review for Application #014 for a proposed banking facility by Vocon, on behalf of KeyBank. The new bank is proposed at the corner of Crile Road and Fredle Drive in the R-2, Planned Unit Development District (Permanent Parcel Nos. 8A-19B-2 and 8A-19B-1), and is part of a phased development.
5. Approval of minutes of the November 10, 2009 meeting.