

AGENDA

CONCORD TOWNSHIP BOARD OF ZONING APPEALS PUBLIC HEARINGS

Wednesday, July 13, 2011, at 7:00 p.m.
Concord Town Hall

1. Continuation of Appeal #0411-0992: Mr. Greg Manning of Baymont Inn & Suites is requesting a second wall sign at 7581 Auburn Rd. (GB, Gateway Business District) on the west side of the building. Each business shall be permitted only one wall sign, as set forth in Section 30.04-B-1-a of the Concord Township Zoning Resolution.
2. Appeal #0611-0996: Mr. Jerome Stokes of 6180 Cheryl Drive (R-1 Residential District) proposes to construct a garage addition to be located 10 feet from the side property line (at its narrowest point), in lieu of the 15 ft. minimum distance required, as set forth in Section 15.07 A of the Concord Township Zoning Resolution.
3. Appeal #0611-0997: Mr. Bill Dawson of Eye-Will Development proposes to construct a single-family dwelling at 10575 Nobhill Lane (R-1 Residential District), to be located 30 feet from the side property line on a corner lot, in lieu of the 50 ft. minimum setback required from the side street on a corner lot, as set forth in Section 6.11 A of the Concord Township Zoning Resolution.
4. Appeal #0611-0998: Mr. Douglas Crock of 10147 Johnnycake Ridge (R-1 Residential District) proposes to construct a first and second floor addition to his home that exceeds the 10% maximum expansion allowed for nonconforming buildings, as set forth in Section 7.06 of the Concord Township Zoning Resolution. The existing home is setback 54 feet from the center of the road right-of-way (a minimum 80 ft. distance required).
5. Appeal #0611-0999: Mr. Charles Powers of 6118 Althea Drive (R-1 Residential District) proposes to construct an ADA deck/ramp extension in front of his home that exceeds the 10% maximum expansion allowed for a nonconforming structure, as set forth in Section 7.06 of the Concord Township Zoning Resolution. The existing deck is setback 65 feet from the center of the road right-of-way.
6. Appeal #0611-0995: Mr. Bill Dawson of Rylan, Inc. proposes to construct multi-family dwellings in Hillshire Woods Phase III (R-3 Multi-Family District) with a reduced minimum distance between buildings of 15 ft. (side to side), 20 ft. (side to back) and 40 ft. (back to back). The required minimum distance between multi-family buildings is 50 feet, as set forth in Section 17.08 B of the Concord Township Zoning Resolution.
7. Approval of minutes of the May 11, 2011 meeting.