

AGENDA

CONCORD TOWNSHIP BOARD OF ZONING APPEALS PUBLIC HEARINGS

Wednesday, July 14, 2010 at 7:00 p.m.
Concord Town Hall

1. Appeal #0610-969: Mr. Timothy Eippert of 10611 Castle Pines Circle (R-8 District) proposes to construct an accessory building with a ground area coverage of 768 sq. ft., in lieu of the 576 sq. ft. maximum allowed in the R-8 District, as per section 21.04 C of the Concord Township Zoning Resolution.
2. Conditional Use Permit #34: Mr. Dennis Green, on behalf of Fifth Third Bank, proposes a drive-thru facility for a new bank proposed on Johnnycake Ridge Road on Permanent Parcel No. 10A-28-18 (portion in the B-1 Restricted Retail District; proposed lot split pending approvals), and adjacent to the Concord Plaza. Drive-thru facilities are permitted as a conditional use in the B-1 District, when in compliance with the applicable conditional use requirements set forth in Section 13.18 of the Concord Township Zoning Resolution.
3. Appeal #0610-0970: Mr. Gregory Osborne of 6962 Williams Road (R-4 District) proposes a house addition to be located 7 ft. from the side property line and a deck addition to be located 2 ft. from the side property line, in lieu of the 15 ft. minimum side yard clearance required, as set forth in Section 18.07 A of the Concord Township Zoning Resolution.
4. Appeal #0610-0971: Ms. Barbara Lorenzo of 7808 Oakridge Drive (R-1 District) requests a variance for a shed located 8 feet from the side property line, in lieu of the 15 ft. minimum side yard clearance required, as set forth in Section 15.07 B of the Concord Township Zoning Resolution.
5. Appeal #0610-972: Mr. Donald Deitrick, on behalf of Cometic Gasket, proposes to construct an addition to their facility located at 8090 Auburn Road (RD-2, Research and Limited Industrial District) with 66 landbanked parking spaces on the property. A variance is requested to provide 60% of the required (improved) parking spaces, in lieu of the 70% minimum required number of spaces to be initially provided, as set forth in Section 29.07 A of the Zoning Resolution. The proposed landbanked spaces equal 40% of the required parking for the site. A second variance is requested to allow the landbanked spaces proposed along the northern property line to be located 5 ft. from the side property line, in lieu of the 25 ft. minimum distance required from the property line, as set forth in Section 29.07 B and 29.12 of the Zoning Resolution.*

****Revised submittal to request only 16 parking spaces be landbanked for the project. The reduced setback along the northern property line is no longer needed. Landbanked parking spaces shall be permitted upon approval by the Board of Zoning Appeals, in accordance with the criteria outlined in Section 29.07 of the Zoning Resolution.***

6. Approval of minutes of the June 9, 2010 meeting.