

AGENDA

CONCORD TOWNSHIP BOARD OF ZONING APPEALS PUBLIC HEARINGS

**Wednesday, August 11, 2010 at 7:00 p.m.
Concord Town Hall**

1. Continuation of Public Hearing for 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.
2. Appeal #0710-0974: Mr. Michael DeMistro of 11461 Hazel Dr. (R-1 District), requests a variance for complete compliance of an existing garage on his 1957 home that has an 11 ft. side yard setback, and a proposed two-car garage with a 12 ft. side yard setback, in lieu of the 15 ft. minimum side yard clearance required, as set forth in Section 15.07 A of the Concord Township Zoning Resolution. The new garage is also proposed to be located 56 ft. from the center of the road (31 ft. to the right-of-way line), in lieu of the 80 ft. minimum distance required, as set forth in Section 15.06 A of the Concord Township Zoning Resolution. The existing R-O-W of Hazel Drive is 50 feet.
3. Appeal #0710-0975: Mr. John O'Donnell, for Painesville Assembly of God at 10949 Johnnycake Ridge Rd. (R-1 District), requests a variance to reconstruct the church's parking lot with a revised parking setback of 14 ft. from the side property line for a relocated interior access drive and parking spaces, and 1 ft. from the rear property line (5 ft. setback currently), in lieu of the 50 ft. minimum setback required in Section 13.10 D of the Concord Township Zoning Resolution. Mr. O'Donnell further proposes 8.98% of interior parking lot landscaping, in lieu of the minimum 10% required, as set forth in Section 29.11A and Section 38.05 of the Zoning Resolution.