



**MEETING AGENDA**  
 August 21, 2018 @ 6:00pm

- I. **Call to Order** *Russell R. Miller, Chairman*
  
- II. **Pledge of Allegiance**
  
- III. **Roll Call** *Mr. Miller, Mr. Irwin, Mr. Justus, Mr. Warnimont, Mr. Bilkovsky  
 Ms. Wilker, Mr. Liebenenthal*
  
- IV. **Approval of Agenda – August 21, 2018**  
*Action taken:* \_\_\_\_\_  
 1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_
  
- V. **Approval of Meeting Minutes – July 17, 2018**  
*Action taken:* \_\_\_\_\_  
 1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_
  
- VI. **Public Hearing**  
*Swearing in of all those who wish to testify or make statements before the Board of Zoning Appeals. “Do you hereby swear and affirm that the testimony you are about to give is the truth, the whole truth, and nothing but the truth?”*
  - 1. **Application No. Z2018-0119** – (*variance*) Kevin and Jennifer Condon request variance approval to permit construction of a single-family dwelling at [29145](#) & [29163](#) E. River Rd. Dwelling will encroach into front, side, and rear setbacks, per [Article V. Minimum Dimensional and Construction Requirements](#). Applicants request to construct across part of Lots 9 & 10, Block “C” East Bend Addition. Board shall determine if lots are an undivided parcel, per [Article II.B.3. Nonconforming Lots of Record in Combination](#). Property is zoned R-1 Rural Residential.  
  
*Action taken:* \_\_\_\_\_  
 1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_
  
  - 2. **Application No. Z2018-0120** – (*conditional use*) John A. Weithman, P.E., on behalf of [Urban Air Adventure Park](#), requests consideration of conditional use to allow a “Recreational Facility (Commercial)” use at 10017 Fremont Pike ([P57-400-026401001502](#)), formerly Best Buy. [See Article IV. Land Uses](#). Property is zoned C-2 Community Business and located within State Route 20/23 Overlay Zone.  
  
*Action taken:* \_\_\_\_\_  
 1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_

3. **Application No. Z2018-0121** - (variance) Gary and Rebecca Britten, 10700 Roachton Road ([P60-400-160000041501](#)), request variance approval to construct a new single-family dwelling to the rear of an existing accessory structure. [Per Article VII, Section B.b. \(2\)](#) "No accessory structures shall be permitted in a lot's front yard. A detached accessory structure shall not be located closer to the road right-of-way than the principal structure". Property is zoned A-1 Agricultural.

Action taken: \_\_\_\_\_  
1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_

4. **Application No. Z2018-0122** - (variance) Jamal's Cute Signs, 539 S. Reynolds Road, requests variance approval to permit the installation of new wall signage at Universal Marble & Granite, 27511 Holiday Lane ([P60-400-090101012213](#)). Some signage will be illuminated. Applicants request a total of four (4) wall signs. [Per Article X, Sign Regulations](#), only one (1) wall sign is permitted per street frontage. Property is zoned C-2 Community Business.

Action taken: \_\_\_\_\_  
1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_

5. **Application No. Z2018-0086** - (variance) Brock Rimmelin, 25001 W. River Road, requests to construct a new 25 foot high off-premises (outdoor advertising) pole mounted sign at 27100 Oakmead Drive ([P60-400-026104003000](#)). Proposed pole sign will include one 10' x 30' (300 sf) digital (illuminated) face in each direction. Applicant is appealing administrative denial of zoning certificate for sign structure. [Per Article VII.Z. State Route 20/23 Overlay District](#), "Freestanding signs shall be limited to monument signs." Property is zoned C-2 Community Business District and located within the State Route 20/23 Overlay District.

Action taken: \_\_\_\_\_  
1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_

VII. **Adjournment**

Action taken: \_\_\_\_\_  
1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_