

# MEETING AGENDA



## Board of Zoning Appeals

City Hall • 3800 Municipal Way • Hilliard, Ohio 43026  
and Live-Streaming on YouTube

Thursday, June 16, 2022 | 7:00 pm

1. **Call to Order**
2. **Pledge of Allegiance to the Flag**
3. **Roll Call**
4. **Approval of the Meeting Minutes – May 19, 2022**
5. **Oath to Tell the Truth**
6. **Changes to the Agenda (requests for postponements, withdrawals, or change in order of cases)**
7. **New Cases:**

**CASE 1: BZA-22-11 – SKR REALTY, LLC. – 4920 Scioto Darby Road**

**PARCEL NUMBER:** 050-002826

**APPLICANT:** SKR Realty LLC, c/o Anas Abdallah, 4920 Scioto Darby Road, Suite 120, Hilliard, OH 43026

**REQUEST:** Review and approval of variance to Hilliard Code Section 1127.04(b)(1) to permit gravel as a parking lot surface within the rear yard of a commercial building.

**CASE 2: BZA-22-15 – MORROW RESIDENCE – 3644 Sanctuary Loop**

**PARCEL NUMBER:** 053-000357 (Heritage Preserve Section 4, Phase 2 – Lot 291)

**APPLICANT:** Chadwick and Lisa Morrow, 3644 Sanctuary Loop, Hilliard, OH 43026

**REQUEST:** Review and approval of variance to the Subarea A standards of the Heritage Preserve PUD Development Text to reduce the required rear yard setback from 20 feet to 11.5 feet and to Section 1117.04 of the Hilliard Zoning Code to increase the maximum lot coverage from 35.0% to 35.32% for a 288-square foot covered porch.

**CASE 3: BZA-22-16 – CALABRESE RESIDENCE – 4293 Charles Court**

**PARCEL NUMBER:** 050-009407 (Hoffman Farms Section 4, Phase 2 – Lot 304)

**APPLICANT:** James Calabrese, 4293 Charles Court, Hilliard, OH 43026

**REQUEST:** Review and approval of a variance from Hilliard Code Section 1121.02(d)(5) to permit a locking cover in lieu of a fence around a hot tub (private pool).

**CASE 4: BZA-22-17 – GILLESPIE RESIDENCE – 4755 Heath Trails Road**

**PARCEL NUMBER:** 050-010354 (Ansmil West Subdivision – Lot 23)

**APPLICANT:** Tyler & Sarah Gillespie, 4755 Heath Trails Road, Hilliard, OH 43026

**REQUEST:** Review and approval of variance to Hilliard Code Section 1121.02(d)(1)(i) to reduce the required setback for a fence on a second frontage of a corner lot from 15 feet to 12 feet.

**CASE 5: BZA-22-19 – MOO MOO EXPRESS – 3880 Brown Park Drive**

**PARCEL NUMBER:** 050-007563 (Brown Commerce Park)

**APPLICANT:** Kyle Wrentmore, 1160 Dublin Road, Suite 100, Columbus, OH 43215

**REQUEST:** Review and approval of variances to Hilliard code Section 1111.03 to reduce the required parking setback along Brown Park Drive from 20 feet to 16 feet; Section 1127.04 to reduce the maneuvering lane width for one-way stacking lanes from 14 feet to 11.25 feet; and Section 1125.05(b) to reduced required landscaping for perimeter parking lot from 180 to 112 shrubs.

**CASE 6: BZA-22-20 – RUGH’S REMODELING & RESTORATION, LLC. – 3211 Hilliard-Rome Road**

**PARCEL NUMBER:** 050-002969 (Tinapple Plaza)

**APPLICANT:** 543 Company [c/o Melissa Kelly, Northwestern Ohio Security Systems, Inc.] PO Box 869, Lima, OH 45802; Rugh’s Remodeling & Restoration, c/o Rhonda Phillips, 3211 Hilliard-Rome Road, Hilliard, OH 43026.

**REQUEST:** Review and approval of a temporary use under the provisions of Section 1106.02 to permit the annual construction of a parade float.

**CASE 7: BZA-22-18 – KASPER RESIDENCE – 4267 Shire Cove Road**

**PARCEL NUMBER:** 050-009407 (Hoffman Farms Section 4, Phase 2 – Lot 304)

**APPLICANT:** Helen Kasper / Larry Kasper, 4267 Shire Cove Road, Hilliard, OH 43026

**REQUEST:** Review and approval of a variance from Hilliard Code Section 1121.02(d)(5) to permit a locking cover in lieu of a fence around a hot tub (private pool).

**8. Communications**

**9. Adjournment**

[END OF AGENDA | JUNE 16, 2022]