



## BOARD OF ZONING APPEALS PUBLIC HEARING MEETING MINUTES

Location: 120 Royal Crest Drive, Seville, OH 44273

Date: 1/22/2024

The meeting began at 6:45 pm with the Pledge of Allegiance.

### I. **New Business:**

**BZA 2023-12 – Jessica Barton of Sunset Pines at 165 Center Street has applied for a variance to eliminate the landscape screen on the east and north edge of the business driveway. This violates code 1006.**

#### **Comments:**

Mrs. Barton took the floor explaining that her site plan for Sunset Pines did not include a landscape screen along the east and north edge of the business driveway. At last meeting, Mr. Immel stated that she needed to have this screening along the driveway. She stated they were unaware of this all along the planning stages so it was not included in her plan and bids. She is asking for a variance so she does not have to change her site plan by including the landscape screen so they can continue with their budget as planned. She explained Sunset Pines if approved for 16 senior residents and will have approximately 4-5 staff during the day and 2-3 at night so there is not a lot of traffic going in and out. The most traffic would probably be for visitors during the day.

Mr. Metzger asked if the map of the property where it showed the driveway coming in would be the main entrance. Mrs. Barton agreed it was. Mr. Metzger asked about the extension of the driveway toward the back. Mrs. Barton explained that it is a loading zone but no large delivery trucks will be expected except the trash pick up and they do have the landscape screening in that area.

No other questions or comments from the Committee

Beth Boyer of 156 Pine Needle, in the audience, asked Mrs. Barton what is it that she is not putting in. Mrs. Barton explained it would be trees. Mrs. Boyer asked how many trees would she need to put in. Mrs. Barton explained they would have to have a staggered row of trees every 15 feet and they would have to be 6 feet tall. She would have to add 16 trees.

Mr. Frey showed all on the site map exactly where the screen or trees would be required to be according to the code

Pat Boyert of 156 Pine Need Drive ask where Pine Need Drive was on the map in comparison. Mrs. Barton pointed that out on the map. Mr. Boyert stated there is some cover there now between the business and Pine Needle drive and he asked if she was planning on taking any of that out or adding anything. Mrs. Barton stated she was not.

II. **Adjourn**

Mr. James made the motion to adjourn the meeting at 6:51 pm which was seconded and carried.

Minutes approved by: X  \_\_\_\_\_  
Doug Metzger, Chairman