



City Hall, 209 S. Main Street  
Marysville, Ohio 43040-1641  
(937) 645-7350  
FAX (937) 645-7352  
www.marysvilleohio.org

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**BOARD OF ZONING APPEALS AGENDA**  
**Monday December 8, 2014, 7:00 p.m.**  
**Council Chambers, 209 S. Main Street, 2<sup>nd</sup> Floor**

**CALL MEETING TO ORDER:**

**APPROVAL OF MINUTES:** November 10, 2014

**AGENDA ITEMS:**

**Notice of Public Hearing for Board of Zoning Appeals in the City of Marysville. The Public Hearing will be held on Monday December 8, 2014 at 7:00 p.m., in the Council Chambers on the second floor located at 209 S. Main Street, Marysville, Ohio 43040.**

1. An application has been submitted for a conditional use permit to allow for low-density multi-family residential in the R-2 and R-3 zoning districts on a 10-acre portion of land known as Chestnut Park, which is located south of Eljer Park, north of the future Professional Parkway and along the east side of Walnut Street to a distance of 540.54-feet east. The applicants are Todd D. Valentine of LW Associates and Rod Siddons of Frontier Community Services. Property owner is Chestnut Crossing Developers, LLC.
2. To hear a variance request to permit a 13' front yard setback for installation of a fence vs. fences not to extend past the front façade of the main building, for property located at 1874 Deer Crossing Drive in the R-2 zoning district. Filed by Bill Holloway of Ultimate Concepts, LLC. Property owner is Sharon Kitchen.
3. To hear a variance request to permit a freestanding identification sign to be located 15' from a side lot line vs. minimum 60' side yard setback for property located at 925 Delaware Avenue in the B-1 zoning district. Filed by Nicole Bailey of Sign Vision. Property owner is JAF Investments, LLC.
4. To hear a variance request to permit a total of 102.97-sq. ft. of total signage, 4.33-sq. ft. freestanding directional signs and a second ID sign at 32.5-sq. ft. to be wall mounted vs. at total of 85-sq. ft. of signage, maximum 2-sq. ft. freestanding directional signs and 1 ID sign permitted for property located at 1105 West Fifth Street in the TOC zoning district. Filed by Bob Reed of Custom Sign Center, Inc. Property owner is BLB Land Company, LLC.

**COMMENTS OF ZONING INSPECTOR AND/OR CITY PLANNER:**

**COMMENTS OF REQUESTER:**

**COMMENTS OF CITIZENS:**

**DISCUSSION BY BZA MEMBER:**

**ADJOURNMENT:**