



9/17/2025 | 6:00 PM

**Municipal Services Center, Council Chamber
3600 Tremont Road**

1. Call to Order/Roll Call

2. Consent Agenda

- a. Review of BZAP meeting minutes from August 20, 2025 and September 3, 2025.
- b. 2208 Dorset Road (VAR-42-25) - To allow a detached garage that is 20'-8" tall, in lieu of the 17-foot maximum height limit.
- c. 2486 Cranford Road (VAR-43-25) - To allow an addition that encroaches 3.3 feet into the eight-foot minimum side yard setback (existing).
- d. 2313 Bristol Road (VAR-44-25) - To allow a one-story garage addition to encroach four feet into the eight-foot minimum side yard setback, 1'-11" into the 31'-3" minimum rear yard setback (existing), and increase permitted building coverage from 29 percent to 30.2 percent.

3. Variance/Conditional Uses

- a. **POSTPONED** - 2548 W. Lane Avenue (VAR-29-25) - To allow the construction of a 2,016-square-foot detached garage that does not meet neighborhood compatibility requirements. [Postponed from August 20, 2025 BZAP hearing.]
- b. 2381 Onandaga Drive (VAR-30-25) - To allow an increase in the front yard development coverage from 25 percent to 31.7 percent, to allow for a circular driveway. [Postponed from August 20, 2025 BZAP hearing.]
- c. 2723 Brandon Road (CU-02-25) - Review of a Conditional Use and variance application to permit the replacement of an existing Columbia Gas of Ohio utility station.

4. Development/Site Plans

- a. 2233-2335 North Bank Drive (DEV-01-25) - Review of a Major Site Plan application for National Church Residences (NCR), to allow for a campus redevelopment to include a new headquarters office building and two senior

housing buildings. A recommendation to City Council of a plat amendment is also requested.

5. Zoning Map/Text Amendments

6. Adjournment