



Village of Evendale
BOARD OF ZONING APPEALS
Evendale Municipal Building
10500 Reading Road, Evendale, OH 45241
Thursday, March 21, 2024
6:00 P.M.

REGULAR MEETING AGENDA

- Pledge of Allegiance to the United States of America.
- Reading of the Opening Statement.
- Swearing-in of Witnesses.

NEW BUSINESS:

1. **Case EDB24- 4:** Appeal of the decision of an Administrative Official to remove the sign and existing parking lot of a vacant lot within the required 14 days at 10890 Reading Road (611-0030-0087-00) in the General Commercial (GC) zoning district. The Zoning Official determined the ground sign and existing parking lot that remained on the property after the principal structure was demolished are in violation of the Village of Evendale Zoning Code and Code of Ordinance. The property Owner is requesting an extension to allow time to present a conditional use development plan for the property. Applicant: Sanjeev Kaushal, Veer Investments LLC. 4548 Guildford Drive, West Chester, OH 45069.
2. **Case EDB24-6:** Terri Potenzini (applicant/Owners Rep) is requesting three variances from the Village of Evendale Zoning code;
 - **Variance 1:** *Schedule 1285.04 Parking requirements* - The applicant is requesting a variance to reduce the required number of parking spaces from 34 parking spaces to 23 parking spaces.
 - **Variance 2:** *Schedule 1258.07(A) Parking Stall and Aisle Dimensions* – The applicant is requesting a 6’ variance to reduce the required drive aisle width from 24’ to 18.’
 - **Variance 3:** *Section 1260.05(2) Perimeter Landscaping Strip* - The applicant is requesting a 6’ variance to reduce the required 10’ minimum landscape strip to 4’.

The subject property is located at 10519 Reading Road (Parcel # 611-0030-0040) in a Heavy Commercial (HC) zoning district.

*Large type copies and other accommodations are available upon request.
Please contact the Building Department at 956-2665 for assistance.*

INTERNAL BUSINESS:

1. Review and approval of February 15, 2024 Meeting Minutes.
2. Communications.

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