



# Variance Application – Planning Commission

June 19, 2024



# Application Summary

## Variance Details

Ch 1153.03(a)(7) – all parking lots must have a 36 ft setback from the right of way

Ch 1163.05(a) – all parking lots must be hard-surfaced

Ch 1163.06(a) – all parking lots with 10 or more spaces shall provide adequate lighting

Ch 1163.08(b) through Ch 1163.08(g) – parking lot landscaping requirements

Ch 1167.18(b)(1) – all parking lots adjacent to residential lots must be screened per Ch 1167.18(a) standards

## Special Circumstances

- Temporary (13~16 weeks)
- Complete excavation when construction is permitted

## Enjoyment of Property

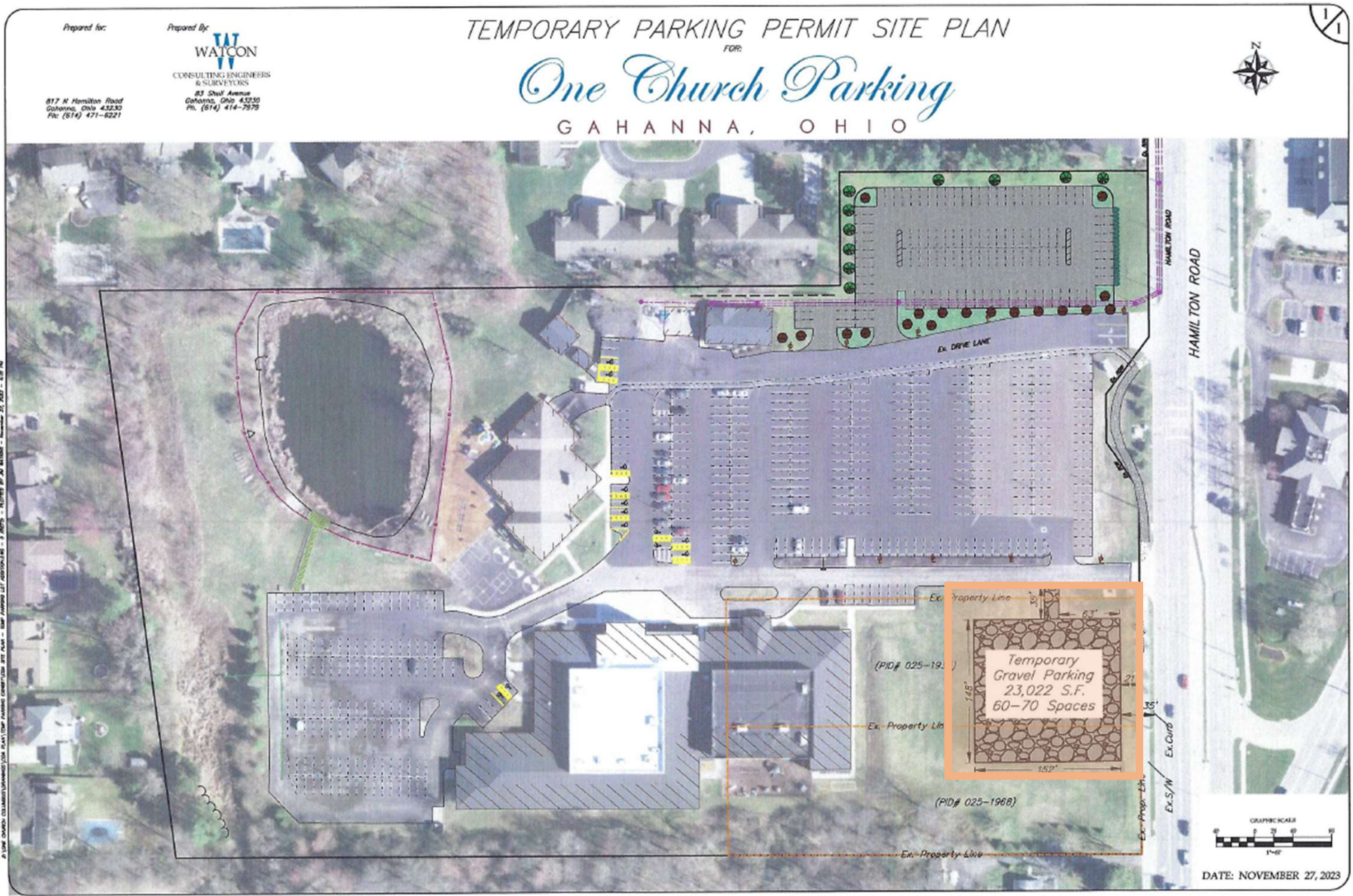
- Overflow parking 60 ~ 100 cars per Sunday (first 2 services total)

## Safety

- Safer for pedestrians and cars especially when wet



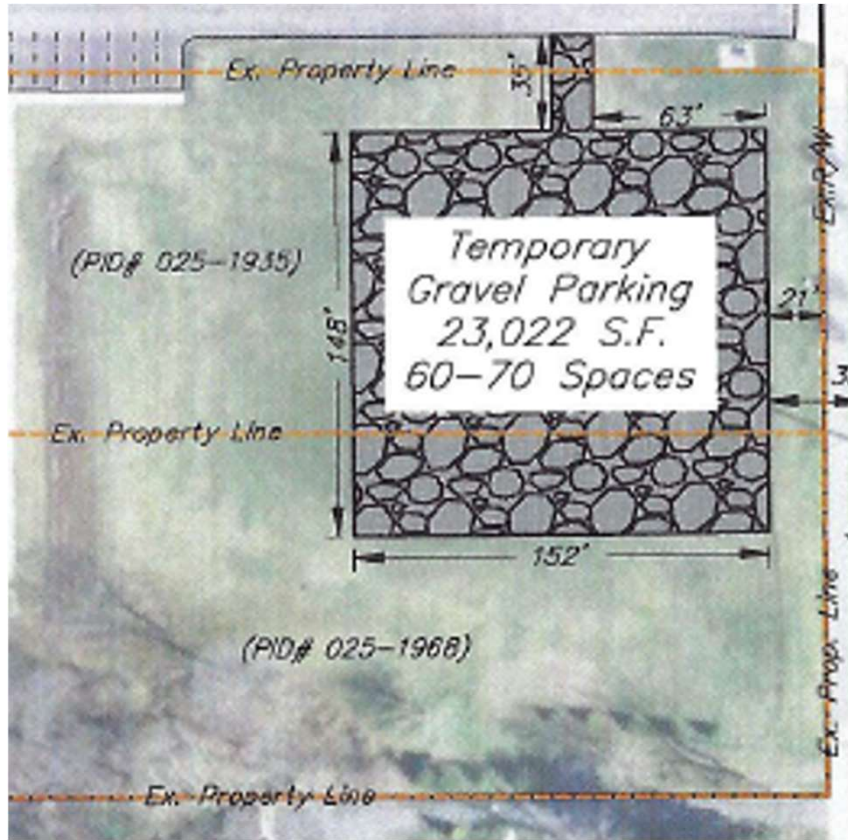
# Application Sketch



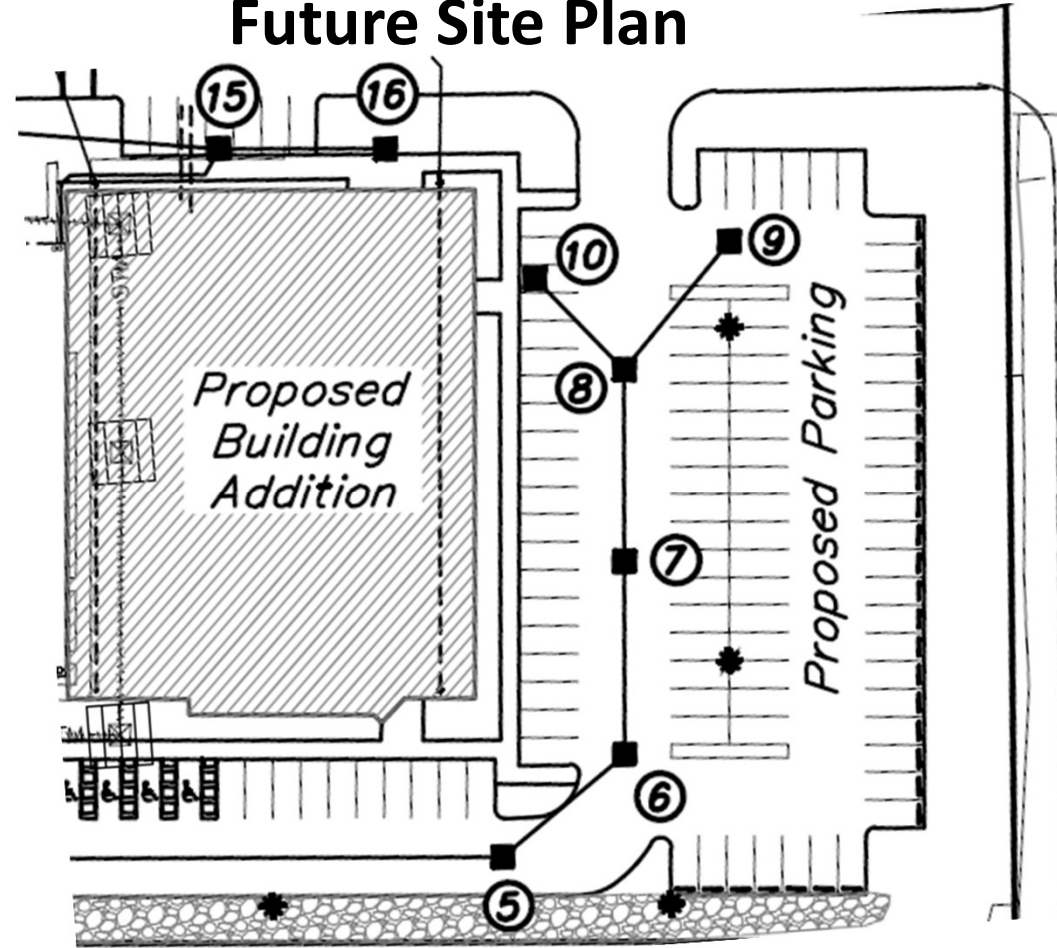


# Variance Application vs. Site Plan

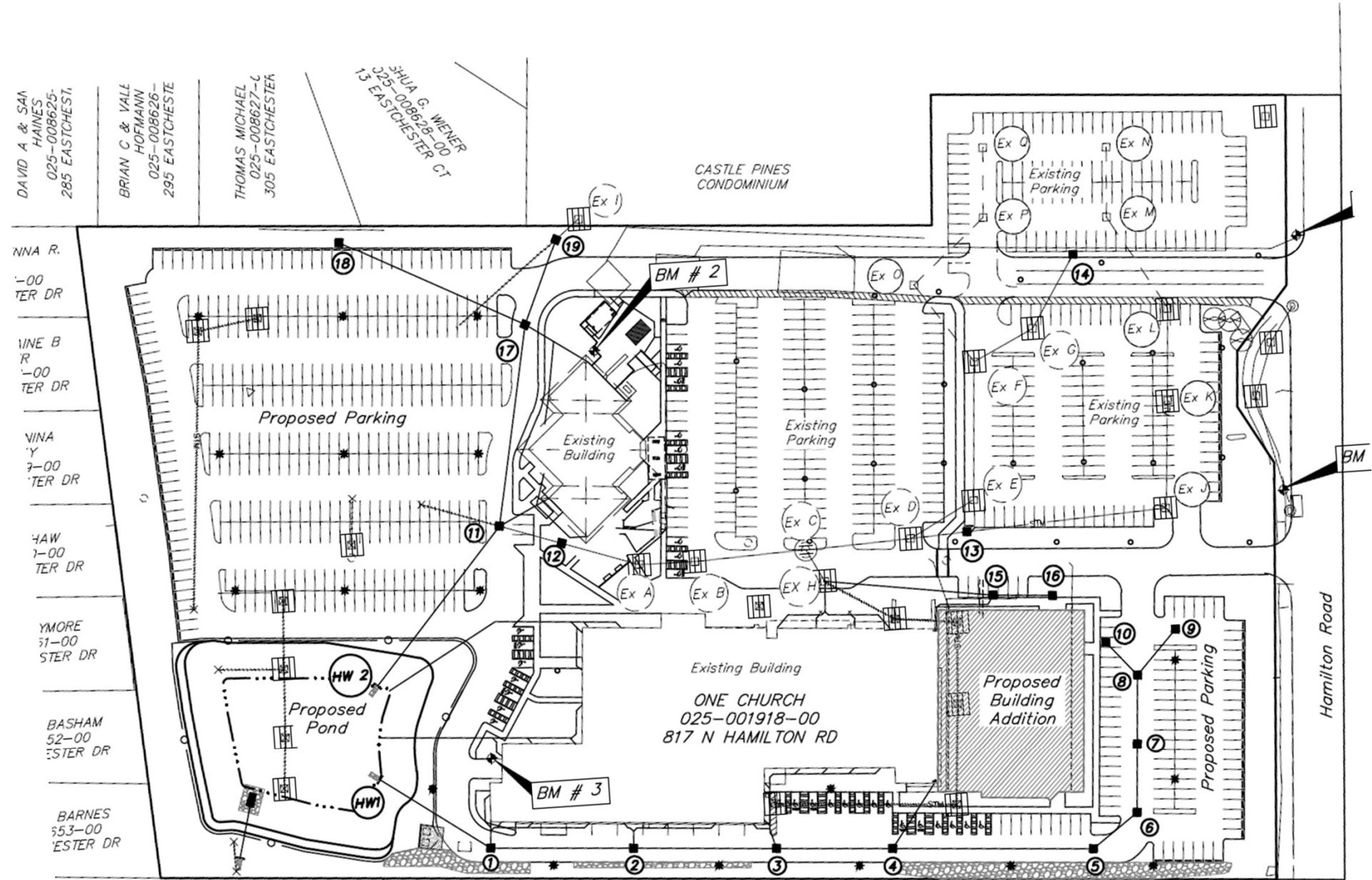
## Variance Sketch



## Future Site Plan



# Site Plan Currently Under Review



DAVID A & SAN HAINES  
025-008625-285 EASTCHESTER

BRIAN C & VALL HOFMANN  
025-008626-295 EASTCHESTER

THOMAS MICHAEL  
025-008627-305 EASTCHESTER

SHUA G. WIENER  
025-008628-00  
13 EASTCHESTER CT

NNA R. -00 TER DR

VINE B R -00 TER DR

VINA Y -00 TER DR

HAW -00 TER DR

YMORE -00 STER DR

BASHAM -00 STER DR

BARNES -00 STER DR

ONE CHURCH  
025-001918-00  
817 N HAMILTON RD

ONE CHURCH

LEWMAN 98-00 WOOD PL

A CAUDILL 02-99-00 WOOD PL

WYCKE E. SMITH 02-00 WOOD PL

KATHLEEN SHAFFER-FITCHER

Hamilton Road