



AVON BOARD OF ZONING APPEALS

MEETING AGENDA

MEETING DATE: February 18, 2021
TIME: 7:00 PM
PLACE: **VIA ZOOM**

1. Call to order
2. Roll Call/ Determination of Quorum
3. Approval of Minutes: December 17, 2020 and January 21, 2021
4. Request for Continuances or Agenda Modifications:
5. Old Business: None

6. New Business (Public Hearings)

VAR(U) 20-16 Rural King

Requests for approval of 4 use variances. The property is approximately 12.08 acres located at 7508 Beechwood Centre Road. The zoning is C-2, General Commercial and the site is also located in Tier 2 of the US Highway 36 Overlay Zoning District. All four requested use variances are from the same two sections of the Zoning Ordinance:

- Table 10-2, which does not allow Open Storage as an Accessory Use in the C-2 District; and
- Table 27-1, Permitted Use Table, which does not allow for Outside Storage in Tier 2 of the Highway 36 Overlay District

Specifically, the 4 requested use variances, located in different areas of the site are:

VAR 20-16 A: To allow Outdoor Sales & Display,

- 2974 sq.ft. of Tractor Sales & Display
- 1100 sq.ft. of Trailer Sales & Display
- 2033 sq.ft. of Equipment (3-point Products) Sales & Display

VAR 20-16 B: To allow 7225 sq.ft. of Outdoor Sales, Display & Storage of Miscellaneous Products (Side)

VAR 20-16 C: To allow 3125 sq.ft. of Sidewalk Sales & Display

VAR 20-16 D: To allow 6617 sq.ft. of Outdoor Sales, Display & Storage of Miscellaneous Products (Rear)

VAR 20-17 Rural King

Requests for approval of 2 development standards variances. The property is approximately 12.08 acres located at 7508 Beechwood Centre Road. The zoning is C-2, General Commercial and the site is also located in Tier 2 of the US Highway 36 Overlay Zoning District.

VAR 20-17 A: Variance from Zoning Ordinance Section 13-13 (3)(A), to vary from Temporary Seasonal Sales Restrictions

VAR 20-17 B: Variance from Zoning Ordinance Section 13-13 (3)(G), to vary from Temporary Outdoor Display and Sales Restrictions



VAR 21-01 Costco Warehouse

Requests for approval of 4 development standard variances. The property is approximately 15.48 acres located at Northwest Corner of US 36 and County Road 900 East. The zoning is C-2, General Commercial and the site is also located in Tier 2 of the US Highway 36 Overlay Zoning District.

VAR 21-01 A: To allow smaller landscape island and delete a landscape island, [Section 15-4 \(4\)](#)

VAR 21-01 B: To allow reduced landscape buffer adjacent to Residential District to approx. 26 feet for a 35-foot lineal section of property line, [Section 16-11 \(4\) \(B\)](#).

VAR 21-01 C: To allow bicycle parking to be located further than the nearest parking space to the building and employee bicycle parking be located within the warehouse area, [Section 15-7 \(2\)](#)

VAR 21-01 D: To allow (2) wall signs to exceed the max of 150 sq. ft., [Section 18-8 \(2\)](#).

SE 21-01 Rural King

Requests for approval to allow Special Exception to allow Equipment Sales & Leasing in Zoning District C-2, General Commercial. The property, located at 7508 Beechwood Centre Road, in the Beechwood Centre Shopping Center is also within Tier 2 of the US Highway 36 Overlay District and contains approximately 12.08 acres.

PETITIONER: Tim Barnes

VAR(U) 21-02 Costco Warehouse

Requests for approval of 4 use variances. The property is approximately 15.48 acres located at Northwest Corner of US 36 and County Road 900 East. The zoning is C-2, General Commercial and the site is also located in Tier 2 of the US Highway 36 Overlay Zoning District.

VAR 21-02 A: To allow Outdoor Sales, [Chapter 27, Table 1](#)

- Outdoor car/vehicle displays maximum of two (2) as a permanent display with no restrictions to the number of days. Located on a paved area 120 feet from customer entrance at the Southeast corner of the building.
- Outdoor Display & Sales areas are to be east parking lot, drive aisles or sidewalks around the building located north of customer entrance.
- Temporary outdoor displays and sales limited to no more than 30 consecutive days for each display, sale or service, and no more than 90 days combined annually.
- Future requests for modification to outdoor displays and sales restrictions shall be submitted to Town staff for consideration and approval by Town staff.

VAR 21-02 B: To allow Outdoor Seasonal Sales and Displays of merchandise, [Section 13-13 \(3\)](#)
(A)

VAR 21-02 C: To allow Outdoor Exhibits and Displays of merchandise and Outdoor Sales, [Section 13-13 \(3\) \(G\)](#)

VAR 21-02 D: Permanent Outdoor Sales and Displays of up to two (2) cars/vehicles, [Chapter 27, Table 1](#)

VAR 21-03 Costco Fuel Center

Requests for approval of 2 use variances. The property is approximately 1.98 acres located at Northwest Corner of US 36 and County Road 900 East. The zoning is C-2, General Commercial and the site is also located in Tier 2 of the US Highway 36 Overlay Zoning District.



VAR 21-03 A: To allow fuel facility controller building to be located approximately 15 feet from the subdivision road right-of-way, [Chapter 10, Table 10-3](#)

VAR 21-03 B: To allow (2) wall signs to exceed the max of 150 sq. ft., [Section 18-8 \(2\)](#).

Other Business: Signatures

Public Comments: (Public may comment on items NOT part of a public hearing)

Adjournment

Next Meeting: March 18, 2021 at 7:00 p.m.

Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service, or activity of ***Town of Avon***, should contact the ***Town Administrative Offices*** as soon as possible but no later than 48 hours before the scheduled event