

**Office of Code Enforcement and
Community Development**

28 Curran Drive
Athens, OH 45701
(740)592-3306
(740)594-6304 Fax
<http://www.ci.athens.oh.us>



City of Athens
ATHENS, OHIO

Form BZA-5
To be inserted one in the
Athens Messenger Newspaper

BOARD OF ZONING APPEALS
Case #24-02V

ADVERTISEMENT

Board of Zoning Appeals
28 Curran Drive, Athens, Ohio 45701

TO: The Athens Messenger

Insert the following legal notice on **May 4, 2024**

Containing all wording below the heavy-ruled line:

Issue affidavit within five (5) days of the date of notice to the Secretary of the Board setting forth a true and complete copy of said notice and the exact date on which it was published.

LEGAL NOTICE

Board of Zoning Appeals Notice is hereby given that a public hearing will be held in City Council Chambers, third floor of City Hall, by the Board of Zoning Appeals of the City of Athens on **Tuesday, May 14, 2024, at 7:00pm** on the following described property:

123 Morris Avenue
Zone R1 Case #24-02V

Appellant is requesting a variance from ACC 23.10.01 Table A to allow 34% building lot coverage where 30% is the maximum allowed.

Interested persons are requested to appear and voice their opinions with respect thereto. More detailed information and plans are available for public inspection located on the City's Website, ci.athens.oh.us (Board of Zoning Appeals), and at the Department of Development and Code Enforcement Office, located at 28 Curran Drive, Athens, Ohio. Anyone needing special accommodations to attend the meeting should contact the Government Channel at (740)594-2900.

BOARD OF ZONING APPEALS

Rob Delach, Chairperson

**Office of Code Enforcement and
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City of Athens
ATHENS, OHIO

May 2, 2024

NOTICE OF HEARING AND APPEAL

BOARD OF ZONING APPEALS
28 Curran Drive
Athens, Ohio 45701

Your appeal under the Zoning Ordinance relative to
123 Morris Avenue
has been assigned Board of Zoning Appeals **Case #24-02V**

Inquiries and references should always be made to this number.

Further, you are notified to appear before the Board of Zoning Appeals, either in person or by agent or attorney, for a hearing in your case on **Tuesday, May 14, 2024 at 7:00pm** in City Council Chambers, 8 East Washington Street, Third Floor, Athens, Ohio. Please contact our office at codeoffice@ci.athens.oh.us or by phone (740)592-3306 with any questions.

Anyone needing special accommodations to attend this meeting should contact the Government Channel at (740) 594-2900.

NOTE: If fewer than five (5) members are available for the meeting, you have the right to continue until such time as five (5) members are available to hear the case. In order to accommodate your decision prior to the meeting, you will be contacted if such a situation arises or if for some reason the meeting date, time and/or place are changed.

Respectfully,

BOARD OF ZONING APPEALS

Rob Delach, Chairperson

**Office of Code Enforcement and
Community Development**

28 Curran Drive
Athens, OH 45701
(740)592-3306
(740)594-6304 Fax
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City of Athens
ATHENS, OHIO

May 2, 2024

NOTICE OF PUBLIC HEARING

Board of Zoning Appeals
28 Curran Drive
Athens, Ohio 45701

As provided for by Section 23.07.09(C) of the Athens City Zoning Code, you are hereby notified as a party of interest that an appeal has been filed by

Matthew Cooke / Appellant
For property located at
123 Morris Avenue

Appellant is requesting a variance from ACC 23.10.01 Table A to allow 34% building lot coverage where 30% is the maximum allowed.

This case has been assigned
Case #24-02V

This meeting has been scheduled for **Tuesday, May 14, 2024** at 7:00pm, Athens City Hall, 8 East Washington Street, Third Floor, and Athens City Council Chambers. More detailed information and plans are available for public inspection located on the City's Website, ci.athens.oh.us (Board of Zoning Appeals), and the Office of Development and Code Enforcement at 28 Curran Drive, (740) 592-3306. Anyone needing special accommodations to attend the meeting should contact the Government Channel at (740) 594-2900 or the Office of Development and Code Enforcement listed above.

NOTE: If you plan to attend, please verify that the meeting has not been postponed, cancelled or rescheduled. You may contact the Office of Development and Code Enforcement (740)592-3306.

Respectfully,
BOARD OF ZONING APPEALS

Rob Delach, Chairperson

123 Morris Avenue – Case #24-02V – adjoining properties and owners

44 E Stimson Avenue

Marked Properties
PO Box 1152
Athens, OH 45701

17 Campbell Street

Do What is Right LLC
3225 McLeod Dr Ste 777
Las Vegas, NV 89121

40 E Stimson Avenue

Nicholas Hoffman
355 East Main Street
Lancaster, OH 43130

125 Morris Avenue

Owen Leonard
25 Euclid Dr
Athens, OH 45701

121 Morris Avenue

Brian Baker
PO Box 391
Athens, OH 45701

120 Morris Avenue

David Christopher Ingram
120 Morris Ave
Athens, OH 45701

124 Morris Avenue

Robert David Delach
124 Morris Ave
Athens, OH 45701

126 Morris Avenue

Joseph Gingerich
126 Morris Ave
Athens, OH 45701



APPEAL FROM A DECISION OF
THE ZONING ADMINISTRATOR

(For Office Use Only)
Permit # B2A24-02
Date Rec'd 3/22/24

☒ (Request for Variance) ☐ (Request for Substitution) ☐ (Request for Interpretation) ☐ (Conditional Use)

APPLICANT: Matthew Cooke PHONE # 740-591-6621
ADDRESS: 76 S. Shannon Athens
OWNER: Cory Crawford
ADDRESS: 123 Morris Ave Athens
PROPERTY ADDRESS: 123 Morris Ave Athens
ZONE: R1

I, THE UNDERSIGNED, MATTHEW COOKE, CORY CRAWFORD

HEREBY APPEAL THE DECISIONS / REVIEW OF THE ZONING ADMINISTRATOR

DATED 3/22/2024

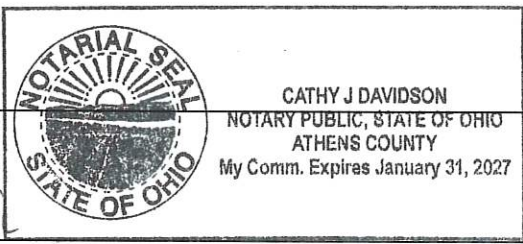
FOR DENIAL OF A ZONING PERMIT / REVIEW OF CONDITIONAL USE FOR PROPERTY LOCATED AT

123 Morris Ave Athens OH 45701

IN ACCORDANCE WITH ALL REQUIRED INFORMATION SUBMITTED AND WITH THE ORIGINAL
APPLICATION HERETO ATTACHED AND INCORPORATED INTO THE RECORD.

BY MY SIGNATURE I SWEAR OR AFFIRM THAT ALL OF THE INFORMATION PROVIDED IS TRUE AND
ACCURATE.

[Signature]
APPLICANT
[Signature]
NOTARY PUBLIC, OHIO



[Signature]
PROPERTY OWNER (IF OTHER THAN APPLICANT)

[Signature]
NOTARY PUBLIC, OHIO



March 21, 2024

Re: Appeal From a Decision of the Zoning Administrator

Property: 123 Morris Ave, Athens, OH 45701

Owner: Cory Crawford

Applicant/ Builder:

Matthew Cooke
76 S. Shannon Ave.
Athens, OH 45701
matthewrcooke@gmail.com
740-591-6221

Owner: Cory Crawford
123 Morris Ave.
Athens, OH 45701
crawfoc1@ohio.edu
740-517-8081

To Whom it May Concern:

It is the hope of the Crawfords to replace an old, detached accessory structure with a new outbuilding, and at the same time to build a small attached deck on their house. The existing structures fall within the parameters of lot coverage limitations but sit approximately 2.5 feet on the city's right of way; the new structures would be fully on their property and would conform to all building requirements except one: they would exceed the lot coverage limitations by 4 percent. Instead of covering 30 percent of their lot with structures, they are requesting a variance to cover 34 percent.

It is important to mention that although the Crawfords are hoping to exceed their structure coverage limits by 4 percent, they will be well under their total lot coverage limitations--when considering sidewalks and parking areas, they will be covering a total of 40 percent, well below the 60 percent limit. In addition, they are replacing a decrepit old structure with a new one, more or less in the same location, with the exception of moving the structure off of city property. Because they are replacing a structure with a structure and keeping it within their own property boundaries there is no detriment to permitting this project, and a net benefit for the city.

The new proposed outbuilding is slightly larger than the existing garage, the purpose of which is to maximize the function of the new structure. Receiving a variance for an additional 4 percent

of lot coverage is the minimum request that still allows them the full use of their property in the manner that suits them.

Thank you for consideration, and we look forward to meeting with you at your next meeting to discuss the project.

Matthew Cooke, Applicant / Builder

A handwritten signature in blue ink, appearing to be 'MC' with a flourish.

Cory Crawford, Property Owner

A handwritten signature in blue ink, appearing to be 'CC' with a flourish.

**Office of Code Enforcement
& Community Development**

28 Curran Drive
Athens, Ohio 45701
740-592-3306 (Office)
740-594-6304 (Fax)



**City of Athens
Athens, Ohio**

March 08, 2024

To: Matthew Cooke
Applicant Address: 76 South Shannon Ave Athens, OH 45701

To: Cory Crawford
Owner Address: 123 Morris Ave
Athens, OH 45701

REFUSAL

Zoning Constuction Permit - Residential Refusal Detail

Premises Address: 123 Morris

Application Date: 02/23/2024

For: Zone R1 / replace garage, add deck

Decision Detail: *Your request for a Zoning Construction Permit has been refused in accordance with the application submitted and ACC 23.10.01 Table A - asking for 34% lot coverage for buildings where 30% is the maximum allowed.*

NOTE: *You may appeal the decision of the Zoning Inspector or request a variance from the Board of Zoning Appeals. Any appeal made from this refusal must be filed with the Secretary to the Board of Zoning Appeals within twenty (20) days after the date of this refusal. For further information, contact the Secretary to the Board of Zoning Appeals, 28 Curran Drive, Athens, Ohio and bring this notice with you. The variance request application and instructions can be found on the city's website at <http://www.ci.athens.oh.us/DocumentCenter/View/71>.*



ZONING PERMIT
CITY OF ATHENS, OHIO
ATHENS CITY CODE TITLE 23

Permit #: ZNC24-000007

REFUSAL

Permit Type: Residential
Use of Building: Residential

Project Address: 123 Morris

Applicant:

Matthew Cooke Matt Builds LLC
Phone: (740) 591-6221

76 South Shannon Avenue
Athens, OH 45701

Property Owner:

Cory Crawford
Phone: 740-517-8081

123 Morris Ave
Athens, OH 45701

Description of Proposed Use/Scope of Project: Zone R1 / replace garage, add deck

Decision Detail: Your request for a Zoning Construction Permit has been refused in accordance with the application submitted and ACC 23.10.01 Table A - asking for 34% lot coverage for buildings where 30% is the maximum allowed.

Estimated Value of Improvement: \$90,000.00 **Sq. Footage of New Construction or Addition:** 510

Existing number of parking spaces: 2 **Proposed number of parking spaces:** 2

Setbacks (as indicated on drawing): Front: 73 + Rear: 10' Left: 15' Right: 5'

Director of Development and Code Enforcement:

☐ Approved

☒ Refused

03/08/2024

David R. Riggs, P.E.
Director of Development and Code Enforcement

Date



APPLICATION for COMMERCIAL
or 1-2-3 UNIT RESIDENCE
ZONING PERMIT - CONSTRUCTION
CITY OF ATHENS, OHIO
ATHENS CITY CODE TITLE 23

(Office Use Only)

Permit # 21231-0000007
Date Rec'd 2/23/2024

Application Fee: \$80 (2.9% convenience fee if credit card is used)
* Scaled Detail Drawing Required ** Application will not be processed unless Drawing and Application Fee attached

Residential ☒ Commercial ☐

Applicant Matthew Cooke Phone 740-591-0221
Address 123 Morris Ave. 76 S. Shannon Ave. Athens, OH 45701
Property Owner (if other than applicant) Cory Crawford Phone 740-517-8081
Address 123 Morris Ave. Athens, OH 45701

ZONING

Address of Proposed Work 123 Morris Ave. Athens, OH 45701
Description of Proposed Work: New ☐ Alteration ☐ Accessory ☒
Project Description Garage outbuilding / Deck
Estimated Cost of Project \$90,000 Proposed Square Footage 510

Must be registered with the City of Athens.

*General Contractor Matthew Cooke License # _____
*Electrician (if applicable) Curtiss Electric License # _____
*Plumber (if applicable) Keirns License # _____
*HVAC (if applicable) Dowler Heating & Cooling License # _____

I HEREBY SWEAR OR AFFIRM THAT ALL THE INFORMATION PROVIDED AND DRAWINGS ATTACHED ARE
TO THE BEST OF MY KNOWLEDGE TRUTHFUL AND ACCURATE.

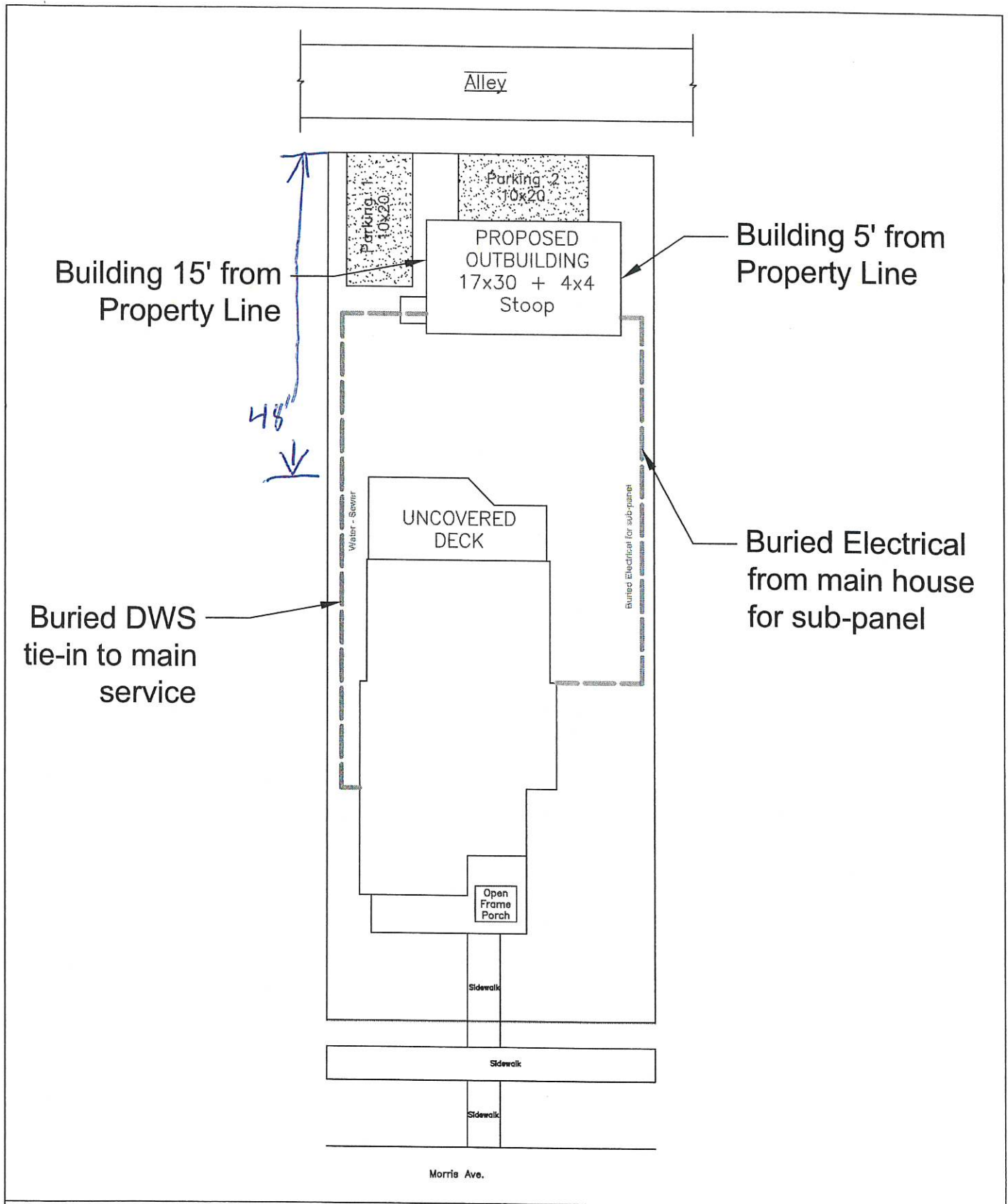
Applicant Signature [Signature] Date 2/23/24
Owner Signature _____ Date _____

Other Items Required before Issuance of Permit (if applicable):

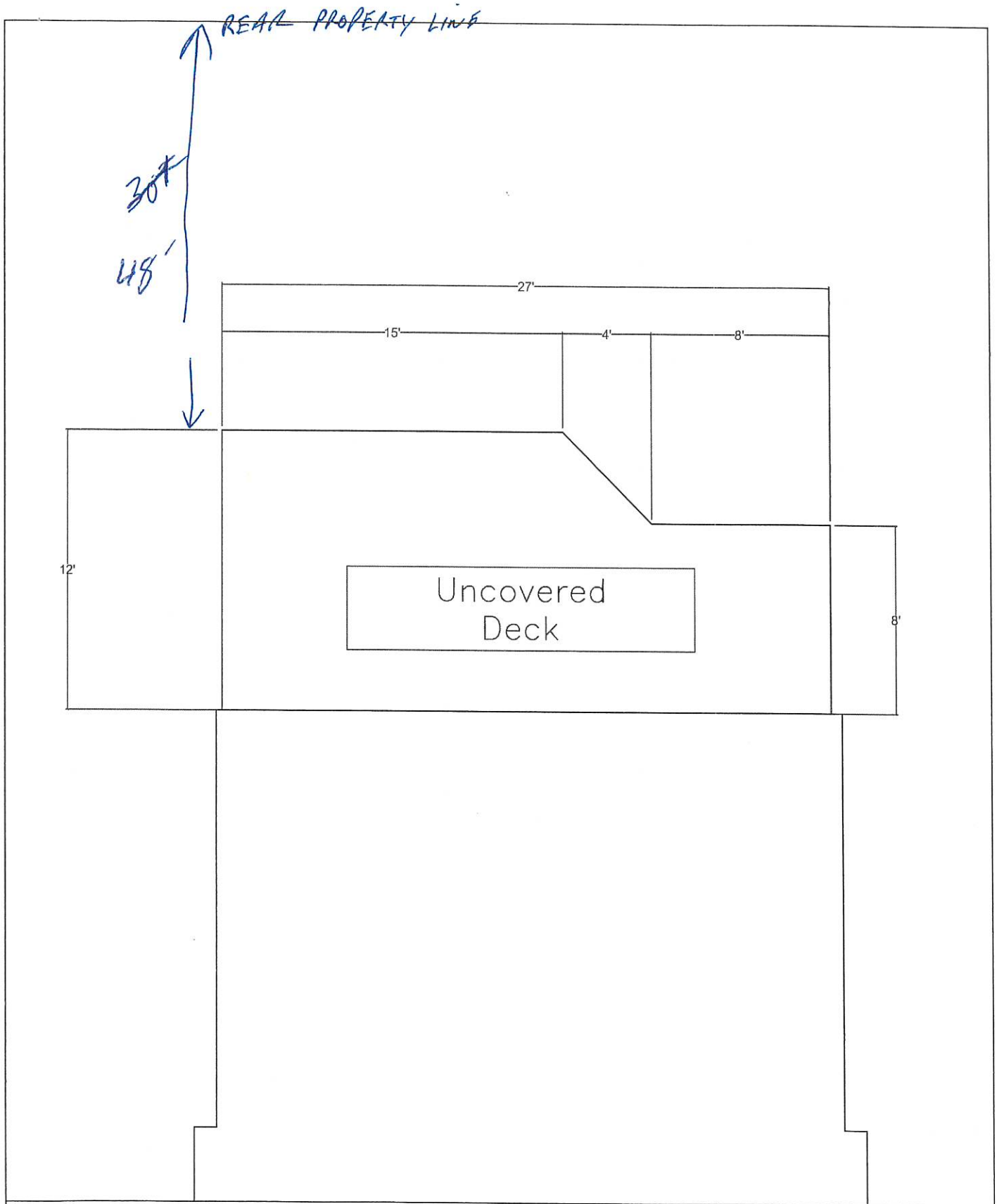
- | | | | |
|--|---|--|---------------------------------------|
| ☐ Title 41 / PUD Approval | ☐ Water Tap (Calculations EPW) | ☐ Fire Separation Drawing | ☐ Flood Hazard |
| ☐ Shade Tree Commission | ☐ Sanitary Sewer Tap | ☐ Address Assignment | ☐ Wellhead |
| ☐ Land Development | ☐ Storm Sewer Tap | ☐ Opening (Curb Cut) | ☐ BZA Approval |

All items checked above to be approved prior to final approval.

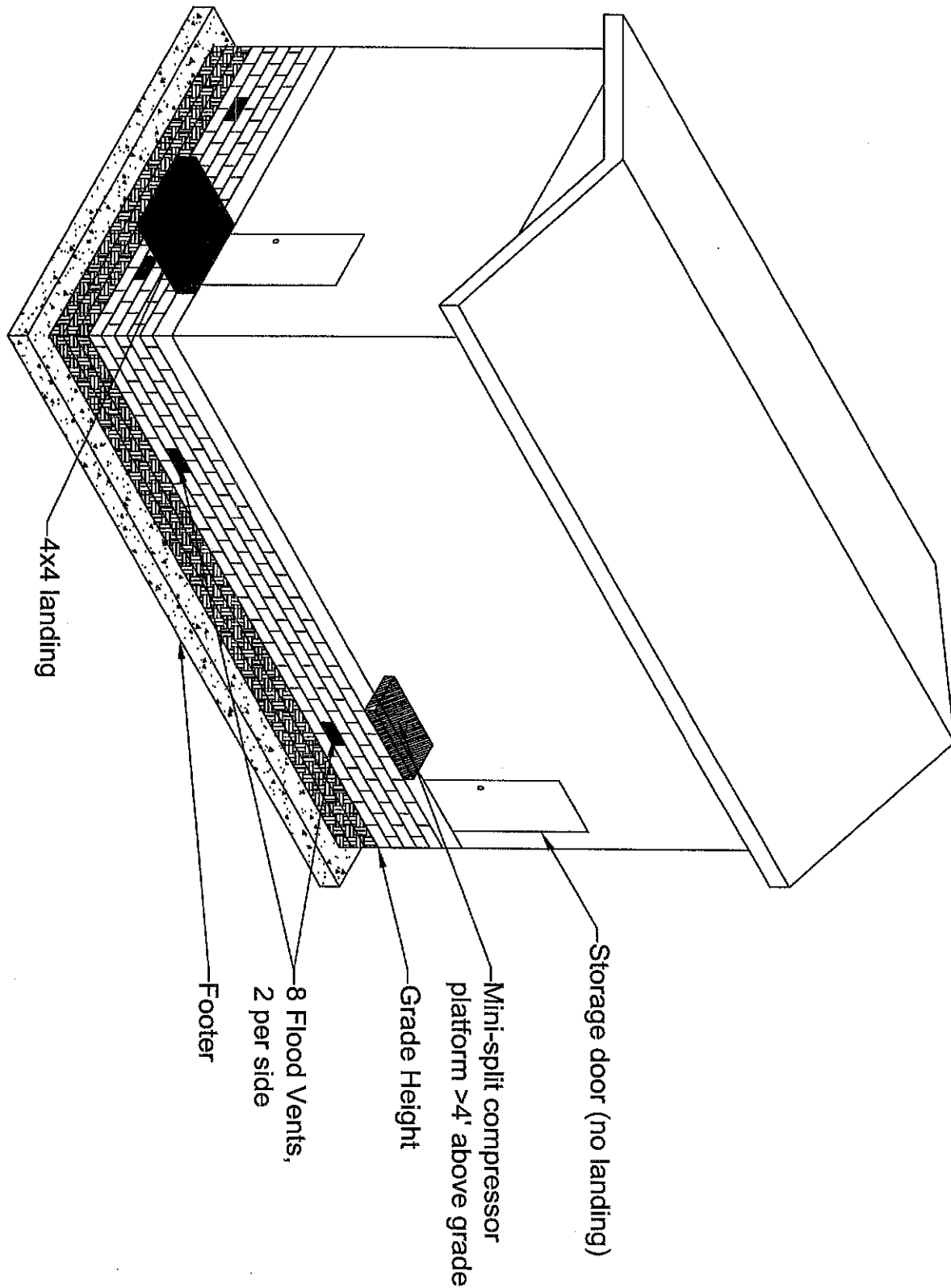
Zone: R-1 (For Office Use Only) Flood Plain: YES Parcel Number: A027130003400
Setbacks: Front: A: 73' R: 25' Rear: A: 10' R: 5' Left: A: 15' R: 5' Right: A: 5' R: 5'
Building Lot Coverage: A: 34% R: 30% Total Lot Coverage A: 40% R: 60% Building Height: A: 2 R: 2.5
Exg. # of Parking Spaces: 2 Proposed Spaces: 2 Required: 2 Total: 2
Code Officer Comments: REFUSED ACC 23.10.01 TABLE A - ASKING FOR 34% LOT COVERAGE FOR BUILDINGS
Signature: Brian J Zoubel Date: 3-1-2024 Recommend: ☐ Approval ☒ Refusal ONLY ALLOWED 30%.
Zoning Administrator Comments: _____
Signature: [Signature] Date: 3-6-24 ☐ Approval ☒ Refusal
Service Safety Director Comments: Refer to BZA
Signature: [Signature] Date: 3/6/24 ☐ Approval ☒ Refusal



View: PROPOSED LOT PLAN 123 MORRIS AVE.	Drawn by: Cory Crawford & Matthew Cooke	Date: 18 Feb 24
Project: 123 Morris Ave Outbuilding Construction	Builder: Matthew Cooke	Note: proposed = 34% cvg.



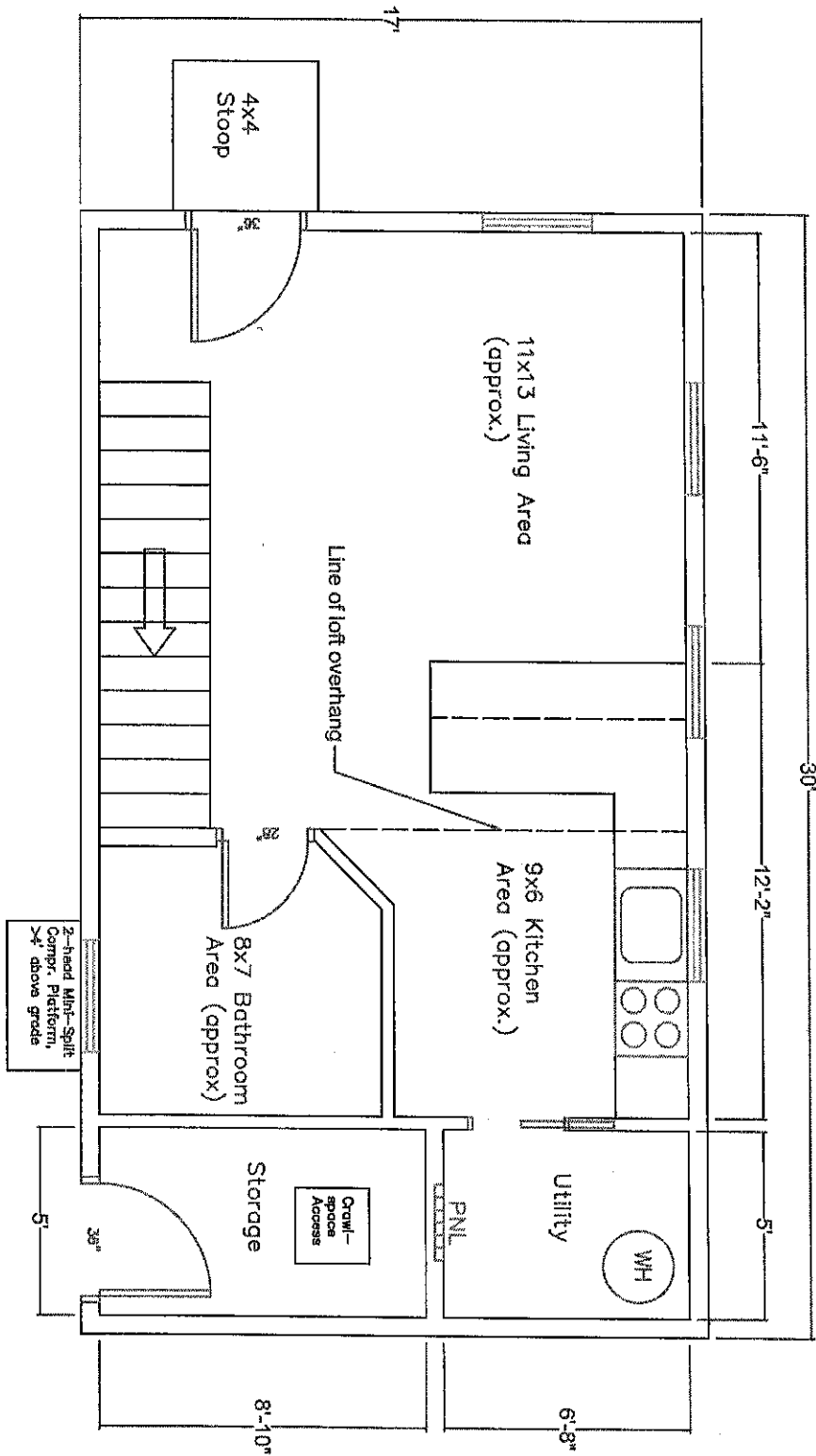
View: DECK DETAIL	Drawn by: Cory Crawford & Matthew Cooke	Date: 18 Feb 24
Project: 123 Morris Ave Outbuilding Construction	Builder: Matthew Cooke	Note:



View: 123 Morris Outbuild Basic Isometric	Drawn by: Cory Crawford & Matthew Cooke	Date: 18 Feb 24
Project: 123 Morris Ave Outbuilding Construction	Builder: Matthew Cooke	Note:

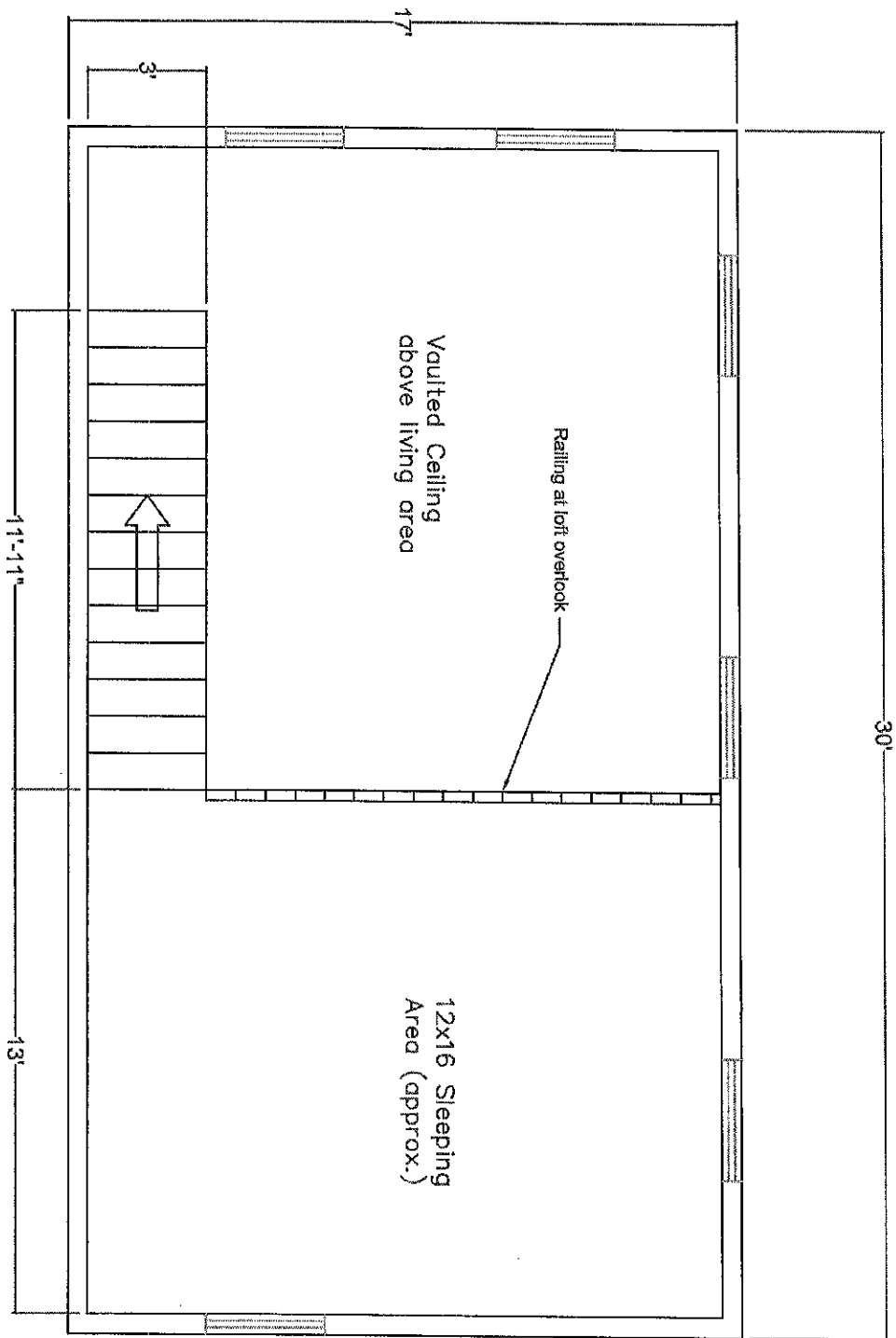


GROUND FLOOR



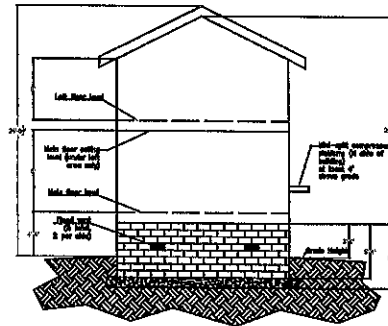
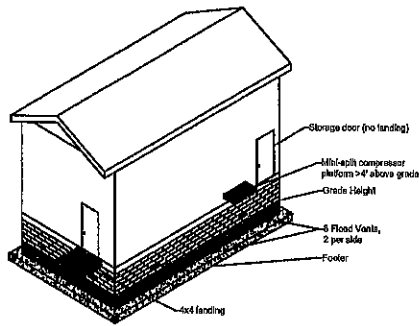
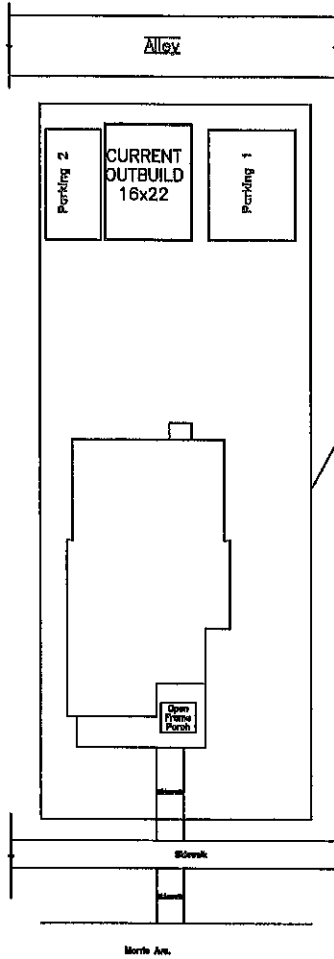
View: Ground floor outbuilding layout	Drawn by: Cory Crawford & Matthew Cooke	Date: 18 Feb 24
Project: 123 Morris Ave Outbuilding Construction	Builder: Matthew Cooke	Note:

UPSTAIRS LOFT

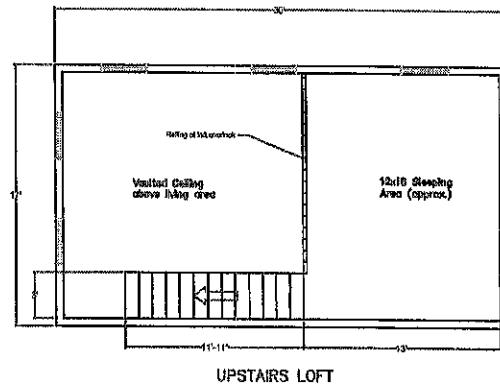
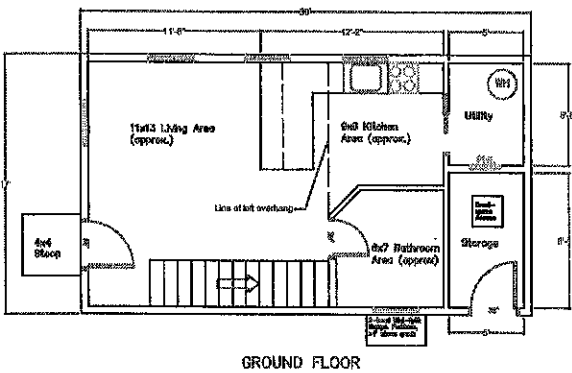
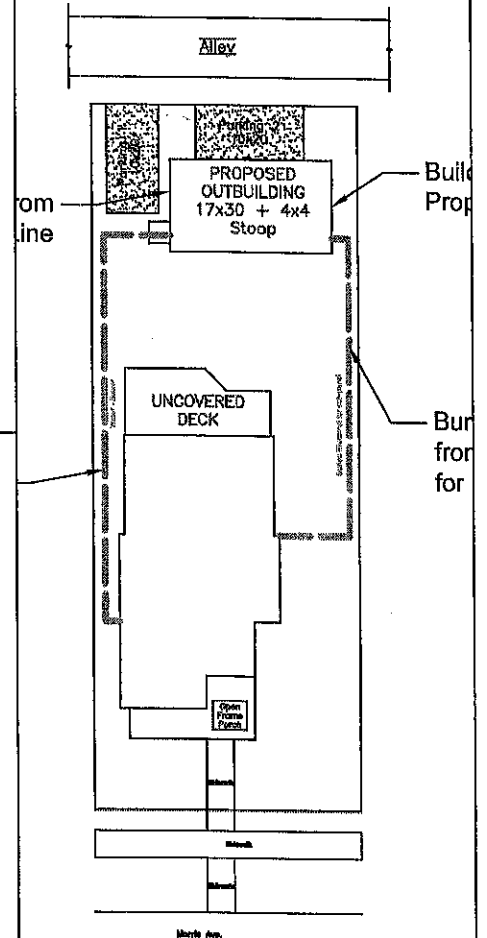


View: Outbuilding Loft Layout	Drawn by: Cory Crawford & Matthew Cooke	Date: 18 Feb 24
Project: 123 Morris Ave Outbuilding Construction	Builder: Matthew Cooke	Note:

CURRENT



PROPOSED



View: COVER PAGE

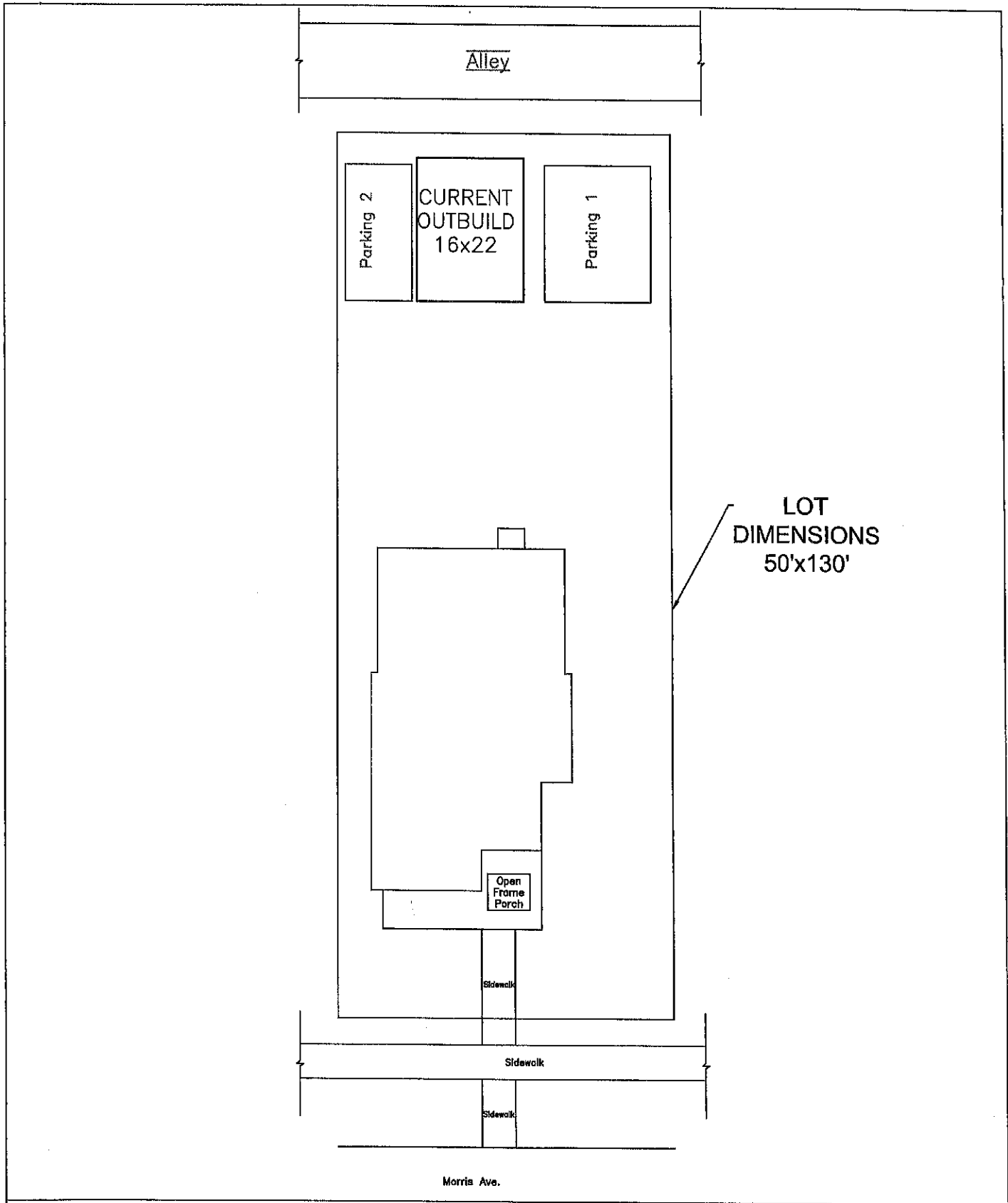
Drawn by: Cory Crawford & Matthew Cooke

Date: 18 Feb 24

Project: 123 Morris Ave Outbuilding Construction

Builder: Matthew Cooke

Note: proposed = 34% cvg.



View: CURRENT LOT PLAN 123 MORRIS AVE.	Drawn by: Cory Crawford & Matthew Cooke	Date: 18 Feb 24
Project: 123 Morris Ave Outbuilding Construction	Builder: Matthew Cooke	Note:



Jill A. Davidson

County Auditor | Athens County, Ohio

SEARCH MAPS INFO FORMS TOOLS

Parcel, Owner, House# and St Name

Parcel

A027130003400

(520) R - TWO FAMILY DWELLIN...

Owner

CRAWFORD CORY D REBEKAH PERKINS

SOLD: 5/19/2010 \$159,000.00

Address

123 MORRIS AVE

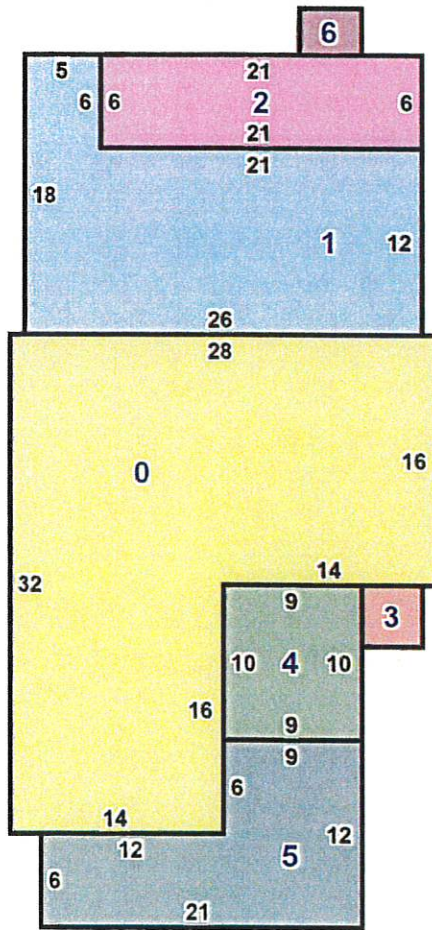
ATHENS CSD

Appraised

\$240,910.00

ACRES: 0.000

Sketches



0	Main Building 672 sqft
1	FRAME 342 sqft
2	FRAME 126 sqft
3	MAS STOOP/TERRACE CANO 16 sqft
4	FRAME 90 sqft
5	OPEN FRAME PORCH 180 sqft
6	WOOD DECKS CANOPY 12 sqft

[EagleView](#)

Mini Map

MAPS





CLICK TO INTERACT



Jump To



PRC

Location

Parcel	A027130003400
Owner	CRAWFORD CORY D REBEKAH PERKINS
Address	123 MORRIS AVE 
City / Township	ATHENS TWP
School District	ATHENS CSD

Deeded Owner Address

Mailing Name	CRAWFORD CORY D REBEKAH PERKINS
Mailing Address	123 MORRIS AVE
City, State, Zip	ATHENS OH 45701

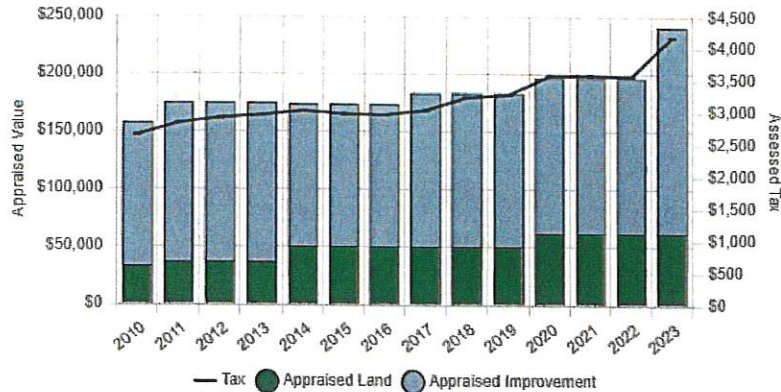
Tax Payer Address

Mailing Name	CRAWFORD CORY D
Mailing Address	123 MORRIS AVE
City, State, Zip	ATHENS OH 45701

Valuation

Year	Land	Appraised (100%)		Land	Assessed (35%)	
		Improvements	Total		Improvements	Total
2023	\$62,400.00	\$178,510.00	\$240,910.00	\$21,840.00	\$62,480.00	\$84,320.00
2022	\$62,400.00	\$134,090.00	\$196,490.00	\$21,840.00	\$46,930.00	\$68,770.00
2021	\$62,400.00	\$134,090.00	\$196,490.00	\$21,840.00	\$46,930.00	\$68,770.00
2020	\$62,400.00	\$134,090.00	\$196,490.00	\$21,840.00	\$46,930.00	\$68,770.00
2019	\$50,700.00	\$132,630.00	\$183,330.00	\$17,750.00	\$46,420.00	\$64,170.00
2018	\$50,700.00	\$132,630.00	\$183,330.00	\$17,750.00	\$46,420.00	\$64,170.00

Historic Appraised (100%) Values



Legal

Legal Acres	0.000	Homestead Reduction	NO
Legal Description	14-09-00 IL 603 M-28 (Not to be used on legal documents)	Owner Occupied Reduction	YES
Land Use	(520) R - TWO FAMILY DWELLING, PLATTED LOT	Neighborhood	00029000
Section		Town	
Range		Appraisal ID	
Card Count	1	Annual Tax	\$4,188.54

Owners

Name	CRAWFORD CORY D REBEKAH PERKINS	Ownership	100%
------	---------------------------------	-----------	------

Residential

Dwelling 1

Number Of Stories	2.0	Exterior Wall	ALUMINUM/VINYL
Style	OLD STYLE TWO STORY	Heating	GAS
Year Built	1900	Cooling	CENTRAL AIR CONDITION
Year Remodeled		Attic	NONE
Number of Rooms	7	Basement	PART
Number of Bedrooms	3	Total Living Area	1,902 sqft
Number of Full Baths	2	Ground Floor Area	672 sqft
Number of Half Baths	0	Unfinished Area	0 sqft
Number of Family Rooms	1	Recreation Room Area	0 sqft
Number of Basement Garages	0	Finished Basement Area	0 sqft
Grade	C-	Fireplace Openings / Stacks	0 / 0

Permits

No Permit Records Found.

Agricultural

No Agricultural Records Found.

Commercial

No Commercial Records Found.

Improvements

Description	Card	Size (LxW)	Area	Grade	Year Built	Appraised Value	Assessed Value
(RGI) - FRAME OR CONCRETE BLOCK DETACHED GARAGE	1	22x16	352	D	1930	\$3,200.00	\$1,120.00
Totals						\$3,200.00	\$1,120.00

Sales

Date	Buyer	Seller	Conveyance Number (Book / Page)	Deed Type	Valid	Parcels In Sale	Amount
5/19/2010	CRAWFORD CORY D	BONNAUD MAY L M TRUSTEE	10-269 (447 / 741)	SV - SURVIVORSHIP	0 - QUALIFIED	0	\$159,000.00
9/2/2003	BONNAUD MAY L M TRUSTEE	COOPER ALLEN R	3-0771 (355 / 679)	- Unknown	0 - QUALIFIED	0	\$141,000.00
4/9/1998	COOPER ALLEN R	GUTHRIE JAUNITA L	8-0259 (/)	- Unknown	0 - QUALIFIED	0	\$105,000.00
2/9/1998	GUTHRIE JAUNITA L	GUTHRIE GERALD E	(/)	- Unknown	4 - RELATED INDIVIDUALS OR CORPORATIONS	0	\$0.00

Land

Land Type	Land Code	Frontage	Depth	Acres	Square Foot	Value
FRONT FOOT	REGULAR LOT	50	130	0.149	6,500.00	\$62,400.00
Totals				0.149	6,500	\$62,400.00

Tax

2023 Payable 2024	2022 Payable 2023	2021 Payable 2022	2020 Payable 2021	2019 Payable 2020
2018 Payable 2019	2017 Payable 2018	2016 Payable 2017	2015 Payable 2016	2014 Payable 2015
2013 Payable 2014	2012 Payable 2013	2011 Payable 2012	2010 Payable 2011	2009 Payable 2010
2008 Payable 2009				



CLICK TO INTERACT

Instrument 201000002425 DR Book Page 447 741

This Conveyance has been examined
and the Grantor has complied with
Section 319.202 of the Revised Code

Notary Transfer Fee Paid \$1636.00
Jill A. Thompson, Athens County Auditor

By HR Deputy Auditor

506 transferred
5/19/10

201000002425
Filed for Record in
ATHENS COUNTY, OHIO
JESSICA MARKINS, RECORDER
05-20-2010 At 01:38 pm.
DEED 36.00
DR Book 447 Page 741 - 743

201000002425
GERIG & GERIG LAW OFFICE

SURVIVORSHIP DEED

Statutory Form
(RC 5302.17)

MAY L.M. BONNAUD, Trustee of The May L.M. Bonnaud March 1996 Trust, under Agreement dated March 27, 1996, of Athens County, Ohio, for valuable consideration paid, grant(s), with general warranty covenants, to CORY D. CRAWFORD and REBEKAH PERKINS CRAWFORD, husband and wife, for their joint lives, remainder to the survivor of them, whose tax-mailing address is 123 Morris Avenue, Athens, OH 45701, the following real property:

***** SEE "EXHIBIT A" ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE. *****

Subject to all legal highways, zoning ordinances, restrictions, easements, reservations, and conditions of record.

FURTHER SUBJECT TO the retention covenants and restrictions set forth on Exhibit B attached hereto and incorporated herein by this reference.

EXECUTED this 12th day of May, 2010.

May L.M. Bonnaud
**MAY L.M. BONNAUD, Trustee of The
May L.M. Bonnaud March 1996 Trust,
under Agreement dated March 27, 1996**

STATE OF OHIO:

The foregoing instrument was acknowledged before me this 12th day of May, 2010, by May L.M. Bonnaud, Trustee of The May L.M. Bonnaud March 1996 Trust, under Agreement dated March 27, 1996

My Commission Expires:
(seal)



Deborah Williams
Notary Public

Deborah Williams
Notary Public, State of Ohio
Commission Expires 03-23-2014
(Filed in Athens County)

PREPARED BY: CHRISTIAN S. GERIG, ATTORNEY AT LAW, ATHENS, OHIO

EXHIBIT A
Legal Description

Situate in the City of Athens, Athens County, Ohio:

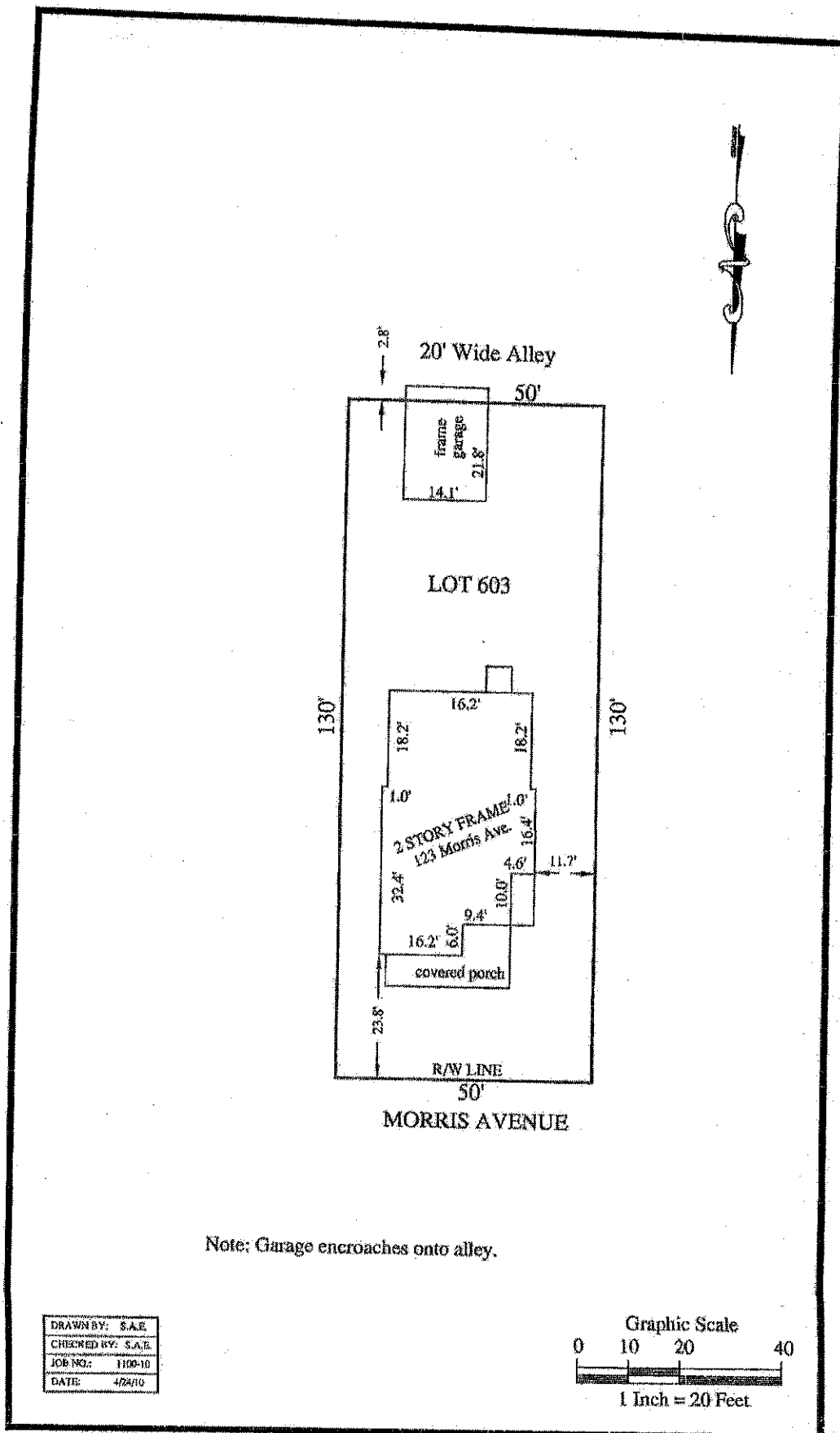
Being Inlot Six Hundred Three (603) in J.C. Campbell's Addition to said City of Athens, Ohio.

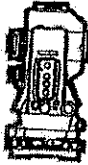
Subject to all legal highways, zoning ordinances, restrictions, easements, reservations, and conditions of record.

DEED REFERENCE: Volume 355, Page 679, Athens County Official Records.

APN: A02-71300034-00

Commonly known as: 123 Morris Avenue, Athens, OH 45701





S.A. ENGLAND SURVEYING

Professional Land Surveying
P.O. Box 1770
Buckeye Lake, Ohio 43008



E-mail: www.surveyohio.com

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

Certify To: Gerig & Gerig Attorneys at Law & Ohio University Credit Union,
ISAOA

Owner: Trustee, May L.M. Bonnaud

Buyer: Cory D. Crawford

Property Address: 123 Morris Avenue
Athens, OH 45701

Property Description:
Athens County
City of Athens
J.C. Campbell's Addition
Lot # 603

Invoice No: 1100-10

File No:

"See attached"

Flood Zone Information: **Flood Zone AE**

Community Panel No: **390016 0230 C**

Effective Date: **12/09**



CERTIFICATION: I hereby certify that the foregoing mortgage location survey was prepared from actual field measurements in accordance with Chapter 4733-38, Ohio Administrative Code, and is not a boundary survey pursuant to chapter 4733-37 of said Code.

DATE:

4/26/10

SCOTT A. ENGLAND, P.S.
OHIO REGISTERED SURVEYOR NO. 7452



ATHENS COUNTY AUDITOR PLAT MAP

1 Inch = 17 Feet

These maps are believed to be correct and are to show ownership only.

Athens
Athens Twp
Sect 10
T9-R14



**Office of Code Enforcement and
Community Development**

28 Curran Drive
Athens, OH 45701
(740)592-3306
(740)594-6304 Fax
<http://www.ci.athens.oh.us>



City of Athens
ATHENS, OHIO

Form BZA-5
To be inserted one in the
Athens Messenger Newspaper

BOARD OF ZONING APPEALS
Case #24-03V

ADVERTISEMENT
Board of Zoning Appeals
28 Curran Drive, Athens, Ohio 45701

TO: The Athens Messenger

Insert the following legal notice on **May 4, 2024**

Containing all wording below the heavy-ruled line:

Issue affidavit within five (5) days of the date of notice to the Secretary of the Board setting forth a true and complete copy of said notice and the exact date on which it was published.

LEGAL NOTICE

Board of Zoning Appeals Notice is hereby given that a public hearing will be held in City Council Chambers, third floor of City Hall, by the Board of Zoning Appeals of the City of Athens on **Tuesday, May 14, 2024, at 7:00pm** on the following described property:

28 West Stimson Avenue
Zone B3 Case #24-03V

Appellant is requesting a variance from ACC 23.04.07 (5) to allow a building or enclosure in which animals are kept 25 feet from an R-zone where 200 feet is required; and from ACC 23.10 Table B to allow 6 on-site parking spaces where 11 are required.

Interested persons are requested to appear and voice their opinions with respect thereto. More detailed information and plans are available for public inspection located on the City's Website, ci.athens.oh.us (Board of Zoning Appeals), and at the Department of Development and Code Enforcement Office, located at 28 Curran Drive, Athens, Ohio. Anyone needing special accommodations to attend the meeting should contact the Government Channel at (740)594-2900.

BOARD OF ZONING APPEALS

Rob Delach, Chairperson

**Office of Code Enforcement and
Community Development**

28 Curran Drive
Athens, OH 45701
(740)592-3306
(740)594-6304 Fax
<http://www.ci.athens.oh.us>



City of Athens
ATHENS, OHIO

May 2, 2024

NOTICE OF HEARING AND APPEAL

BOARD OF ZONING APPEALS

28 Curran Drive
Athens, Ohio 45701

Your appeal under the Zoning Ordinance relative to
28 West Stimson Avenue
has been assigned Board of Zoning Appeals **Case #24-03V**

Inquiries and references should always be made to this number.

Further, you are notified to appear before the Board of Zoning Appeals, either in person or by agent or attorney, for a hearing in your case on **Tuesday, May 14, 2024 at 7:00pm** in City Council Chambers, 8 East Washington Street, Third Floor, Athens, Ohio. Please contact our office at codeoffice@ci.athens.oh.us or by phone (740)592-3306 with any questions.

Anyone needing special accommodations to attend this meeting should contact the Government Channel at (740) 594-2900.

NOTE: If fewer than five (5) members are available for the meeting, you have the right to continue until such time as five (5) members are available to hear the case. In order to accommodate your decision prior to the meeting, you will be contacted if such a situation arises or if for some reason the meeting date, time and/or place are changed.

Respectfully,

BOARD OF ZONING APPEALS

Rob Delach, Chairperson

**Office of Code Enforcement and
Community Development**

28 Curran Drive
Athens, OH 45701
(740)592-3306
(740)594-6304 Fax
<http://www.ci.athens.oh.us>



City of Athens
ATHENS, OHIO

May 2, 2024

NOTICE OF PUBLIC HEARING

Board of Zoning Appeals
28 Curran Drive
Athens, Ohio 45701

As provided for by Section 23.07.09(C) of the Athens City Zoning Code, you are hereby notified as a party of interest that an appeal has been filed by

Shelley Lieberman / Appellant

For property located at
28 West Stimson Avenue

Appellant is requesting a variance from ACC 23.04.07 (5) to allow a building or enclosure in which animals are kept 25 feet from an R-zone where 200 feet is required; and from ACC 23.10 Table B to allow 6 on-site parking spaces where 11 are required.

This case has been assigned
Case #24-03V

This meeting has been scheduled for **Tuesday, May 14, 2024** at 7:00pm, Athens City Hall, 8 East Washington Street, Third Floor, and Athens City Council Chambers. More detailed information and plans are available for public inspection located on the City's Website, ci.athens.oh.us (Board of Zoning Appeals), and the Office of Development and Code Enforcement at 28 Curran Drive, (740) 592-3306. Anyone needing special accommodations to attend the meeting should contact the Government Channel at (740) 594-2900 or the Office of Development and Code Enforcement listed above.

NOTE: If you plan to attend, please verify that the meeting has not been postponed, cancelled or rescheduled. You may contact the Office of Development and Code Enforcement (740)592-3306.

Respectfully,
BOARD OF ZONING APPEALS

Rob Delach, Chairperson

28 West Stimson Avenue – Case #24-03V – adjoining properties and owners

15 W Stimson Avenue

Michael Downard
15 W Stimson Avenue
Athens, OH 45701

13 W Stimson Avenue

Demetrios Prokos
88 E State St
Athens, OH 45701

26 W Stimson Avenue

PM Management LLC
8 N Court Street Suite 101
Athens, OH 45701

28 Montrose Avenue

Bear with Philips LLC
8 N Court Street Suite 101
Athens, OH 45701

22 N Kern Street

TCB Corporation
23 N Court Street
Athens, OH 45701

95 E State Street

Shannon Richmond
PO Box 350
Athens, OH 45701



APPEAL FROM A DECISION OF
THE ZONING ADMINISTRATOR

Permit #	BZA24-000003
Date Rec'd	4/26/24

☒ (Request for Variance) ☐ (Request for Substitution) ☐ (Request for Interpretation) ☐ (Conditional Use)

APPLICANT: Shelley Lieberman PHONE # 614571 8063

ADDRESS: 8 Northwood Dr. Athens, OH 45701

OWNER: Stouts Farm Supply

ADDRESS: 32W Stimson Ave.

PROPERTY ADDRESS: 28 W. Stimson Athens OH 45701

ZONE: _____

I, THE UNDERSIGNED, Shelley Lieberman

HEREBY APPEAL THE DECISIONS / REVIEW OF THE ZONING ADMINISTRATOR

DATED 4/11/24

FOR DENIAL OF A ZONING PERMIT / REVIEW OF CONDITIONAL USE FOR PROPERTY LOCATED AT

28 W. Stimson

IN ACCORDANCE WITH ALL REQUIRED INFORMATION SUBMITTED AND WITH THE ORIGINAL APPLICATION HERETO ATTACHED AND INCORPORATED INTO THE RECORD.

BY MY SIGNATURE I SWEAR OR AFFIRM THAT ALL OF THE INFORMATION PROVIDED IS TRUE AND ACCURATE.

Shelley Lieberman
APPLICANT

Angela Bobo
NOTARY PUBLIC, OHIO



ANGELA BOBO
Notary Public, State of Ohio
My Commission Expires 6-24-28

PROPERTY OWNER (IF OTHER THAN APPLICANT)

NOTARY PUBLIC, OHIO

From: David Riggs <driggs@ci.athens.oh.us>

Sent: Monday, April 22, 2024 8:38 AM

To: Friendly Paws Pet Supplies and Grooming <friendlypawspetsupply@msn.com>; Wendy Armstrong <warmstrong@ci.athens.oh.us>

Cc: Christine Robinson <crobinson@ci.athens.oh.us>

Subject: RE: Cat Café Again

Hi Shelly,

A property deed is a recorded public document. You do not need the landlord to get it. It is available at the county recorders office in deed book 246 page 53. Since I have talked to the property owner about this previously, an email from the property owner will suffice in lieu of a signature.

A written narrative of the variance request is required by city ordinance ACC23.07.08(D)(5).

The BZA looks at a variance request for the property and not for the individual tenant. It is irrelevant from a variance standpoint which parking spaces are used by which tenant.

David Riggs, PE
City of Athens
Code Director

Wendy Armstrong

From: David Riggs
Sent: Monday, April 22, 2024 2:32 PM
To: scottbeach200@aol.com
Cc: Wendy Armstrong
Subject: RE: to Dave from Scott Hunter

Hey Scott,

Just need the email below in lieu of a signature on the BZA application, Thanks!

David Riggs, PE
City of Athens
Code Director

From: scottbeach200@aol.com <scottbeach200@aol.com>
Sent: Monday, April 22, 2024 1:48 PM
To: David Riggs <driggs@ci.athens.oh.us>
Subject: to Dave from Scott Hunter

Dave

I am on board with all of Shelly's variance request .
She said you needed an email from me on the
subject. Please let me know specifics so I can
put it in writing if you need more.

Scott Hunter
30 W. Stimson ave
Owner

Zoning Commission:

*A **cat café** is a theme café whose attraction is cats who can be watched and played with in a lounge of some sort. Patrons pay a cover fee, generally hourly, and thus cat cafés can be seen as a form of supervised indoor pet rental.*

I hope to open a Cat Café at 28 W. Stimson, previously The Farmacy. The intent at this time is to have local baked goods provided and basic coffee and tea. This has been cleared with the health department.

I am requesting a variance for **ACC 23.04.07 (5) Requesting building or enclosure in which animals are kept 25ft from an R Zone where 200ft is required.**

I was told by Mr. Riggs there was no written reason for this rule in the records. Therefore, I am unclear how to present asking for a variance when I don't know why it exists in the first place. I will say that keeping cats in a building will be quiet if there is a worry about noise. It will be clean because we will have multiple rescue volunteers cleaning daily and we will have staff. Additionally, if there are mice, I don't see them surviving. There will be two doors before the exterior door to prevent escape and we are using clips on the ceiling tiles so they cannot get out vertically.

The health department has given the go ahead and our landlord is receptive to the needs of this business.

Pros

- a. given our overpopulation of cats this will provide a place for some rescue cats from organizations to be until adoption
- b. a place for the community to gather and educate
- c. a draw for students who miss their pets at home
- d. sober entertainment
- e. responsible adoptions

Cons

- A. Dog people will be jealous

We are also asking for a variance for **ACC23.10 Table B – requesting 6 on-site spaces where 11 are required.**

While parking is an issue in Athens it has not been an issue on Stimson Ave as far as I can tell. I personally have always been able to park for hair appointments, runs into the wine shop, Busy Day and The Farmacy. I have rarely parked in a parking lot. We will also have spaces in the back, off of Morris Ave., provided by our landlord, Scott Hunter.

Many of our patrons will be coming in groups to visit the cats and will be in one vehicle. It is our target to reach OHIO students and the bulk of them would be walking. It has been a commercial space and generally busy without a parking issue that I am aware of.

I will also point out the notes at the bottom of my hand drawn building layout, it indicates that the cat café

spot requires 4.32 spaces (I believe we will be able to offer 6 w/reconfigurations). The landlord already has 6 spaces for the apartments above off of Morris Ave. Mr. Riggs has explained that according to the statute it does not discern between the tenants of the property owned by one landlord.

Strict enforcement of either of these statutes will result in a new business not opening it's doors to the public. As an established business owner I hope to be able to move forward with this business I have wanted to implement for a number of years.

Thank you for your consideration.

Shelley Lieberman

2004



本報地址：上海南京路。電話：四四四四。電報掛號：四四四四。廣告部：上海南京路。電話：四四四四。電報掛號：四四四四。

Instrument
9700001213

德 532.7 德 532.7 德 532.7

TRACT ONE:

Situated in Cornwells Amendment Addition to the City of Athens (recorded in Plat Book 6, Page 118 Athens County Records) and described as follows:

Commencing a set iron pin at the northwest corner of Inlet 2365 of said Cornwall's Addition, said set iron pin is also the true point of beginning; thence on an assumed bearing along the north line of said Inlet 2365 and along the north line of Inlet 2367 on an assumed bearing South 89° 40' 16" East 190.32 feet to a Round 2 inch iron pipe at the southwest corner of Inlet 1997 of Hopkins Addition to the City of Athens recorded in Envelope 1 B of the Athens County Plat Records; thence along the east line of a 0.08 acre tract and a 0.05 acre tract described in Volume 361, Page 405 of the Athens County Deed Records South 00° 00' 00" West (passing a set iron pin at 80.00 feet) for a total distance of 86.35 feet to a point on the south line of Inlet 2367; thence along the north line of said Inlet 2367 and the south line of Inlet 2366 South 73° 13' 28" West 198.47 feet to a point on the east side of a 10 foot alley thence North 00° 00' 00" East (passing a Round ¾ inch pipe at 81.89 feet) for a total distance of 144.73 feet to the point of beginning containing 0.5045 acres and being all of Lots 2365 and Lot 2366 and 0.13 acres of Lot 2367 of said Cornwall's Addition to the City of Athens. Grantor claims title to the above by deeds 297-114, 338-823 and 361-405 of the Athens County Deed Records.

Note: Unless otherwise noted all test iron pins are ½ inch diameter rebar 30 inches in length and capped with a plastic identification marker inscribed L.F. Sawyer R.L.S. 6765.

The above description was written by Leonard F. Sawyer Registered Professional Land Surveyor Number 6765 and based on a survey prepared by Southwestern Land Surveys dated August 4, 1987.

Subject to all easements and rights of way of record.

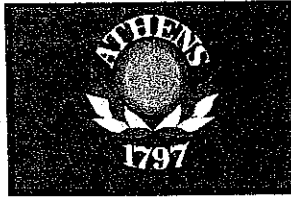
Prior Dead Reference: Volume 32, Page 392, Athens County Official Records.

TRAC TWO:

Situated in the City of Athens, in the County of Athens and State of Ohio, to-wit:

Situated in Out Lots No. 1 and 162 in the City of Athens and bounded and described as follows, to-wit: Beginning at an iron pin at the southwest corner of Inlet 2366 of Cumwells Amended Addition to Athens (recorded in Plat Book 6, Page 118); thence following along the south line of Inlets 2366 and 2367, north 76° 52' east 291.5 feet to a point (iron pin 0.2" right) passing an iron pin at 146.8 feet; thence leaving the south line of Inlet 2367, south 5°

Office of Code Enforcement
& Community Development
28 Curran Drive
Athens, Ohio 45701
740-592-3306 (Office)
740-594-6304 (Fax)



City of Athens
Athens, Ohio

April 11, 2024

To: Shelley Lieberman
Applicant Address: 8 Northwood Drive, Athens, OH 45701
To: STOUTS FARM SUPPLY INC
Owner Address: 32 W STIMSON AVE
ATHENS, OH 45701

REFUSAL

Zoning Use Permit - Commercial Refusal Detail

Premises Address: 28 STIMSON AVE

Application Date: 03/29/2024

For: Foster site for cats from the Athens County Humane Society and possibly other rescues - separated by vestibule from general public. Services of baked goods in the current kitchen area which at this time will not be baked on site. We will utilize other local bakeries. Retail area for cat merchandise, pet supplies, and human gift items.

Decision Detail: Your request for a Zoning Use Permit has been refused in accordance with the application submitted and:

1. ACC 23.04.07 (5) - requesting building or enclosure in which animals are kept 25 ft from an R Zone where 200 ft is required.
2. ACC 23.10 Table B - requesting 6 on-site parking spaces where 11 are required.

NOTE: You may appeal the decision of the Zoning Inspector or request a variance from the Board of Zoning Appeals. Any appeal made from this refusal must be filed with the Secretary to the Board of Zoning Appeals within twenty (20) days after the date of this refusal. For further information, contact the Secretary to the Board of Zoning Appeals, 28 Curran Drive, Athens, Ohio and bring this notice with you. The variance request application and instructions can be found on the city's website at <http://www.ci.athens.oh.us/DocumentCenter/View/71>.



ZONING USE PERMIT - Not for Construction
CITY OF ATHENS, OHIO
ATHENS CITY CODE TITLE 23

Permit #: ZNU24-000007

REFUSAL

Permit Type: Commercial Use of Building:	Present Use:	Empty. Previously sandwich shop and retail products.
	Proposed Use:	Cat Cafe - an area within building for adoptable cats to meet potential adopters - separated by vestibul from general public. Cats will be adopted out, helping the overpopulation of cats in the community. Services of baked goods in the current kitchen area which at this time will not be baked on site. We will utilize other local bakeries. Retail area for cat merchandise, pet supplies, and human gift items.

Project Address: 28 STIMSON AVE

Applicant:

Shelley Lieberman Novella, LLC dba Friendly Paws
Phone: (740) 593-5125

940 E. State Street
Athens, OH 45701

Property Owner:

STOUTS FARM SUPPLY INC
Phone:

32 W STIMSON AVE
ATHENS, OH 45701

Description of Proposed Use/Scope of Project: Foster site for cats from the Athens County Humane Society and possibly other rescues - separated by vestibul from general public. Services of baked goods in the current kitchen area which at this time will not be baked on site. We will utilize other local bakeries. Retail area for cat merchandise, pet supplies, and human gift items.

Decision Detail: Your request for a Zoning Use Permit has been refused in accordance with the application submitted and:

1. ACC 23.04.07 (5) - requesting building or enclosure in which animals are kept 25 ft from an R Zone where 200 ft is required.
2. ACC 23.10 Table B - requesting 6 on-site parking spaces where 11 are required.

Director of Development and Code Enforcement:

☐ Approved ☒ Refused

04/11/2024

Date

David R. Riggs, P.E.
Director of Development and Code Enforcement



APPLICATION for COMMERCIAL OR 1-2-3 UNIT RESIDENCE

ZONING USE PERMIT - Not for Construction

CITY OF ATHENS, OHIO

ATHENS CITY CODE TITLE 23

Application Fee Due: \$80 (2.9% convenience fee if credit card is used)

(Office Use Only)

Permit #: ZNU24-000007

Date Rec'd: March 29, 2024

* Scaled Detail Drawing Required ** (Application will not be processed unless Drawing and Application Fee attached)

Subtype: Commercial

Applicant: Shelley Lieberman Novella, LLC dba Friendly Paws

Phone: (740) 593-5125

Address: 940 E. State Street
Athens OH 45701

Property Owner (if other than applicant): STOUTS FARM SUPPLY INC

Phone:

Address: 32 W STIMSON AVE
ATHENS, OH 45701

Address of Proposed Use: 28 STIMSON AVE

Project Description: Foster site for cats from the Athens County Humane Society and possibly other rescues - separated by vestibul from general public. Services of baked goods in the current kitchen area which at this time will not be baked on site. We will utilize other local bakeries. Retail area for cat merchandise, pet supplies, and human gift items.

Current Property Use: Empty. Previously sandwich shop and retail products.

Proposed Property Use: Cat Cafe - an area within building for adoptable cats to meet potential adopters - separated by vestibul from general public. Cats will be adopted out, helping the overpopulation of cats in the community. Services of baked goods in the current kitchen area which at this time will not be baked on site. We will utilize other local bakeries. Retail area for cat merchandise, pet supplies, and human gift items.

I HEREBY SWEAR OF AFFIRM THAT ALL THE INFORMATION PROVIDED AND DRAWINGS ATTACHED ARE TO THE BEST OF MY KNOWLEDGE TRUTHFUL AND ACCURATE.

Date: 03/28/2024

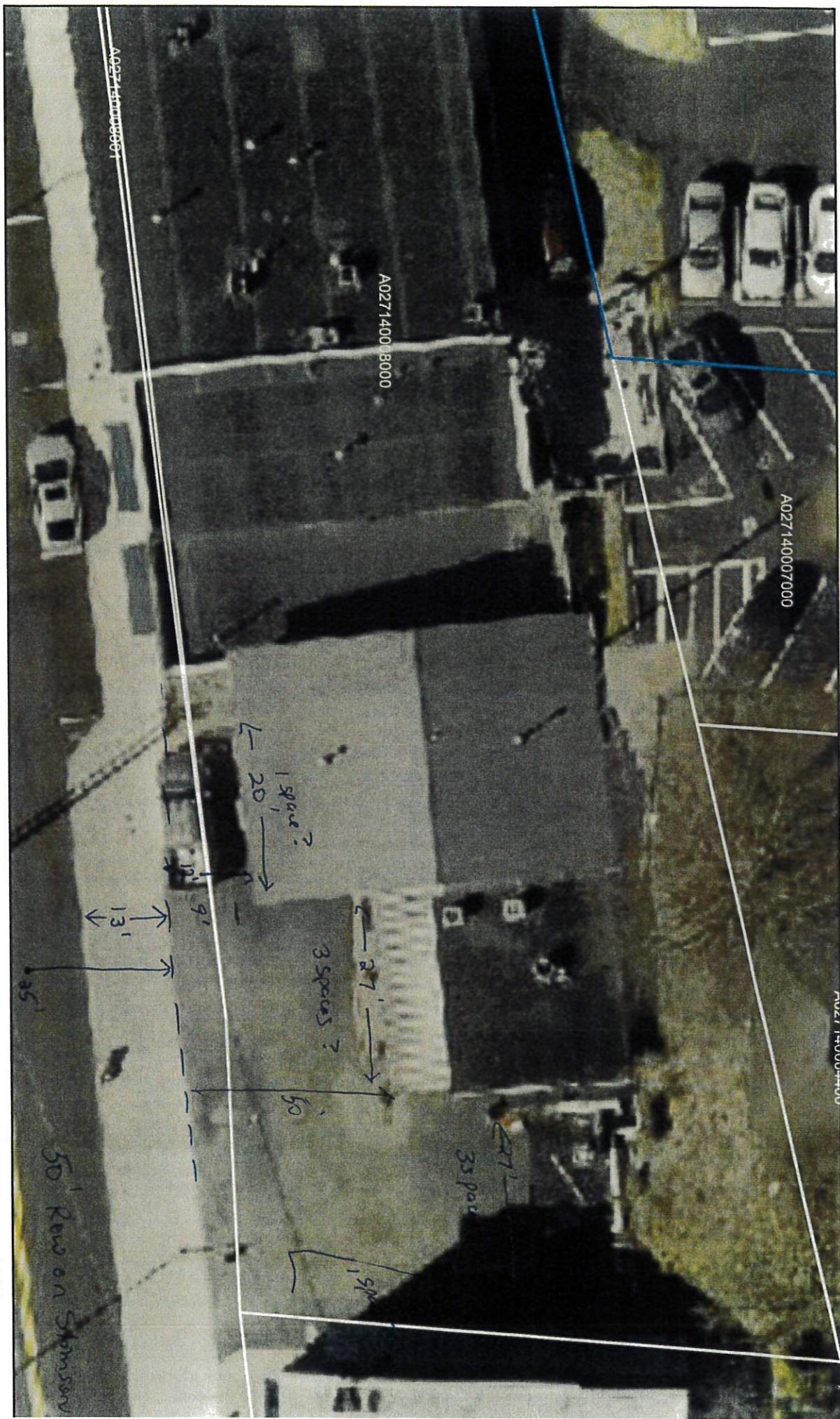
Applicant Signature:

Date: 03/29/2024

Owner Signature:

(For Office Use Only)		MP
Zone: B-3	Flood Plain: No	Parcel Number: A02714000 8000
Comments: [USEpermit::2491::202563] Recommend refusal as per Acc. 23.04.07(5) requesting building or enclosure in which animals are kept 25' from an R-zone where 200' is required. and Acc 23.10 Table B 6 on-site parking spaces where 11 are required.		
Code Officer Signature: Matt Penick	Date: 4/1/24	Approval ☐ Refusal ☒
Zoning Administrator Signature: [Signature]	Date: 4-5-24	Approval ☐ Refusal ☒
Service Safety Director Signature: [Signature]	Date: 4/7/24	Approval ☐ Refusal ☒

Atriens County Web Map

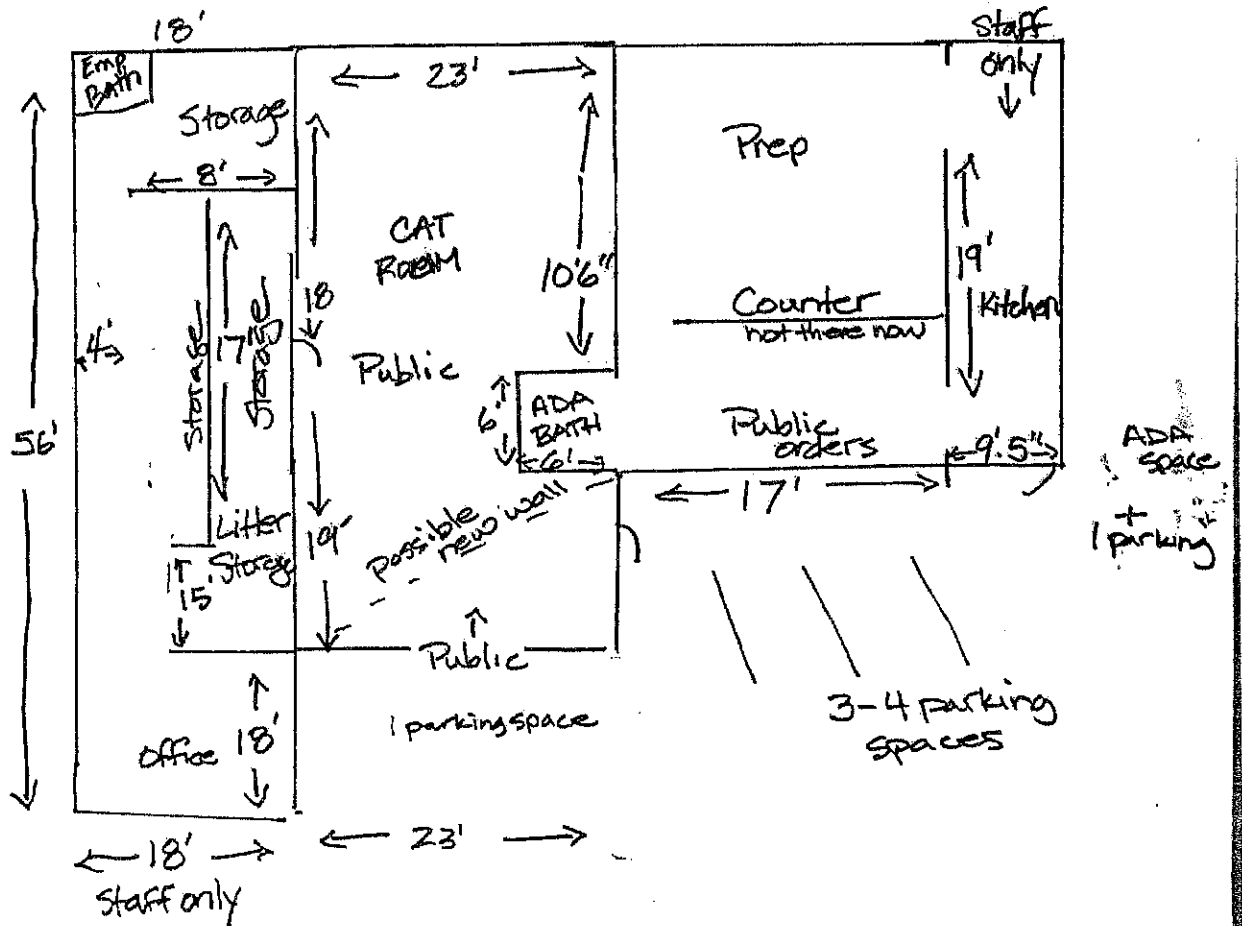
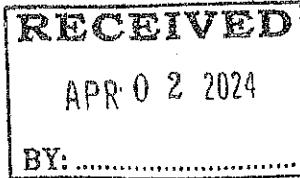


4/2/2024, 3:19:04 PM

Parcels	21283E486288N.ecw	Green: Green	Blue: Blue	20676E433488N.ecw	Green: Green	Blue: Blue	20254E486288N.ecw
21732E428208N.ecw	Red: Red	Blue: Blue	20966E486288N.ecw	Red: Red	Blue: Blue	20333E436128N.ecw	Red: Red
Red: Red	Green: Green	21151E430648N.ecw	Red: Red	Green: Green	20623E486288N.ecw	Red: Red	Green: Green
Green: Green	Blue: Blue	Red: Red	Green: Green	Blue: Blue	Red: Red	Green: Green	Blue: Blue
Blue: Blue	21283E430648N.ecw	Green: Green	Blue: Blue	20623E536448N.ecw	Green: Green	Blue: Blue	
	Red: Red			Red: Red			

Sources: Esri, Airbus DS, USGS, NSA, NASA, CGIAR, N Robins
NLS, OS, NMA, Geodataslyreisen, Rijkswaterstaat, GSA, Geol
Internmap and the GIS user community

Cat Cafe
28 Stimson



CAT Room 815 ft^2

Public Orders 265 ft^2

$$1080 \div 250 = 4.32 \text{ spaces}$$

Apartments at 28 1/2 Stimson require 6 spaces

10.32 total spaces

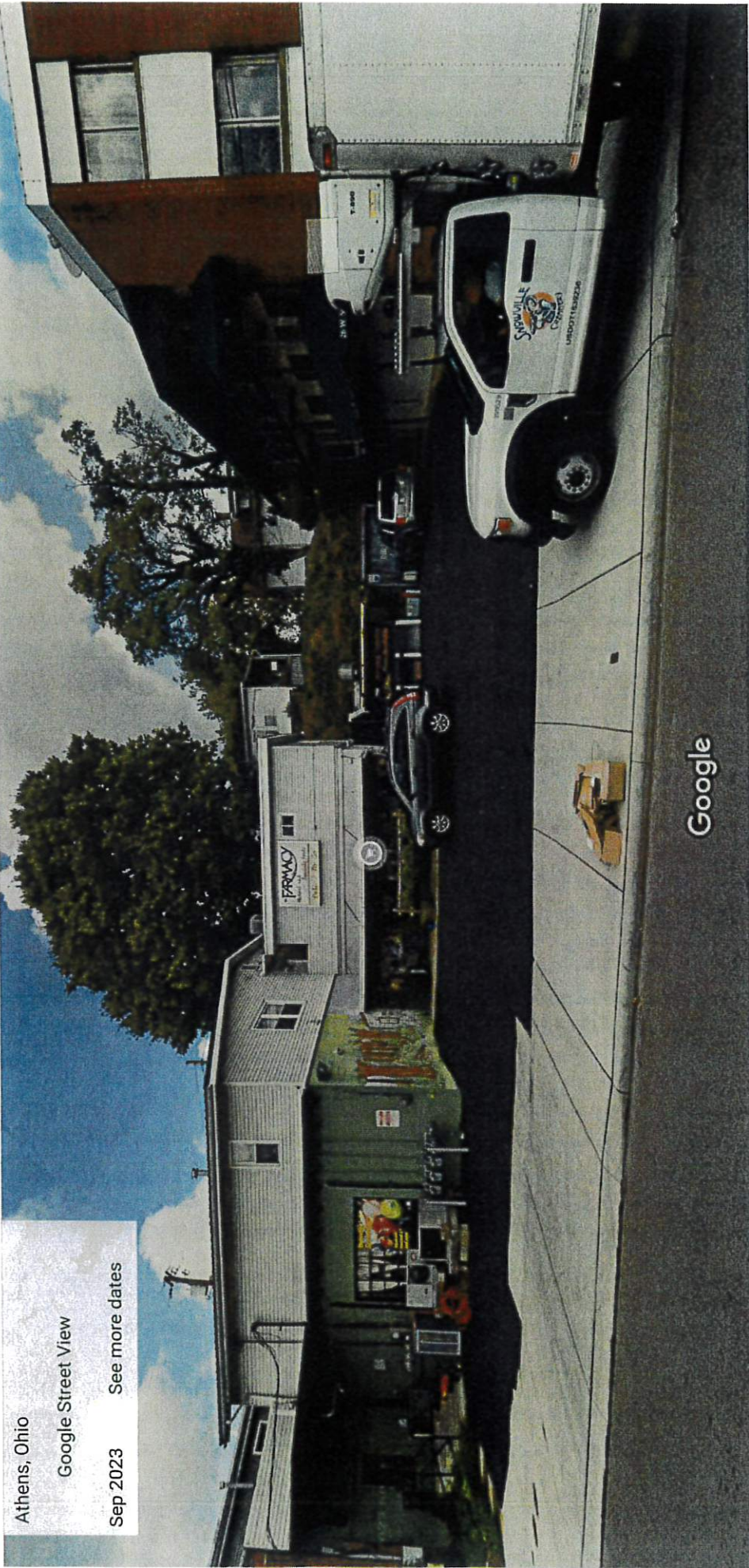
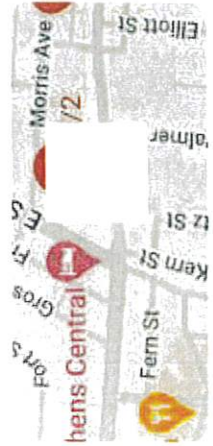


Image capture: Sep 2023 © 2024 Google



A027140006900

3/29/2024



Jill A. Davidson
County Auditor
Athens County, Ohio
www.athenscountyauditor.org

FIRST SKETCH		LEGAL							
Main Building 1560 sqft 60 60 26 26 0		OWNER STOUT FARM SUPPLY INC ADDRESS 28 STIMSON AVE DESCRIPTION 14-09-00 IL 2366 N-25 SCHOOL DIST ATHENS CSD TAX DIST A02 ACREAGE 0.0000							
		VALUATION							
		APPRAISED	ASSESSED						
		LAND	\$55,300.00 \$19,360.00						
		IMPROVEMENTS	\$175,080.00 \$61,280.00						
		CAUV	\$0.00 \$0.00						
		TOTAL	\$230,380.00 \$80,640.00						
TAXES		SPECIAL ASSESSMENTS							
TAXABLE VALUE	\$80,640.00	COUNT	0						
ROLLBACKS	NONE	DELINQUENT / BALANCE	\$0.00 / \$0.00						
HALF (1ST / 2ND)	\$2,328.40 / \$2,328.40	TOTAL / BALANCE	\$0.00 / \$0.00						
YEAR (TOTAL / BALANCE)	\$4,656.80 / \$0.00								
MOST RECENT SALES									
DATE	BUYER	SELLER	# PARCELS PRICE VALIDITY						
LAND		IMPROVEMENTS							
CODE	FRONTAGE	DEPTH	ACREAGE	SQFT	VALUE	DESCRIPTION	BUILT	DIMS	VALUE
SQUARE FOOT Building Site	0	0	0.212	9,216	\$55,300.00	(PA1) - Unknown	1979	0x0	\$1,880.00
RESIDENTIAL									
Building (CARD: 1)	OTHER BUILT 1979			Baths (Full / Half)		4 / 0			
Area	3,120 sqft			Rooms (Bedroom / Family)		8 / 0			
Basement (Code / Finished / Total)	FULL / 1,560 sqft / 1,560 sqft			Stories		1.0			
Heat Full Type	GAS			Cooling		CENTRAL AIR CONDITION			
External Wall	FRAME			Fireplace Stacks		0			

**Office of Code Enforcement and
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City of Athens
ATHENS, OHIO

**Board of Zoning Appeals
Minutes
April 9, 2024**

Members Present: Kay Tousley, Joe Krause, Kelly Sauber, Robert Delach (elected Chairperson)
City Officials Present: David Riggs (Zoning Administrator)

The meeting was called to order on April 9th, 2024, at 7:00 PM at City Council Chambers, 8 East Washington Street, Third Floor, Athens, OH, by the Chairperson, Rob Delach.

Chairperson Delach announced that there was one case on the agenda, Case #24-02V located on 123 Morris Avenue. Appellant is requesting a variance from ACC 23.10.01 Table A to allow 34% building lot coverage where 30% is the maximum allowed. Appellant has postponed the case until a future meeting. Stated that the Board will not be hearing the case tonight.

Director Riggs informed the Board that the staff is working on making some changes to the City's zoning code including changing lot sizes, reducing lot sizes, reducing setbacks, increasing the amount of allowable building coverage, amongst other changes as well. Explained that if the city passes these changes, then it would reduce the amount of work that the board sees. Stated that most of the applications are regarding lot coverage and setbacks.

Kelly Sauber asked Director Riggs that if the Appellant were to have their case heard at this meeting and it was denied, would the changes to code change the outcome of the case.

Director Riggs explained that the city's request to the planning commission is to change that for a R-1 zone, to change the structure cover from 30% to 40%. Once that change happens, if the case got denied, the Appellant would just need to reapply to the City Code Office and the request would be approved.

Kelly Sauber asked what the time frame is suspected of these changes.

Director Riggs explained that once Planning Commission makes a recommendation to City Council, City Council can look at it at their leisure. There is no set time frame for when that would happen.

Kelly Sauber asked Director Riggs if parking was going to be addressed in these changes.

Director Riggs explained that two years ago the city had implemented some parking changes and they have seen a lot of good response from those changes. Stated they essentially cut the parking requirements in half. Stated that in his opinion he believes businesses know what parking is

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City of Athens
ATHENS, OHIO

necessary and the city shouldn't be telling them how many parking spaces they need if the businesses know what they require. Stated the businesses know better than the city does regarding parking needs.

OTHER BUSINESS:

Approval of Minutes from:

February 13th, 2024: Kay Tousley moved to approve the minutes. Approved by Joe Krause, Kay Tousley, and Robert Delach.

The Chairperson adjourned the meeting at 7:06 PM.

Robert Delach, Chairperson

Date

David Riggs, Zoning Administrator

Date