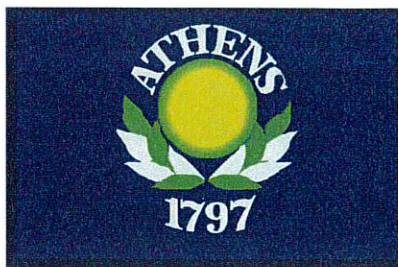


Office of Code Enforcement and
Community Development

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 #24-04S

ADVERTISEMENT

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

TO: The Athens Messenger

Insert the following legal notice on **June 1, 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, June 11, 2024, at 7:00pm** on the following described property:

485 Richland Avenue
Zone R1 Case #24-04S

Appellant is requesting a substitution in accordance with ACC 23.07.02 (B) to change a legal nonconforming mixed use building to a legal nonconforming residential building.

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.

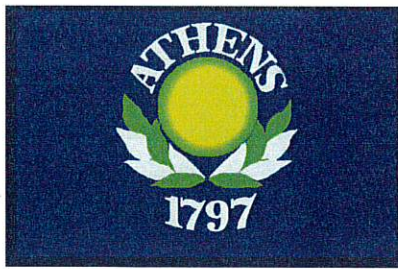
BOARD OF ZONING APPEALS

A handwritten signature in black ink, appearing to read "Rob Delach", with a long horizontal line extending from the end of the signature.

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 30, 2024

NOTICE OF HEARING AND APPEAL

BOARD OF ZONING APPEALS
28 Curran Drive
Athens, Ohio 45701

Your appeal under the Zoning Ordinance relative to
485 Richland Avenue
has been assigned Board of Zoning Appeals **Case #24-04S**

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, June 11, 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

A handwritten signature in black ink that reads "Rob Delach". The signature is written in a cursive style with a long, sweeping underline.

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 30, 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

SAOP LLC, c/o David J. Mott, Mollica Gall Sloan & Sillery / Appellant

For property located at
485 Richland Avenue

Appellant is requesting a substitution in accordance with ACC 23.07.02 (B) to change a legal nonconforming mixed use building to a legal nonconforming residential building.

This case has been assigned
Case #24-04S

This meeting has been scheduled for **Tuesday, June 11, 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

485 Richland – Case #24-04S – adjoining properties and owners

467 Richland Ave

James Fuller
467 Richland Ave
Athens, OH 45701

481 Richland Ave

Sarah Meade
481 Richland Ave
Athens, OH 45701

483 Richland Ave

Weiss HSI
206 Longview Heights Road
Athens, OH 45701

495 Richland Ave

David John Moorehead
6114 Pleasant Hill Road
Athens, OH 45701

0 Richland Ave (A029130003200)

Jane Ann Aanestad
35400 Rocksprings Rd
Pomeroy, OH 45769

482 Richland Ave

Pentajay Co
70 N Plains Rd
The Plains, OH 45780

486 Richland Ave & 0 Richland Ave

(A029090012100)

Saunders Rentals LLC
486 Richland Avenue
Athens, OH 45701

488 Richland Ave & 0 Richland Ave

(A029090012200)

David Hoisington
68 East Fourth Street
The Plains, OH 45780

490 Richland Ave

FAB Holdings LLC
9960 New England Road
Stewart, OH 45778

494 Richland Ave & 0 Richland

(A029090012500)

Richland Athens LLC
502 Richland Ave
Athens, OH 45701



APPEAL FROM A DECISION OF
THE ZONING ADMINISTRATOR

(For Office Use Only)
Permit # BZA24-000004
Date Rec'd 5/29/2024

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

APPLICANT: SAOP LLC PHONE # 740-593-3357

ADDRESS: _____

OWNER: SAOP LLC, c/o David J. Mott, Mollica Gall Sloan & Sillery

ADDRESS: 145 Columbus Rd., Athens, OH 45701

PROPERTY ADDRESS: 485 Richland Ave. (existing building)

ZONE: R-1

I, THE UNDERSIGNED, SAOP LLC, by Jennifer Seifert

HEREBY APPEAL THE DECISIONS / REVIEW OF THE ZONING ADMINISTRATOR DATED _____

FOR DENIAL OF A ZONING PERMIT / REVIEW OF CONDITIONAL USE FOR PROPERTY LOCATED AT:
485 Richland Ave. (residential; existing building)

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

STATE OF OHIO, COUNTY OF Athens

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 5/29/24 (DATE) BY
Jennifer Seifert, for SAOP LLC (NAME OF PERSON ACKNOWLEDGING).

[Signature]
SIGNATURE OF NOTARY PUBLIC - STATE OF OHIO

MY COMMISSION EXPIRES: no exp.



DAVID J. MOTT
Attorney At Law
NOTARY PUBLIC
STATE OF OHIO
My Commission Has
No Expiration Date
Section 147.03 O.R.C.

PROPERTY OWNER (IF OTHER THAN APPLICANT) _____

STATE OF OHIO, COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ (DATE) BY

(NAME OF PERSON ACKNOWLEDGING).

SIGNATURE OF NOTARY PUBLIC - STATE OF OHIO

MY COMMISSION EXPIRES: _____

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

No. 720 Transfer Fee Paid \$ 2600
J.M.A. Thompson, Athens County Auditor

By [Signature] Deputy Auditor

\$ 2.50 transferred

5/8/23

Instrument Book Page
202300001878 OR 605 191

202300001878
FILED FOR RECORD IN
ATHENS COUNTY, OHIO
JESSICA MARKINS, RECORDER
05/08/2023 02:31:10 PM
OR BOOK: 605 PAGE: 191
DEED 50.00 PG: 4

202300001878
SECURE TITLE SERVICES

GENERAL WARRANTY DEED

Statutory Form
(RC 5302.05)

Saraben Properties, Inc., an Ohio corporation, for valuable consideration paid, grants, with general warranty covenants, to SAOP LLC, whose tax mailing address is 145 Columbus Rd. Athens, OH 45701, the following real property:

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

Parcel No. A029090000400 and A029090000500, A029090000600, A029090000700,
Known as: 485 Richland Avenue, Athens, OH 45701 A029090000800

Prior Instrument Reference: Official Record 517, Page 765 of the records
of Athens County, Ohio.

Subject to easements, leases, rights of way, conditions, reservations, and restrictions
of record.

EXECUTED this 27th day of April, 2023.

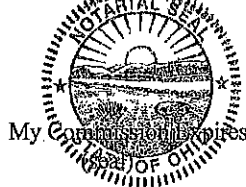
Saraben Properties, Inc.

[Signature]

Michael Mark, President

STATE OF OHIO
COUNTY OF ATHENS:

The foregoing instrument was acknowledged before me this 27th day of
April, 2023, by Michael Mark, President and duly authorized signatory of Saraben
Properties, Inc., an Ohio corporation, on behalf of the corporation.



LAURIE DEAL
NOTARY PUBLIC - OHIO
MY COMMISSION EXPIRES
APRIL 5, 2024

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

Legal Description
For File: STS15924

PARCEL 1 (PPN A02-90900007-00):

Situated in the City of Athens, County of Athens, and State of Ohio, and bounded and described as follows:

In Lease Lot No. 41, Sections No. 8 and 14, Town 9, Range 14, Ohio University Leasehold Land and bounded and described as follows:

Beginning 439 feet North 4-1/2 deg. East from the Southeast corner;

Thence North 4-1/2 deg. East, 50 feet;

Thence North 85-1/2 deg. West, 115 feet;

Thence South 4-1/2 deg. West, 50 feet;

Thence South 85-1/2 deg. East, 115 feet to the place of beginning, containing 5750 square feet, also known as Lot No. 68.

PARCEL 2 (PPN A02-90900006-00):

Situated in the City of Athens, County of Athens, and State of Ohio, and bounded and described as follows:

In Lease Lot 41, Sections Nos. 8 and 14, Town 9, Range 14 Ohio University Leasehold Land and bounded and described as follows:

Beginning 389 feet North 4-1/2 deg. East, from Southeast corner;

Thence North 4-1/2 deg. East, 50 feet;

Thence North 85-1/2 deg. West, 115 feet;

Thence South 4-1/2 deg. West, 50 feet;

Thence South 85-1/2 deg. East, 115 feet to the place of beginning containing 5750 square feet. Also known as Lot No. 69.

PARCEL 3 (part of PPN A02-90900008-00):

Situated in the City of Athens, County of Athens, and State of Ohio, and bounded and described as follows:

Being in Section No. 8, Range 14, Town 9 and Lot No. 41, Ohio University Leasehold Lands, beginning at a stone which bears West 5.96 chains from the Southeast corner of Lease Lot No. 41, Ohio University Lands;

Thence North 300 feet to a stone;

Thence North 279 feet East 20 deg. to a stone;

Thence East 196 feet to the West line of Lot No. 67 in Nettie Seipel's Addition, to Stanley Heights;

Thence South 49 feet;

Thence East 5 feet;

Thence South 150 feet;

Thence West 118.3 feet to a stone;

Thence South 339.9 feet West 5 deg. to a stone;

Thence West to the place of beginning, containing about 2.54 acres.

PARCEL 4 (part of PPN A02-90900008-00):

Situated in the City of Athens, County of Athens, and State of Ohio, and bounded and described as follows:

Beginning at a post which bears North from the Southeast corner of Lot No. 41, Ohio University Leasehold Lands, 4.79 chains;

Thence West 1.83 chains;

Thence North 32 links;

Thence East 1.83 chains;

Thence South 32 links to the place of beginning, containing 6/100 of an acre, more or less.

EXCEPTING AND RESERVING FROM PARCELS 3 and 4, the following described property:

Beginning at a stone in the owners' southeast property corner, said stone being North 87 deg. 28' 07" West, a distance of 233.94 feet along the south line of Lease Lot 41 from the southeast corner of Lease Lot 41, and also being 141.03 feet right of Station 629 plus 69.43 United States Route 50 in the centerline of a survey made in 1969 by Ohio Department of Highways of proposed United States 33, Section 16.30, in the City of Athens, Athens County Ohio;

Thence North 87 deg. 28' 07" West, along said Lot line and property line a distance of 150.62 feet to a point, said point being Station 630 plus 22.30, United States Route 50;

Thence continuing along said Lot line North 87 deg. 28' 07" West, a distance of 8.80 feet to a stone, said stone being 8.24 feet left of Station 630 plus 25.39 and also being the owners' southwest property corner;

Thence North 2 deg. 03' 42" East, along the owners' westerly property line a distance of 24.01 feet to a point, said point being Station 630 plus 47.94 United States Route 50;

Thence continuing along said property line North 2 deg. 03' 42" East, a distance of 275.99 feet to a point, said point being 94.75 feet right of Station 633 plus 07.15, United States Route 50 (Back Tangent);

Thence North 21 deg. 59' 35" East, a distance of 197.78 feet to a point in the easterly proposed limited access right-of-way line of United States Route 50, said point being 194.38 feet right of and radially from Station 635 plus 02.00, United States Route 50;

Thence South 20 deg. 31' 55" East, a distance of 262.66 feet along said limited access right-of-way line to a point, said point being 233.43 feet right of Station 631 plus 96.23, United States Route 50 (Back Tangent);

Thence South 4 deg. 08' 56" West, a distance of 244.90 feet along the owners' easterly property line to the place of beginning, containing 1.431 acres, more or less.

Description of this parcel is based on a survey made under the direction and supervision of Harold E. Miles, Registered Surveyor No. 5392.

PARCEL 5 (PPN A02-90900004-00):

Situated in the City of Athens, County of Athens, and State of Ohio, and bounded and described as follows:

Being a part of Farm Lot No. 40 in said Athens Township beginning for the same at a point on the West line of said Farm Lot one hundred and ninety-three (193) feet Northward from the Southwest corner thereof and; running

Thence North 45 deg. East to the center of the present brick road;

Thence Northward with the center line of the paved portion of said brick road to its intersection with the West line of said Farm Lot No. 40;

Thence Southward along said West line of said Farm Lot, about one hundred feet (100), to the place of beginning, containing 7 square rods, more or less.

PARCEL 6 (PPN A02-90900005-00):

Situated in the City of Athens, County of Athens, and State of Ohio, and bounded and described as follows:

In Lease Lot No. 41, Section Nos. 8 and 14, Town 9, Range 14, Ohio University Leasehold Land and bounded and described as follows:

Beginning 339 feet North 4-1/2 deg. East, from the Southeast corner of Lease Lot No. 41;

Thence North 4-1/2 deg. East, 50 feet;

Thence North 85-1/2 deg. West 115 feet;

Thence South 4-1/2 deg. West, 50 feet;

Thence South 85-1/2 deg. East, 115 feet to the place of beginning, containing 5750 square feet also known as Lot No. 70.



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

(Office Use Only)

Permit # ZSU24-000009
Date Rec'd 5/10/2024

☐ Residential ☒ Commercial ☐ Site Plan

Applicant SAOP LLC c/o David Mott, MGSS, 740-593-3357 Phone 740-591-4266

Applicant Address 145 Columbus Road, Athens, Ohio 45701

Property Owner (if other than applicant) _____ Phone _____

Property Owner Address _____

ZONING

Address of Proposed Use 485 Richland Ave. (existing building)

Project Description See attached

Current Property Use Mixed residential/commercial Proposed Property Use Multifamily residential

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 Jennifer L. Siefert Date 5/10/24

Owner Signature Jennifer L. Siefert Date 5/10/24

(For Office Use Only)

Zone: _____ Flood Plain: _____ Parcel Number: _____

Code Officer Comments: _____

Signature: _____ Date: _____ Recommend: ☐ Approval ☐ Refusal

Zoning Administrator Comments: _____

Signature: _____ Date: _____ ☐ Approval ☐ Refusal

Service Safety Director Comments: _____

Signature: _____ Date: _____ ☐ Approval ☐ Refusal

Project Description:

The existing building at 485 Richland Ave. (located on Athens County Auditor Parcel No. A029090000800, carried by the Auditor as 487 Richland Ave.) is classified as commercial office space. At the time SAOP purchased the property, it contained three vacant office units on the first floor, one 2-bedroom apartment on the first floor, and four 2-bedroom apartments on the second floor. SAOP proposes to renovate the building so that it contains seven 2-bedroom apartments (three on the first floor and four on the second floor) and one on-site management and resident services office.

Although the apartments would be 2-bedroom units, each unit would be limited to single-family occupancy (a single adult or a parent and children). These units will be used exclusively to house participants in SAOP's survivor services programs. Additionally, the property was acquired with federal CDBG funds, and those federal funding requirements impose limits on transfer and change of use that generally make change of use (e.g., to private double-occupancy residential rental units) commercially impractical.

The property is currently zoned R-1. The proposed use will require approval as a substitution of a prior nonconforming use. The current classified use, commercial office space, is a zone B-1 permitted use. The proposed use, multifamily residential, is a zone R-3 permitted use. Multifamily residential is more consistent with residential zoning than commercial office space, and will have reduced traffic as compared to commercial offices. The on-site office planned as part of the renovations is to provide space for a property manager and to provide services to residents/program participants (social workers, counselors, job and life skills coaches, etc.). It will not be an office open to public clientele.

This property is under common ownership with the parking lot against Richland Avenue and, due to the CDBG funding restrictions above, will remain under common ownership.

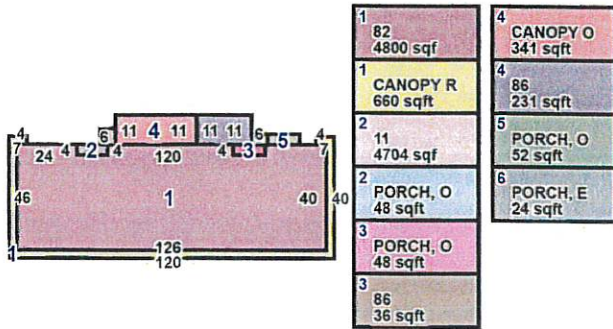
A029090000800

5/14/2024



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

FIRST SKETCH



LEGAL

OWNER SAOP LLC
ADDRESS 487 RICHLAND AVE
DESCRIPTION 14-09-00 SEC 8 FRA 41
SCHOOL DIST ATHENS CSD TAX DIST A02
ACREAGE 1.1100

VALUATION

	APPRAISED	ASSESSED
LAND	\$29,180.00	\$10,210.00
IMPROVEMENTS	\$470,110.00	\$164,540.00
CAUV	\$0.00	\$0.00
TOTAL	\$499,290.00	\$174,750.00

TAXES

TAXABLE VALUE \$174,750.00
ROLLBACKS NONE
HALF (1ST / 2ND) \$5,045.75 / \$5,045.75
YEAR (TOTAL / BALANCE) \$10,091.50 / \$0.00

SPECIAL ASSESSMENTS

COUNT 0
DELINQUENT / BALANCE \$0.00 / \$0.00
TOTAL / BALANCE \$0.00 / \$0.00

MOST RECENT SALES

DATE	BUYER	SELLER	# PARCELS	PRICE	VALIDITY
5/8/2023	SAOP LLC	SARABEN PROPERTIES INC	0	\$650,000.00	MULTIPLE PARCELS QUALIFIED
2/12/2016	SARABEN PROPERTIES INC	EVNA CORPORATION	0	\$575,000.00	MULTIPLE PARCELS QUALIFIED

LAND

CODE	FRONTAGE	DEPTH	ACREAGE	SQFT	VALUE
SQUARE FOOT	0	0	1.340	58,352	\$29,180.00

Primary Site

IMPROVEMENTS

DESCRIPTION	BUILT	DIMS	VALUE
(PA1) - Unknown	1994	0x0	\$710.00

**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 #24-05V

ADVERTISEMENT

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

TO: The Athens Messenger

Insert the following legal notice on **June 1, 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, June 11, 2024, at 7:00pm** on the following described property:

16 Columbia Avenue
Zone R1 Case #24-05V

Appellant is requesting a variance from ACC 23.10 Table B to allow 1 parking space where 3 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 30, 2024

NOTICE OF HEARING AND APPEAL

BOARD OF ZONING APPEALS
28 Curran Drive
Athens, Ohio 45701

Your appeal under the Zoning Ordinance relative to
16 Columbia Avenue
has been assigned Board of Zoning Appeals **Case #24-05V**

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, June 11, 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

A handwritten signature in black ink that reads "Rob Delach". The signature is written in a cursive style and is positioned above a horizontal line.

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 30, 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

Jessica Fleck / Appellant
For property located at
16 Columbia Avenue

Appellant is requesting a variance from ACC 23.10 Table B to allow 1 parking space where 3 are required.

This case has been assigned
Case #24-05V

This meeting has been scheduled for **Tuesday, June 11, 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

16 Columbia Avenue – Case #24-05V – adjoining properties and owners

14 Columbia Avenue

Carl Deddens
1001 Oak Knoll Pl
Bryan, TX 77802

18 Columbia Avenue

William Irvin
18 Columbia Ave
Athens, OH 45701

0 Columbia (A028190000100)

Daniel Conlon Trustee
Catholic Ch Cemetery
38 N College
Athens, OH 45701

241 N Congress

Athens Brick Properties LLC
225 Highland Ave
Athens, OH 45701

240 N Congress

David Alan Drabold
240 N Congress St
Athens, OH 45701

242 N Congress

Wolfgang Suetzl
242 N Congress St
Athens, OH 45701

0 N Congress (A028180007600)

Jeb Branner
12500 N Peach Ridge Rd
Athens, OH 45701



APPEAL FROM A DECISION OF
THE ZONING ADMINISTRATOR

(For Office Use Only)
Permit # BZA24-000005
Date Rec'd 5/30/2024

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

APPLICANT: Jessica Fleck PHONE # 614 406 6099

ADDRESS: 5513 Seapine Rd Hilliard Oh 43026

OWNER: Jessica Fleck

ADDRESS: 5513 Seapine Rd Hilliard, Oh 43026

PROPERTY ADDRESS: 16 Columbia Ave Athens, 45701

ZONE: R1

I, THE UNDERSIGNED, Jessica Fleck

HEREBY APPEAL THE DECISIONS / REVIEW OF THE ZONING ADMINISTRATOR

DATED April 12, 2024

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

16 Columbia Avenue Athens 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

Mary J. Prater
NOTARY PUBLIC, OHIO

Mary J. Prater
Notary Public, State of Ohio
My Commission Expires:
April 17, 2028



PROPERTY OWNER (IF OTHER THAN APPLICANT)

NOTARY PUBLIC, OHIO

3 parking spots where there is one

**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 12, 2024

To:
Applicant Address:

Jessica Fleck
5513 Seapine Road
Hilliard, Ohio 43026

To:
Owner Address:

Jessica Fleck
5513 Seapine Road
Hilliard, OH 43026

REFUSAL

Enclosed please find your refused Rental Housing Permit application. Please reference the refusal date and note that in accordance with Athens City Code 23.07.08(B), you have 20 days from the date of this refusal to file an appeal if you so choose. An appeal application has been included for your use.

Rental Housing Permit - Rental Unit Refusal Detail

Premises Address: 16 Columbia Avenue

Application Date: 04/08/2024

For: Rental Permit for 3 unrelated persons or 1 family.

Decision Detail: Your request for a Zoning Rental permit has been refused in accordance with the application submitted and ACC 23.10 Table B Parking requirements (1 parking space where 3 are required for the requested occupancy)



APPLICATION for RENTAL PERMIT

For Rental Housing
CITY OF ATHENS, OHIO
ATHENS CITY CODE TITLE 23
codeoffice@ci.athens.oh.us
740-592-3306

(Office Use Only)

Permit #: RNT24-000055

Date Rec'd: April 09, 2024

Subtype: New Rental New Owner Demographics update only

Total Due: 175.00

Owner Name:	Jessica Fleck		
Address:	5513 Seapine Road		
City, State, Zip:	Hilliard, OH 43026		
Telephone #:	(614) 406-6099	E-mail Address (if applicable):	jesfleck@hotmail.com
Would you prefer to receive notifications by regular U.S. mail or E-mail? email			
Property Manager	Jessica Fleck	Telephone #:	(614) 406-6099
Property Manager Address	5513 Seapine RoadHilliard, OH 43026		
Emergency Contact & Telephone # (must be a resident of Athens County and other than the owner): Name: Jessica Fleck, Telephone #: (614) 406-6099			

Property Address (include all units #'s for multiple units/buildings):

16 Columbia Avenue, Athens, OH 45701

Check One:

☐ Rental Unit

1 Number of UNITS in Building

-OR-

☐ Rooming House (6 or more tenants)

☐ Owner-Occupied Rooming House

Number of Bedrooms

Rented

Requested Maximum Occupancy Level of Unrelated Persons Per Unit (list each unit separately):

Unit #1: ~~2~~ Max Occupancy #1: 3

Or One Family per ACC 23.04.01(A)(1)

Number of Parking Spaces (to be confirmed by Inspector)

Number of Parking Spaces: 1

Scheduled Trash Pickup Day:

Tuesday

I HEREBY SWEAR OR AFFIRM THAT ALL OF THE INFORMATION PROVIDED IS TO THE BEST OF MY KNOWLEDGE TRUTHFUL AND ACCURATE, AND THAT THE PROPERTY COMPLIES WITH ATHENS CITY HOUSING CODE TITLE 29 AND ATHENS CITY ZONING CODE TITLE 23.

Owner Signature: Jessica A Fleck

Date: April 08, 2024

(For Office Use Only)

Zone: R-1

Recommend: Refusal

Exg.# of Parking Spaces: 1

Parking Verified by Code

Officer: M.P.

Code Officer Signature: Matt Pinsky

Date: 4/9/24

Approval/Refusal: Refusal

Comments: Recommend refusal 1 parking space where 3 are required
ACC 23.10 Table B

Zoning Administrator Signature: [Signature]

Date: 4-12-24

Approval/Refusal: Refusal

Jessica Fleck (appellant)

614-406-6099

jesfleck@hotmail.com

5513 Seapine Road Hilliard, Ohio 43026



To

Board of Zoning Appeals

City of Athens

8 East Washington Street Athens, Ohio 45701

Dear BZA,

This letter is in response to the appeal of a decision from the Zoning Administrator regarding 16 Columbia Avenue Athens, Ohio 45701 and its request for variance. A copy of the Zoning Administrator's decision letter is on file in your office in addition to the Application for the request for variance.

Included with this letter is a copy of the deed for 16 Columbia Avenue and the fee of \$150.

Sincerely,

Jessica Fleck

May 23, 2024

TRANSFERRED NO. 1410
SEC. 319.202 R.C. COMPLIED
WITHIN AMT. 716.00

SEP 01 2023

JILL A. DAVIDSON
AUDITOR ATHENS COUNTY, OHIO
AM TRANS FEE 0.90

202300003686
FILED FOR RECORD IN
ATHENS COUNTY, OHIO
JESSICA MARKINS, RECORDER
09/01/2023 02:47:59 PM
OR BOOK: 608 PAGE: 671
DEED 34.00 PG: 2

202300003686
NORTHWEST TITLE FAMILY OF COMPANIES INC

GENERAL WARRANTY DEED

Know all persons by these presents, that:

Alicia C. Castro and Andres Castro Jr.

wife and husband, the designated Grantor herein, whether one or more than one, for valuable consideration received hereby grant and assign with general warranty covenants, to:

Jessica A. Fleck

the designated Grantee herein whether one or more than one, whose tax-bill mailing address will be the same as the property address, which is: 16 Columbia Avenue, Athens, OH, 45701, unless the Mortgagee provides written instructions to the County Treasurer to the contrary, all interest in the following real property:

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

Being Lot No. 2376 in SRIGLEY'S ADDITION (incorrectly referred to as "Springley's Addition") to the City of Athens, Ohio (Envelope #260B)

Property Address: 16 Columbia Avenue, Athens, OH 45701

Parcel No. A02-81700026-00

Prior Deed Reference: OR Vol. 551, Page 1424 of the Athens County, Ohio records

The foregoing real property is granted by the Grantor and accepted by the Grantee except for the following and subject to all of which this conveyance is made: legal highways; zoning ordinances; real estate taxes and assessments which are now or may hereafter become a lien on said premises; covenants, conditions, restrictions and easements of record; and all coal, oil, gas, and other mineral rights and interests previously transferred or reserved of record.

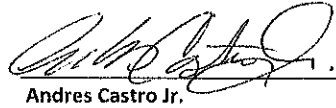
17-09-2023
17-09-2023



The Grantor herein has read this Deed and hereby acknowledges the voluntary signing hereof.

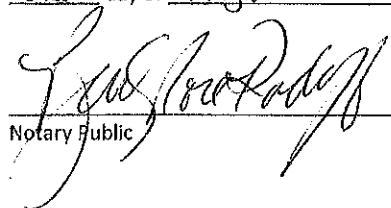
Executed on this 31st day of August, 2023.

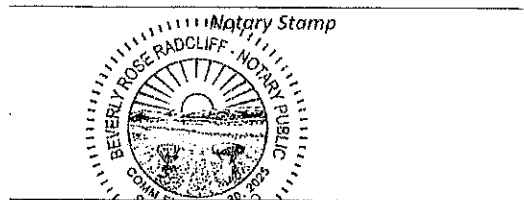

Alicia C. Castro


Andres Castro Jr.

State of Ohio)
County of Athens)

The foregoing instrument was acknowledged before me, for the purpose(s) stated herein, this
31st day of August, 2023, by Alicia C. Castro and Andres Castro Jr..


Notary Public



This instrument prepared by:
Troy Howdyshe, Esq.
Northwest Law
239 East Main Street
Jackson, OH 45640

After recording, return to:
Northwest Title Family of Companies, Inc
603 West Union Street
Suite 100
Athens, OH 45701

File #23-1712