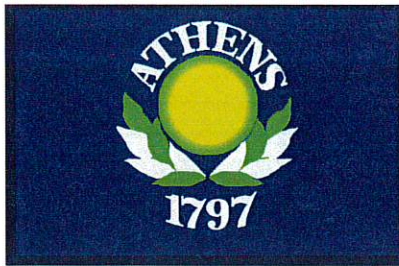


**Office of Code Enforcement and
Community Development**

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 #24-06V

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

TO: The Athens Messenger

Insert the following legal notice on **June 29, 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, July 9, 2024, at 7:00pm** on the following described property:

32 West Carpenter Street
Zone R3 Case #24-06V

Appellant is requesting a variance from ACC 23.10.01 Table A to allow:
Zero foot rear setback where 40 ft is required
88% lot coverage where 40% max is required
90% total lot coverage where 60% max is required.

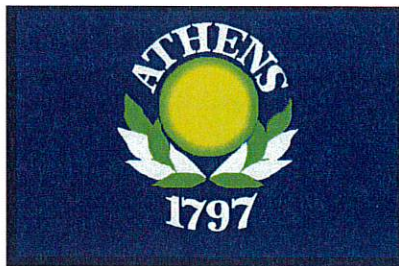
Interested persons are requested to appear and voice their opinions with respect thereto. More
detailed information and plans are available for public inspection located on the City's Website,
ci.athens.oh.us (Board of Zoning Appeals), and at the Department of Development and Code
Enforcement Office, 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

June 27, 2024

NOTICE OF HEARING AND APPEAL

BOARD OF ZONING APPEALS
28 Curran Drive
Athens, Ohio 45701

Your appeal under the Zoning Ordinance relative to
32 W Carpenter Street
has been assigned Board of Zoning Appeals **Case #24-06V**

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, July 9, 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

June 27, 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

ADA - Woodson Adams / Appellant
For property located at
32 W Carpenter Street

Appellant is requesting a variance from ACC 23.10.01 Table A to allow:
Zero foot rear setback where 40 ft is required
88% lot coverage where 40% max is required
90% total lot coverage where 60% max is required

This case has been assigned
Case #24-06V

This meeting has been scheduled for **Tuesday, July 9, 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

32 W Carpenter Street – Case #24-06V – adjoining properties and owners

78 N Congress St

Wharton Rentals LLC
PO Box 761
Athens, OH 45701

21 W Carpenter St

Fauber Rentals LLC
28550 Fauber Lane
Albany, OH 45701

30 W Carpenter St

University Rentals
15 Dove Drive
Athens, OH 45701

92, 85 N Congress St

Wharton Properties III LLC
82 N Court St
Athens, OH 45701

79 & 79 ½ N Congress St

Garry E Hunter
87 Mulligan Rd
Athens, OH 45701



APPEAL FROM A DECISION OF
THE ZONING ADMINISTRATOR

(For Office Use Only)
Permit # B2A24-000006
Date Rec'd 6/24/24

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

APPLICANT: ADA-WOODSON ADAMS PHONE # 740-591-4831

ADDRESS: 32 W. CARPENTER ST ATHENS, OH 45701

OWNER: ADA-WOODSON ADAMS, on behalf of MZ BAPTIST CHURCH PRESER-
VATION SOCIETY

ADDRESS: SAME

PROPERTY ADDRESS: SAME

ZONE: R3

I, THE UNDERSIGNED, ADA-WOODSON ADAMS

HEREBY APPEAL THE DECISIONS / REVIEW OF THE ZONING ADMINISTRATOR

DATED 6/21/24

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

32 W. CARPENTER ST. 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.

Ada-Woodson Adams
APPLICANT

Peggy P. Lee
NOTARY PUBLIC, OHIO



PEGGY P. LEE
Attorney At Law
Notary Public, State of Ohio
My commission has no expiration date
Sec.147.03 R.C.

PROPERTY OWNER (IF OTHER THAN APPLICANT)

NOTARY PUBLIC, OHIO

Mount Zion Baptist Church Preservation Society, dba Mount Zion Black Cultural Center

32 W. Carpenter St.
P.O. Box 548
Athens, OH 4570

Applicant: Ada-Woodson Adams, President MZBCC, 740-591-4831
Contact: Susan Righi, Chair, Building Committee, 740-707-1348

Attachments:

Property deed
Survey
Zoning Permit Application denial
Letter from Bryan Wharton, owner of adjacent property on the north side
\$150 check

1) Practical difficulty to undue hardship

Mount Zion Baptist Church, opened in 1909, currently occupies 72% of its property lot. We have neither the opportunity nor the financial means to obtain additional adjoining property to accommodate the 40% maximum lot coverage.

The building is on the National Register of Historic Places. Our architect has approved the plans for the addition with the State Historic Preservation Office. Demolition of the building to construct a smaller one meeting the lot coverage requirement would be economically unfeasible and culturally indefensible.

2) Exceptional circumstances

The Mount Zion Baptist Church was constructed before the code existed. The requested addition is the only way to provide ADA access to the building. Mount Zion is on the National Register of Historic Places and is following guidelines set by them and the State Historic Preservation Office, which limit changes to the original structure. The proposed LULA elevator needs to be easily accessible to sidewalk and street access. An ADA parking space has already been approved to allow access to the NW corner of the building where the addition is proposed.

The Mount Zion Black Cultural Center will be a unique asset to the City of Athens and the region. It will be a cultural and historic tourist destination, anchoring the Heritage Square tourism project in Athens. There are no significant buildings remaining in Athens built by the Black community other than Mount Zion. As a community center, designed for all, it is crucial that the building be accessible to all. An addition to the rear of the building is necessary to allow installation of a LULA elevator.

3) Preservation of equal property rights

It appears that many, if not most, of the properties in the neighborhood cover more than 40% of their lots.

4) Minimum variance

At 72%, the building already exceeds the current maximum lot coverage of 40%. The rear setback is currently significantly less than the minimum of 40 feet. This appeal for lot coverage and rear setback variances requires relatively small adjustment to the current situation.

5) Absence of detriment

The sidewalk behind the Mount Zion building is not currently used by the neighbors or the public, so this variance will not impact their use. As for public interest, constructing Mount Zion's addition to abut the neighbor's retaining wall will provide for a stronger wall for the neighbor and will avoid the difficulty of trying to maintain a clean space between the building and the wall if there were a small setback.

6) Not of general nature

Our building is unique in Athens and granting a variance to the Mount Zion Black Cultural Center, at its historic location, should not lead to other requests for similar variances by other people or businesses.

University Off Campus Housing [via yahoo.com](#) May 7, 2024, 2:13 PM

To whom it may concern,

As the owner of the property to the north of Mount Zion Church, I am in support of the proposed remodels that they are wanting to do. I have seen the construction plans and we have agreed that should any reconstruction be needed on a wall I own that is on the property line be needed, they are going to complete that. I have no problem with any set back requirements not being met between the two properties because of the addition of an elevator.

I am just so happy to see it finally getting to come to life again as I'm sure most of the community is.

Thank you,

Bryan Wharton
92 North Congress Owner

University Off-Campus Housing

82 N. Court St. | PO Box 761

Athens, OH 45701

(740)592-5527

www.uoch.net

111

Parcel number: A02-4190003-00

Prior Instrument Reference: Volume 150, Page 463

Street address of property (all three words): 11 West Corporate Street, Atlanta, GA 30301

Signed this 21st day of July, 2017.

CONSTRUCTIVE TRUST
IN THE NAME OF:

OHIO ATTORNEY GENERAL
MIKE DEWINE
11 East Broad Street, 17th Floor
Columbus, Ohio 43215

Signature of Grantor: 

(Print Name)

MIKE DEWINE

OHIO ATTORNEY GENERAL

WITNESSES:

Signature of Witness 1: 

(Print Name)

WITNESS 1

Signature of Witness 2: 

(Print Name)

WITNESS 2

Signature of Witness 3: 

(Print Name)

WITNESS 3

Signature of Witness 4: 

(Print Name)

WITNESS 4

Signature of Witness 5: 

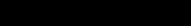
(Print Name)

WITNESS 5

Signature of Witness 6: 

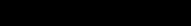
(Print Name)

WITNESS 6

Signature of Witness 7: 

(Print Name)

WITNESS 7

Signature of Witness 8: 

(Print Name)

WITNESS 8

Signature of Witness 9: 

(Print Name)

WITNESS 9

Signature of Witness 10: 

(Print Name)

WITNESS 10

Signature of Witness 11: 

(Print Name)

WITNESS 11

Signature of Witness 12: 

(Print Name)

WITNESS 12

Signature of Witness 13: 

(Print Name)

WITNESS 13

Signature of Witness 14: 

(Print Name)

WITNESS 14

Signature of Witness 15: 

(Print Name)

WITNESS 15

Signature of Witness 16: 

(Print Name)

WITNESS 16

Signature of Witness 17: 

(Print Name)

WITNESS 17

Signature of Witness 18: 

(Print Name)

WITNESS 18

Plat of Survey

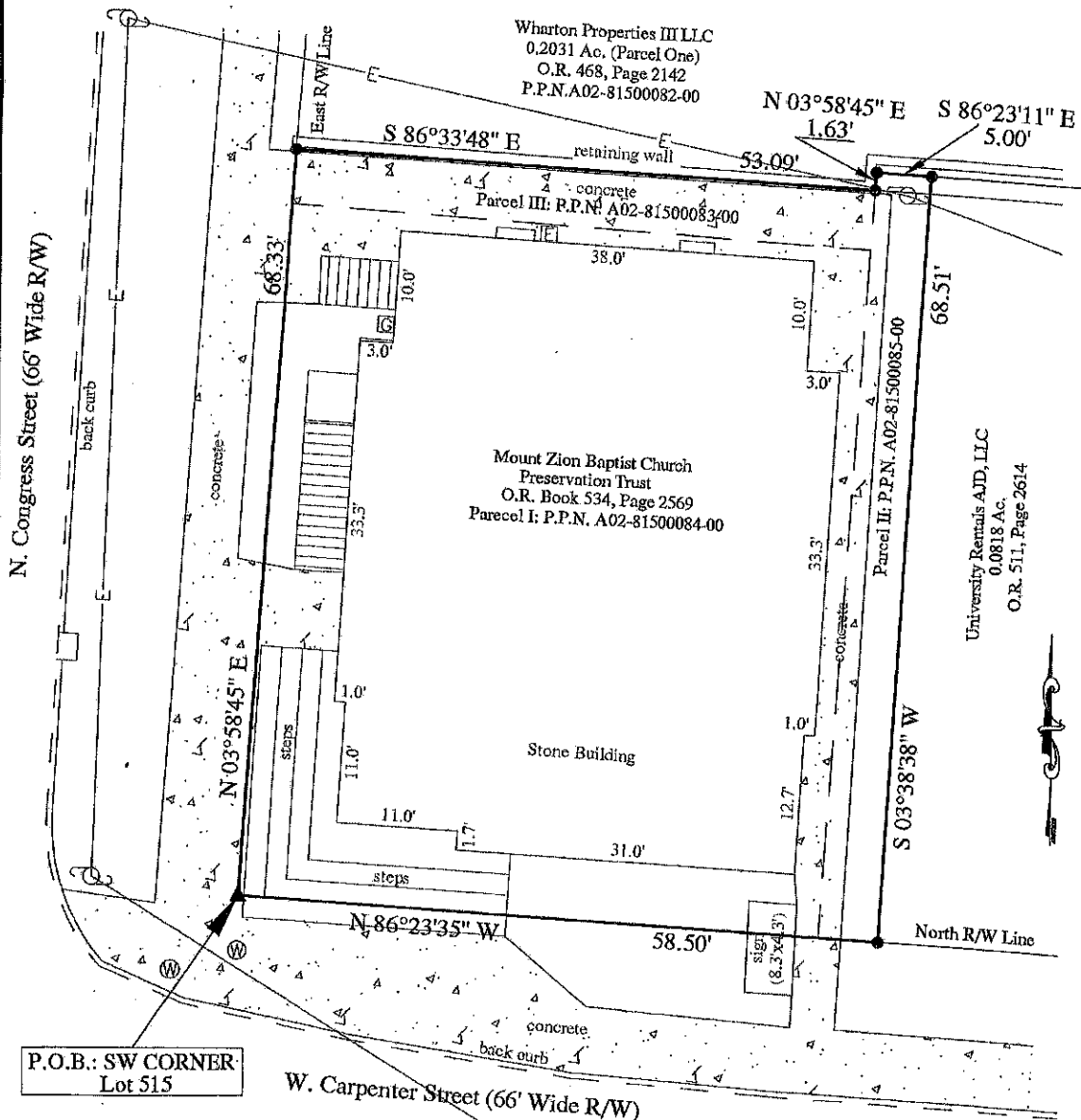
City of Athens, County of Athens, State of Ohio,
pt. Lot 515, Section 10, Township 9N, Range 14W.

PROPERTY LOCATION:

Being Survey of 3 Parcels conveyed to Mount Zion Baptist Church Preservation Society, as recorded in O.R. Book 534, Page 2569, in the Athens County Deed Records, and being all of Auditor's P.P.N. A02-81500084-00, P.P.N. A02-81500085-00, & P.P.N. A02-81500083-00.

BASIS OF BEARING

The bearings of this plat are based on the East West Right of Way Line of North Congress Street (66' Wide R/W), as being N 86°23'35" W, and is an assumed Meridian used to denote angles only.

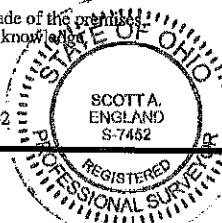


LEGEND

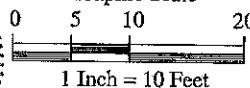
- - 1/2" o.d. Iron Pin Found
- ▲ - Set Drilled Hole in Concrete
- - 5/8" x 30" Iron Pin Set w/red cap labeled "S.A. England #S-7452"

I hereby certify that an actual survey was made of the premises and that this plat is correct to the best of my knowledge.

Date 12/1/10 Scott A. England, P.S.
Ohio Registered Surveyor #S-7452



Graphic Scale



PREPARED BY:

S.A. ENGLAND SURVEYING
Professional Land Surveying
P.O. Box 1770
Buckeye Lake, Ohio 43008
PHONE: 740-323-0644
WWW.SURVEYOHIO.COM



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

Permit #: ZNC24-000026
REFUSAL

Permit Type: Commercial
Use of Building:

Project Address: 32 West CARPENTER ST

Applicant:

Susan Righi Mount Zion Black Cultural Center
Phone: 740-707-1348

32 W. Carpenter St.
Athens, OH 45701

Property Owner:

MOUNT ZION BAPTIST CHURCH PRESERVATION SOCIETY
Phone: 740-707-1348

PO BOX 548
ATHENS, OH 45701

Description of Proposed Use/Scope of Project: One-story addition to north side of building, extending to the neighbor's retaining wall, to permit installation of an elevator to make building ADA accessible; neighbor (Bryan Wharton) has given his permission

Decision Detail: Your request for a Zoning Alteration Permit has been denied in accordance with the application submitted and ACC 23.10.01 Table A - Rear Set Back and Lot Coverage.

Zero foot rear setback where 40 ft is required
88% lot coverage where 40% max is required
90% total lot coverage where 60% max is required

Estimated Value of Improvement:	\$422,000.00	Sq. Footage of New Construction or Addition:	375 sq ft addition to existing footprint of 2449 sq ft
Existing number of parking spaces:	[NA]	Proposed number of parking spaces:	NA
Setbacks (as indicated on drawing):	Front: NA	Rear: 0 ft	Left: NA Right: NA

Director of Development and Code Enforcement:

☐ Approved ☒ Refused

06/06/2024

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

Date

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

June 06, 2024

To: Susan Righi
Applicant 12601 Strouds Run RdAthens, OH 45701
Address:
To: MOUNT ZION BAPTIST CHURCH PRESERVATION
SOCIETY
PO BOX 548
Owner Address: ATHENS, OH 45701

REFUSAL

Zoning Constuction Permit - Commercial Refusal Detail

Premises Address: 32 West CARPENTER ST

Application Date: 05/10/2024

For: One-story addition to north side of building, extending to the neighbor's retaining wall, to permit installation of an elevator to make building ADA accessible; neighbor (Bryan Wharton) has given his permisson

Decision Detail: *Your request for a Zoning Alteration Permit has been denied in accordance with the application submitted and ACC 23.10.01 Table A - Rear Set Back and Lot Coverage.*

*Zero foot rear setback where 40 ft is required
88% lot coverage where 40% max is required
90% total lot coverage where 60% max is 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>.*



APPLICATION for COMMERCIAL OR 1-2-3 UNIT RESIDENCE

ZONING PERMIT - 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 #: ZNC24-000026
Date Rec'd: May 10, 2024

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

Subtype: Commercial

Applicant: Susan Righi Mount Zion Black Cultural Center

Phone: (740) 707-1348

Address: 32 W. Carpenter St.
Athens OH 45701

Property Owner (if other than applicant): MOUNT ZION BAPTIST CHURCH PRESERVATION SOCIETY

Phone:

Address: PO BOX 548
ATHENS, OH 45701

Description of Work: Alteration

Address of Proposed Use: 0 W CARPENTER ST

Project Description: One-story addition to north side of building, extending to the neighbor's retaining wall, to permit installation of an elevator to make building ADA accessible; neighbor (Bryan Wharton) has given his permission

Estimated Cost of Project: \$422,000.00

Proposed Square Footage: 375 sq ft addition to existing footprint of 2449 sq ft

Must be registered with the City of Athens.

*General Contractor: not yet available

License #: Must register with the city of athens prior to work

*Electrician (if applicable): not yet available

License #:

*Plumber (if applicable): not yet available

License #:

*HVAC (if applicable): not yet available

License #:

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

Susan Righi

Date: May 10, 2024

Applicant Signature:

Bryan Wharton

Date: May 10, 2024

Owner Signature:

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

State Permit #: NA

☐ Title 41 / PUD Approval

☐ Water Tap (Calculation 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-3				Flood Plain: NO				Parcel Number: A028150008400			
Setbacks: Front A: NA	R: NA	Rear A: 0'	R: 40'	Left A: NA	R: NA	Right A: NA	R: NA				
Building Lot Coverage A: 88%	R: 40%	Total Lot Coverage A: 90%	R: 60%	Building Height A: 2	R: 3 1/2						
Exg.# of Parking Spaces: NA	Proposed Spaces: NA	Required:	Total:								
Comments: Recommend Refusal in accordance with ACC 23.10.01 Table A Rear Setback and Lot coverage (OVA)											
Code Officer Signature: <i>[Signature]</i>	Date: 5/29/24	Approval: ☐	Refusal: ☒								
Zoning Administrator Signature: <i>[Signature]</i>	Date: 6-4-24	Approval: ☐	Refusal: ☒								
Service Safety Director Signature: <i>[Signature]</i>	Date: 6/4/24	Approval: ☐	Refusal: ☒								

Recommend Refusal in accordance with ACC 23.10.01 Table A

Zero foot rear setback where 40' is required

88% lot coverage where 40% is required

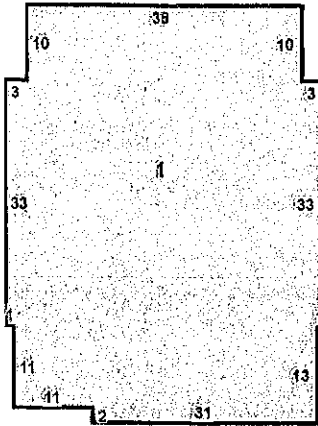
90% Total coverage where 60% is required

A028150008400

5/29/2024



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

FIRST SKETCH

1	63	2356 sqft
2	63	72356 sqft

LEGAL

OWNER MOUNT ZION BAPTIST CHURCH PRESERVATION SOCIETY

ADDRESS 32 W CARPENTER ST

DESCRIPTION IL 515 PP N23 52.6X6 SW

SCHOOL DIST ATHENS CSD

TAX DIST A02

ACREAGE 0.0000

VALUATION

	APPRAISED	ASSESSED
LAND	\$77,590.00	\$27,160.00
IMPROVEMENTS	\$21,610.00	\$7,560.00
CAUV	\$0.00	\$0.00
TOTAL	\$99,200.00	\$34,720.00

TAXES

TAXABLE VALUE	\$34,720.00
ROLLBACKS	NONE
HALF (1ST / 2ND)	\$1,002.49 / \$1,002.49
YEAR (TOTAL / BALANCE)	\$2,004.98 / \$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
7/25/2017	MOUNT ZION BAPTIST CHURCH PRESERVATION	MT ZION BAPTIST CH	0	\$0.00	MULTIPLNOTVALID

LAND

CODE	FRONTAGE	DEPTH	ACREAGE	SQFT	VALUE
SQUARE FOOT	0	0	0.074	3,233	\$77,590.00
Building Site					

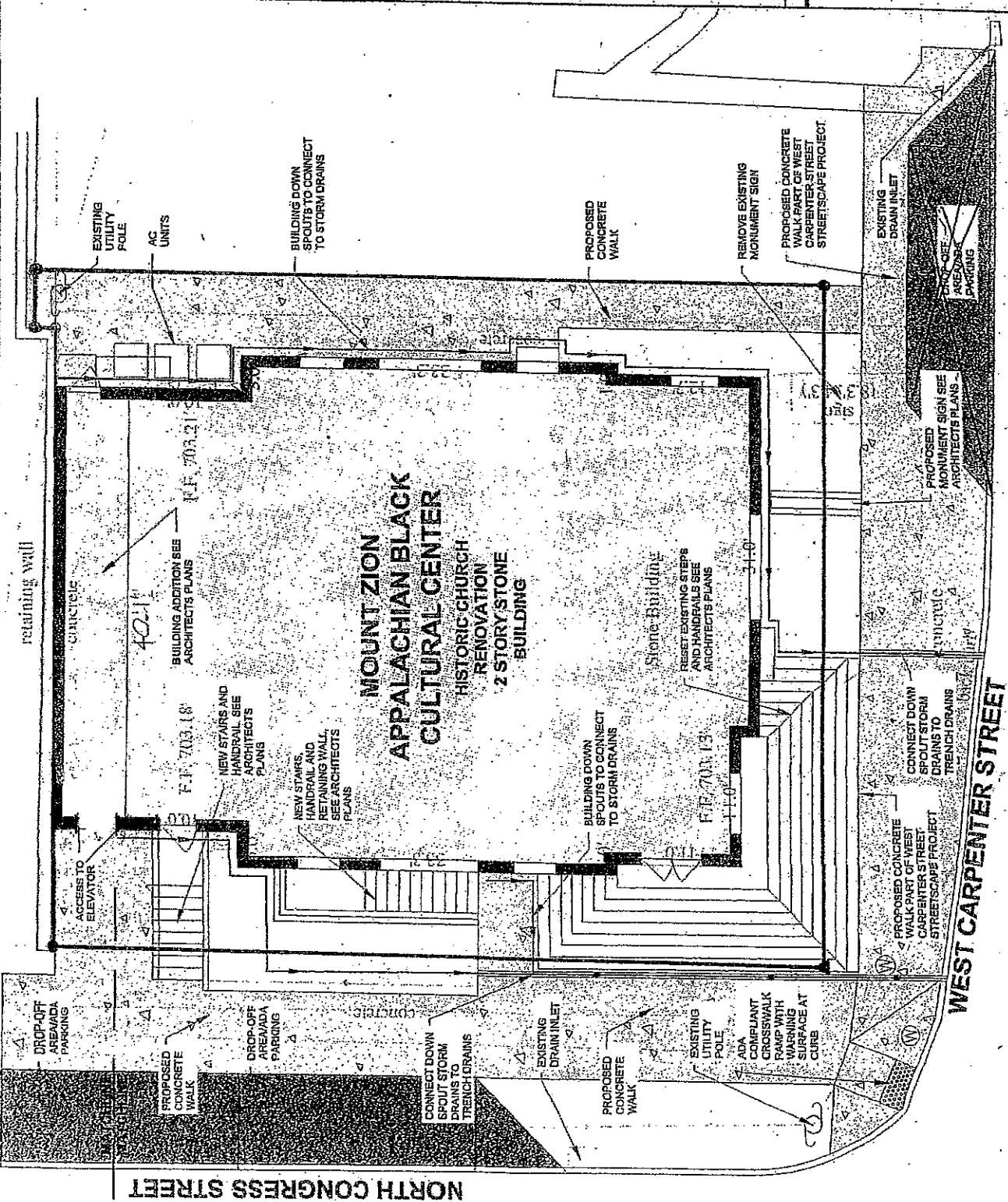
IMPROVEMENTS

LEGEND - GRADING

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LEGEND - STORMWATER

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NORTH CONGRESS STREET

University Off Campus Housing via yahoo.com May 7, 2024, 2:13 PM

To whom it may concern,

As the owner of the property to the north of Mount Zion Church, I am in support of the proposed remodels that they are wanting to do. I have seen the construction plans and we have agreed that should any reconstruction be needed on a wall I own that is on the property line be needed, they are going to complete that. I have no problem with any set back requirements not being met between the two properties because of the addition of an elevator.

I am just so happy to see it finally getting to come to life again as I'm sure most of the community is.

Thank you,

Bryan Wharton
92 North Congress Owner

University Off-Campus Housing

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February 28, 2024

Kalpa Baghasingh, AIA, LEED AP
Schooley Caldwell
300 Marconi Boulevard – Suite 100
Columbus, Ohio 43240

email: kbaghasingh@schooleycaldwell.com

**Reference: Subsurface Exploration and Geotechnical Engineering Report
Mount Zion Church Addition
32 W. Carpenter Street – Athens, OH
GCI Project No. 23-G-28544**

Dear Kalpa Baghasingh:

As you requested and authorized on behalf of Schooley Caldwell, Geotechnical Consultants, Inc. (GCI) performed a subsurface exploration for the proposed addition to the Mount Zion Church in Athens, OH. The purpose of our work was to assess subsurface conditions and to provide recommendations for building foundations, slabs, and general site preparation and to try and assess why the existing basement is experiencing groundwater issues. Our work was performed in general accordance with our proposal (GCI Proposal No.: PQ007495) dated December 19, 2023. GCI was provided with a plan showing the proposed building addition location and layout, along with proposed boring locations.

SITE AND PROJECT DESCRIPTIONS

The proposed addition is located on the north side of the existing Mount Zion Church and will extend north to the existing retaining wall. We understand the addition will be one-story with a basement. We attach a *Site Location Map and Boring Location Plan* to this letter. The following aerial image shows the site, with conditions generally similar to those encountered while drilling.



Site Aerial Photograph (Google Earth)

SUBSURFACE CONDITIONS

On February 19, 2024, GCI mobilized a track-mounted rotary drill rig (with automatic sampling hammer) and drilled three standard penetration borings around the existing church. Borings B-1 and B-2 were drilled near the northwest and northeast corners of the existing church, respectively, and B-3 was drilled near the southeast corner of the church. A plan showing the approximate boring locations and the boring logs are attached in the appendix.

Surface Cover and Existing Fill

Boring B-1 encountered a surface cover of 5 inches of concrete over 3 inches of aggregate stone base. Borings B-2 and B-3 encountered 0.3 feet of topsoil.

Below the topsoil and concrete surface cover the borings encountered existing fill soils. The existing fill typically consisted of brown and stained lean clay with sand to sandy lean clay (CL in the ASTM/Unified Classification System) and fat clay with sand (CH). The existing fill often contained shale and sandstone rock fragments, pockets of sand, bricks, cinders, concrete fragments, and trace organics. Standard penetration testing of the fill soils generally indicated medium stiff cohesive consistency. The existing fill extended to depths of 9.5 to 10 feet in our borings.

Below the fill in boring B-3, at a depth of 9.5 feet and extending to the boring termination depth of 15 feet, we encountered brown mottled gray lean to fat clay (CL-CH) which we suspect could be a possible existing fill. Standard penetration testing indicated stiff cohesive consistency.

Natural Soils

Below the surface cover and existing fill in boring B-1, stained gray clayey sand (SC) was encountered. Below the surface cover and existing fill in boring B-2, stained gray sandy lean clay (CL) was encountered. These soils appear to be part of the same soil deposition with a variance in sand content. At 13.5 feet in boring B-2, the sandy lean clay graded to brown in color. Standard penetration testing in these soils indicate stiff cohesive consistency and loose cohesionless density.

Below this layer, at depths of 15 to 18 feet below existing grades, we encountered brown and gray lean to fat clay (CL-CH) of moderate to high plasticity. We often noted shale fragments within this deposit. This soil appears to be a residual soil (soil formed in place by the natural decomposition of the parent bedrock; in this case, shale). In our borings, the residual soil extended to depths ranging from 18.7 feet to 22 feet below existing grade. Standard penetration testing indicated the residual soil was stiff to hard in cohesive consistency.

Bedrock

Below the residual soil in boring B-2 we encountered olive to gray shale bedrock. We believe similar soils were encountered at a depth below 18.7 feet in boring B-1 below sampling and auger refusal depths. The encountered shale was variably weathered with weathering decreasing with depth as the rock transitions to more intact shale. We terminated borings B-1 and B-2 in the shale at depths of 20 feet and 28.7 feet below grade, respectively, by auger and sampling refusal.

Groundwater and Moisture Conditions

We encountered water seepage in the borings at depths of 7 to 11 feet below existing grades. By completion of drilling, the water levels had risen in each borehole, and were measured at 5 to 8 feet below grade. The increase in water elevation in the borehole following completion of the boring indicates that the water in the soil is under pressure at the originally encountered location.

GCI generally described the retrieved split spoon samples as moist to very moist. Note that groundwater levels and moisture conditions can vary with changes in season and in response to precipitation events.

LABORATORY TESTING

Our laboratory testing program consisted of determining the moisture content of all the retrieved split-spoon soil samples from borings B-1 to B-3. The natural moisture contents are shown in the attachments of this report.

GEOTECHNICAL EVALUATION AND RECOMMENDATIONS

Based on our borings, it is GCI's opinion that the site geotechnical conditions are suitable for the proposed addition, provided the site is prepared as discussed herein. The primary geotechnical consideration is shallow water seepage that will impact excavations for the basement and utilities during construction and will have a long-term impact on the basement. We address this issue and other geotechnical considerations in the following paragraphs.

Groundwater

We encountered groundwater seepage at depths of 7 to 12 feet below grade, and the water levels were measured at 5 to 8 feet below grade upon completion of drilling. It is GCI's opinion that the encountered water seepage conditions could be a significant contributor to the existing water problems the church is experiencing.

If water is encountered in site excavations during the expansion construction, the excavations should be dewatered to allow footing construction and utility trench backfilling in dry conditions. Based on the borings, the contractor should anticipate seepage and the addition design should include appropriate drainage measures. Excavations for utilities and the basement will likely encounter groundwater seepage, particularly excavations that encounter layers of granular soils and/or extend below water seepage. Sump pits and pumps will be required to control groundwater and maintain dry, stable excavations during construction.

Long term control of groundwater will be an issue for the basement, and we recommend installing interior and exterior drains leading to multiple sumps with battery backups. We also suggest additional drains be installed in the existing basement, leading to the new sump system.

Site Preparation

Properly remove any vegetation, topsoil, and root systems from below the proposed construction areas, plus a minimum of 5 feet outside. Resultant excavations should be backfilled with structural fill as discussed below.

A portion of the existing retaining wall will need to be removed as part of the new addition. The material that is currently being retained by the wall will need to be laid back or otherwise supported per OSHA regulations before removal of the wall. Care should be taken to not undermine the portion of the retaining wall that will remain in place.

Structural Fill

Place controlled fills in maximum 8-inch thick loose lifts and compact each lift to a minimum of 98% of the maximum Standard Proctor dry density (ASTM D-698). The moisture in the fill soils should be controlled to within $\pm 3\%$ of the optimum Standard Proctor moisture content. **Depending on the time of year of earthwork, moisture adjustment of the site soils may be required to achieve proper compaction.**

The non-organic site soils, free of debris, are suitable for use as structural fill provided that soil moisture is controlled. Cohesive soils will compact best with a sheepsfoot roller and granular soils will compact best with a vibratory smooth drum roller.

Foundations

Existing Fill

We encountered existing fill extending to depths ranging from about 9.5 feet to 10 feet below existing grade in the area of the proposed addition. There is a risk of foundation settlement if footings bear within the existing fill. We make the following comments with respect to addressing the fill during construction.

Option 1: Fill Removal and Replacement

The first option is to remove the existing fill from within the proposed building footprint plus 5 feet laterally beyond. The excavation would then be backfilled with structural fill (as we describe in the *Structural Fill* section of report above). This option also provides the Civil Engineer the opportunity to use granular fill tied into the new sump drainage system. Prior to new fill placement, the undercut subgrade should be carefully assessed to determine the stability of the natural soils. Soft subgrades should be brought to a stable condition prior to new fill placement.

Once this procedure is completed, foundations could be placed in the new, controlled fill or natural soils at design grades with no unusual undercuts anticipated, and the floor slab would be constructed on engineered fill. This option would mitigate the risk of foundation and slab settlement associated with the existing fill.

Option 2: Extend Foundations

The second option for building construction is to leave the existing, non-organic fill in-place for slab support, and to extend the foundations downward (through the new and existing fill and any local soft zones in the natural soils) to bear directly on stable, natural soils. Undercuts can be backfilled to grade with a controlled density fill (CDF) such as K-krete or lean concrete to allow footings to be constructed at design grade. Depth of undercuts will depend on final site grades.

With this procedure, there is some risk of slab settlement due to the existing fill that would remain in place. In our opinion, this risk is low, provided the subgrade is brought to a firm and stable condition, as judged by a proof-roll. The owner

must assume the risk of possible settlement and slab cracking when constructing over the existing fill materials.

With either of these options, the bottom of the excavation could consist of wet soils. To stabilize these wet soils and preserve the bottom of the excavation, a working mat of 12-inches of 57 limestone can be placed and compacted prior to proceeding with foundation or slab construction. To prevent soil from pumping up through the stone working mat, a layer of geofabric should be placed on the subgrade before placing the stone.

Foundation Recommendations

As discussed above, we recommend that shallow foundations bear in firm and stable non-organic natural soils, or in newly placed controlled fill placed directly on firm and stable natural non-organic natural soils. Foundations bearing on suitable soils can be designed for a maximum allowable soil bearing capacity of 1,500 psf.

We recommend minimum footing sizes of 30 inches square for columns and 16 inches in width for strip footings to eliminate a potential punching effect. All exterior footings should extend to local frost bearing depth (anticipated to be 36 inches) or to firm and stable soil bearing, whichever is deeper.

Concrete for foundations should be placed the same day as the excavations are performed.

Floor Slabs

GCI recommends a **minimum** of 10 inches of free draining under slab gravel beneath the basement slab to provide uniform support for the slab and a capillary cut-off for moisture. This thickness can be increased if the Civil Engineer desires a thicker stone layer for groundwater control. The basement slab subgrade should include drains leading to a sump and tied into the exterior drains. The new sump system should include an emergency back-up to continue sump operation in the event of a power outage. We recommend placing a vapor retarder directly below the slab in areas where moisture may be a problem with slab-on-grade floor coverings.

Below-Grade Walls

Retaining walls allowed to move freely at the top of the wall should be designed using active lateral earth pressure. Walls restrained at both top and bottom should be designed to resist an at-rest lateral soil pressure. The design loading depends on the type of backfill material used and boundary support conditions. The recommended equivalent fluid pressures for two types of soils and loading conditions are shown on the following table which assumes a horizontal backfill surface, but does not include surcharge loading:

Soil Type	Equivalent Active Fluid Pressure (pcf)	Equivalent At-Rest Fluid Pressure (pcf)
Lean Clay (site soils)	55	70
Sand and Gravel (properly compacted)	35	55

Cohesive soils are not recommended as wall backfill due to their poor drainage characteristics and potential for lateral wall loads resulting from surface frost. We recommend that granular material (less than 15% passing the No. 200 sieve) be used for all

wall backfill. The stone should be placed in a wedge defined by a line extending up from the footing at a 35° angle from the vertical to allow use of the lower values above. We recommend that footing drains and underslab drains leading to a permanent sump pump with a battery backup or outlets to daylight be installed to minimize the build-up of hydrostatic forces behind the below grade walls. Damp-proofing of below grade walls is also suggested.

Seismic Factor

Based on our borings and in accordance with the Ohio Building Code, we estimate the site as Site Class C – very dense soil and soft rock profile.

Excavations

The site soils can be excavated with conventional track hoe equipment. Excavations that encounter granular or wet soils would be susceptible to sloughing and may require shoring or greater lay back to maintain stability. Site excavations, including excavations required to remove the retaining wall, should comply with current OSHA requirements.

Care should be taken when excavating for the basement addition and removal of the retaining wall to not undermine any adjacent existing structures.

FINAL

The intent of this study was to evaluate subsoil conditions and offer geotechnical recommendations pertinent to the referenced project. Geotechnical Consultants Inc. prepared this report for the exclusive use of Schooley Caldwell and their consultants for the specific application to the proposed project in Athens, OH. GCI prepared this report in accordance with generally accepted soil and foundation engineering practices. No warranty, expressed or implied, is made.

In the event that any changes in the nature, design or location of the project is planned, conclusions and recommendations contained in this report shall not be considered valid unless changes are reviewed, and conclusions of this report are modified or verified in writing. It should be noted that the nature and extent of variations between borings might not become evident until construction. If variations appear evident, it will be necessary to re-evaluate the recommendations of this report.

GCI provides construction materials engineering and testing services. For project continuity throughout construction, we recommend that GCI be retained to observe site preparation and foundation construction. The purpose of this work is to assess that the intent of our recommendations is being followed and to make timely changes to our recommendations (as needed) in the event site conditions vary from those observed in our borings. Please contact our field department to initiate these services.

We appreciate the opportunity to provide our services for this project and hope to continue providing our services through construction. Please do not hesitate to contact us with any questions you may have.

Respectfully submitted,
Geotechnical Consultants, Inc.

Michael Travis

Michael Travis, P.E.
Project Manager



Todd R. Meek

Todd R. Meek, P.E., LEED AP
In-House Reviewer

Attachments: General Notes for Soil Sampling and Classifications
Site Location Map and Boring Location Plan
Summary of Encountered Subsurface Conditions
Test Boring Logs (B-1 to B-3)
Summary of Laboratory Results

Distribution: Kalpa Baghasingh - pdf via email
GCI File - 1 copy



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CONSULTANTS INC.

ATTACHMENTS



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GENERAL NOTES FOR SOIL SAMPLING AND CLASSIFICATIONS

BORINGS, SAMPLING AND GROUNDWATER OBSERVATIONS:

Drilling and sampling were conducted in accordance with procedures generally recognized and accepted as standard methods of exploration of subsurface conditions. The borings were drilled using a truck-mounted drill rig using auger boring methods with standard penetration testing performed in each boring at intervals ranging from 1.5 to 5.0 feet. The stratification lines on the logs represent the approximate boundary between soil types at that specific location and the transition may be gradual.

Water levels were measured at drill locations under conditions stated on the logs. This data has been reviewed and interpretations made in the text of the report. Fluctuations in the level of the groundwater may occur due to other factors than those present at the time the measurements were made.

The Standard Penetration Test (ASTM-D-1586) is performed by driving a 2.0 inch O.D. split barrel sampler a distance of 18 inches utilizing a 140 pound hammer free falling 30 inches. The number of blows required to drive the sampler each 6 inches of penetration are recorded. The summation of the blows required to drive the sampler for the final 12 inches of penetration is termed the Standard Penetration Resistance (N). Soil density/consistency in terms of the N-value is as follows:

COHESIONLESS DENSITY		COHESIVE CONSISTENCY	
0-10	Loose	0-4	Soft
10-30	Medium Dense	4-8	Medium Stiff
30-50	Dense	8-15	Stiff
50 +	Very Dense	15-30	Very Stiff
		30 +	Hard

SOIL MOISTURE TERMS

Soil Samples obtained during the drilling process are visually characterized for moisture content as follows:

MOISTURE CONTENT	DESCRIPTION
Damp	Soil moisture is much drier than the Atterberg plastic limit (where soils are cohesive) and generally more than 3% below Standard Proctor "optimum" moisture conditions. Soils of this moisture generally require added moisture to achieve proper compaction.
Moist	Soil moisture is near the Atterberg plastic limit (cohesive soils) and generally within $\pm 3\%$ of the Standard Proctor "optimum" moisture content. Little to no moisture conditioning is anticipated to be required to achieve proper compaction and stable subgrades.
Very Moist	Soil moisture conditions are above the Atterberg plastic limit (cohesive soils) and generally greater than 3% above Standard Proctor "optimum" moisture conditions. Drying of the soils to near "optimum" conditions is anticipated to achieve proper compaction and stable subgrades.
Wet	Soils are saturated. Significant drying of soils is anticipated to achieve proper compaction and stable subgrades.

SOIL CLASSIFICATION PROCEDURE:

Soil samples obtained during the drilling process are preserved in plastic bags and visually classified in the laboratory. Select soil samples may be subjected to laboratory testing to determine natural moisture content, gradation, Atterberg limits and unit weight. Soil classifications on logs may be adjusted based on results of laboratory testing.

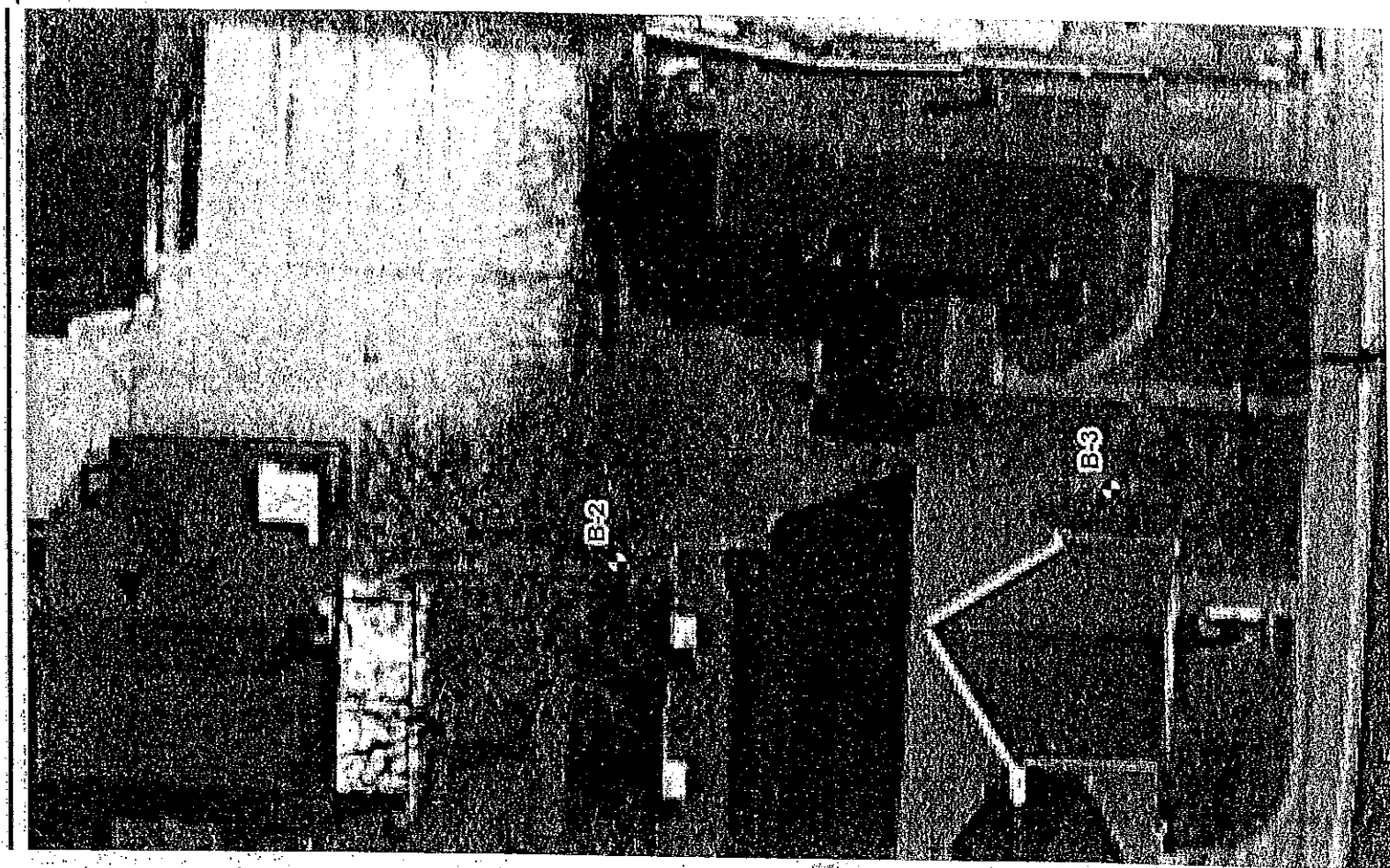
Soils are classified in accordance with the ASTM version of the Unified Soil Classification System. ASTM D-2487 "Classification of Soils for Engineering Purposes (Unified Soil Classification System)" describes a system for classifying soils based on laboratory testing. ASTM D-2488 "Description and Identification of Soil (Visual-Manual Procedure)" describes a system for classifying soils based on visual examination and manual tests.

Soil classifications are based on the following tables (see reverse side):

GENERAL NOTES FOR SOIL SAMPLING AND CLASSIFICATIONS

PARTICLE SIZE DEFINITION		CONSTITUENT MODIFIERS	
Boulders:	>12"	Trace	Less than 5%
Cobbles:	3" to 12"	Few	5-10%
Gravel:	Coarse: 3/4" to 3"	Little	15-25%
	Fine: No. 4 (3/16") to 3/4"	Some	30-45%
Sand:	Coarse No. 10 (2.0mm) to No. 4 (4.75mm)	Mostly	50-100%
	Medium No. 40 (0.425mm) to No. 10 (2.0mm)		
	Fine No. 200 (0.074mm) to No. 40 (0.425mm)		
Silt & Clay	<0.074mm; classification based on overall plasticity; in general clay particles <0.005mm.		

ASTM/UNIFIED SOIL CLASSIFICATION AND SYMBOL CHART		
COARSE-GRAINED SOILS (more than 50% of materials is larger than No. 200 sieve size)		
GRAVELS More than 50% of coarse fraction larger than No. 4 sieve size	<i>Clean Gravel (less than 5% fines)</i>	
	GW	Well-graded gravel, gravel-sand mixtures, little or no fines
	GP	Poorly-graded gravels, gravel sand mixtures, little or no fines
	<i>Gravels with fines (more than 12% fines)</i>	
	GM	Silty gravels, gravel-sand-silt mixtures
	GC	Clayey gravels, gravel-sand-clay mixtures
SANDS More than 50% of coarse fraction smaller than No. 4 sieve size	<i>Clean Sands (Less than 5% fines)</i>	
	SW	Well-graded sands, gravelly sands, little or no fines
	SP	Poorly-graded sands, gravelly sands, little or no fines
	<i>Sands with fines (More than 12% fines)</i>	
	SM	Silty sands, sand-silt mixtures
	SC	Clayey sands, sand-clay mixtures
Depending on percentage of fines (fraction smaller than No. 200 sieve size), coarse-grained soils are classified as follows:		
Less than 5 percentGW, GP, SW, SP		
Greater than 12 percentGM, GC, SM, SC		
5 to 12 percentBorderline cases requiring dual symbols: SP-SM, GP-GM, etc.		
FINE-GRAINED SOILS (50% or more of material is smaller than No. 200 sieve size)		
SILTS AND CLAYS Liquid Limit less than 50%	ML	Inorganic silts and very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity
	CL	Inorganic clays or low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays
	CL-ML	Inorganic silty clay of slight plasticity, P.I. between 4 and 7
	OL	Organic silts and organic silty clays of low plasticity
SILTS AND CLAYS Liquid Limit 50% or greater	MH	Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts
	CH	Inorganic clays of high plasticity, fat clays
	OH	Organic clays or medium to high plasticity, organic silts
HIGHLY ORGANIC SOILS	PT	Peat and other highly organic soils



Summary of Encountered Subsurface Conditions

Mount Zion Church Addition
32 West Carpenter Street - Athens, OH
GCI Job Number: 23-G-28544

Borehole	Surface Layer	Topsoil Thickness (ft.)	Pavement Thickness (inches)		Bottom of Fill Cover (feet)	Groundwater: Level Encountered (ft)		Depth to Top of Lean Clay (ft)	Depth to Top of Sand/Gravel (ft)	Depth to Top of Shale/Fat Clay (ft)	Depth to Top of Bedrock (ft)	Bottom of Boring Depth (ft)
			Concrete	Stone		Depth	Depth					
B-1	Concrete	--	5	3	10.0	7	5	--	10.0	15.0		20.0
B-2	Topsoil	0.3	--	--	9.5	12	8	9.5		18.0	22.0	28.7
B-3	Topsoil	0.3	--	--	9.5	11	7	9.5		--		15.0

Average Topsoil Depth at boring locations: 0.3 feet

Boring Location	
Asphalt Depths	Avg: inches Max: inches Min: inches
Stone Base Depths	Avg: 3.0 inches Max: 3.0 inches Min: 3.0 inches



TEST BORING LOG

PROJECT NAME Mount Zion Church Addition - 32 West Carpenter Street - Athens, OH

BORING NO. B-1

CLIENT Schooley Caldwell Associates

PROJ.

SURF. ELEV.

NO. 23-G-28544

DATE DRILLED 2/19/2024

GROUND WATER OBSERVATION							Proportions Used		140 lb Wt. x 30" fall on 2" O.D. Sampler			
<u>5.0</u> FEET BELOW SURFACE AT COMPLETION							Trace	Less than 5%	Cohesionless Density		Cohesive Consistency	
<u> </u> FEET BELOW SURFACE AT 24 HOURS							Few	5 to 10%	0 - 10	Loose	0 - 4	Soft
<u> </u> FEET BELOW SURFACE AT <u> </u> HOURS							Little	15 to 25%	10 - 30	Medium Dense	4 - 8	Medium Stiff
							Some	30 to 45%	30 - 50	Dense	8 - 15	Stiff
							Mostly	50 to 100%	50 +	Very Dense	15 - 30	Very Stiff
											30 +	Hard
LOCATION OF BORING							See Boring Location Plan					
DEPTH	Pocket Penetrometer (tsf)	Sample Depths From To	Type of Sample	Blows per 6" on Sampler			Moisture Density or Consist.	Strata Change Depth*	SOIL IDENTIFICATION			
				From To	From To	From To			Remarks include color, type of soil, etc. Rock-color, type, condition, hardness			
5								0.4	5" Concrete over 3" Aggregate Stone Base			
	1.0-4.0	1.0-3.0	SS	3	3	3	Moist to Very Moist	0.7	Fill: Brown and Stained Lean Clay with Sand to Sandy Lean Clay (CL) - moderate plasticity, little to some sand, trace to few gravel, contains cinders, pockets of sand, shale and sandstone fragments			
				4								
	3.0-4.0	3.0-5.0	SS	3	3	3	Moist					
				3								
	0.5-1.0	8.5-10.0	SS	5	3	4	Very Moist		Water Seepage at 7.0'			
10								10.0	Stained Gray Clayey Sand (SC) - fine to coarse sand, some moderate plasticity fines, trace gravel			
									Brown with Gray Mottling Fat Clay (CH) - residual soil, high plasticity, trace to few fine sand			
	--	13.5-15.0	SS	3	4	5	Very Moist		Intact Shale expected below 18.7'			
15								15.0	Brown with Gray Mottling Fat Clay (CH) - residual soil, high plasticity, trace to few fine sand			
									Intact Shale expected below 18.7'			
	4.0	18.5-18.7	SS	50/2"			Moist to Very Moist		BOTTOM OF BORING AND AUGER REFUSAL; 20.0'			
								20.0				

* The stratification lines represent the approximate boundary between soil types and the transition may be gradual.



TEST BORING LOG

PROJECT NAME Mount Zion Church Addition - 32 West Carpenter Street - Athens, OH BORING NO. B-2
 CLIENT Schooley Caldwell Associates PROJ. NO. 23-G-28544 SURF. ELEV. DATE DRILLED 2/19/2024

GROUND WATER OBSERVATION							Proportions Used		140 lb Wt. x 30" fall on 2" O.D. Sampler				
							Trace	Less than 5%	Cohesionless Density		Cohesive Consistency		
<u>8.0</u> FEET BELOW SURFACE AT COMPLETION							Few	5 to 10%	0 - 10	Loose	0 - 4	Soft	
____ FEET BELOW SURFACE AT 24 HOURS							Little	15 to 25%	10 - 30	Medium Dense	4 - 8	Medium Stiff	
____ FEET BELOW SURFACE AT ____ HOURS							Some	30 to 45%	30 - 50	Dense	8 - 15	Stiff	
							Mostly	50 to 100%	50 +	Very Dense	15 - 30	Very Stiff	
											30 +	Hard	
LOCATION OF BORING							See Boring Location Plan						
DEPTH	Pocket Penetrometer (tsf)	Sample Depths From To	Type of Sample	Blows per 6" on Sampler			Moisture Density or Consist.	Strata Change Depth*	SOIL IDENTIFICATION Remarks include color, type of soil, etc. Rock-color, type, condition, hardness				
				0-6	6-12	12-18							
5	3.5	0.0-1.5	SS	3	3	3	Very Moist	0.3	Topsoil				
	3.5	2.0-3.5	SS	3	3	3	Moist		Fill: Brown and Stained Lean to Fat Clay with Sand (CL-CH) - moderate to high plasticity, little sand, trace to few gravel, contains cinders, brick fragments				
	1.0-1.75	4.0-5.5	SS	3	4	4	Very Moist						
	0.75/2.5	8.5-10.0	SS	3	4	5	Moist to Very Moist	9.5	Stained Gray Sandy Lean Clay (CL) - moderate plasticity, some sand, few gravel				
	2.0	13.5-15.0	SS	5	6	7	Moist to Very Moist	18.0	Water Seepage at 12.0' Grades to Brown in color				
20	3.5	18.5-20.0	SS	5	5	8	Moist	22.0	Brown and Gray Lean to Fat Clay (CL-CH) - residual soil, moderate to high plasticity, trace to few fine sand, contains shale fragments				
	4.5	23.5-25.0	SS	6	9	10	Moist		Olive Severely Weathered Shale				
									Grades to Gray Moderately Weathered Shale				
30		28.5-28.7	SS	50/2"			Moist	28.7	BOTTOM OF BORING AND SAMPLING REFUSAL: 28.7'				

* The stratification lines represent the approximate boundary between soil types and the transition may be gradual.



TEST BORING LOG

PROJECT NAME Mount Zion Church Addition - 32 West Carpenter Street - Athens, OH BORING NO. B-3
 CLIENT Schooley Caldwell Associates PROJ. NO. 23-G-28544 SURF. ELEV. DATE DRILLED 2/19/2024

GROUND WATER OBSERVATION							Proportions Used		140 lb Wt. x 30" fall on 2" O.D. Sampler			
7.0 FEET BELOW SURFACE AT COMPLETION							Trace	Less than 5%	Cohesionless Density		Cohesive Consistency	
FEET BELOW SURFACE AT 24 HOURS							Few	5 to 10%	0 - 10	Loose	0 - 4	Soft
FEET BELOW SURFACE AT HOURS							Little	15 to 25%	10 - 30	Medium Dense	4 - 8	Medium Stiff
							Some	30 to 45%	30 - 50	Dense	8 - 15	Stiff
							Mostly	50 to 100%	50 +	Very Dense	15 - 30	Very Stiff
											30 +	Hard
LOCATION OF BORING See Boring Location Plan												
DEPTH	Pocket Penetrometer (tsf)	Sample Depths From To	Type of Sample	Blows per 6" on Sampler			Moisture Density or Consist.	Strata Change Depth*	SOIL IDENTIFICATION			
				0-6	6-12	12-18			Remarks include color, type of soil, etc. Rock-color, type, condition, hardness			
5	2.0	0.0-1.5	SS	2	2	3	Moist to Very Moist	0.3	Topsoil			
									Fill: Brown and Stained Lean Clay with Sand to Sandy Lean Clay (CL) - moderate plasticity, little to some sand, trace to few gravel, contains cinders, pockets of silty sand (SM), concrete fragments, trace organics, shale fragments			
	1.0-1.5	2.0-3.5	SS	3	3	3	Very Moist					
	2.0	4.0-5.5	SS	3	4	4	Very Moist					
10												
	1.5	8.5-10.0	SS	5	5	4	Moist	9.5	Possible Fill: Brown Mottled Gray Lean to Fat Clay (CL-CH) - moderate to high plasticity, few sand			
									Water Seepage at 11.0'			
15	1.5	13.5-15.0	SS	5	5	4	Moist					
									BOTTOM OF BORING: 15.0'			

* The stratification lines represent the approximate boundary between soil types and the transition may be gradual.



Summary of Laboratory Results

Mount Zion Church Addition
32 West Carpenter Street - Athens, OH
GCI Job Number: 23-G-28544

Test Hole	Depth	Water Content (%)
B- 1	1.0	19.2
B- 1	3.0	18.5
B- 1	8.5	17.4
B- 1	13.5	18.1
B- 1	18.5	20.2
B- 2	0.0	23.0
B- 2	2.0	17.8
B- 2	4.0	21.0
B- 2	8.5	16.5
B- 2	13.5	17.0
B- 2	18.5	17.2
B- 2	23.5	21.0
B- 2	28.5	6.4
B- 3	0.0	15.6
B- 3	2.0	18.0
B- 3	4.0	21.2
B- 3	8.5	16.0
B- 3	13.5	18.6

February 2024

Sheet 1 of 1



**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 #24-07V

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

TO: The Athens Messenger

Insert the following legal notice on **June 29, 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, July 9, 2024, at 7:00pm** on the following described property:

19 Elmwood Pl
Zone R1 Case #24-07V

Appellant is requesting a variance from ACC 23.03.11 (A)(1) to allow a 2 ft setback where 5 ft is 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

June 27, 2024

NOTICE OF HEARING AND APPEAL

BOARD OF ZONING APPEALS
28 Curran Drive
Athens, Ohio 45701

Your appeal under the Zoning Ordinance relative to
19 Elmwood Pl
has been assigned Board of Zoning Appeals **Case #24-07V**

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, July 9, 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

June 27, 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

Joshua Bear/Yamini Rao / Appellant
For property located at
19 Elmwood Pl

Appellant is requesting a variance from ACC 23.03.11 (A)(1) to allow a 2 ft setback where 5 ft is required.

This case has been assigned
Case #24-07V

This meeting has been scheduled for **Tuesday, July 9, 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

19 Elmwood Pl – Case #24-07V – adjoining properties and owners

21 Elmwood Pl and #A027220002001

Katherine L Straley
21 Elmwood Pl
Athens, OH 45701

26 Elmwood Pl and #A027220003700

Ghazalah Barbara Trustee
26 Elmwood Pl
Athens, OH 45701

20 Elmwood Pl and #A027220003900

Samuel D Girton
20 Elmwood Pl
Athens, OH 45701

17 Elmwood Pl

Read Fitzhugh
17 Elmwood Pl
Athens, OH 45701

237 E State St and #A027220001800

Jonathan Heath Hutchinson
237 E State St
Athens, OH 45701

245 E State St and #A027220001200

245 E State St
Athens, OH 45701

247-9 E State St and #A027220001000

L and L Jing
92 Northwoods Boulevard Suite A
Columbus, OH 43235

14 Elmwood Pl and #A027220004000

Kimberly Jordan
14 Elmwood Pl
Athens, OH 45701



APPEAL FROM A DECISION OF
THE ZONING ADMINISTRATOR

(For Office Use Only)	
Permit #	<u>B2A24-000007</u>
Date Rec'd	<u>6/24/2024</u>

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

APPLICANT: Joshua Bear / Yamini Rao PHONE # 740 590 3169

ADDRESS: 19 Elmwood Pl Athens OH 45701

OWNER: Joshua Bear / Yamini Rao

ADDRESS: 19 Elmwood Pl Athens OH 45701

PROPERTY ADDRESS: 19 Elmwood Pl Athens OH 45701

ZONE: R1

I, THE UNDERSIGNED, Joshua Bear

HEREBY APPEAL THE DECISIONS / REVIEW OF THE ZONING ADMINISTRATOR

DATED 6/24/2024

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

19 Elmwood Pl 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

Christine D. Robinson
NOTARY PUBLIC, OHIO



CHRISTINE D ROBINSON
Notary Public
State of Ohio
My Comm. Expires
June 1, 2029

PROPERTY OWNER (IF OTHER THAN APPLICANT)

NOTARY PUBLIC, OHIO

19 Elmwood Pl Proposal for Garage Demolition and Rebuild

Our current 3-car garage was built in 1904 and has not been maintained. The entire structure is leaning heavily despite jury-rigged supports that were added at some point. The back wall is rotted through with large structural gaps, and the concrete floor is crumbling. For it to be a usable garage again, the entire structure needs to be rebuilt. There is 20' of yard space behind the current garage. This heavily shaded area remains wet all year, is a prominent breeding ground for mosquitoes and wasps, and is largely unused space. The current garage has a setback of approximately 2' from the west neighbor's property.

Our proposal is to demolish the existing garage and build a new 2-car garage with second floor office with a setback of 5' from the north neighbor's property while maintaining the current setback with the west property line. It is this setback to the west neighbor's property that has led to the need for a variance.

Considering the Board's guidance from *23.07.10. Decisions of the board*, we are requesting the variance for the following reasons:

(2) Exceptional circumstances: We have an old tree that is a unique hybrid (from what we learned when we moved here, the tree is a teaching topic for the university's forestry program). One of its main root structures extends northwest from the tree to the surface and is pushing up the existing driveway. If we move the new garage east, giving it a greater setback, then we would have to drive over this main root structure, putting the tree's wellbeing at risk. (We would be driving over the root structure now if we were using the garage.) With our current plan to move the garage back while still close to the west property line, we can pour the new driveway around the surface root system, thereby protecting the tree while still minimizing the amount of concrete that needs to be poured and maintaining maximum green space.

(3) Preservation of equal property rights: Our north neighbor built their two-story garage on our shared property line with virtually no setback at all to keep as much available property space as possible. We request the same right to maximize our usable property.

(5) Absence of detriment:

- a) The existing garage structure is built with a 2' setback from the west property line, and our plan is to maintain this same setback. Therefore, there is no new detriment to the affected property.
- b) We are working to avoid any detrimental loss of an aged and biodiverse neighborhood tree by protecting its root system with this variance.

In addition to these above reasons, we believe that our garage rebuild will have a net positive impact on all our neighbors. By moving it back, we will have the opportunity to improve the lawn drainage, reducing the mosquito breeding problem. We will also be replacing a decrepit building that needs to be demolished, improving the overall safety and aesthetics of the property. Finally, by building a usable garage, we will not need to leave one of our cars on the street as often, improving the traffic flow and beauty of our neighborhood while facilitating our street cleaning and trash pickup services.

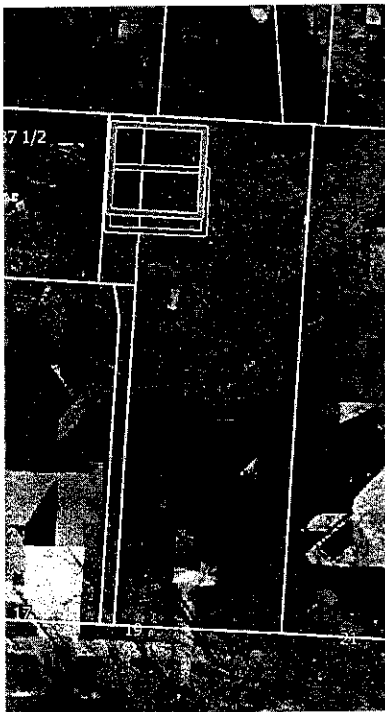
19 Elmwood Pl Proposal for Garage Demolition and Rebuild

Background rationale and project proposal:

Current 3-car garage was built in 1904 and has not been maintained. The entire structure is leaning heavily despite jury rigged supports that were added at some point. The back wall is rotted through with large structural gaps, and the concrete floor is crumbling. For it to be a usable garage again, the entire structure needs to be rebuilt.

There is 20' of yard space behind the current garage. This heavily shaded area remains wet all year, is a prominent breeding ground for mosquitoes, and is largely unused space.

Our proposal is to demolish the existing garage and build a new 2-car garage with second floor recreational space and office closer to the northern property line while maintaining the same non-conforming relationship with the western property line. This will provide the opportunity to improve water drainage on the property and reclaim the unused yard space behind the garage. As part of this project, we will also be re-paving the entire driveway, which is currently crumbling and graded toward the house, causing increased water runoff into our basement.



Lower rectangle shows location of current garage.

Dimensions are approx. 17x26 ft

Current position is ~2 ft from western property line and ~20ft from northern property line.

Upper square shows location of proposed new garage.

Dimensions are 24x24 ft

Position will be ~2 ft from western property line and 5 ft from northern property line.

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

989 Transfer Fee Paid \$1700-
Jill A. Thompson, Athens County Auditor

Deputy Auditor
Jul 13 2022

202200003376
FILED FOR RECORD IN
ATHENS COUNTY, OHIO
JESSICA MARKINS, RECORDER
07/12/2022 12:49:06 PM
OR BOOK: 596 PAGE: 1701
DEED 34.00 PG: 2

202200003376
SECURE TITLE SERVICES

SURVIVORSHIP DEED

Statutory Form
(RC 5302.17)

Matthew Leriche and Aduai Riak, husband and wife, of Athens County, Ohio, for valuable consideration paid, grant(s), with general warranty covenants, to Joshua Bear and Yamini Bear Rao, for their joint lives, remainder to the survivor of them, whose tax mailing address is 244 Hooper Street, Athens, OH 45701, the following real property:

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

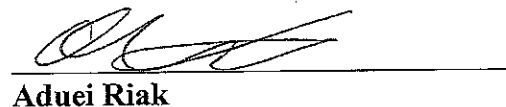
Parcel No. A027220001701, A027220001800, and A027220001900
Known as: 19 Elmwood Place, Athens, OH 45701

Prior Instrument Reference: Official Record 535, page 70, of the records of Athens County, Ohio.

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

EXECUTED this 6 day of July, 2022.


Matthew Leriche

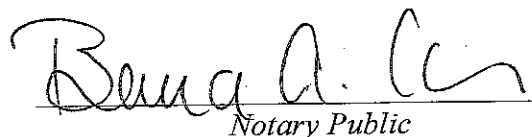

Aduai Riak

STATE OF OHIO:
COUNTY OF ATHENS:

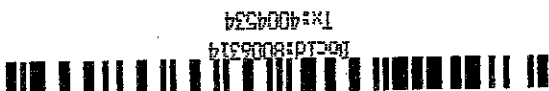
The foregoing instrument was acknowledged before me this 6 day of July 2022,
by Matthew Leriche and Aduai Riak.



BERESA A CURTIS
NOTARY PUBLIC - OHIO
MY COMMISSION EXPIRES 06-26-2027


Notary Public

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



Legal Description
For File: STS15178

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

TRACT ONE: In Lot No. 929 in Minear's Addition to the City of Athens, Ohio.

TRACT TWO: Being part of Lot No. 927 and part of Lot No. 923 1/2 in the "A.T. Lawhead's Subdivision of Lots 921, 922, 923 and part of 927 in Fannie Minear's Addition to Athens" as recorded in Plat Book 5, Page 91 (now in the Athens County Recorder's Plat Cabinet, Envelope 244A) in the Athens County Recorder's Office, Athens County, Ohio, and being situated in Section 10, Town 9N, Range 14W, Athens City, Athens Township, Athens County, State of Ohio, and being more particularly described as follows:

Commencing at a 1-inch iron bar found in the Southeast corner of said Lot No. 927 and the Southwest corner of Lot No. 929 in the "Fannie Minear's Addition to Town of Athens, Ohio" as recorded in Plat Book 3, Page 84 (actually 83 - (now in the Athens County Recorder's Plat Cabinet, Envelope 164A) in said Recorder's Office, said 1-inch iron bar found also being the real point of beginning of the parcel herein described:

Thence North 90 deg. West along the South line of said Lot No. 927 and the North right-of-way line of Elmwood Place (Avenue), 4.12 feet to a point, said point being witnessed by a large 12-inch nail set that bears North 90 deg. West 0.50 feet from said point;

Thence North 00 deg. 00' 45" East along a random line that is along the back of an existing 4-inch wide by 6-inch high concrete curb along an existing asphalt driveway, 89.80 feet to a point at an angle point in said curb, said point being witnessed by a large 12-inch nail set that bears North 90 deg. West 0.47 feet from said point;

Thence North 12 deg. 22' 52" West along a random line that is along the back of an existing 4-inch wide by 6-inch high concrete curb along an existing asphalt driveway, 10.45 feet to a point in the North line of said Lot No. 927 and the South line of said Lot No. 923 1/2, said point bearing North 90 deg. West 6.34 feet from a P.K. nail set in the Northeast corner of said Lot No. 927 and the Southeast corner of said Lot No. 923 1/2;

Thence North 90 deg. West along the said North line of said Lot No. 927 and the said South line of said Lot No. 923 1/2 4.50 feet to an 1-inch solid iron bar set in the Southeast corner of a 10' 10" (10.84 feet) strip of land off the East end of said Lot No. 923 1/2;

Thence North 0 deg. East 50.0 feet to an iron pin set;

Thence North 90 deg. East along the North line of said 10' 10" (10.84 feet) strip of land off of the East end of said Lot No. 923 1/2, 10.84 feet to a 1-inch solid iron bar set in the Northeast corner of said Lot No. 923 1/2 and the Northwest corner of said Lot No. 929;

Thence South 00 1/4 East along the East line of said Lot No. 923 1/2, the East line of said Lot No. 927 and the West line of said Lot No. 929, 150.00 feet to the point of beginning, passing through a P.K. nail set in the Southeast corner of said Lot No. 923 1/2 and the Northeast corner of said Lot No. 927 at 50.00 feet, and containing a total area of 964.281 square feet or 0.0221 acre, of which 422.28 feet or 0.0096 acre comes off of the East side of said Lot No. 927 and 542.00 square feet or 0.0124 acre comes off the East end of said Lot 923 1/2.

Subject to all legal highways and easements of record.

The above description is based on a survey by Gerald W. Bayha, Registered Professional Surveyor No. S-6139 (Job No. 983-01) completed on 7 September 1983 and revised on 27 December 1985.

PPN: A02-72200017-01
PPN: A02-72200018-00
PPN: A02-72200019-00



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

Permit #: ZNC24-000042

REFUSAL

Permit Type: Residential
Use of Building: Residential

Project Address: 19 Elmwood Place

Applicant:

Joshua Bear
Phone: 740 590 3169

Property Owner:

Joshua Bear
Phone: (740) 590-3169

19 Elmwood Place
Athens, Oh 45701

Description of Proposed Use/Scope of Project: Zone R1 / demolish and rebuild garage, repave driveway

Decision Detail: Your request for a Zoning Alteration permit has been denied in accordance with the application submitted and ACC 23.03.11(A)(1). Request is for a 2ft setback where 5 ft is required.

Estimated Value of Improvement: \$160,000.00 **Sq. Footage of New Construction or Addition:** 1152

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

Setbacks (as indicated on drawing): Front: 25 ft+ Rear: 5 ft Left: 20 ft Right: 2 ft

Director of Development and Code Enforcement:

☐ Approved ☒ Refused

06/24/2024

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

Date

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

June 24, 2024

To: Joshua Bear
19 Elmwood Place Athens, OH 45701

Applicant Address:

To: Joshua Bear
19 Elmwood Place
Owner Address: Athens, Oh 45701

REFUSAL

Zoning Constuction Permit - Residential Refusal Detail

Premises Address: 19 Elmwood Place

Application Date: 06/17/2024

For: Zone R1 / demolish and rebuild garage, repave driveway

Decision Detail: Your request for a Zoning Alteration permit has been denied in accordance with the application submitted and ACC 23.03.11(A)(1). Request is for a 2ft setback where 5 ft is 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>.



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 # ZNC 24-000342

Date Rec'd 6/17/2024

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 Joshua Bear Phone 740 590 3169

Address 19 Elmwood Pl, Athens, OH 45701

Property Owner (if other than applicant) _____ Phone _____

Address _____

ZONING

Address of Proposed Work 19 Elmwood Pl, Athens, OH 45701

Description of Proposed Work: New ☒ Alteration ☒ Accessory ☒

Project Description garage demolish, rebuild, re-pave driveway

Estimated Cost of Project \$ 160,000 Proposed Square Footage 1,152 (2-story)

Must be registered with the City of Athens.

*General Contractor JAWS Construction Company License # CR12-000196

*Electrician (if applicable) _____ License # _____

*Plumber (if applicable) _____ License # _____

*HVAC (if applicable) _____ 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 _____ Date 6/16/2024

Owner Signature _____ Date 6/16/2024

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.

(For Office Use Only)

Zone: R-1 Flood Plain: N/O Parcel Number: A027220001900

Setbacks: Front: A: 25' R: 25' Rear: A: 5' R: 5' Left: A: 20' R: 5' Right: A: 2' R: 5'

Building Lot Coverage: A: 25% R: 30% Total Lot Coverage: A: 42% R: 60% Building Height: A: 1.5 R: 2.5

Exg. # of Parking Spaces: 2 Proposed Spaces: 2 Required: 2 Total: 4

Code Officer Comments: REFUSED ALC 23.03.11(A)(1) ASKING FOR 2' SIDE SETBACK 5' IS REQUIRED

Signature: Brian J. Zoull Date: 6-18-2024 Recommend: ☐ Approval ☒ Refusal

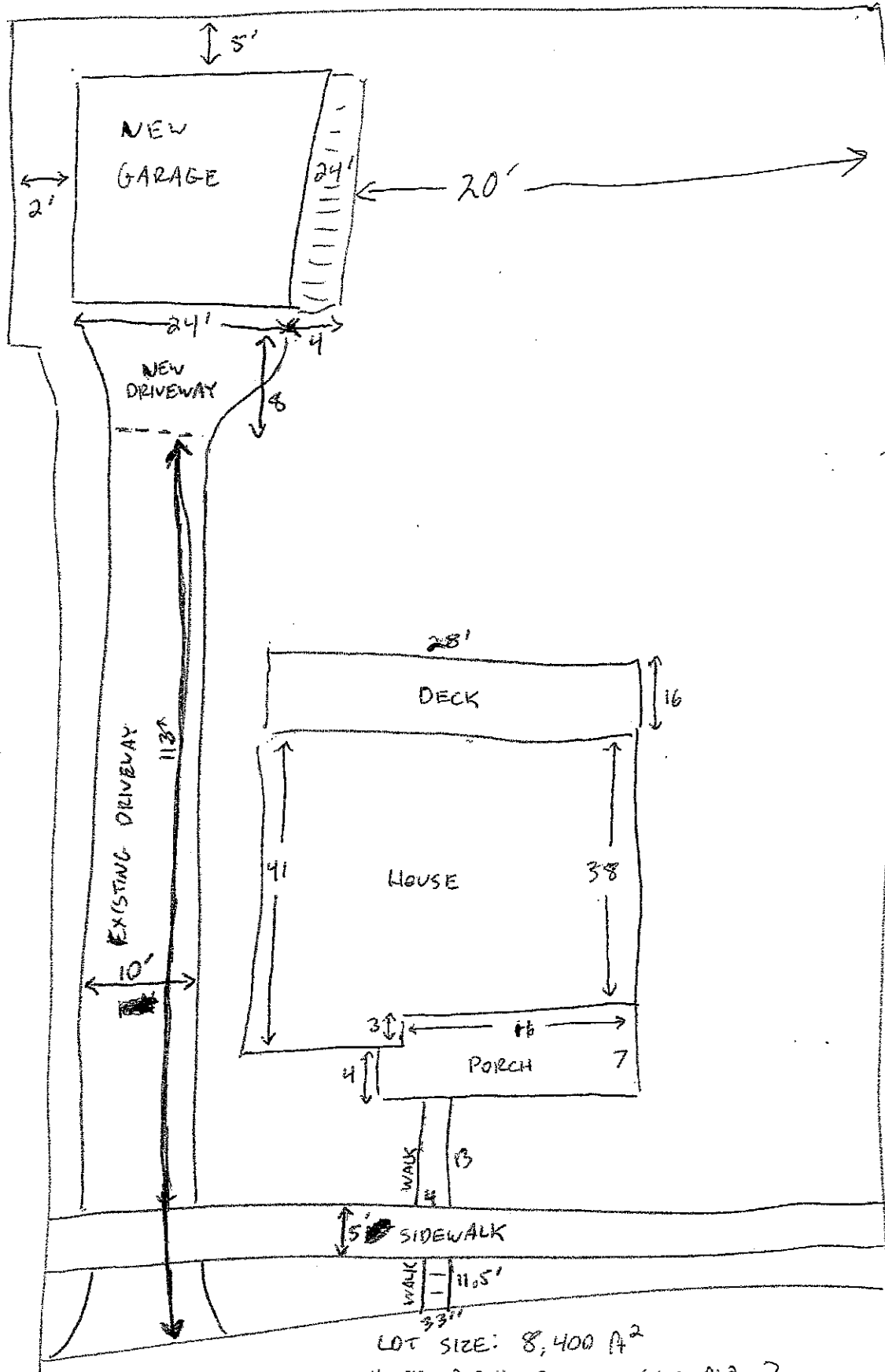
Zoning Administrator Comments:

Signature: [Signature] Date: 6-19-24 ☐ Approval ☒ Refusal

Service Safety Director Comments:

Signature: [Signature] Date: 6/21/24 ☐ Approval ☒ Refusal

19 Elmwood Pl (A02722000) 800, 1900, and 1701



LOT SIZE: 8,400 ft^2

HOUSE + PORCH + DECK: 1,664 ft^2

NEW GARAGE + STAIRS 672 ft^2

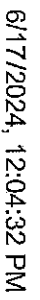
TOTAL STRUCTURE
AREA 2,336 ft^2
(27.8% of lot)

SIDEWALK + WALKWAYS: 313 ft^2

DRIVEWAY (NEW + OLD) = 1,272 ft^2

TOTAL PAVED
AREA: 1,585 ft^2
(19% of lot)

Athens County Web Map

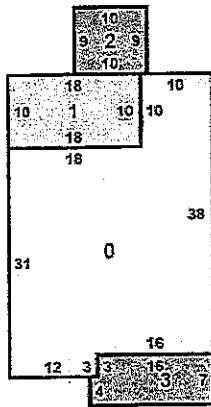


6/17/2024, 12:04:32 PM

6/17/2024



FIRST SKETCH



0	Main Building 920 sqft
1	ENCL FRAME PORCH F 180 sqft
2	WOOD DECKS 90 sqft
3	OPEN FRAME PORCH 116 sqft

LEGAL

OWNER	BEAR JOSHUA YAMINI BEAR RAO		
ADDRESS	19 ELMWOOD PL		
DESCRIPTION	14-09-00 IL 929 K-27		
SCHOOL DIST	ATHENS CSD	TAX DIST	A02
ACREAGE	0.0000		

VALUATION

	APPRAISED	ASSESSED
LAND	\$34,970.00	\$12,240.00
IMPROVEMENTS	\$316,940.00	\$110,930.00
CAUV	\$0.00	\$0.00
TOTAL	\$351,910.00	\$123,170.00

TAXES

TAXABLE VALUE	\$123,170.00
ROLLBACKS	NONE
HALF (1ST / 2ND)	\$3,047.85 / \$3,047.85
YEAR (TOTAL / BALANCE)	\$6,095.70 / \$3,047.85

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
7/12/2022	BEAR JOSHUA	LERICHE MATTHEW	0	\$430,000.00	MULTIPLE PARCELS QUALIFIED
7/26/2017	LERICHE MATTHEW	FINNEY MARY	0	\$309,000.00	MULTIPLE PARCELS QUALIFIED
9/20/2005	FINNEY MARY	MARTINO JUDITH ROMAN	0	\$273,000.00	MULTIPLE PARCELS QUALIFIED
8/19/2002	MARTINO JUDITH ROMAN	GODA NORMAN J W & GWINETH J	0	\$185,000.00	MULTIPLE PARCELS QUALIFIED
8/20/1996	GODA NORMAN J W & GWINETH J	WAGNER SUSAN M	0	\$172,500.00	MULTIPLE PARCELS QUALIFIED

LAND

CODE	FRONTAGE	DEPTH	ACREAGE	SOFT	VALUE
FRONT FOOT	50	150	0.172	7,500	\$34,970.00
Building Site					

IMPROVEMENTS

DESCRIPTION	BUILDINGS VALUE
(RG1) - FRAME OR CONCRETE BLOCK DETACHED GARAGE	1904 17x26 \$4,210.00

RESIDENTIAL

Building (CARD:1)	OLD STYLE TWO STORY BUILT 1904	Baths (Full / Half)	2 / 1
Area	2,020 sqft	Rooms (Bedroom / Family)	4 / 0
Basement (Code / Finished / Total)	FULL / 0 sqft / 0 sqft	Stories	2.0
Heat Full Type	GAS	Cooling	CENTRAL AIR CONDITION
External Wall	ALUMINUM/VINYL	Fireplace Stacks	0



City of Athens Zoning Permit checklist for completeness

(For Office Use Only)		
Permit # <u>DEM-24-000004</u>	Property Address <u>19 Elmwood</u>	Date Rec'd <u>11/12/24</u>
Checked in by <u>AAA</u>	Officer Assigned <u>BZ</u>	Approved / Rejected _____

Zoning permit checklist for completeness

- ☒ Owner name and address
- ☒ Subject property address
- ☒ Signature of applicant/owner
- ☒ Application attached
- ☒ Plans / Drawings attached
- ☒ Application fee paid
- ☐ Notes _____

Zoning site plan requirements checklist for completeness *(note: scale drawings without labeled dimensions will not be accepted)*

- ☐ Parcel owner name on site plan
- ☐ All adjacent parcel owner names
- ☐ All existing lot lines with dimensions
- ☐ All street names labeled
- ☐ All right-of-ways, alleys and easements with dimensions
- ☐ Existing zoning of parcel labeled
- ☐ Adjacent property zoning labeled
- ☐ All existing structures clearly labeled with dimensions, including existing fences, patios, porches, decks, steps, walls, and any other pertinent structure on the site
- ☐ All existing and proposed parking spaces with dimensions – list both number of required parking spaces and number of actual parking spaces provided on site
- ☐ All proposed structures clearly labeled with dimensions including front, side and rear lot setbacks
- ☐ Front, side and rear elevation sketches of proposed structure (when requested by Code Office)
- ☐ Number of housekeeping units (if applicable)
- ☐ Approved State Building Plans (if applicable)

Other permits required to be submitted for completeness

- ☐ Proposed access permit (curb cut) submitted (if applicable)
- ☐ Proposed zoning use permit submitted (if applicable)
- ☐ Floodplain permit submitted (if applicable)
- ☐ Special Use of the public Right-of-way permit submitted (if applicable)
- ☐ Historical Preservation permit submitted (if applicable)
- ☐ Land development permit submitted for any proposed earthwork or ground disturbance

BZ Submission complete/submission incomplete Date: 6-18-2024
Reviewed for completeness

- ☐ Code Review officer notified applicant of complete/incomplete submission Date: _____
- ☐ Items needed _____
- ☐ Notes: _____

Note that all incomplete permits will be rejected 30-days after permit submission.

05/2023

**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 #24-08V

ADVERTISEMENT

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

TO: The Athens Messenger

Insert the following legal notice on **June 29, 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, July 9, 2024, at 7:00pm** on the following described property:

4 Dalton Ave
Zone R1 Case #24-08V

Appellant is requesting a variance from ACC 23.08.01 (A) to allow parking in front of a structure where it is not permitted, and ACC 23.03.10 to allow more than one principal structure on a lot where only one is permitted.

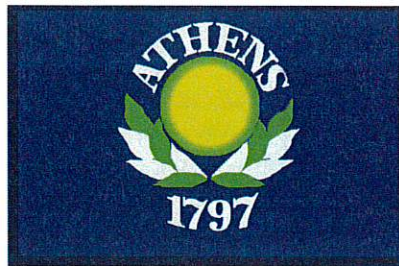
Interested persons are requested to appear and voice their opinions with respect thereto. More detailed information and plans are available for public inspection located on the City's Website, ci.athens.oh.us (Board of Zoning Appeals), and at the Department of Development and Code Enforcement Office, 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

June 27, 2024

NOTICE OF HEARING AND APPEAL

BOARD OF ZONING APPEALS

28 Curran Drive
Athens, Ohio 45701

Your appeal under the Zoning Ordinance relative to
4 Dalton Ave
has been assigned Board of Zoning Appeals **Case #24-08V**

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, July 9, 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

June 27, 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

Athens Restoration Ltd. / Appellant
For property located at
4 Dalton Ave

Appellant is requesting a variance from ACC 23.08.01 (A) to allow parking in front of a structure where it is not permitted, and ACC 23.03.10 to allow more than one principal structure on a lot where only one is permitted.

This case has been assigned
Case #24-08V

This meeting has been scheduled for **Tuesday, July 9, 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

4 Dalton Ave – Case #24-08V – adjoining properties and owners

**44 Avon Pl, (A028320000600),
(A028320000700)**

Henry Hellbusch
44 Avon Pl
Athens, OH 45701

**42 Avon Pl, (A028320000300),
(A028320000400)**

John Seyal
42 Avon Pl
Athens, OH 45701

40 Avon Pl

Theodore Jr Harris
40 Avon Pl
Athens, OH 45701

39 Euclid Dr

Jennifer O'Leary
39 Euclid Dr
Athens, OH 45701

40 Euclid Dr, (A028310009900)

Keith D Chapman
40 Euclid Dr
Athens, OH 45701

39 Charles St, (A028310007400)

George P McCarthy
39 Charles St
Athens, OH 45701

41 Charles St

Brett A Kessel
1196 Harmony Road
Athens, OH 45701

41 Charles St (A028320002900)

Jane Balbo
47 Charles St
Athens, OH 45701

47 Charles St

Aaron Burk
47 Charles St
Athens, OH 45701

51 Charles St

Rosemary Frech
51 Charles St
Athens, OH 45701

55 Charles St

William Smith
55 Charles Street
Athens, OH 45701

59 Charles St

David L Williams Trustees
59 Charles St
Athens, OH 45701

36 Pleasantview Dr

Danette Carr
36 Pleasantview Dr
Athens, OH 45701

0 Pleasantview Dr (A028320000102)

David L Williams Trustees
59 Charles St
Athens, OH 45701

58 Avon Pl, (A028320001600)

Andrew Dodd
58 Avon Pl
Athens, OH 45701

56 Avon Pl

Jeanne Hill
209 West Washington St
Nelsonville, OH 45764

**50 Avon Pl, (A028320001100),
(A028320001200)**

Christopher J Lewis
50 Avon Pl
Athens, OH 45701

48 Avon Pl

Cory M Gilbert
48 Avon Pl
Athens, OH 45701

46 Avon Pl

Scott E Fisher
46 Avon Pl
Athens, OH 45701



APPEAL FROM A DECISION OF
THE ZONING ADMINISTRATOR

(For Office Use Only)
Permit # BZA24-00008
Date Rec'd 6-25-24

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

APPLICANT: Athens Restoration Ltd.

PHONE # 740-592-2177

ADDRESS: PO Box 1016 Athens, Ohio 45701

OWNER: Athens Restoration Ltd. David Funk, Managing Member

ADDRESS: PO Box 1016 Athens, Ohio 45701

PROPERTY ADDRESS: 4 Dalton Ave. Athens

ZONE: R-1

I, THE UNDERSIGNED, David L. Funk

HEREBY APPEAL THE DECISIONS / REVIEW OF THE ZONING ADMINISTRATOR

DATED 6-25-2024

FOR DENIAL OF A ZONING PERMIT / REVIEW OF CONDITIONAL USE FOR PROPERTY LOCATED AT
4 Dalton Ave. Athens, Ohio 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.*

David L. Funk
APPLICANT

Christine D. Robinson
NOTARY PUBLIC, OHIO



CHRISTINE D ROBINSON
Notary Public
State of Ohio
My Comm. Expires
June 1, 2029

David L. Funk (Managing Member)
PROPERTY OWNER (IF OTHER THAN APPLICANT)

Christine D. Robinson
NOTARY PUBLIC, OHIO



CHRISTINE D ROBINSON
Notary Public
State of Ohio
My Comm. Expires
June 1, 2029

June 24, 2024

To: Board of Zoning Appeals

Re: Appeal from a Decision of the Zoning Administrator
4 Dalton Ave.

From: Athens Restoration Ltd.

This is an appeal from the decision of the zoning administrator to not grant a rental permit for 4 Dalton Ave. in Athens due to its having lost its grandfathered status during renovation/reconstruction as a 2nd primary structure on a single lot.

Appellant: Athens Restoration Ltd.
David Funk, Management Member
PO Box 1016
Athens, OH 45701

Legal description of Property:
See Enclosed Deed

Legal Description

SITUATED IN THE CITY OF ATHENS, COUNTY OF ATHENS and STATE OF OHIO:

Being a part of Farm Lot #26, T.9 N, R 14W of the Ohio River Survey, beginning at an iron pin in the West line of the Sells' tract, said iron pin falling North 85 degrees 30' East 990 feet and South 4 degrees 30' West 198 feet of the Northwest corner of Farm Lot 26, T9 N, R 14W, thence South 4 degrees 30' West along West line 650 feet to an iron pin; thence South 85 degrees 30' East 200 feet to an iron pin, thence North 4 degrees 30' East 650 feet to an iron pin; thence North 85 degrees 30' West 200 feet to the point of beginning, containing 2.98 acres, more or less, and being a part of the same land conveyed by Ray E. and Emma Birdella Slaughter to Edward F. Sells and Laura L. Sells by deed bearing date April __, 1928, and of record in the Office of the Recorder of Athens County, Ohio, in Deed Book 148, Page 640, and all the estate, title and interest of said grantors in and to said premises.

EXCEPT a 0.3785 acre tract conveyed and sold to Muthia Shanmugham and Susie Shanmugham via a Deed recorded at Volume 382, Page 253, Athens County Deed Records, and

FURTHER EXCEPTING a 0.3793 acre tract conveyed and sold to David L. Williams and Karen J. Williams via a Deed recorded at Volume 382, Page 297, Athens County Deed Records.

Parcel ID#: A02-83200001-00

Commonly known as: 2&4 Dalton Avenue, Athens, Ohio 45701

Deed Reference: Volume 540, Page 94, Athens County Official Records.

Nature of Variance Requested:

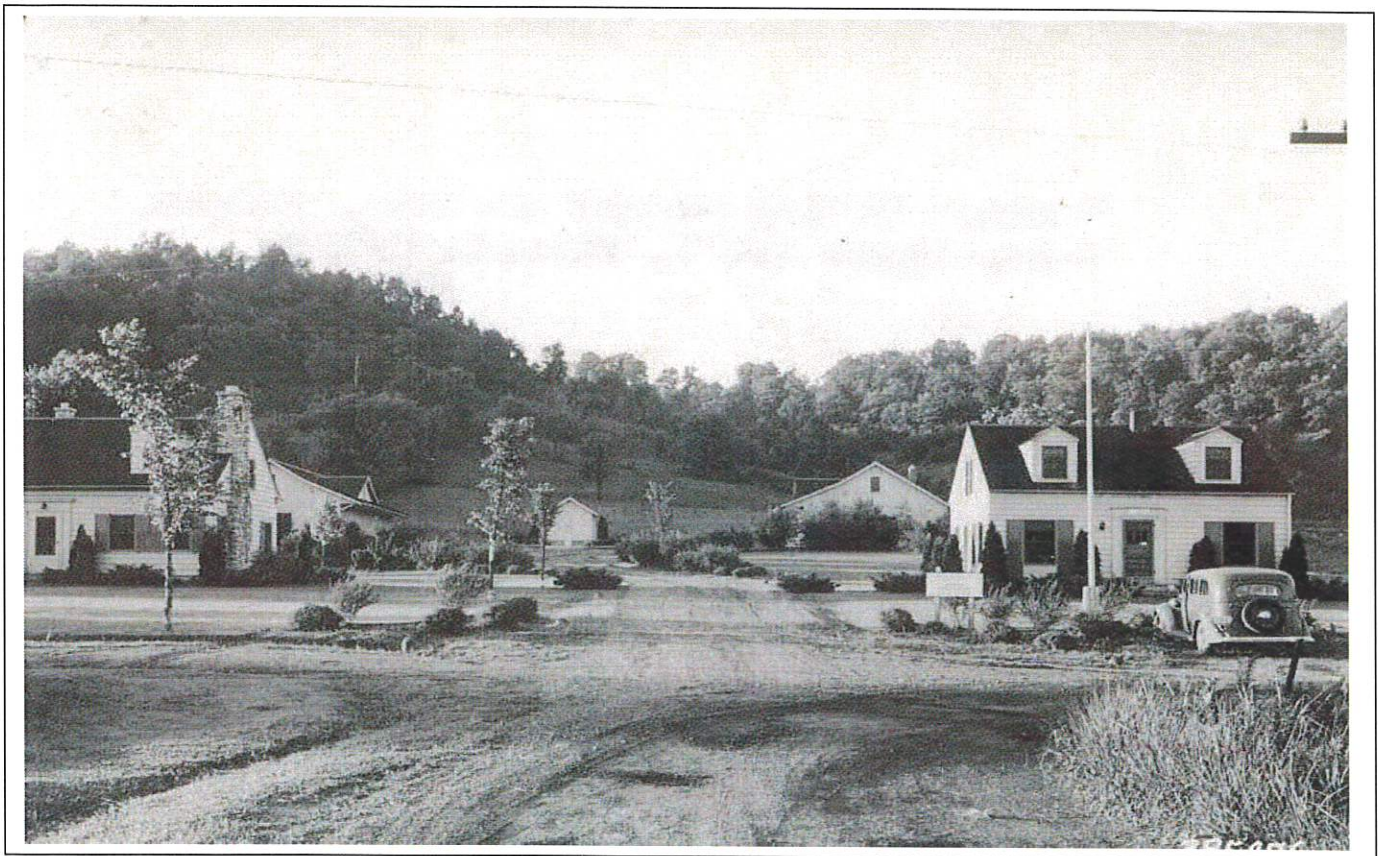
(1) To permit 4 Dalton Ave. as a legal, single residence with no more than 2 occupants or a family as non-conforming second primary structure on a single lot, a status that it has held since 1935 except recent years when it fell into disrepair and was comprehensively renovated.

(2) To permit the three parking spaces located at 4 Dalton Ave. to retain their former status as legal parking spaces to serve the home

Evidence and Fact to support the petition:

Legal structure since 1935.

2 and 4 Dalton Ave. were platted and built in 1935 with their separate legal addresses, and reside on a 2.2 acre lot. The parcel was originally acquired by the US Forest Service in 1935 in order to establish the initial Wayne National Forest ranger station in Southeastern Ohio, and the two homes along with the forest service's barns were the first dwellings built in this Athens' east end neighborhood. Dalton Avenue served as the Wayne National Forest headquarters from 1935 until 1984, when the Forest Service relocated to new offices on State Route 33 between The Plains and Nelsonville. The below picture is the home in 1935.



The home at 4 Dalton fell into disrepair beginning roughly 10 years before being acquired by Capstone Properties, an Athens-based non-profit dedicated to restoring and preserving Athens historic homes and sites since 1987. Capstone was motivated by a desire to restore and preserve this unique and important part of Athens, and US Forestry, history by preserving the buildings as they were in the 1930s.

For more information on the Dalton Avenue Forest Service home and other historic homes in Athens County visit www.historicathens.org

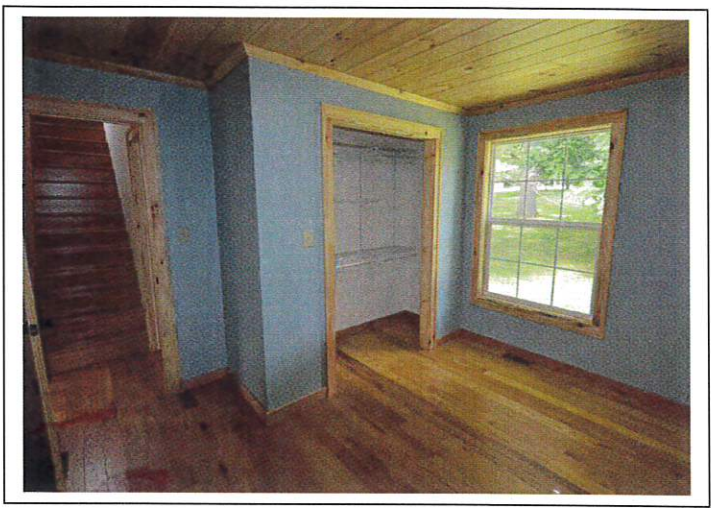
Reconstruction to Original Structure. Under prior ownership 4 Dalton had fallen into severe disrepair and represented a significant eyesore that the neighborhood wished to be addressed. The below picture shows the state of 4 Dalton when Capstone acquired it.



The reconstruction of the home aimed to replicate the style, look and layout of the original “Forest Ranger’s Home,” and this picture shows the home following its reconstruction:



Attention to detail was applied to replicating the same layout and floorplan of the original home as well, and the following photos show that finish.



Building permit issued.

The City of Athens issued a building permit for 4 Dalton based on plans that showed a restoration of the 4 Dalton home to its original structure. Although a building permit is not a use permit, it is hard to imagine that a building permit would have been issued, or construction having commenced, if there wasn't a belief that its use would be permitted.

Practical difficulty to undue hardship.

Capstone had stepped in and responded to neighborhood demands to see 4 Dalton improved from its former dilapidated state, and had been formally recognized for its efforts. To enforce a literal interpretation of only one primary structure per lot at this point after (1) performing per the building permit on a home that (2) was one of if not the original home in the neighborhood and had stood for 80 years, would be an undue hardship. Further, a literal interpretation is not necessary to the achievement of public purposes. In fact, it could be argued that 4 Dalton now:

- (a) Adds to the character of the neighborhood due to its quality construction and historical significance
- (b) Advances the public purpose of providing desperately needed affordable housing
- (c) Does not add to the neighborhoods density; in fact, resides on one of the larger lots in the area

Exceptional circumstances.

The circumstances around the deterioration of 4 Dalton under prior ownership were unique.

Preservation of equal property rights.

Granting the requested variance will not confer any special privilege. 4 Dalton is very similar in character to other homes in the neighbor, conforms to all setback, lot size, road frontage and other requirements and with a requested 2 unrelated occupants/family it is occupancy lower than found in the R-1 zone.

Minimum variance.

The variance requested is for a single residential unit with no more than 2 occupants or family, which is less than permitted in the surrounding R-1 zone (no more than 3 unrelated).

Absence of detriment.

Granting of the variance will be of no detriment to adjacent property nor impair the public interest. For its existence since 1935 the Forest Rangers and other residents of 4 Dalton have parked in the three spaces with no complaint or issues. For 80 years the home was occupied with no detriment; indeed, some feel that the two FOREST SERVICE homes may serve as a source of pride and landmark for the neighborhood.

Not of general nature.

The variance request for 4 Dalton is unique in that it is a second structure but on an oversized 2.2 acre lot, and does not give rise to formulation of a general regulation – the limit of one primary structure per lot was aimed at limiting crowding of structures on typical city lots, not the unique circumstances of two primary structures on over 2 acres.

This Conveyance has been examined
and the Grantor has complied with
Section 319.02 of the Revised Code

No. 1472 Transfer Fee Paid \$ 500.00
JES A. Thompson, Athens County Auditor

By LAI Deputy Auditor
\$50 transferred 11-8-19

Instrument Book Page
201900005686 OR 561 1015

201900005686
Filed for Record in
ATHENS COUNTY, OHIO
JESSICA MARKINS, RECORDER
11-08-2019 At 01:10 PM.
DEED 34.00
OR Book 561 Page 1015 - 1016

201900005686
ATHENS RESTORATION LTD
PO BOX 940
ATHENS OH 45701

QUITCLAIM DEED

Statutory Form
(RC 5302.05)

WHITE OAK HOLDINGS, LTD, an Ohio limited liability company, of Athens County,
Ohio, for valuable consideration paid, grant(s), with general warranty covenants, to ATHENS
RESTORATION LTD, an Ohio limited liability company, whose tax mailing address is P.O.
Box 940, Athens, Ohio 45701, the following real property:

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

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

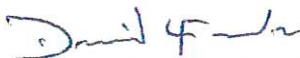
Deed Reference: Volume 540, Page 94, Athens County Official Records.

Parcel ID#: A 02-83200001-00

Commonly known as: 2 & 4 Dalton Avenue, Athens, Ohio 45701

Executed this 7th day of November, 2019.

WHITE OAK HOLDINGS LTD



DAVID L. FUNK, Sole Member

STATE OF OHIO:

The foregoing instrument was acknowledged before me this 7th day of November, 2019
by David L. Funk, sole member and duly authorized signatory of WHITE OAK HOLDINGS
LTD, an Ohio limited liability company, on behalf of said company.


Notary Public

My Commission Expires:
(Seal)

BRITTANY S. CLARK
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires July 2, 2022
Commission Recorded in Athens County

PREPARED BY LISA MOSIER, ATHENS, OHIO

QUITCLAIM DEED -- Page 2 of 2
ATHENS RESTORATION LTD
from White Oak Holdings Ltd.

"Exhibit A"
Legal Description

SITUATED IN THE CITY OF ATHENS, COUNTY OF ATHENS and STATE OF OHIO:

Being a part of Farm Lot #26, T.9 N, R. 14W of the Ohio River Survey, beginning at an iron pin in the West line of the Sells' tract, said iron pin falling North 85 degrees 30' East 990 feet and South 4 degrees 30' West 198 feet of the Northwest corner of Farm Lot 26, T9 N, R 14W, thence South 4 degrees 30' West along West line 650 feet to an iron pin; thence South 85 degrees 30' East 200 feet to an iron pin, thence North 4 degrees 30' East 650 feet to an iron pin; thence North 85 degrees 30' West 200 feet to the point of beginning, containing 2.98 acres, more or less, and being a part of the same land conveyed by Ray E. and Emma Birdella Slaughter to Edward F. Sells and Laura L. Sells by deed bearing date April __, 1928, and of record in the Office of the Recorder of Athens County, Ohio, in Deed Book 148, Page 640, and all the estate, title and interest of said grantors in and to said premises.

EXCEPT a 0.3785 acre tract conveyed and sold to Muthia Shanmugham and Susie Shanmugham via a Deed recorded at Volume 382, Page 253, Athens County Deed Records, and

FURTHER EXCEPTING a 0.3793 acre tract conveyed and sold to David L. Williams and Karen J. Williams via a Deed recorded at Volume 382, Page 297, Athens County Deed Records.

Parcel ID#: A02-83200001-00

Commonly known as: 2&4 Dalton Avenue, Athens, Ohio 45701

Deed Reference: Volume 540, Page 94, Athens County Official Records.

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

June 25, 2024

To: ATHENS RESTORATION LTD
Applicant Address:

To: ATHENS RESTORATION LTD
Owner Address: PO BOX 1016
ATHENS, OH 45701

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: 4 Dalton Avenue

Application Date: 06/24/2024

For: Rental Permit

Note: Your request for a Rental Permit has been refused in accordance with the application submitted, ACC 23.08.01 (A), and ACC 23.03.10.
Parking is not permitted in front of structure. Only one principal structure on lot permitted.



APPLICATION for ZONING CERTIFICATE

For Rental Housing
CITY OF ATHENS OHIO
ATHENS CITY CODE TITLE 29 & 23
codeoffice@ci.athens.oh.us
740-592-3306

(For Office Use Only)	
Permit#	RNT24-00084
Date Rec'd	6-24-24

☐ **New Rental** ☐ **New Owner** ☐ **Demographic Update Only** ☐ **Short Term Rental**

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

4 Dalton Ave. Athens, OH 45701

Owner Name: Athens Restoration Ltd.

Address: P.O. Box 1016

City, State, Zip: Athens, OH 45701

Telephone #: 740-592-2177

E-mail Address (if applicable): mgt@capstone

Would you prefer to receive notifications by regular U.S. mail or E-mail?

U.S. Mail ☐

E-mail ☐

company.com

Property Manager: David Funk

Telephone# 740-592-2177

Property Manager Address: P.O. Box 1016 Athens

Emergency Contact & Telephone #

(must be a resident of Athens County and other than the owner):

Check One:

☒ Rental Unit

1 Number of Units

-OR-

☐ Rooming House (6 or more tenants)

☐ Owner-Occupied Rooming House

☐ Short Term Rental

Number of Bedrooms Rented

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

2 OR FAMILY

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

Number of Parking Spaces (to be confirmed by Inspector)

2

Scheduled Trash Pickup Day

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.

Signature of Owner

Date 6-24-2024

OFFICE USE ONLY:

Recommend: ☐ Approval ☒ Refusal

Parking Verified by Code Officer ☐

Zone:

R-

Code Officer Comments: REFUSED PARKING NOT PERMITTED IN FRONT OF STRUCTURE ACC 23.08.01(A)

ONLY 1 PRINCIPAL STRUCTURE ON LOT PERMITTED ASKING FOR 2 ACC 23.03.10

CODE OFFICER SIGNATURE

DATE 6-25-2024

Athens City Zoning Administrator

☐ Approved ☒ Refused

SIGNATURE

DATE

6-25-24

Copy to Auditors Office ☐