

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 #24-10C

ADVERTISEMENT

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

TO: The Athens Messenger

Insert the following legal notice on **September 28, 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, October 8, 2024, at 7:00pm** on the following described property:

206 East State Street
Zone R1 Case #24-10C

Appellant is requesting a conditional use permit in accordance with ACC 23.04.01(C)(3) to allow a non-owner-occupied short-term Rental in a R-1 zone.

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

September 26, 2024

NOTICE OF HEARING AND APPEAL

BOARD OF ZONING APPEALS
28 Curran Drive
Athens, Ohio 45701

Your appeal under the Zoning Ordinance relative to
206 East State Street
has been assigned Board of Zoning Appeals **Case #24-10C**

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, October 8, 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

September 26, 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

Taylor Weigle / Appellant
For property located at
206 East State Street

Appellant is requesting a conditional use permit in accordance with ACC 23.04.01(C)(3) to allow a non-owner-occupied short-term Rental in a R-1 zone.

This case has been assigned
Case #24-10C

This meeting has been scheduled for **Tuesday, October 8, 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

206 E State Street – Case #24-10C – adjoining properties and owners

216 E State Street

Zachary C Tumblin
216 E State Street
Athens, OH 45701

118 Franklin Avenue

Prokos Rentals LLC
88 E State Street
Athens, OH 45701

116 Franklin Ave, 0 Franklin Avenue

(A028270000901)

Eric A Gunn
116 Franklin Ave
Athens, OH 45701

204 E State Street, 0 E State Street

(A028270000800)

Srdjan Nesic
204 E State Street
Athens, OH 45701

209 E State Street, 0 E State Street

(A027150000100)

Learnearnretire LLC
209 E State Street
Athens, OH 45701

205 E State Street

Learnearnretire LLC
209 E State Street
Athens, OH 45701

221 E State Street

Shane R Thomas
221 E State Street
Athens, OH 45701



APPEAL FROM A DECISION OF
THE ZONING ADMINISTRATOR

(For Office Use Only)
Permit # B2A24-000010
Date Rec'd 9/20/2024

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

APPLICANT: Taylor Weigle PHONE # 419-799-1229
ADDRESS: 4090 Fisher Rd Athens, OH 45701
OWNER: Fishmar Lynn LLC
ADDRESS: 4090 Fisher Rd Athens, OH 45701
PROPERTY ADDRESS: 206 E State St Athens, OH 45701
ZONE: R-1

I, THE UNDERSIGNED, Taylor Weigle

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

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

206 E State 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.

[Signature]
APPLICANT

STATE OF OHIO, COUNTY OF Athens

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 20th (DATE) BY 06 Sept 2024

Taylor Weigle (NAME OF PERSON ACKNOWLEDGING)

[Signature]
SIGNATURE OF NOTARY PUBLIC - STATE OF OHIO

MY COMMISSION EXPIRES: 6-1-2029



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

PROPERTY OWNER (IF OTHER THAN APPLICANT) _____

STATE OF OHIO, COUNTY OF _____

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

(NAME OF PERSON ACKNOWLEDGING).

SIGNATURE OF NOTARY PUBLIC - STATE OF OHIO

MY COMMISSION EXPIRES: _____

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

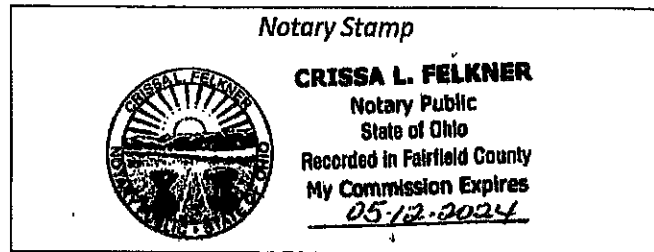
Executed on this 30 day of June, 2023.

Yuting Shi by David Telega, her Attorney-in-Fact
Yuting Shi, by David Telega, ^{her} Attorney-in-Fact

State of Ohio)
County of Athens)

The foregoing instrument was acknowledged before me, for the purpose(s) stated herein, this
30 day of June, 2023, by David Telega, Attorney-in-Fact for Yuting Shi.

Crissa L. Felkner
Notary Public



This instrument prepared by:
William Fergus, Jr., Esq.
Northwest Law
1160 Dublin Road, Suite 500
Columbus, OH 43215

After recording, return to:
Northwest Advantage Title Agency, LLC
113 West Main Street
Suite D
Circleville, OH 43113

File #21-1171

TRANSFERRED NO. 1155
SEC. 319.202 R.C. COMPLIED
WITHIN AMT. 800.00

JUL 19 2023

JILL A. DAVIDSON
AUDITOR ATHENS COUNTY, OHIO
AM TRANS FEE 1.00

Instrument	Book	Page
202300002972	OR 607	228

202300002972
FILED FOR RECORD IN
ATHENS COUNTY, OHIO
JESSICA MARKINS, RECORDER
07/19/2023 11:33:05 AM
OR BOOK: 607 PAGE: 228
DEED 42.00 PG: 3

202300002972
NORTHWEST ADVANTAGE TITLE

GENERAL WARRANTY DEED

Know all persons by these presents, that:

Yuting Shi

an unmarried individual, the designated Grantor herein, for valuable consideration received hereby grants and assigns with general warranty covenants, to:

Fishmar Lynn LLC

the designated Grantee herein whether one or more than one, whose tax-bill mailing address will be the same as the property address, which is: 206 East State Street, Athens, OH, 45701, unless the Mortgagee provides written instructions to the County Treasurer to the contrary, all interest in the following real property:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Property Address: 206 East State Street, Athens, OH 45701

Parcel Nos.: A02-82700010-00 and A02-82700009-00

Prior Deed Reference: OR Book 476, Page 104 of the Athens County, Ohio records

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

EXHIBIT "A"

(File #21-1171)

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

And known as being in Grosvenor's Addition, being the 35 foot by 110.5 foot Northeast portion of Lot Nine Hundred Sixty-six (966) and the 55 foot by 110.50 foot Southeast portion of Lot Nine Hundred Sixty-seven (967) and bounded and described as follows:

Commencing at an iron pin at the East corner of Lot 967, said corner also being the point of beginning; Thence South 33° West parallel to East State Street along the Southeast boundary of Lots 967 and 966, 90 feet to an iron pin; Thence North 57° West parallel to the Southwest boundary of Lot 966, 185 feet to an iron pin; Thence North 33° East along the Northwest boundary of Lot 966, 35 feet to an iron pin; Thence South 57° East along the Northeast boundary of Lot 966, 74.50 feet to an iron pin; Thence North 33° East parallel to the Northwest boundary of Lot 967, 55 feet to an iron pin; Thence South 57° East along the Northeast boundary of Lot 967, 110.50 feet to the place of beginning, containing 0.2882 acres, more or less.

The above description prepared from a survey by Steven C. Skinner, under the supervision of Larry P. Gerstner, Ohio professional Surveyor No. 6344, 5/13/78.

EXCEPTING THEREFROM THE FOLLOWING:

Situated in Grosvenor's Addition to said City and commencing at an iron pin at the East corner of Lot Nine Hundred Sixty-seven (967):

Thence South 33 West parallel to East State Street along the Southeast boundary of Lots Nine Hundred Sixty-seven (967) and Nine Hundred Sixty-six (966) 90 feet to an iron pin; Thence North 57° West parallel to the Southwest boundary of Lot Nine Hundred Sixty-six (966) 185 feet to an iron pin, also being the point of beginning for the tract to be conveyed; Thence North 33° East along the Northwest boundary of Lot Nine Hundred Sixty-six (966) 35 feet to an iron pin; Thence South 57° East along the Northeast boundary of Lot Nine Hundred Sixty-six (966) 74 1/2 feet to an iron pin; Thence South 33° West parallel to the Northwest boundary of Lot Nine Hundred Sixty-six (966) 35 feet to an iron pin; Thence North 57° West parallel with the Northeast boundary line of Lot Nine Hundred Sixty-six (966) 74 1/2 feet to the place of beginning and containing 2607.5 square feet, more or less.

Parcel Nos.: A02-82700010-00 and A02-82700009-00

Prior Deed Reference: OR Book 476, Page 104 of the Athens County, Ohio records

Intent for Use

206 E. State St. Athens OH, 45701

Some of our family resides in Northwest Ohio and frequently visits the Athens area. Our current home does not have sufficient space to accommodate additional guests during their visits. This home will also serve as a place for us to stay when we attend events in town, such as football games and other local activities, as our primary home is located outside of town.

Additionally, we plan to offer this property as a short-term rental through platforms such as Airbnb and VRBO. This will provide an option for visitors to the area to enjoy a comfortable stay while we are not using the home for personal purposes.

Our intent is to maintain the property responsibly, in harmony with the community, and without detriment to the neighborhood. We will adhere to all local regulations while providing a welcoming and comfortable space for both guests and family.

Wendy Armstrong

From: Liz Maule <liz@myathenshouse.com>
Sent: Monday, September 23, 2024 3:35 PM
To: Code Office
Cc: Christine Robinson; nniese@athenscsd.org; taylorweigle@me.com
Subject: Letter in support of short term rental permit - 206 E State St, Athens

To whom it may concern,

I am writing in support of the request for a short-term rental permit for the home at 206 E State.

I am a neighbor and own the property at 118 E State St.

I have known Nathan and Taylor Niese for several years. I know them to be considerate and thoughtful people who will conduct the rental in a very conscientious manner. They are excellent homeowners and have the skills to maintain the home and to conduct the rental with good stewardship and professional business practices. They live and work in the Athens area and will be very "hands on" with the property at 206 E State St.

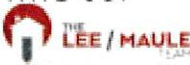
I hope that their request for a short-term rental permit will be approved.

If you have any questions or concerns, I am glad to help.

Thanks,

Liz Maule Gleason



LIZ MAULE 
THE ATHENS REAL ESTATE CO.
BROKER, ABR, NHS 

 LIZ@MYATHENSHOUSE.COM

 740-591-7007
740-589-4600

 WWW.MYATHENSHOUSE.COM

 540 W. UNION ST.
ATHENS, OH





APPLICATION for RENTAL PERMIT

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

(Office Use Only)

Permit #: STR24-000009

Date Rec'd: September 04, 2024

Subtype: New Rental ☐ New Owner ☐ Demographics update only ☐
Short Term Rental ☐

Total Due: 175.00

82.50

Owner Name: Taylor Weigle Fishmar Lynn LLC
Address: 4090 Fisher Rd
City, State, Zip: Athens, OH 45701
Telephone #: (419) 799-1229 E-mail Address (if applicable): taylorweigle@me.com
Would you prefer to receive notifications by regular U.S. mail or E-mail? email
Property Manager Taylor Weigle Telephone #:
Property Manager Address 4090 Fisher Rd
Emergency Contact & Telephone #
(must be a resident of Athens County and other than the owner): Name: Jeff Niese, Telephone #:

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

206 E STATE ST, ATHENS, OH 45701

Check One:

☐ Rental Unit

1 Number of UNITS in Building

-OR-

☐ Rooming House (6 or more tenants)

☐ Owner-Occupied Rooming House

☐ Short Term Rental

3 Number of Bedrooms Rented

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

Unit #1: Max Occupancy #1: 3

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

Number of Parking Spaces (to be confirmed by Inspector)

Number of Parking Spaces: 4

Scheduled Trash Pickup Day:

Thursday

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

Owner Signature: Taylor Weigle

Date: September 03, 2024

(For Office Use Only)

Zone:

Recommend:

Exg.# of Parking Spaces:

Parking Verified by Code Officer:

Code Officer Signature:

Date:

Approval/Refusal:

Comments:

Zoning Administrator Signature:

Date:

Approval/Refusal: