

**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 #25-08C

**ADVERTISEMENT**

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

TO: The Athens Messenger

Insert the following legal notice on **May 31, 2025**

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.

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**LEGAL NOTICE**

Board of Zoning Appeals Notice is hereby given that a public hearing will be held in City Council Chambers, third floor of City Hall, by the Board of Zoning Appeals of the City of Athens on **Tuesday, June 10, 2025, at 7:00pm** on the following described property:

122 E State Street  
Zone R3 Case #25-08C

Appellant is requesting a conditional use in accordance with ACC 23.04.03 (C)(3) to allow a clinical use in a R3 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](http://ci.athens.oh.us) (Board of Zoning Appeals), and at the Department of Development and Code Enforcement Office, located at 28 Curran Drive, Athens, Ohio. Anyone needing special accommodations to attend the meeting should contact the Government Channel at (740)594-2900.

**BOARD OF ZONING APPEALS**

A handwritten signature in cursive script that reads "Rob Delach".

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Rob Delach, Chairperson

**Office of Code Enforcement and  
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*City of Athens*

**ATHENS, OHIO**

May 29, 2025

**NOTICE OF HEARING AND APPEAL**

**BOARD OF ZONING APPEALS**

28 Curran Drive  
Athens, Ohio 45701

Your appeal under the Zoning Ordinance relative to  
**122 East State Street**  
has been assigned Board of Zoning Appeals **Case #25-08C**

Inquiries and references should always be made to this number.

Further, you are notified to appear before the Board of Zoning Appeals, either in person or by agent or attorney, for a hearing in your case on **Tuesday, June 10, 2025 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](mailto:codeoffice@ci.athens.oh.us) or by phone (740)592-3306 with any questions.

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

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

Respectfully,

**BOARD OF ZONING APPEALS**

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

Rob Delach, Chairperson

Form BZA-3

**Office of Code Enforcement and  
Community Development**

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Athens, OH 45701  
(740)592-3306  
(740)594-6304 Fax  
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*City of Athens*

**ATHENS, OHIO**

May 29, 2025

**NOTICE OF PUBLIC HEARING**

Board of Zoning Appeals  
28 Curran Drive  
Athens, Ohio 45701

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

**Matthew Yoak/Hiatt Wolfe / Appellant**  
For property located at  
**122 E State Street**

Appellant is requesting a conditional use in accordance with ACC 23.04.03 (C)(3) to allow a clinical use in a R3 zone

This case has been assigned  
**Case #25-08C**

This meeting has been scheduled for **Tuesday, June 10, 2025** 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](http://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

A handwritten signature in black ink that reads "Rob Delach".

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Rob Delach, Chairperson

**122 E State Street – Case #25-08C – adjoining properties and owners**

**126 E State St**

North Hills Properties of Athens LLC  
1 North Hills Dr  
Athens, OH 45701

**38 Franklin Ave**

LTD Properties  
5 Northwood Dr  
Athens, OH 45701

**36 Franklin Ave**

LTD Properties  
5 Northwood Dr  
Athens, OH 45701

**32 Franklin Ave**

LTD Properties  
5 Northwoods Dr  
Athens, OH 45701

**118 E State St**

Gleason Paul J  
8540 Elliotsville Rd  
Athens, OH 45701

**121 E State St and Parcel A027140005800**

Breston LLC  
PO Box 807  
Athens, OH 45701

**117 E State St**

Theta Chi House Corp of Athens  
2364 Meadow Rd  
New Kensington, PA 15068



APPEAL FROM A DECISION OF THE ZONING ADMINISTRATOR

(For Office Use Only) Permit # B2A25-000008 Date Rec'd 5-23-25

Request for Variance, Request for Substitution, Request for Interpretation, Conditional Use

APPLICANT: Matthew Yoak/Hiatt Wolfe PHONE # (304)488-8446

ADDRESS: 122 East State

OWNER: Stuart Goldsberry (owns the property) - NORTH HILL PROPERTIES OF ATHENS

ADDRESS: 1 N. Hill Dr. Athens, OH 45701

PROPERTY ADDRESS: 122 State Street; Athens, OH 45701

ZONE: R3

I, THE UNDERSIGNED, Matthew Yoak

HEREBY APPEAL THE DECISIONS / REVIEW OF THE ZONING ADMINISTRATOR DATED FOR DENIAL OF A ZONING PERMIT / REVIEW OF CONDITIONAL USE FOR PROPERTY LOCATED AT: 122 East State Street; 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 of Matthew Yoak

APPLICANT

STATE OF OHIO, COUNTY OF Athens

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 21st (DATE) BY

Matthew Yoak (NAME OF PERSON ACKNOWLEDGING)

Signature of Kady Mackey, NOTARY PUBLIC - STATE OF OHIO

MY COMMISSION EXPIRES: May 22, 2028



PROPERTY OWNER (IF OTHER THAN APPLICANT) NORTH HILL PROPERTIES OF ATHENS - STUART GOLDSBERRY

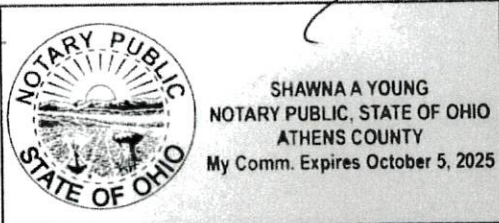
STATE OF OHIO, COUNTY OF Athens, Ohio

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 5/20/25 (DATE) BY

Signature of Stuart Goldsberry, (NAME OF PERSON ACKNOWLEDGING)

Signature of Shawna A Young, NOTARY PUBLIC - STATE OF OHIO

MY COMMISSION EXPIRES: 10/5/25



## Icon Aesthetics Satellite Location Overview

122 East State Street

Athens, OH 45701

To the Board of Zoning Appeals:

Icon Aesthetics is a boutique medical aesthetics and lifestyle medicine practice with a primary location in Parkersburg, West Virginia. Founded in April 2024 by board-certified plastic surgeon Dr. Matthew Yoak and board-certified physician assistant Hiatt Wolfe, our practice has steadily grown over the past year by offering highly personalized care in both aesthetic medicine and evidence-based wellness.

As part of our expansion, we have observed a significant number of patients traveling from the Athens area to our Parkersburg location. In response to this demand, we identified 122 East State Street as an ideal location for a small satellite office that reflects the quiet, individualized nature of our practice.

The proposed space includes one treatment room and a modest waiting area, with operations centered around private, one-on-one appointments. At any given time, there will be no more than two employees present—typically one provider and one front desk assistant—and we anticipate serving only one, at most two, patients on site at a time.

We respectfully submit that the four available parking spaces—two located on the side of the building and two in the rear—are fully sufficient to accommodate our operational needs. Given our low-volume, appointment-only structure, these spaces will support both staff and patient parking without disrupting traffic flow or placing undue burden on surrounding businesses or residential areas. Our patients are seen privately, on staggered schedules, and the office does not generate overlapping appointment traffic.

Our services will include medical aesthetic treatments such as Botox, dermal fillers, and clinical skincare, as well as lifestyle medicine consultations. This integrated care model is increasingly being recognized by leading institutions like the Cleveland Clinic and Mayo Clinic, with a focus on optimizing long-term health through improvements in nutrition, movement, sleep, stress management, and social connection.

Athens, with its diverse mix of students and professionals, is well suited for this innovative, wellness-focused model. We are excited to bring our specialized services to this community in a manner that is respectful of the neighborhood's character, traffic flow, and infrastructure.

Thank you for your time and consideration.

Sincerely,  
Matthew Yoak, MD & Hiatt Wolfe, PA-C

1358 Market St.

(304)488-8446

hiatt@icon-alm.com

Parkersburg, WV 26101