

**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 #25-09V

ADVERTISEMENT

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

TO: The Athens Messenger

Insert the following legal notice on **June 28, 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.

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 8, 2025, at 7:00pm** on the following described property:

5 Ring Street
Zone R1 Case #25-09V

Appellant is requesting a variance from ACC 23.03.11 (A)(1) to allow a structure 2 feet from the rear where 5 feet is required, and 1 1/2 feet from the left side where 5 feet 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

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

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City of Athens

ATHENS, OHIO

June 26, 2025

NOTICE OF HEARING AND APPEAL

BOARD OF ZONING APPEALS
28 Curran Drive
Athens, Ohio 45701

Your appeal under the Zoning Ordinance relative to
5 Ring Street
has been assigned Board of Zoning Appeals **Case #25-09V**

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 8, 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 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**

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



City of Athens

ATHENS, OHIO

June 26, 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

Michael Rinaldi-Eichenberg / Appellant

For property located at
5 Ring Street

Appellant is requesting a variance from ACC 23.03.11 (A)(1) to allow a structure 2 feet from the rear where 5 feet is required, and 1 1/2 feet from the left side where 5 feet is required.

This case has been assigned
Case #25-09V

This meeting has been scheduled for **Tuesday, July 8, 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 (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, appearing to read "Rob Delach", is written over a horizontal line.

Rob Delach, Chairperson

5 Ring Street – Case #25-09V – adjoining properties and owners

3 Ring Street

Kaler Kim
C/O Quicken Loans INC 1050 Woodward
Avenue
Detroit, MI 48226

187 North Congress Street

Chinn Michael
187 North Congress Street
Athens, OH 45701

**191 North Congress Street
Parcels (A028170001500) and
(A028170001700)**

Barrows Roxane
29 Hanlin Ave
Athens, OH 45701

0 Pine PL (A028170001800)

McMichael Jon A
139 Grosvenor Street
New Kensington, PA 15068

**7 Ring Street and Parcels
(A028170000900) and (A028170003200)**

Lee Eric S
7 3rd Street
Athens OH, 45701

184 North Lancaster Street

Terrier Holdings LTD
PO Box 384
Athens OH, 45701



APPEAL FROM A DECISION OF THE ZONING ADMINISTRATOR

(For Office Use Only) Permit # B2A25-000009 Date Rec'd 6-13-25

- (Request for Variance) (Request for Substitution) (Request for Interpretation) (Conditional Use)

APPLICANT: MICHAEL RINALDI-EICHENBERG PHONE # 740-591-4225

ADDRESS: 5 RING STREET

OWNER: (SAME AS ABOVE)

ADDRESS: (SAME AS ABOVE)

PROPERTY ADDRESS: 5 RING STREET

ZONE: R-1

I, THE UNDERSIGNED, MICHAEL RINALDI-EICHENBERG

HEREBY APPEAL THE DECISIONS / REVIEW OF THE ZONING ADMINISTRATOR DATED 9 JUN 2025

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

5 RING STREET

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.

Michael Rinaldi-Eichenberg APPLICANT

STATE OF OHIO, COUNTY OF Athens

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 6/13 (DATE) BY

Michael Rinaldi-Eichenberg (NAME OF PERSON ACKNOWLEDGING)

Yogesh Mehta SIGNATURE OF NOTARY PUBLIC - STATE OF OHIO

MY COMMISSION EXPIRES: March 10, 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:

Michael Rinaldi-Eichenberg
5 Ring Street
Athens, OH 45701
740-591-4225

I am requesting a variance to build a small wood storage shed near the southwest corner of my property. I have put substantial thought into the location of this shed, trying to prioritize keeping it tucked away and out of sight, hoping to avoid building in a location that would be in the face of either neighbor. There are limited locations on the property due to the property's size and shape. The shed must also be large enough to accommodate one year's supply of firewood. I have shared plans and spoken with the neighbor whose property adjoins mine at that corner and she does not have any objections.

Variance conforms to the following standards:

(1) Practical difficulty to undue hardship

Due to small size and shape of lot, along with slope behind the house, potential locations to place a wood shed are limited. Additionally, there is a drainage swale that runs between my house and the proposed site of the wood shed. I prefer to not build over the drainage swale, which pushes the proposed wood shed location closer to the rear property line.

(5) Absence of detriment

Proposed structure is relatively small and will be tucked into the ground to limit its visual impact. It will not block any neighbors' views nor will it block access to light. It will be a visually superior alternative to the loose stack of firewood that currently exists.

This instrument has been examined and the Grantor has complied with Section 419.202 of the Revised Code

No. 214 Transfer Fee Paid \$ 76.75
Jill A. Thompson, Athens County Auditor

By JL Deputy Auditor
February 17, 2017
2-22-17

Instrument # 201700000854 OR
Exp. Date 529 1331

201700000854
Filed for Record in
ATHENS COUNTY, OHIO
JESSICA HARRING, RECORDER
02-17-2017 01:08:42 AM
FEE \$ 56.00
ON Book 529 Page 1331 1331

201700000854
SECURE TITLE AGENCY

GENERAL WARRANTY DEED

Standard Form
(RC 5302.03)

Eric S. Lee, a married man, of Athens County, Ohio, for valuable consideration paid, grant(s), with general warranty covenants, to Michael A. Rinaldi-Eichenberg, whose tax mailing address is 750 Woodbine Rd. Woodwardfield, OH 45126, the following real property:

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

Parcel No. A028170000800
Known as 0 Ring Street, Athens, OH 45701

Prior Instrument Reference: Official Record 447, page 816 of the records of Athens County, Ohio.

Subject to easements, leases, rights of way, conditions, reservations, and restrictions of record.
Ally Rapp Lee, wife of Eric S. Lee, releases all right and expectancy of dower therein.

EXECUTED this 17th day of February, 2017.

[Signature]
Eric S. Lee

[Signature]
Ally Rapp Lee

STATE OF OHIO
COUNTY OF ATHENS

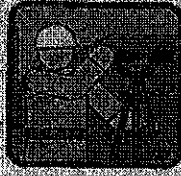
The foregoing instrument was acknowledged before me this 17th day of February, 2017 by Eric S. Lee and Ally Rapp Lee.



LAURIE DEAL
NOTARY PUBLIC - OHIO
MY COMMISSION EXPIRES
APRIL 6, 2019

[Signature]
Notary Public

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



Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY *Barbara Phillips*
 DATE *9/2/16*

C. Thomas Smith
 Ohio Professional Surveyor No. 6844
 P.O. Box 393
 Racine, Ohio 45771
 740-949-2524

Instrument 201700000854 OR Book Page 529 1332

**Description of survey for Eric S. Lee
 Tract Two**

Being a part of a tracts of land transferred to Eric S. Lee as recorded in Official Records Volume 447 at page 816 Athens County Recorder's Office, Athens County, Ohio, also being a part of Lot 1703 of the W. R. Phillips Second Addition to the City of Athens as recorded in Envelope 195B, Section 10, Township-9, Range-14, Athens Township, Athens County, State of Ohio and more particularly described as follows:

Beginning at an existing iron pipe being the most northerly corner of said Lot 1703;

Thence along the west right of way line of Ring Street South $01^{\circ}15'35''$ East, a distance of 127.40 feet to an existing iron pin;

Thence leaving said right of way line and along the north line of a tract transferred to Adam Remnant as recorded in Official Records Volume 427 at page 571 South $89^{\circ}15'07''$ West, a distance of 88.10 feet to an existing iron pin;

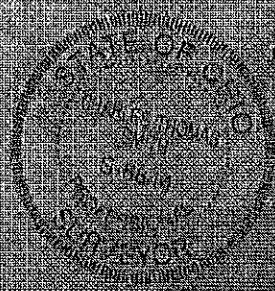
Thence leaving said north line and along the east right of way line of a 12 foot alley North $33^{\circ}34'15''$ East, a distance of 154.25 feet to the principal point of beginning containing 6612.12 square feet more or less subject to all legal easements and rights of way.

Bearings are assumed and are for the determination of angles only.

All iron pins set are 5/8" X 30" rebar with plastic ID cap stamped "OTS-6844".

The above description was prepared from an actual survey completed on the 11th day of August, 2016, by C. Thomas Smith, Ohio Professional Surveyor, No. 6844.

C. Thomas Smith
 Ohio Professional Surveyor No. 6844



BEING A PART OF LOT 2370 SRIGLEY'S ADDITION PART OF LOTS 1701, 1702 & 1703
 W.R. PHILLIPS SECOND ADDITION, CITY OF ATHENS, SECTION 10, ATHENS TOWNSHIP,
 ATHENS COUNTY, STATE OF OHIO

Strigley's Addition recorded Envelope 200B
 W.R. Phillips Second Addition recorded in Envelope 196B

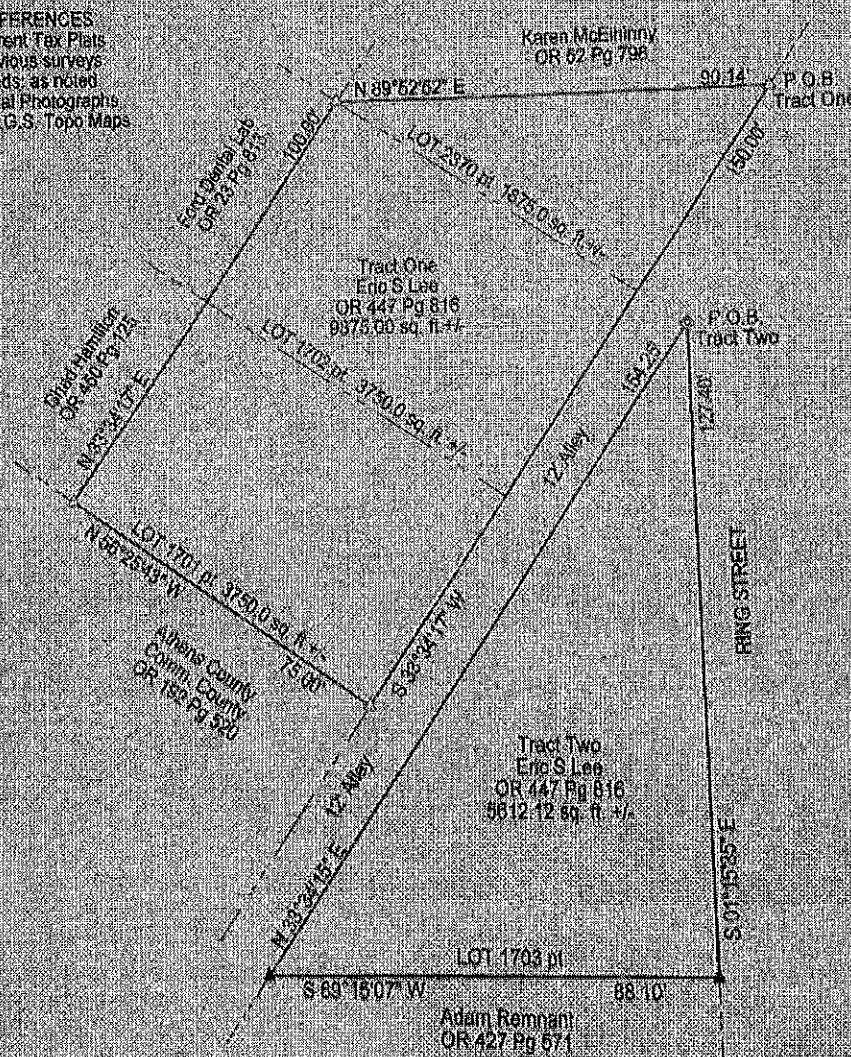
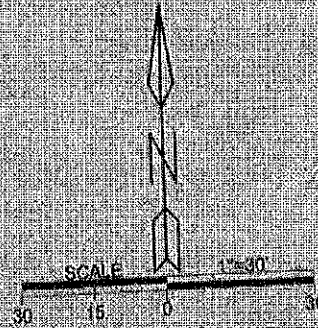
Development Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE

By: *Karen McElhinny*
 DATE: *8/11/16*

LEGEND

	Iron pin set
	Iron pin found
	Point
	Stone (f)
	Iron pipe found

REFERENCES
 Current Tax Plats
 Previous surveys
 Deeds, as noted
 Aerial Photographs
 U.S.G.S. Topo Maps



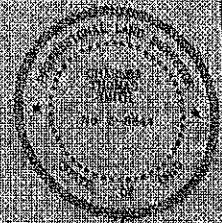
Note: Bearings are assumed and are for the determination of angles only.

All iron pins set are 5/16" X 30" rebar with plastic ID cap stamped "CTS-6544"

Surveyed and platted by
 C. Thomas Smith
 Ohio Professional Surveyor No 0044
 P.O. Box 293
 Reade, Ohio 45774
 746-949-2624

Plat prepared from an actual survey made on the 11th day of August, 2016 by

C. Thomas Smith
 C. Thomas Smith Ohio Professional Surveyor No 6544





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

Permit #: ZNC25-000028
REFUSAL

Permit Type: Residential

Project Address: 5 Ring Street

Applicant:

Michael Rinaldi-Eichenberg
Phone: 740-591-4225

5 Ring St
Athens, OH 45701

Property Owner:

Michael Rinaldi-Eichenberg
Phone: 740-591-4225

7250 Roundhouse Road
New Marshfield, OH 45766

Description of Proposed Use/Scope of Project: new wood shed

Decision Detail: Your request for a Zoning Construction Permit is refused in accordance with ACC 23.03.11 (A)(1). Applicant is requesting to place structure 2 feet from the rear where 5 feet is required, and 1 1/2 feet from the left side where 5 feet is required.

Estimated Value of Improvement: \$3,000.00 **Sq. Footage of New Construction or Addition:** 88

Existing number of parking spaces: 2 **Proposed number of parking spaces:** 0

Setbacks (as indicated on drawing): *Front:* 83 ft *Rear:* 2 ft *Left:* 1.5 ft *Right:* 150 ft

Director of Development and Code Enforcement:

Approved Refused

06/09/2025

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 09, 2025

To: Michael Rinaldi-Eichenberg
5 Ring St

Applicant Address: Athens, OH 45701

To: Michael Rinaldi-Eichenberg

Owner Address: 7250 Roundhouse Road
New Marshfield, OH 45766

REFUSAL

Zoning Constuction Permit - Residential Refusal Detail

Premises Address: 5 Ring Street

Application Date: 05/22/2025

For: new wood shed

Decision Detail: *Your request for a Zoning Construction Permit is refused in accordance with ACC 23.03.11 (A)(1). Applicant is requesting to place structure 2 feet from the rear where 5 feet is required, and 1 1/2 feet from the left side where 5 feet 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 <https://www6.citizenserve.com/Portal/PortalController>.*



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 #: ZNC25-000028
Date Reccd: May 22, 2025

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

Subtype: Residential

Applicant: Michael Rinaldi-Eichenberg Phone: (740) 591-4225
Address: 5 Ring St Athens OH 45701
Property Owner (if other than applicant): Michael Rinaldi-Eichenberg Phone: 740-591-4225
Address: 7250 Roundhouse Road New Marshfield, OH 45766

Description of Work: New

Address of Proposed Use: 5 Ring Street
Project Description: new wood shed
Estimated Cost of Project: \$3,000.00 Proposed Square Footage: 88

Must be registered with the City of Athens.

*General Contractor: Homeowner License #:
*Electrician (if applicable): License #:
*Plumber (if applicable): License #:
*HVAC (if applicable): License #:

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

Michael Rinaldi-Eichenberg

Date: May 22, 2025

Applicant Signature:

Michael Rinaldi-Eichenberg

Date: May 22, 2025

Owner Signature:

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

State Permit #:

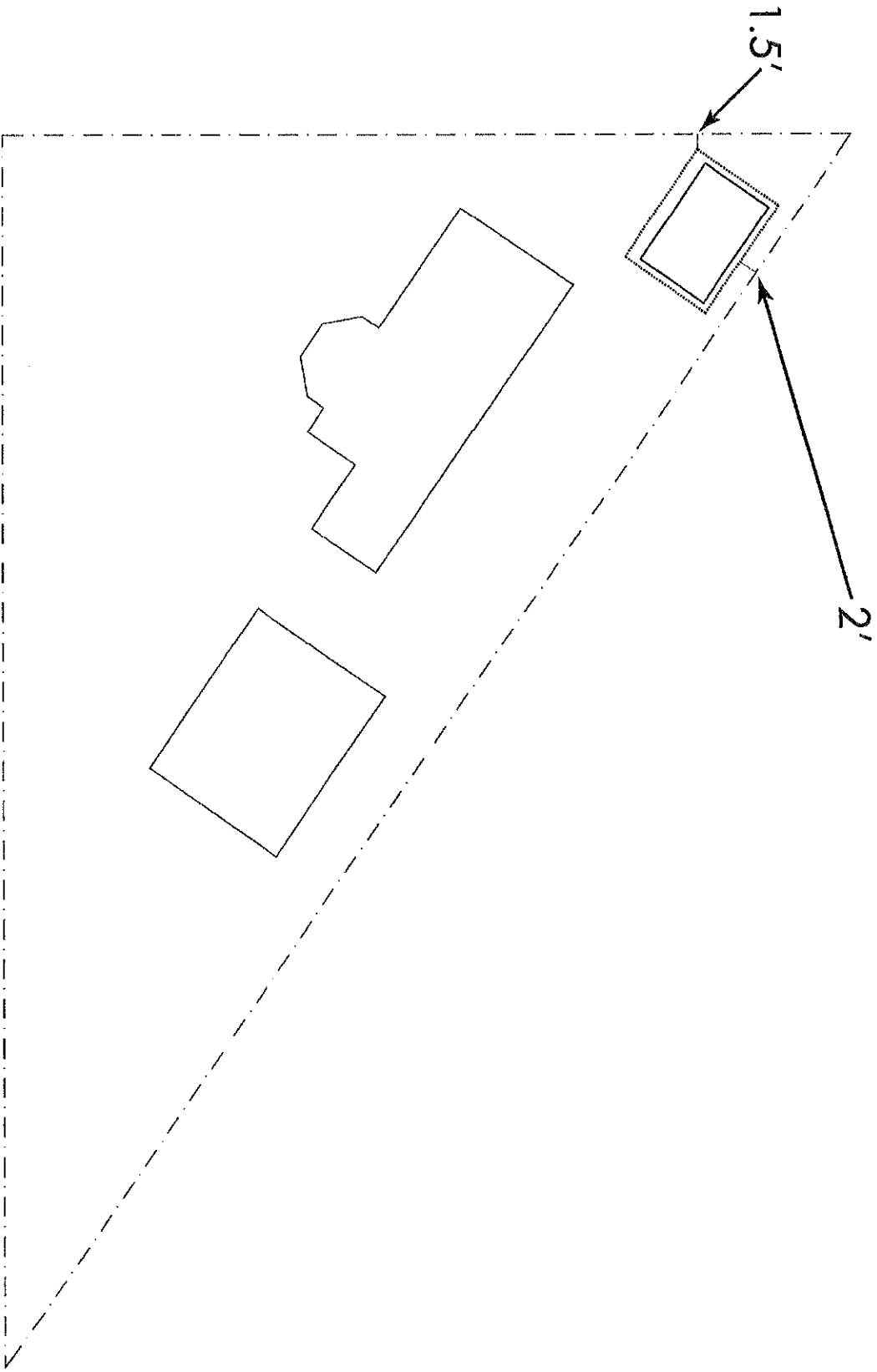
- Title 41 / PUD Approval, Water Tap (Calculation EPW), Fire Separation Drawing, Flood Hazard, Shade Tree Commission, Sanitary Sewer Tap, Address Assignment, Wellhead, Land Development, Storm Sewer Tap, Opening (Curb Cut), BZA Approval

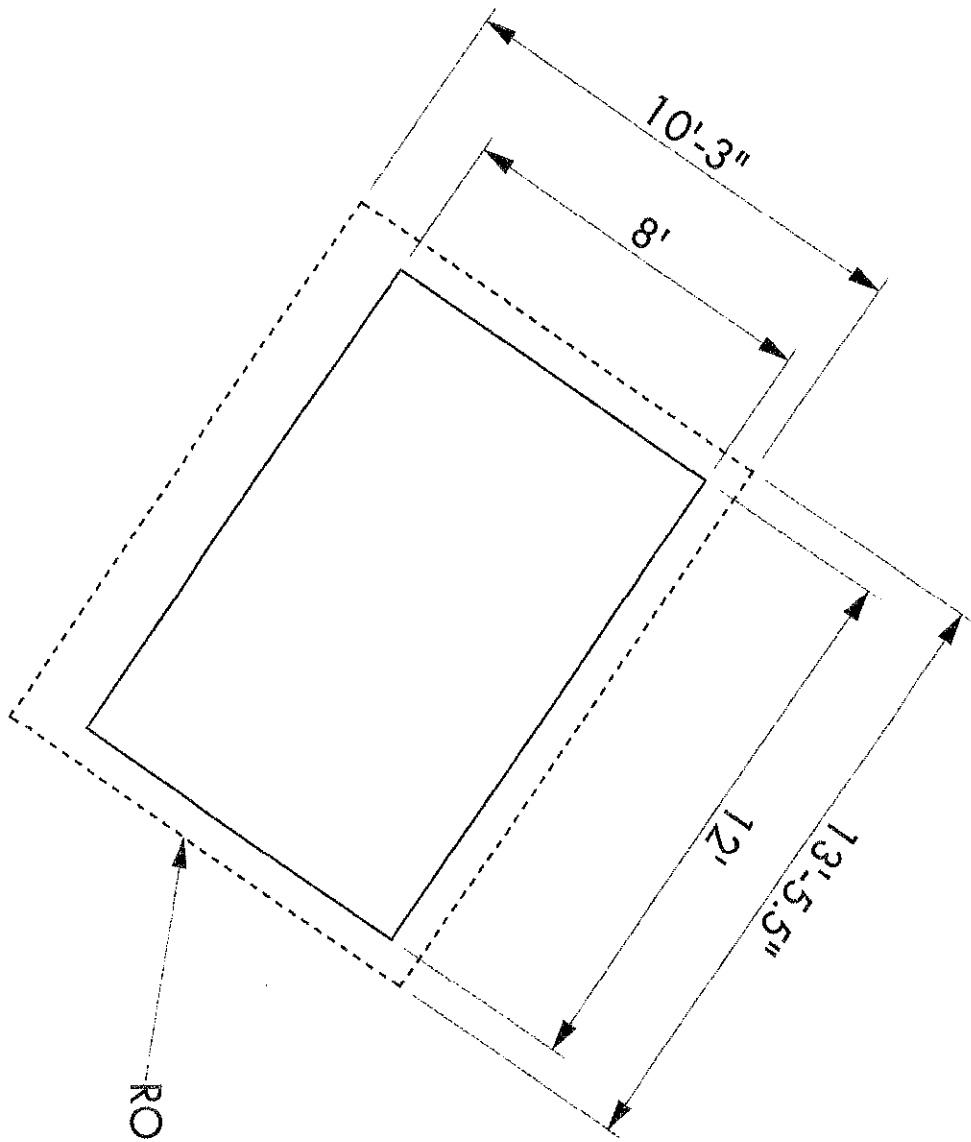
All items checked above to be approved prior to final approval

(For Office Use Only)
Zone: R-1 Flood Plain: NO Parcel Number: A028170000800
Setbacks: Front A: 83' R: 10' Rear A: 2' R: 5' Left A: 1.5' R: 5' Right A: 150' R: 5'
Building Lot Coverage A: 19% R: 50% Total Lot Coverage A: 20% R: 70% Building Height A: 2 stories R: 2.5
Exp.# of Parking Spaces: 2 Proposed Spaces: 0 Required: 2 Total: 2
Comments: Recommend refusal. Does not meet accessory structures set back requirements. ACC 23.03.11 (A) (1). Applicant wants to place structure 2 feet from rear where 5 feet is required and 1 1/2 feet from left side where 5 feet is required.
Code Officer Signature: Date: 5/28/2025 Approval Refusal
Zoning Administrator Signature: Date: 5/30/25 Approval Refusal
Service Safety Director Signature: Date: 6/6/25 Approval Refusal



PROPOSED WOOD SHED





ROOF OVERHANG

