

**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

**Board of Zoning Appeals
Minutes
July 8, 2025**

Members present: Paul Isherwood, Alicia Sweeney, Rob Delach (elected Chairperson), Aaron Thomas, and Shay Myers.

City Officials present: David Riggs (Zoning Administrator)

The meeting was called to order on July 8th, 2025, at 7:00 pm at City Council Chambers, 8 East Washington Street, Third Floor, Athens, OH, by the active Chair of the Board of Zoning Appeals.

A video was played stating the policies and procedures of the board.

The Chairperson announced the cases on the agenda and swore in all who wished to testify in the hearings.

Hearings:

1. Case #25-09V 5 Ring Street Zone R1 Michael Rinaldi-Eichenberg / appellant

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.

The Chairperson asked the Zoning Administrator to give a report on the case. Mr. Riggs gave background information about the case.

The Chairperson invited the appellant and any representatives to speak.

Michael Rinaldi-Eichenberg (appellant) stated that his lot is small and triangular in shape, and has needed a variance in the past to build his home and garage on the lot. He now needs a structure for firewood storage and has limited options for placement. Out of the possible placement options, the location requested is the least obtrusive to the neighbors.

The Chairperson asked for clarification of the back property line of the lot, stating it looks as if this is an unused city alley.

The appellant confirmed that this is correct.

The Chairperson read a letter of support from Eric and Ally Lee (7 Ring Street).

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The Chairperson invited those in favor, general comment, or in opposition to speak. No one came forward.

The Chairperson closed the testimony from the floor.

There was discussion regarding the lot size and shape.

Shay Myers asks Director Riggs if there are any exceptions in the Code regarding accessory structures of a small size. Director Riggs states there is not.

The Chairperson asks if there are any differences in the Code between a permanent structure and a temporary structure. Director Riggs states there is not.

Findings:

- 1.) EXCEPTIONAL CIRCUMSTANCES: Yes.**
- 2.) HARDSHIP AND DIFFICULTY: Yes.**
- 3.) PRESERVATION OF EQUAL PROPERTY RIGHTS: Yes.**
- 4.) MINIMUM VARIANCE: Yes.**
- 5.) ABSENCE OF DETRIMENT: Yes.**
- 6.) NOT OF A GENERAL NATURE: Yes.**

On a motion from Aaron Thomas, seconded by Paul Isherwood, the board moved to grant 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.

The Chairperson called for a vote: 5 votes for (Isherwood, Sweeney, Delach, Thomas, Myers) – 0 votes against. Motion Granted.

OTHER BUSINESS:

Approval of minutes from:

June 10th, 2025: Alicia Sweeney moved to approve the minutes, Aaron Thomas seconded the motion. Approved by Paul Isherwood, Alicia Sweeney, Rob Delach, and Aaron Thomas.

The Chairperson adjourned the meeting at 7:20 pm.

Robert Delach, Chairperson

Date

David Riggs, Zoning Administrator

Date