

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 #25-11V

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

TO: The Athens Messenger

Insert the following legal notice on **October 4, 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 The Berry Conference Room, first floor of City Hall, by the Board of Zoning Appeals of the City of Athens on **Tuesday, October 14, 2025, at 7:00pm** on the following described property:

61 Hudson Avenue
Zone R1 Case #25-11V

Appellant is requesting variance from ACC 23.04.01(B) to allow a non-owner-occupied short term rental in an R1 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

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

**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

October 2, 2025

NOTICE OF HEARING AND APPEAL

BOARD OF ZONING APPEALS
28 Curran Drive
Athens, Ohio 45701

Your appeal under the Zoning Ordinance relative to
61 Hudson Avenue
has been assigned Board of Zoning Appeals **Case #25-11V**

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 14, 2025 at 7:00pm** in The Berry Conference Room, 8 East Washington Street, First 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
(740)594-6304 Fax
<http://www.ci.athens.oh.us>



City of Athens

ATHENS, OHIO

October 2, 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

Soo Braasch / Appellant
For property located at
61 Hudson Avenue

Appellant is requesting a variance from ACC 23.04.01(B) to allow a non-owner-occupied short term rental in an R1 zone.

This case has been assigned
Case #25-11V

This meeting has been scheduled for **Tuesday, October 14, 2025** at 7:00pm, Athens City Hall, 8 East Washington Street, First Floor, and The Berry Conference Room. 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 cursive script that reads "Rob Delach".

Rob Delach, Chairperson

61 Hudson Ave – Case #25-11V – adjoining properties and owners

59 Hudson Ave

Martin Zachary T
59 Hudson Ave
Athens, OH 45701

36 Lincoln St

Jobe Randy L
534 Rebecca Dr
Springfield OH, 45503

54 Hudson Ave

Federspiel Howard
54 Hudson Ave
Athens, OH 45701-1822

56 Hudson Ave

Gryszka Eric
56 Hudson Ave
Athens, OH 45701

58 Hudson Ave

Graman Zachary S
58 Hudson Ave
Athens, OH 45701

60 Hudson Ave

Batey Richard G
81 Jacobs Dr
Athens, OH 45701

56 S May Ave

Arnold Robert N
PO Box 308
Athens, OH 45701

54 S May Ave

Pepper Warga Rentals LLC
5346 Old US Route 33 East
Athens OH, 45701

50 S May Ave

Cox Tonga G
50 South May Street
Athens OH, 45701

34 Lincoln St

Arnold Robert N
PO Box 308
Athens OH, 45701



APPEAL FROM A DECISION OF THE ZONING ADMINISTRATOR

(For Office Use Only) Permit # BZA25-000011 Date Rec'd 9/22/2025

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

APPLICANT: Soo Braasch PHONE # 740-591-5655
ADDRESS: P.o.Box 962, Athens, Ohio, 45701
OWNER: Yellow Owl LLC
ADDRESS: P.O. Box 962, Athens, Ohio, 45701
PROPERTY ADDRESS: 61 Hudson Ave, Athens, 45701
ZONE: R 1

I, THE UNDERSIGNED, Soo Braasch

HEREBY APPEAL THE DECISIONS / REVIEW OF THE ZONING ADMINISTRATOR DATED
FOR DENIAL OF A ZONING PERMIT / REVIEW OF CONDITIONAL USE FOR PROPERTY LOCATED AT:
61 Hudson 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.

[Signature]
APPLICANT

STATE OF OHIO, COUNTY OF Athens

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 22nd of September (DATE) BY

Soo Braasch (NAME OF PERSON ACKNOWLEDGING).

[Signature]
SIGNATURE OF NOTARY PUBLIC - STATE OF OHIO

MY COMMISSION EXPIRES: 8/14/2029



WENDY ARMSTRONG
Notary Public
State of Ohio
My Comm. Expires
August 14, 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:

September 24th, 2025

To the Board of Zoning Appeals:

My name is Soo Braasch, and my husband Michael Braasch and I moved to Athens in 1984 to attend Ohio University. We lived in Athens together for 37 years, and we loved the town and raised a family here. He sadly passed away unexpectedly a year ago. As a widow, I was looking for some income to support myself in Athens, and this property (61 Hudson Avenue, Athens, OH, 45701) became available at the right time. It is a very cute and beautiful property, and I thought it would make a good place to meet the needs of parents who are visiting Athens and their own children, since it is both close to the university and close to a variety of grocery stores and restaurants (such as Avalanche Pizza, which is right down the street). Since I would like to list the property on AirBnb, I am asking the Board to approve a request for variance to use the property as a short-term rental.

The variance conforms to the standards in 23.07.10 C. This is the minimum variance needed to reasonably use the property as a short-term rental. Allowing this property to be used for short-term rentals for visiting families will not be detrimental to adjacent properties and will not impair the purpose of the R1 zoning. To help ensure that the neighboring properties are not impacted, when I list 61 Hudson Avenue on AirBnb, I will put in the description that parties are not allowed, and that guests must keep quiet after 10pm to avoid disturbing the neighbors.

My only request for variance is to use the property as a short-term rental, which can be approved by the BZA in R1 zones. Using 61 Hudson Avenue as a short-term rental complies with all applicable city regulations, and the purpose of the use will remain in harmony of the neighborhood. I plan on ensuring the landscaping is well-maintained and the property well kept in accordance to the city comprehensive plan. There are no changes to the parking area that should impact traffic due to the low volume of vehicles for those staying at the property.

Your approval would be deeply appreciated today to allow me to support myself as I continue to live in and support the town I've made my life in.

Sincerely,

A handwritten signature in black ink, appearing to read 'Soo Braasch', written in a cursive style.

Soo Braasch

CERTIFIED
TRUE COPY

GENERAL WARRANTY DEED

Know all persons by these presents, that:

**Laura Diaco, unmarried
Luke Welch, unmarried**

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

Yellow Owl, 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: 61 Hudson Avenue, Athens, OH, 45701, unless the Mortgagee provides written instructions to the County Treasurer to the contrary, all interest in the following real property:

Situated in the City of Athens, County of Athens, and State of Ohio:

Being Inlots Numbered 746 and 747 in Hudson's Addition to said City of Athens, Ohio.

Property Address: 61 Hudson Avenue, Athens, OH 45701

Parcel No(s): A02-72000002-00 and A02-72000003-00

Prior Deed Reference(s): OR Vol. 583, Page 1833 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 timber, coal, oil, gas and other mineral rights; and interests previously transferred or reserved of record.

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

Executed on this 10th day of September, 2025.

Laura Diaco

Laura Diaco

Luke Welch

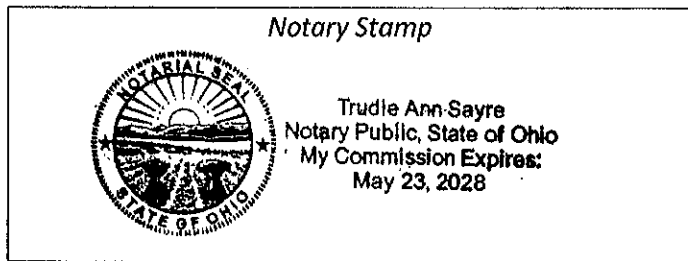
Luke Welch

State of Ohio)
County of Athens)

The foregoing instrument was acknowledged before me, for the purpose(s) stated herein, this 10th day of September, 2025, by **Laura Diaco and Luke Welch**.

Trudie Ann Sayre

Notary Public



This instrument prepared by:

Robert Dern, Esq.
Northwest Law
309 East Main Street
Lancaster, OH 43130

After recording, return to:

Northwest Title Family of Companies, Inc
603 West Union Street
Suite 100
Athens, OH 45701

File #23-2144

Office of Code Enforcement
& Community Development
28 Curran Drive
Athens, Ohio 45701
740-592-3306 (Office)
740-594-6304 (Fax)



Permit # STR25-000012

City of Athens
Athens, Ohio

September 22, 2025

To: Soo Braasch d.b.a. Yellow Owl LLC
Applicant Address: PO Box 962
Athens, OH 45701

To: Yellow Owl LLC
Owner Address: c/o Soo Braasch
PO Box 962
Athens, OH 45701

REFUSAL

Enclosed please find your refused Short Term 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 - Short Term Rental Refusal Detail

Premises Address: 61 Hudson Avenue

Application Date: 09/10/2025

For: New short term rental

Note: Your request for a short term rental permit has been refused in accordance with the application submitted and ACC 23.04.01(B).

Applicant has requested a permit for a non-resident owner short term rental permit in an R1, where only resident owner short term rentals are permitted.

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 #25-12V

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

TO: The Athens Messenger

Insert the following legal notice on **October 4, 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 the Berry Conference Room, First Floor of City Hall, by the Board of Zoning Appeals of the City of Athens on **Tuesday, October 14, 2025, at 7:00pm** on the following described property:

63 South Court Street
Zone B2D Case #25-12V

Appellant is requesting a sign size variance from ACC 23.03.13(I)(1)(g) to allow 2 projecting signs (1 for Hotel Lostro & 1 for tenant -Playa Bowls) with a length of 4 ft where 3 1/2 ft is the max 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

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

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

October 2, 2025

NOTICE OF HEARING AND APPEAL

BOARD OF ZONING APPEALS
28 Curran Drive
Athens, Ohio 45701

Your appeal under the Zoning Ordinance relative to
63 South Court Street
has been assigned Board of Zoning Appeals **Case #25-12V**

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 14, 2025 at 7:00pm** in the Berry Conference Room, 8 East Washington Street, First 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
(740)594-6304 Fax
<http://www.ci.athens.oh.us>



City of Athens

ATHENS, OHIO

October 2, 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

David Kozar / Appellant
For property located at
63 South Court Street

Appellant is requesting a sign size variance from ACC 23.03.13(I)(1)(g) to allow 2 projecting signs (1 for Hotel Lostro & 1 for tenant -Playa Bowls) with a length of 4 ft where 3 1/2 ft is the max permitted.

This case has been assigned
Case #25-12V

This meeting has been scheduled for **Tuesday, October 14, 2025** at 7:00pm, Athens City Hall, 8 East Washington Street, First Floor, and The Berry Conference Room. 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

63 South Court St – Case #25-12V – adjoining properties and owners

49 S Court St

Good Guy Enterprises LLC
8 N Court St Suite 101
Athens, OH 45701

44 S Court ST

Beckley Building LTD
PO Box 727
Athens, OH 45701

0 Union St (A027050000100)

Ohio University
Pilcher House 10 E Union St
Athens, OH 45701

67 67 S Court St

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

11 W Union St

Mitchell & L Heureux LLC
70 B N Court St
Athens, OH 45701

16 W Union St, (A027080002300),

PM Management LLC
8 N Court ST Suite 101
Athens, OH 45701

14.5 W Union Unit 202 St

Philips Guy
8 N Court St Suite 101
Athens, OH 45701

14 W Union Unit 201 St, 12 W Union St

Hunter Garry E Trustee
26 S Congress St
Athens, OH 45701

10 W Union St

Best of Court
PO Box 1152
Athens, OH 45701



APPEAL FROM A DECISION OF THE ZONING ADMINISTRATOR

Permit # BZA 25-0000¹²
Date Rec'd 9/30/2025

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

APPLICANT: David Kozar PHONE # 614.824.2742
ADDRESS: 1555 Lennox Town Lane, Columbus, OH 43215
OWNER: Lostro Ventures, LLC
ADDRESS: 1555 Lennox Town Lane, Columbus, OH 43215
PROPERTY ADDRESS: 63 South Court Street
ZONE: B2D

I, THE UNDERSIGNED, David Kozar
HEREBY APPEAL THE DECISIONS / REVIEW OF THE ZONING ADMINISTRATOR DATED 09/25/2025
FOR DENIAL OF A ZONING PERMIT / REVIEW OF CONDITIONAL USE FOR PROPERTY LOCATED AT:
63 South Court Street

IN ACCORDANCE WITH ALL REQUIRED INFORMATION SUBMITTED AND WITH THE ORIGINAL APPLICATION HERETO ATTACHED AND INCORPORATED INTO THE RECORD.

BY MY SIGNATURE I STATE AND AFFIRM THAT ALL OF THE INFORMATION PROVIDED IS TRUE AND ACCURATE.

APPLICANT [Signature]

STATE OF OHIO, COUNTY OF Franklin

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 29th (DATE) BY

David Kozar (NAME OF PERSON ACKNOWLEDGING).

[Signature]
SIGNATURE OF NOTARY PUBLIC - STATE OF OHIO

MY COMMISSION EXPIRES: 06/26/2027



CRAIG DOLAN
Notary Public
State of Ohio
My Comm. Expires
June 26, 2027

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: _____



Ron Price
Project Manager-Owners Rep
Lostro Ventures, LLC
1555 Lennox Town Lane
Columbus, Ohio 43212

Date: 9/26/2025
Board of Zoning Appeals
City of Athens
8 East Washington Street
Athens, OH 45701

RE: Appeal for Signage Variances – Lostro & Playa Bowl – 63 South Court St. Athens, OH

Dear Board Members:

I am writing to request a variance to City of Athens Zoning Code 23.03.13-I-1-G, for two signs serving businesses associated with 62 S Court Street, Athens Ohio, currently Zoned B-2D.

As part of the signage package, we are seeking approval for a variance to exceed the maximum sign dimension in one direction for both Indus Hotels and one of our tenants, Playa Bowls. This adjustment is needed to address logo geometry, visibility along the Right of Way and consistency between signage across the two public façades of the building, including the previously approved Raising Cane's sign.

We feel that the signage is consistent with overall scale and character of the neighborhood, and are compatible with the surrounding environment & historic character of the building. Thank you for your consideration, and we will be happy to answer any further questions requested by the Board.

Sincerely,

Ron Price

Ron Price
Project Manager-Owners Rep
Lostro Ventures LLC

Office of Code Enforcement
& Community Development
28 Curran Drive
Athens, Ohio 45701
740-592-3306 (Office)
740-594-6304 (Fax)



SP25-000022
City of Athens
Athens, Ohio

September 25, 2025

To: Geoff Gay / WSA Studio
Applicant Address: 235 North 4th Street Suite 200
Columbus, OH 43215

To: LOSTRO VENTURES LLC
Owner Address: 1555 LENNOX TOWN LANE
COLUMBUS, OH 43212

REFUSAL

Sign Permit - Projecting Refusal Detail

Premises Address: 63 South Court Street

Application Date: 09/16/2025

For: 2 Projecting Signs - Lighted Blade Signs 1 for Hotel Lostro & 1 for Tenant -Playa Bowls

Note: Your request for a Projecting Sign Permit has been refused in accordance with the application submitted and ACC 23.03.13 (I)(1)(g). The signs requested are 4 ft in length where 3 1/2 ft is permitted.

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>.



SIGN PERMIT
CITY OF ATHENS, OHIO
ATHENS CITY CODE TITLE 23

Permit #: SP25-000022
REFUSAL
09/25/2025

Permit Type: Projecting Refusal Date: 09/25/2025

Project Address : 63 South Court Street

Decision Detail: Your request for a Projecting Sign Permit has been refused in accordance with the application submitted and ACC 23.03.13 (l)(1)(g). The signs requested are 4 ft in length 3 1/2 ft is permitted.

Applicant:

Geoff Gay / WSA Studio
Phone: (614) 636-4152

235 North 4th Street Suite 200
Columbus, OH 43215

Property Owner:

LOSTRO VENTURES LLC
Phone: (614) 824-2742

1555 LENNOX TOWN LANE
COLUMBUS, OH 43212

Scope of Project: 2 Projecting Signs - Lighted Blade Signs 1 for Hotel Lostro & 1 for Tenant -Playa Bowls

Sign Data

Sq. Footage:		Lighted	<input checked="" type="checkbox"/>
Height			
Ground to Top	12 Ft	Ground to Bottom	10 Ft

General

Contractor:

Business Name DaNite Sign Company
Phone: 614-444-3333

1640 Harmon Avenue, Columbus Ohio
43233

Service-Safety Director:

[] Approved [X] Refused

09/24/2025

David R. Riggs, PE
Director of Development and Code Enforcement, Facilities

Date



APPLICATION for SIGN PERMIT
CITY OF ATHENS, OHIO
ATHENS CITY CODE TITLE 23

(For Office Use Only)
 Permit # SP25-000022
 Date Rec'd 9-16-25

Applications for freestanding and temporary signs must include a scaled drawing indicating property lines, distances (setbacks) from property lines, and an elevation drawing including sign face area and height. Applications for wall, projecting, and canopy signs must include an elevation drawing indicating the total wall or canopy area, total face area of proposed signage and setbacks from the ends of the walls or common property walls.
 All lines must be completed or marked Not Applicable (N/A) or To Be Determined (TBD).

Type of Sign:	Free Standing <input type="checkbox"/>	Wall Mount <input type="checkbox"/>	State Permit # (if applicable)
	Projecting <input checked="" type="checkbox"/>	Canopy <input type="checkbox"/>	2023022580

Address of Proposed Project 63 South Court Street, Athens, OH 45701

Applicant Geoffrey Gay / WSA Phone 614.636.4152

Address 235 N 4th Street Suite 200, Columbus, OH 43215

Property Owner Lostro Ventures, LLC Phone 614.824.2742

(If other than applicant) Address 1555 Lennox Town Lane, Columbus, OH 43212

Description of requested sign(s) (2) Lighted Blade signs: (1) for Hotel (The Lostro) & (1) for Tenant (Playa Bowls)

N/A

Cost of Project \$16,000 Face Area in Square Feet 8 Lighted (?) Yes
 (For each sign)

For Freestanding, Projecting and Canopy Signs:
 Height, Ground to Top 12 Feet Height, Ground to Bottom 10 Feet

Setbacks from Property Lines: Front N/A Rear N/A Left N/A Right N/A

For Wall Signs:
 Setbacks from Wall End or Common Property Line Wall Left SEE ELEVATION Right SEE ELEVATION

Name of Contractor DaNite Sign Company Phone # 614.444.3333

Contractor Address 1640 Harmon Avenue, Columbus, OH 43223

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 Geoffrey Gay Digitally signed by Geoffrey Gay Date: 2025.09.18 13:36:29 -04'00' Date 9/16/2025

Owner Signature [Signature] Date 9/16/2025

(For Office Use Only)

CODE OFFICER RECOMMENDATION: Size Height to Top Height to Bottom Setbacks Size of Lot: 8921 ft² Parcel Number(s): A027050001400 Zone: B2D

Comments Signs do not meet ACC 23.03.13 (I) (1) (g). Signs exceed 3 1/2 feet in a direction

Signature [Signature] Date 9/22/25 Approval Refusal

ZONING ADMINISTRATOR ACTION:

Comments _____

Signature [Signature] Date 9/24/25 Approval Refusal

SERVICE SAFETY DIRECTOR ACTION:

Comments _____

Signature [Signature] Date 9/25/25 Approval Refusal

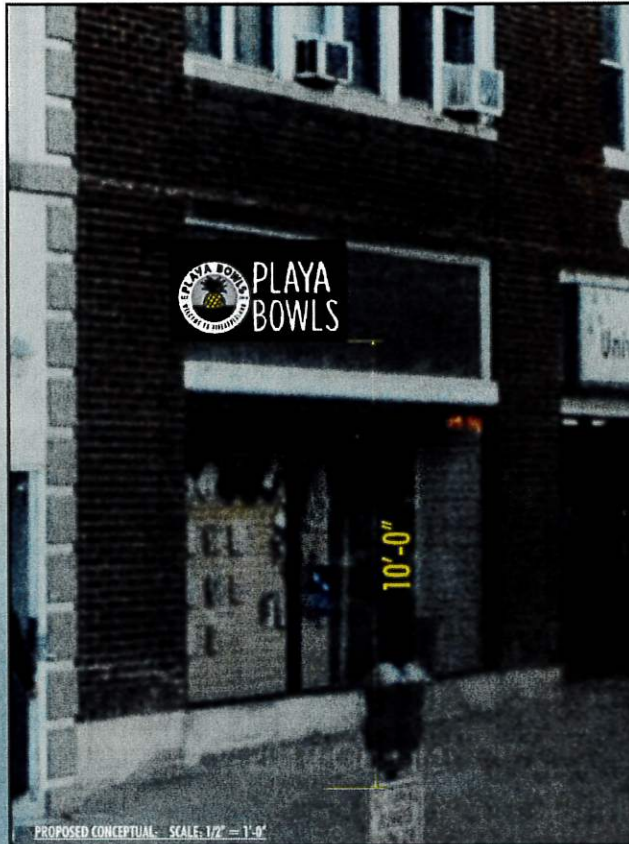
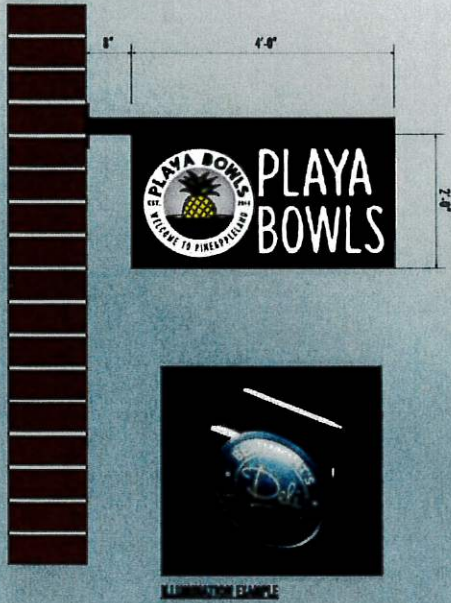


EAST ELEVATION

SCALE: 1" = 10'-0"

#S1-1573 24 R3 - D/F EXTERNALLY ILLUMINATED BLADE SIGN 3/4" = 1'-0"

- SIGN PANELS: (2) 5/8" 2" THICK HDU PAINTED BLACK
- ALL GRAPHICS: BACKGROUND RECESSED AND LOGO AND LETTERS RAISED WITH DIGITALLY PRINTED VINYL OVERLAYS.
- POLE: 3" X 3" X 1/8" WALL - PAINTED BLACK
- PLATE: 8" X 4" X 1/2" THICK ALUMINUM PAINTED BLACK INSTALLED WITH 3/8" X 4" LONG MULTI MASONRY SCREWS INTO 4" BRICK VENEER.
- ILLUMINATION: EXTERNAL LED LIGHT STRIP



PROPOSED CONCEPTUAL - SCALE: 1/2" = 1'-0"

DaNite Sign Co.

Proudly Serving Central Ohio Since 1954
 1640 Harmon Ave, Columbus, Ohio, 43222
 (614) 444-3333 (FAX) 444-3026
 www.danitesign.com

UL LISTED via STANDARD UL48
 FILE NO. E60042 DoNITE SIGN CO.

UL APPLIES TO ILLUMINATED SIGNS ONLY



COLORS

- BLACK
- DIGITALLY PRINTED VINYL

APPROVED-CUSTOMER _____ DATE _____

COSA IS W-9 WORLD WIDE ASSOCIATES

JOB NAME: PLAYA BOWLS #S1-1573 24 R3
 STREET: 83 S COURT STREET
 CITY/STATE: ATHENS OH
 SIGN TYPE: BLADE SIGN

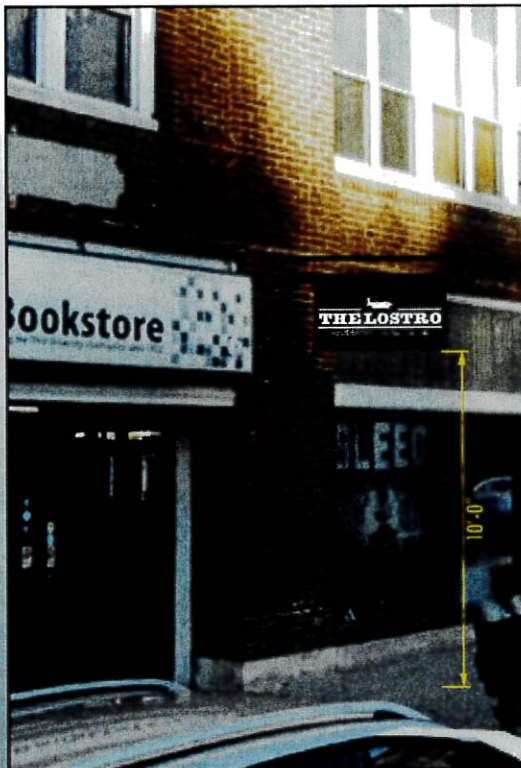
DATE: 4/6/24 REV. DATE: 2/1/25
 FILE NAME: PLAYA BOWLS ATHENS.CDR
 DIRECTORY: BELLA ~ 2024 ~ P

SCALE: AS NOTED STYLE: ON DESIGNER: BT

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#S1-2152.24 R2: D/F EXTERNALLY ILLUMINATED BLADE SIGN 3/4" = 1'-0"

- SIGN PANELS: (2) 5/8" THICK HDU PAINTED BLACK WITH ROUTED WOOD GRAIN BACKGROUND.
- ALL GRAPHICS: BACKGROUND RECESSED AND LOGO AND LETTERS RAISED WITH DIGITALLY PRINTED VINYL OVERLAYS.
- POLE: 3" X 3" X 1/8" WALL - PAINTED BLACK.
- PLATE: 1/8" X 1/8" X 1/2" THICK ALUMINUM PAINTED BLACK INSTALLED WITH 3/8" X 1/4" LONG MULTI MASONRY SCREWS INTO 4" BRICK VENEER.
- ILLUMINATION: EXTERNAL LED LIGHT STRIPS.



PROPOSED CONCEPTUAL SCALE: 3/4" = 1'-0"

DaNite Sign Co.

Proudly Serving Central Ohio Since 1954
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 (614) 444-3333 (FAX) 444-3026
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UL APPLIES TO ILLUMINATED SIGNS ONLY
 The location of the disconnect switch after installation shall comply with Section 600.6(A) of the National Electrical Code.



COLORS

- BLACK
- WHITE

APPROVED-CUSTOMER _____ DATE _____



JOB NAME:	THE LOSTRO	#S1-2152.24 R2
STREET:	63 S COURT STREET	
CITY, STATE:	ATHENS, OH	
SIGN TYPE:	PRODUCING SIGN	
DATE:	01/14/24	REV. DATE: 11/17/24
FILE NAME:	THE LOSTRO LDR	
DIRECTORY:	BELLA - 2024 - L	

SCALE: AS NOTED BUILT ON DESIGNED BY _____

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