

**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 #26-01V

ADVERTISEMENT

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

TO: The Athens Messenger

Insert the following legal notice on **February 28, 2026**

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, March 10, 2026, at 7:00pm** on the following described property:

932 East State Street
Zone B3 Case #26-01V

Appellant is requesting a sign size variance from ACC 23.03.13(I)(4)(d) to allow 114 ft 2 inches square feet where 100 sq ft is maximum 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
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City of Athens

ATHENS, OHIO

February 26, 2026

NOTICE OF HEARING AND APPEAL

BOARD OF ZONING APPEALS
28 Curran Drive
Athens, Ohio 45701

Your appeal under the Zoning Ordinance relative to
932 East State Street
has been assigned Board of Zoning Appeals **Case #26-01V**

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, March 10, 2026 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

February 26, 2026

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

DaNite Sign Company / Appellant

For property located at
932 East State Street

Appellant is requesting a sign size variance from ACC 23.03.13(I)(4)(d) to allow 114 ft 2 inches square feet where 100 sq ft is maximum permitted.

This case has been assigned
Case #26-01V

This meeting has been scheduled for **Tuesday, March 10, 2026** 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 that reads "Rob Delach". The signature is written in a cursive style and is positioned above a horizontal line.

Rob Delach, Chairperson

932 East State Street – Case #26-01V – adjoining properties and owners

**936.5 East State St, 936 ½ East State St,
946 Rear East State St**

McLaren James R
936 ½ East State Street
Athens, OH 45701

936 East State St, Parcel E020020023601

Athens County
936 East State Street
Athens, OH 45701

934 East State St, 934 A East State St

Lin An Wei
16 Cardiff Lane
Athens, OH 45701

930 East State St, Parcel E030340100200

Robest Properties LTD
8750 Lavelle Rd
Athens, OH 45701

928 East State St

GO Mart Inc
915 Riverside Dr
Gassaway, WV 26624

924 East State St

Athens OH 1013 LLC
113 Longview Heights Rd
Athens, OH 45701

0 East State Street (A027380000100)

Chesapeake Realty
1205 Chesapeake Ave
Columbus OH, 43212

0 East State Street (E030340106300)

State of Ohio
2829 W Dublin Granville Rd
Worthington OH, 43085



APPEAL FROM A DECISION OF THE ZONING ADMINISTRATOR

Permit # BZA 26-000001
Date Rec'd 2/16/2026

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

APPLICANT: Dawite Sigus PHONE # 740-504-0050

ADDRESS: 1640 Hurman Ave, Columbus, OH 43223

OWNER: Huntington Realty Corporation

ADDRESS: P.O. Box 522 Huntington, WV 25710

PROPERTY ADDRESS: 932 E. State St. Athens

ZONE: _____

I, THE UNDERSIGNED, Pam Mucke - Dawite Sign Company

HEREBY APPEAL THE DECISIONS / REVIEW OF THE ZONING ADMINISTRATOR DATED 01-22-26

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

932 E State Street Athens

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.

Pam Mucke - Dawite Sign Company
APPLICANT

STATE OF OHIO, COUNTY OF Franklin

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 22 DAY OF

JANUARY, 2026 BY Laura H. Devers
Laura H Devers

(NAME OF PERSON ACKNOWLEDGING)
LAURA H. DEVERS
Notary Public, State of Ohio
Commission #: 2023-RE-867908
My Commission Expires 08-30-2028



SIGNATURE OF NOTARY PUBLIC - STATE OF OHIO

MY COMMISSION EXPIRES: 8/30/28

[Signature]

Samuel A. St.Clair, President
Huntington Realty Corporation

PROPERTY OWNER (IF OTHER THAN APPLICANT)

STATE OF OHIO, COUNTY OF Lawrence

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 21 DAY OF

JANUARY, 2026 BY Denise Hamlin-Miller
Denise Hamlin-Miller

(NAME OF PERSON ACKNOWLEDGING)

SIGNATURE OF NOTARY PUBLIC - STATE OF OHIO

MY COMMISSION EXPIRES: 2/3/2029



DENISE HAMLIN-MILLER
Notary Public
State of Ohio
My Comm. Expires
February 3, 2029

Job Location:

The Landing Dispensary
932 East State Street
Athens, OH 45701

Re: Variance Request**1) Description or Nature of Variance Requested**

The applicant is requesting a **variance to allow an additional 32 square feet of sign area** on an existing freestanding multi-tenant pylon sign located at **932 East State Street, Athens, Ohio**. Per City Code, the maximum allowable sign area for this pylon is **100 square feet**, which is currently fully utilized by the existing multi-tenant sign cabinet serving three building tenants. The proposed variance would permit the installation of a **non-illuminated panel sign integrated into the masonry base of the existing pylon**, resulting in a total sign area of **132 square feet**. No increase in sign height, overall structure, location, illumination type, or orientation is proposed. The request is limited solely to additional square footage at the base of the existing pylon to allow a new tenant to have reasonable identification on the road-facing sign. The proposed panel sign design and dimensions are shown on **Page 1 of the submitted sign drawings Dwg75924A The Landing Dispensary**

(1) Practical Difficulty

Literal enforcement of the sign area limitation creates a **practical difficulty** for the applicant due to existing site conditions. The multi-tenant pylon sign cabinet is already at the maximum square footage permitted by code, and the landlord is unwilling to require existing tenants to reduce or redesign their approved signage to accommodate a new tenant.

As a result, the applicant has no practical means to obtain road-facing identification on the existing pylon sign without additional sign area. Given the property's location **set back a significant distance from East State Street and partially obscured by outparcel buildings**, roadside visibility is essential for wayfinding, tenant identification, and the reasonable use of the property.

(2) Exceptional or Extraordinary Circumstances

The property is subject to **exceptional site constraints** not common to all properties in the zoning district. The principal building is located well behind the roadway and behind other developed outparcels, substantially limiting visibility from East State Street. Unlike properties with direct frontage or shallow setbacks, this site relies heavily on the pylon sign for tenant identification.

Additionally, the existing pylon sign was designed as a multi-tenant structure and is already fully allocated, creating a unique limitation for future tenants that does not apply to single-tenant or under-utilized sign structures.

(3) Preservation of Equal Property Rights

Strict application of the sign area limitation would deprive the applicant of signage rights **commonly enjoyed by similarly situated commercial properties** that have reasonable roadside identification. Granting the variance will not confer a special privilege but instead allows the applicant to achieve parity with other commercial tenants who are visible from the public right-of-way.

The proposed panel sign is subordinate in scale, integrated into the existing masonry base, and consistent with the character of surrounding commercial signage.

(4) Minimum Variance Necessary

The requested variance represents the **minimum relief necessary** to address the practical difficulty. The additional **32 square feet** is limited to what is required for basic tenant identification and does not involve enlarging the primary sign cabinet, increasing height, or adding illumination. No alternative signage locations on the site would provide equivalent visibility.

(5) Absence of Substantial Detriment

Granting the variance will not be detrimental to adjacent properties nor impair the intent of the zoning code. The sign remains on an existing structure, does not increase visual clutter, does not impact traffic safety, and does not introduce glare or distraction. The panel sign is non-illuminated and architecturally integrated into the brick base of the pylon.

(6) Not of a General or Recurrent Nature

The conditions necessitating the variance are **site-specific**, resulting from the property's setback, outparcel configuration, and fully allocated multi-tenant sign structure. These circumstances are not general or recurring across the zoning district and therefore are not appropriate for resolution through a general code amendment.

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

February 16, 2026

To:
Applicant Address:

Pam Meeks DaNite Sign Co
1640 Harmon Ave
Columbus, OH 43223

To:
Owner Address:

Huntington Realty Corp.
P.O. Box 2113
Huntington, WV 25701

REFUSAL

Sign Permit - Free Standing Refusal Detail

Premises Address: 932 East State Street

Application Date: 01/29/2026

For: The Landings Dispensary / installation of non illuminated AMC Sign Panels on both sides of existing ground sign.

Note: Your request for a sign permit has been refused in accordance with the application submitted and ACC 23.03.13(I)(4)(d).

Maximum sign area shall not exceed 100 sq ft, asking for 114 ft 2 inches square feet.

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 SIGN PERMIT

CITY OF ATHENS, OHIO

ATHENS CITY CODE TITLE 23

(For Office Use Only)

Permit # SP26-000004

Date Rec'd 1-29-26

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 checked="" type="checkbox"/> Wall Mount <input checked="" type="checkbox"/> Projecting <input type="checkbox"/> Canopy <input type="checkbox"/>	State Permit # (if applicable) _____
--	--------------------------------------

Address of Proposed Project 932 East State St

Applicant Pam Meeks Phone 614.444.3333 Ext 203
 Address 1640 Harmon Ave Columbus Ohio 43223

Property Owner Huntington Realty Corp Phone _____
 (If other than applicant) Address 932 East State St Athens Ohio 45701

Description of requested sign(s) Installation of non-illuminated ACM Sign panels on both sides of existing ground sign

Cost of Project 560.00 Face Area in Square Feet 18.125 Per Side Lighted (?) No
 (For each sign)

For Freestanding, Projecting and Canopy Signs:
 Height, Ground to Top ~~50.333"~~ 27' Height, Ground to Bottom ~~38.5'~~ 19'
 Setbacks from Property Lines: Front 11' 7" Rear 100' + Left 73' 4" Right 69' 2"

For Wall Signs:
 Setbacks from Wall End or Common Property Line Wall Left See attached Right See Attached

Name of Contractor DaNite Sign Co Phone # 614.444.3333 Ext 203
 Contractor Address 1640 Harmon Ave Columbus Ohio 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 Pam Meeks Date 01.28.2026
 Owner Signature [Signature] Huntington Realty Corp. by Sam StClair, President Date 12.19.2025

(For Office Use Only)

CODE OFFICER RECOMMENDATION:
 Size Height to Top Height to Bottom Setbacks Size of Lot: 165,092 SQ FT Parcel Number(s): E030340100300 Zone: B-3

Comments REFUSED MAXIMUM SIGN AREA SHALL NOT EXCEED 100' SQ FT. ASKING FOR 114.2' SQ FT
ACC 23.03.13 (I)(4)(d)

Signature Brain J Zoubel Date 1-29-2026 Approval Refusal

ZONING ADMINISTRATOR ACTION:

Comments _____

Signature [Signature] Date 2/2/26 Approval Refusal

SERVICE-SAFETY DIRECTOR ACTION:

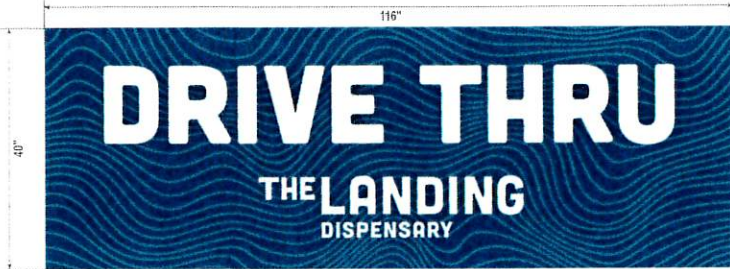
Comments _____

Signature [Signature] Date 2/12/26 Approval Refusal

BUILDING SIGN

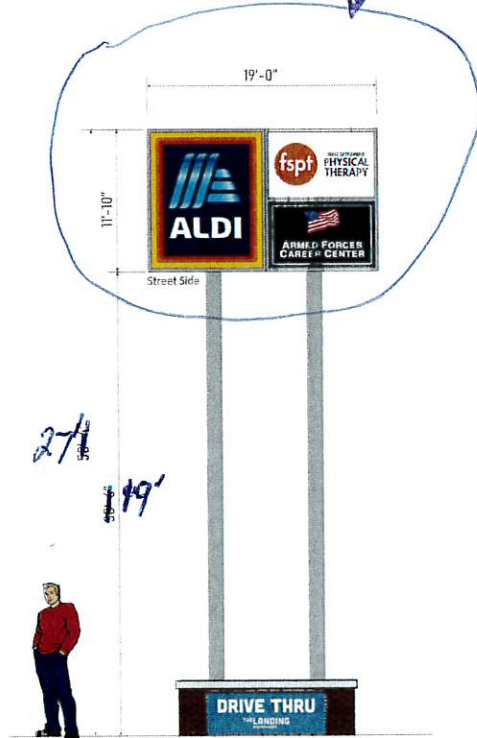
DETAILS

Manufacture & install (2) non-illuminated ACM panels to be installed on each side of the existing pylon sign masonry base. Graphics to be digitally printed and applied first surface to panel. ACM panels to be attached to base with exposed fasteners thru the face.



ASKING FOR 18.125 SQ FT PER SIDE
NOT 32' SQ FT

EXISTING 96' SQ FT *BDZ*
92" X 150" *1-29-26*



SIGN TYPE
Flex Face Cabinet

SCALE
3/8" = 1'

COLOR PALLET
 Sw6943 Intense Teal
 White

DATE
10/31/25

FILENAME
Dwg75024A

CUSTOMER / ADDRESS
The Landing Dispensary
932 East State Street
Athens, OH 45701

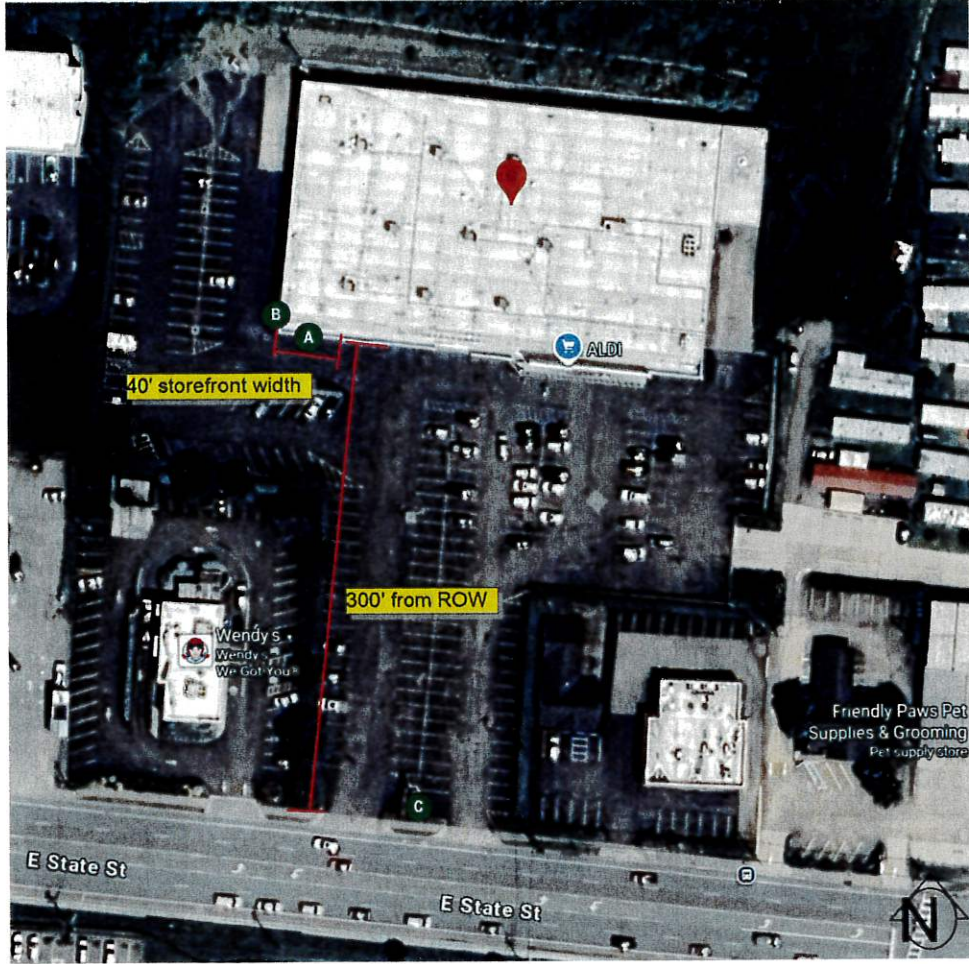
CLIENT APPROVAL
 Sign _____
 Print _____
 Title _____
 Date _____

Proud Member Of:

ORIGINAL ARTWORK, DESIGN & LETTERS ARE THE SOLE PROPERTY OF BRADY SIGNS AND MAY NOT BE REPRODUCED, COPIED, REPRODUCED TO ANYONE, IN FULL OR IN PART WITHOUT THE WRITTEN CONSENT OF BRADY SIGNS.

3 BRADY SIGNS
 1721 Hancock Street
 Sandusky, OH 44870
 419-626-5112
 www.brady signs.com

SITE PLAN



- A** Front Elevation Building Sign
- B** West Elevation Building Sign
- C** Freestanding Multi-Tenant Pylon Sign

SIGN TYPE
N/A

SCALE
NTS

COLOR PALLET

DATE

10/31/25

FILENAME

Dwg75024A

CUSTOMER / ADDRESS

The Landing Dispensary
932 East State Street
Athens, OH 45701

CLIENT APPROVAL

Sign: _____

Print: _____

Title: _____

Date: _____



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3
BRADY SIGNS
1721 Hancock Street
Sandusky, OH 44870
419-626-5112
www.brady signs.com

BUILDING SIGN

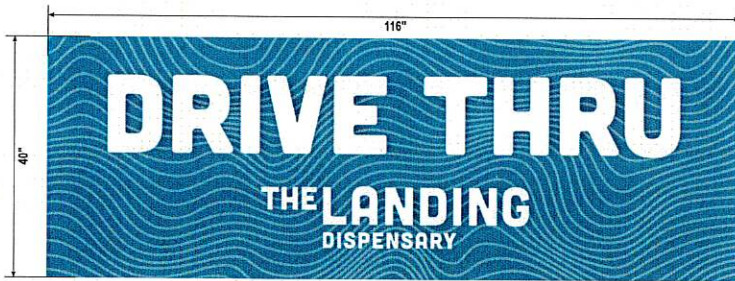
DETAILS

Manufacture & install (2) non-illuminated ACM panels to be installed on each side of the existing pylon sign masonry base. Graphics to be digitally printed and applied first surface to panel. ACM panels to be attached to base with exposed fasteners thru the face.

Total Allowed Size Per Code: 100 SQ FT

Existing Sign Cabinet Above: 100 SQ FT

New Panel Sign Size: 32 SQ FT



Street Side



SIGN TYPE

Flex Face Cabinet

SCALE

3/8" = 1'

COLOR PALLET

Sw6943 Intense Teal

White

DATE

10/31/25

FILENAME

Dwg75024A

CUSTOMER / ADDRESS

The Landing Dispensary
932 East State Street
Athens, OH 45701

CLIENT APPROVAL

Sign _____

Print _____

Title _____

Date _____

Proud Member Of:

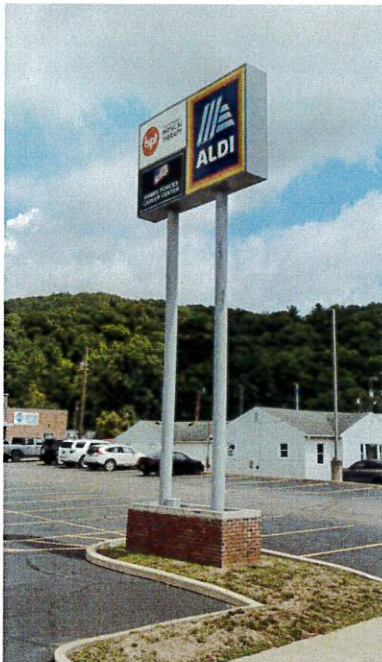


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BRADY SIGNS

1721 Hancock Street
Sandusky, OH 44870
419-626-5112
www.brady signs.com

SITE PLAN



EXISTING PYLON SIGN



SIGN TYPE
N/A

SCALE
NTS

COLOR PALLET

DATE
10/31/25

FILENAME
Dwg75024A

CUSTOMER / ADDRESS
The Landing Dispensary
932 East State Street
Athens, OH 45701

CLIENT APPROVAL

Sign _____
 Print _____
 Title _____
 Date _____

Proud Member Of:

ORIGINAL ARTWORK, DESIGNS & LAYOUTS ARE THE SOLE PROPERTY OF BRADY SIGNS AND MAY NOT BE REPRODUCED, COPIED, TRANSMITTED TO ANYONE, IN FULL OR IN PART WITHOUT THE WRITTEN CONSENT OF BRADY SIGNS.

BRADY SIGNS
 1721 Hancock Street
 Sandusky, OH 44870
 419-626-5112
 www.bradysigns.com

C Freestanding Multi-Tenant Pylon Sign

COMMERCIAL PROPERTY RECORD CARD

ATHENS CO., OHIO

Status : 932 E STATE ST

Map ID: E03-03401003-00

LUC: 429-C - OTHER RETAIL STRUCTURE

Card: 1 of 1

Tax Year: 2019

Printed: 04/09/20

CURRENT OWNER

HUNTINGTON REALTY CORP
P O BOX 2113
HUNTINGTON WV 25701

GENERAL INFORMATION

Routing No. C-Commercial
Class
Living Units
Neighborhood 0040100C2
Alternate Id
District
Zoning
CAUV

Field Review Flag:

Property Notes

SEE #4 NC-17 EST ALDI'S INT REMOD 100%

Note Codes:

BIO LIFE - EXTREME PERFORMANCE
ARMED FORCES CAREER CTR-ALDI
CK17 NEW BLDG-CITY LIST

Land Information

Type	Rate	Size	Influence Factors	Int'l %	Value
1-Primary	SF	9.5	43,560	6-Restrictions -25	310,370
2-Secondary	SF	6.5	43,560	6-Restrictions -25	212,360
3-Undeveloped	SF	4.5	77,972	3-Topography 6-Restrictions -50	175,440

Total Acres: 3.79

Legal Acres: 3.79

Assessment Information

Assessed	Appraised	Cost	Income	Market
Land 244,360	698,170	698,170	698,170	0
Building 1,100,630	3,144,660	3,144,660	-522,730	0
Total 1,344,990	3,842,830	3,842,830	175,440	0

Manual Override Reason
Base Date of Value
Effective Date of Value



Entrance Information

Date	ID	Entry Code	Source
06/26/18	TEG	0-Entrance Gained	3-Other
06/30/17	EDC	0-Entrance Gained	3-Other
01/04/13	EDC	5-Estimated For Misc. Reasons	3-Other
01/18/12	GSW	6-Occupant Not At Home	3-Other
02/13/08	DLA	5-Estimated For Misc. Reasons	3-Other

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor

Property Factors

Topo: 1-Level
Utilities: 1-All Public
Street/Road: 1-Paved
Traffic: 3-Heavy
Action:

Legal Description

Parcel TieBack:
Range - Township - Section:
Legal Descriptions:
15-05-00 SEC 34 3.790A

Addl. TieBack:

2024

WALL MOUNTED SIGN STANDARDS
(Based on the 2024 Ohio Building Code)

COSA Registration# SS08.107

for the

CENTRAL OHIO SIGN ASSOCIATION

James A. Rouse, P.E.
ROUSE ASSOCIATES
3359 Province Court
Powell, OH 43065
614-296-8277
jlmrousecols@sbcglobal.net

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Information contained within this document is not to be used without the written permission of the Board of Directors of the Central Ohio Sign Association. Unauthorized use will be the basis for legal action resulting in the payment of compensatory and punitive damages.

The following information covers wall mounted signs only. Signs not explicitly covered by these tables will require drawings certified by an Ohio Registered Architect or Engineer.

The City of Columbus, through its' representatives in the Department of Regulations Division is hereby authorized to accept the computations from these engineering tables from any licensed sign contractor with a valid registration number. The Central Ohio Sign Association shall establish and maintain a list of all valid registration numbers.

It is understood that the Central Ohio Sign Association does not guarantee proficiency as a result of this program and neither undertakes nor assumes any responsibility for liability in connection with its' sponsorship. In the event any claims are asserted against the Central Ohio Sign Association for any liability arising out of this program, the enrolled agrees to hold the Central Ohio Sign Association, its' officers and members, harmless and to indemnify it for any cost or expense thereby incurred.

WALL MOUNTED SIGNS

Sign or sign components are mounted on a building, project out from the building 12 inches or less and the highest point is no more than 45 feet above ground level. The sign or sign components are between 10 and 300 square feet in face area. The aspect ratio (e.g., ratio of width-to-height, or height-to-width) is not greater than 20:1. The basic wind load used is 107 mph - Exposure B as defined by the 2024 Ohio Building Code.

A minimum of one (1) connector per ten square feet (10 sq.ft.) of area, but **not less than** four (4) connectors, shall be used for each sign or sign component. For individual wall letters, a minimum of two (2) connectors shall be used for each letter. Each connector shall not support more than 30 pounds of vertical load. Connectors shall be spaced no more than 5'-0" on centers and shall be placed near strengthened portions of the sign.

The special connectors (or equivalent) shall be manufactured by one of the following companies:

Hilti
P.O. Box 21148
Tulsa, OK 74121
1-800-879-8000

Red Head Tapcon Screws
ITW Commercial Construction
155 Harlem Ave.
Glenview, IL 60025
1-800-848-5611

Powers Fasteners
2 Powers Lane
Brewster, NY 10509
1-800-524-3244
1-914-235-6300

In all cases, the manufacturer's installation recommendations shall be followed. All connectors should be galvanized or stainless steel. In all instances, good judgement should be used in the selection of the connector to be used. Contact the manufacturer for conditions that vary from those listed.

SIGN ATTACHMENT

The following connectors should be used to connect the sign to the building. The type of connectors to be used are listed by the surfaces on to which the sign is to be mounted.

CONCRETE WALL

- A. 1/4" Hilti Kwik Bolt II Expansion Anchor
Minimum depth - 2" into concrete
Max depth - 2" less than maximum thickness of concrete
- B. 1/4" Powers Steel Dropin
Minimum depth - 1" into concrete
Max depth - 2" less than maximum thickness of concrete
- C. 1/4" x 1-3/4" long Tapcon Concrete Fasteners
Minimum depth - 1-1/4" into concrete
- D. 1/4" Lag Bolt with Shield Anchor
Minimum anchor imbedded - 1" with bolt fully engaged in anchor

CONCRETE BLOCK

Place connectors in masonry unit, not mortar joint.

Do not use connector that extends through the face shell of the block.

- A. 1/4" Hilti Kwik Bolt II Expansion Anchor
- B. 1/4" Powers Steel Dropin
- C. 1/4" Lag Bolt with Shield Anchor
Minimum anchor embedded - 1" with bolt fully engaged in anchor

4" THICK SOLID BRICK WALL

Place in brick, not in mortar joint.

- A. 1/4" Hilti Metal Hit Anchor
Minimum depth - 1"
- B. 3/8" Powers Hollow-set Dropin
Minimum depth - 1-1/4"
- C. 1/4" x 1-3/4" long Tapcon Concrete Fasteners
Minimum depth - 1-1/4" into brick
- D. 3/8" Anchor Bolt with Sleeve Anchor

4" HOLLOW BRICK WALL

- A. 1/4" Hilti Metal Hit Anchor
Minimum depth - 1"
- B. 3/8" Powers Hollow-set Dropin
Minimum depth - 1-1/4"
- C. 1/4" x 1-3/4" long Tapcon Concrete Fasteners
Minimum depth - 1-1/4" into brick
- D. 3/8" Anchor Bolt with Sleeve Anchor

SIDING OR EFIS OVER PLYWOOD (minimum - 3/4 inch thick)

- A. 1/4" Through threaded fastener with backplate or washer - lock washer & nut
- B. 3/8" Toggle bolt - where blind fastener is required

**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 #26-02C

ADVERTISEMENT

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

TO: The Athens Messenger

Insert the following legal notice on **February 28, 2026**

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, March 10, 2026, at 7:00pm** on the following described property:

282 East State Street
Zone B1 Case #26-02C

Appellant is requesting a conditional use in accordance with ACC 23.04.04 (B)(1) to allow a short-term rental in a B1 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

February 26, 2026

NOTICE OF HEARING AND APPEAL

BOARD OF ZONING APPEALS
28 Curran Drive
Athens, Ohio 45701

Your appeal under the Zoning Ordinance relative to
282 East State Street
has been assigned Board of Zoning Appeals **Case #26-02C**

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, March 10, 2026 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
(740)594-6304 Fax
<http://www.ci.athens.oh.us>



City of Athens

ATHENS, OHIO

February 26, 2026

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

Kindred Market/Riley Kinnard / Appellant

For property located at
282 East State Street

Appellant is requesting a conditional use in accordance with ACC 23.04.04 (B)(1) to allow a short-term rental in a B1 zone.

This case has been assigned
Case #26-02C

This meeting has been scheduled for **Tuesday, March 10, 2026** 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 that reads "Rob Delach". The signature is written in a cursive style and is positioned above a horizontal line.

Rob Delach, Chairperson

282 East State Street – Case #26-02C – adjoining properties and owners

0 Patton St (A028280009200), 284 East State St

Young Larry S Trustee
44 Tammy Ln
Athens, OH 45701

3 Patton St and Parcel A028280009000

Perry Cynthia
6908 LeMaster Rd
Athens, OH 45701

0 Patton St (A028280008900)

Muth Maureen
1 Patton St
Athens, OH 45701

283 East State St

Eubanks Michael
283 East State St
Athens, OH 45701

281 East State St

Doose Jeffrey A
281 East State St
Athens, OH 45701

277 East State St

Amanda Dawn Day
277 East State St
Athens, OH 45701

275 East State St

Cogswell Cynthia
275 East State St
Athens, OH 45701

280 East State St

Montle LLC
PO Box 428
Athens, OH 45701



APPEAL FROM A DECISION OF THE ZONING ADMINISTRATOR

Permit # BZA210-000002 Date Rec'd 2/24/2026

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

APPLICANT: Riley Kinnard/Kindred Market PHONE # 740-590-2127 ADDRESS: 284 E. State Street, Athens, OH 45701 OWNER: Larry Young ADDRESS: 44 Tammy Lane, Athens, OH 45701 PROPERTY ADDRESS: 282 E. State Street, Athens, OH 45701 ZONE: B1

I, THE UNDERSIGNED, Riley Kinnard HEREBY APPEAL THE DECISIONS / REVIEW OF THE ZONING ADMINISTRATOR DATED 2/18/26 FOR DENIAL OF A ZONING PERMIT / REVIEW OF CONDITIONAL USE FOR PROPERTY LOCATED AT: 282 E. 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.

Riley Kinnard APPLICANT

STATE OF OHIO, COUNTY OF Athens

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 23 DAY OF February, 2026 BY Riley Kinnard (NAME OF PERSON ACKNOWLEDGING).

Wendy Armstrong SIGNATURE OF NOTARY PUBLIC - STATE OF OHIO



WENDY ARMSTRONG Notary Public State of Ohio My Comm. Expires August 14, 2029

MY COMMISSION EXPIRES: August 14, 2029

Larry S. Young PROPERTY OWNER (IF OTHER THAN APPLICANT)

STATE OF OHIO, COUNTY OF Athens

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 23 DAY OF February, 2026 BY Larry S. Young (NAME OF PERSON ACKNOWLEDGING).

Wendy Armstrong SIGNATURE OF NOTARY PUBLIC - STATE OF OHIO



WENDY ARMSTRONG Notary Public State of Ohio My Comm. Expires August 14, 2029

MY COMMISSION EXPIRES: August 14, 2029

BEFORE THE ATHENS COUNTY BOARD OF ZONING APPEALS

NARRATIVE STATEMENT IN SUPPORT OF CONDITIONAL USE PERMIT FOR SHORT-TERM RENTAL

Applicant: Riley Kinnard

Property Address: 282 E. State Street

Zoning District: B1

I. Introduction

I respectfully submit this statement in support of my application for a Conditional Use Permit to operate a Short-Term Rental at the property located at 282 E. State Street.

The request involves converting an existing long-term residential rental into a regulated short-term rental use. No structural changes or expansion of the dwelling are proposed.

II. Description of the Property

The subject property:

- Is zoned: B1
- Contains: a single-family dwelling
- Includes: 3 bedrooms and 1 bathroom
- Provides 4 off-street parking spaces
- Is served by public sewer

The dwelling is fully equipped to safely accommodate four (4) occupants.

III. Nature of the Proposed Short-Term Rental

The proposed use will:

- Be limited to a maximum of four (4) guests
- Be managed by Kindred Market, LLC/Riley Kinnard
- Include clear house rules regarding noise, parking, and occupancy limits
- Prohibit events and parties
- Maintain compliance with all county health, safety, and tax requirements

This is not a request to increase building size, add units, or intensify land use beyond typical residential occupancy.

IV. Compliance with Conditional Use Standards

A. Compatibility with the Neighborhood

The property has historically been used as a residential rental. The proposed STR use maintains the residential character of the dwelling.

The change is in duration of occupancy, not in the physical nature or intensity of the structure.

With a maximum of four occupants, activity levels will be consistent with ordinary residential use.

B. Traffic and Parking

The property provides adequate off-street parking to accommodate four guests.

An STR with a four-person cap is unlikely to generate more vehicle trips than a typical four-person household.

C. Public Health and Safety

The dwelling meets applicable building and safety requirements.

There will be no exterior amplification, commercial signage, or structural modifications

D. Minimal Impact

The requested occupancy is modest — four occupants in this residential dwelling would allow for a couple to occupy one bedroom plus 2 individual guests in the additional bedrooms or on a sleeper sofa in the living-room. This lodging arrangement is within normal residential expectations and does not represent high-density or commercial-scale lodging.

V. Responsible Operation Plan

To ensure compatibility and address potential concerns, the following operational measures will be implemented:

- Written rental agreement with occupancy cap
- Quiet hours policy
- No events/parties permitted
- Local contact available 24/7
- Off-street parking requirement enforced
- Compliance with all applicable taxes and regulations

These measures ensure the use remains low-impact and responsibly managed.

VI. Conclusion

The proposed short-term rental use:

- Maintains the residential character of the property
- Complies with conditional use standards
- Will not adversely affect neighboring properties
- Will positively impact neighborhood small businesses by increasing tourist access to their goods and services.

For these reasons, I respectfully request that the Athens County Board of Zoning Appeals approve the Conditional Use Permit for a short-term rental at 282 E. State Street.

Respectfully submitted,

Riley Kinnard

2/23/26

No image found for this file, click here to upload an image.

 **PERMIT PROJECT**
FILE #: 10-000066
282 EAST STATE STREET ATHENS OH 45701
282 EAST STATE STREET



PERMIT #: STR26-000001

Permit Type
Short Term Rental Permit

Subtype
Short Term Rental ▼

Work Description:
This property is an established long-term rental that I would like to utilize one room as my permanent office and convert the remainder of the house into a short-term rental. That will be made available to primarily weekend visitors to Athens.

Applicant
Kindred Market - Riley Kinnard ▼ ...

Status
Under Review ▼

Valuation
0.00



FEES & PAYMENTS

Plan Check Fees	0.00
Permit Fees	175.00
Total Amount	175.00
Amount Paid	0.00
Balance Due	175.00

Non-Billable



PERMIT DATES

Application Date
01/28/2026

Approval Date

Issue Date:

Expiration Date:



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 #: STR26-000001
Date Rec'd: January 28, 2026

Subtype: New Rental [X] New Owner [] Demographics update only [] Short Term Rental [X]

Owner Name: Larry S. Young - Revocable Trust
Address: 44 Tammy Lane Athens, Ohio 45701
City, State, Zip:
Telephone #: 740-591-2348 E-mail Address (if applicable):
Would you prefer to receive notifications by regular U.S. mail or E-mail? email
Property Manager Riley Kinnard Telephone #: (740) 590-2127
Property Manager Address 284 E. State Street
Emergency Contact & Telephone #
(must be a resident of Athens County and Name: Riley Kinnard, Telephone #: (740) 590-2127 other than the owner):

Property Address (include all units #'s for multiple units/buildings):
282 East State Street, Athens, OH 45701

Check One: [X] Rental Unit
1 Number of UNITS in Building
Requested Maximum Occupancy Level of Unrelated Persons Per Unit (list each unit separately):
Unit #1: Max Occupancy #1: 4
Or One Family per ACC 23.04.01(A)(1)
Number of Parking Spaces (to be confirmed by Inspector)
Number of Parking Spaces: 2-4 PER PHONE CALL
2-17-26 BAZ
Scheduled Trash Pickup Day: Complex Dumpster

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: [Signature] Date: 1-28-26

(For Office Use Only)
Zone: B1 Recommend:
Exg.# of Parking Spaces: 4 Parking Verified by Code Officer: BAZ
Code Officer Signature: Brian J Zoulek Date: 2-17-2026 Approval/Refusal:
Comments: ACC 23.04.04(B)(1) CONDITIONALLY PERMITTED USE IN B-1.
ASKING FOR 4 TENANTS ALLOWED 3 (SHORT TERM RENTAL)
Zoning Administrator Signature: [Signature] Date: 2/18/26 Approval-Refusal:

This Conveyance has been examined and the Grantor has complied with Section 319.202 of the Revised Code

201300005676
Filed for Record in
ATHENS COUNTY, OHIO
JESSICA MARKINS, RECORDER
10-09-2013 At 02:36 pm.
DEED 68.00
DR Book 491 Page 44 - 50

No. Ex Transfer Fee Paid \$ 0
Jill A. Thompson, Athens County Auditor

By Jh Deputy Auditor

\$10.00 transferred
10-9-13

201300005676
MARTIN & WHARTON
10101 ALLIANCE ROAD
SUITE 220
CINCINNATI OH 45242-4736

LIMITED WARRANTY DEED

Larry S. Young, an unmarried person, for valuable consideration paid, grants, with limited warranty covenants, to Larry S. Young, Trustee of the Larry S. Young Revocable Trust dated July 30, 2012, whose tax mailing address is 44 Tammy Lane, Athens, Ohio 45701, the following Real Property:

See attached Exhibit A

Subject to and together with all mortgages, leases, easements, covenants and restrictions of record, ordinances, roads, and real estate taxes and assessments not yet due and payable.

IN WITNESS WHEREOF, Larry S. Young executes this deed on September 13, 2013.

L.S. Young
Larry S. Young

STATE OF OHIO, COUNTY OF Hamilton) ss.

The foregoing instrument was acknowledged before me this 13 day of September, 2013 by Larry S. Young, unmarried.



THOMAS A. CURTI
Notary Public, State of Ohio
My Commission Expires
May 19, 2014

Thomas A. Curti
Notary Public

This instrument was prepared by: Lisa M. Wharton; Martin & Wharton, LLP; 10101 Alliance Road, Suite 220; Cincinnati, OH 45242

Exhibit A

410 West Union

A027270004200, 4300, 4400

Situate in the City of Athens, County of Athens, and State of Ohio, to-wit:

Lot No. 1159, excepting 10 feet off the north side of said Lot; and Lots numbered 1160 and 1161, all in J. C. Campbell's Fairfield Addition.

This sale does not include any part of the 10 foot alley along the west side of Lots numbered 1159 and 1161 as the same was vacated by Ordinance No. 0-50-75, City of Athens, Ohio, as the same is recorded in Volume 331, pages 334, Athens County Deed Records.

There is also granted to Grantee, his successors and assigns, a permanent right-of-way and easement over and across the following described real estate, as a means of ingress and egress to and from West Union Street to Lot Nos. 1161 and 1160:

Commencing at the southwest corner of Lot No. 1161; thence North 81° 05' West, 10.15' across the vacated alley to the southeast corner of Lot No. 1162; thence continuing North 81° 05' West along the south line of Lot No. 1162 a distance of 27 feet to a point; thence in a northeasterly direction to a point in the west line of Lot No. 1161, 35' north of the southwest corner of Lot No. 1161; thence south along the west line of Lot No. 1161 to the southwest corner thereof, the place of beginning.

Prior Instrument Reference: Volume 12, page 605

Herrold Avenue - Pole Building Lot

A028010002009

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

Being a 0.3138 acre parcel which was part of a 3.6121 acre parcel in the name of Athens Midtown Storage, Ltd., as recorded in Official Record Book 291, page 1179, in the Athens County Recorder's Office, Athens County, Ohio, and being part of Inlots 65 and 66 in the City of Athens, and being situate in Section 16, Town-9-North, Range-14-West, City of Athens, Athens

Township, Athens County, State of Ohio, USA, and being more particularly described as follows:

Commencing at a deed referenced point in the southeast corner of Inlot 64 in the City of Athens; thence North 04° 01' 32" East along the east line of said Inlot 64, 500.0 feet (by previous deeds) to a point in the southeast corner of a 0.8478 acre parcel owned by Athens Midtown Storage, Ltd., as recorded as "Tract II" in Official Record Book 289, page 213; thence South 82° 39' 39" West along the south line of said 0.8478 acre parcel, 201.90 feet to a point in the southwest corner of said 0.8478 acre parcel, said point also being in the Grantor's southeast corner of a 3.6121 acre parcel also owned by Athens Midtown Storage, Ltd., as recorded in Official Record Book 291, page 1179; thence continuing South 82° 39' 39" West, now along the south line of said 3.6121 acre parcel and the Grantor's south line, 454.55 feet to an iron pin w/cap set, said iron pin w/cap set being the real POINT OF BEGINNING of the 0.3138 acre parcel herein described:

Thence continuing South 82° 39' 39" West along the south line of the said 3.6121 acre parcel and the Grantor's south line 88.94 feet to an iron pin w/cap set;

Thence leaving the Grantor's south line, North 07° 08' 47" West along a new line through Grantor's land, 150.54 feet to an iron pin w/cap set in the first of three of the Grantor's north property lines;

Thence North 82° 51' 13" East along the first of three of the Grantor's north property lines, 90.00 feet to a magnail set in the first of two of the Grantor's northerly property corners, said magnail set being witnessed to by an iron pin w/cap set for reference, that bears North 82° 51' 13" East, 25.00 feet from said magnail set, said magnail set also being witnessed by an additional magnail set for reference that bears North 10° 27' 00" West, 25.00 feet from said magnail set;

Thence South 10° 27' 00" East along the second of three of the Grantor's north property lines, 43.65 feet to an iron pin w/cap set in the second of two of the Grantor's north property corners, said iron pin w/cap set being witnessed by an incorrectly located iron pin w/cap stamped "Walton-S 7675" that bears South 78° 35' 48" East, 0.65 feet from said iron pin w/cap set;

Thence South 05° 13' 25" East along a new line through Grantor's land, 106.72 feet to the point of beginning, and containing 0.3138 acre.

INCLUDED INGRESS-EGRESS EASEMENTS

Included with, and, for the use and benefit of, the above described 0.3138 acre parcel, is an existing 30.0 feet in width ingress-egress easement as described in Grantor's deed for the parent

3.6121 acre parcel, as recorded in Official Record Book 291, page 1179 in said Recorder's Office;

Included with, and, for the use and benefit of, the above described 0.3138 acre parcel, is an existing 60.0 feet in width ingress-egress easement as described in Grantor's deed for the parent 3.6121 acre parcel, as recorded in Official Record Book 291, page 1179 in said Recorder's Office;

Included with, and, for the use and benefit of, the above described 0.3138 acre parcel, is a new 40.0 feet in width and length ingress-egress easement as shown on Exhibit B of the deed recorded in Official Record Book 377, page 514 of said Recorder's Office;

ALSO, BEING SUBJECT TO THE FOLLOWING UTILITY EASEMENT

Subject to a New "25.0 feet in width utility easement" being along the south line, and 25.0 feet north of the south line, of the above described 0.3138 acre parcel, and extending all the way across the said 0.3138 acre parcel, from the west line to the east line of said 0.3138 acre parcel.

The bearings used in the above descriptions are based on the East line of Inlot 64, as bearing: North 04° 01' 32" East, and are only for the determination of angles.

Subject to all legal highways and easements.

All iron pins w/cap set referred to in the description above are 5/8" x 30" iron pins with 1-3/8" diameter plastic I.D. caps stamped "G.W. BAYHA-P.S.6139."

Prior Instrument Reference: Official Record Book 377, page 514

6 Herrold Avenue

A027270006400, 6500, 6600

Situate in the City of Athens, in the County of Athens and State of Ohio, to-wit:

Inlots 1143 and 1144, and 21 feet off the south side of Inlot 1145, in the Fairfield Addition to said City of Athens.

Prior Instrument Reference: Official Record Book 439, page 2540

South 4° 30' West along the west line of property now or formerly owned by Bess E. Jones 100.00 feet and continuing 50.00 feet to an iron pin; thence North 85° 25' West 50.00 feet to an iron pin; thence North 4° 30' East 150.00 feet to an iron pin set on the north line of said Outlot; thence along said north line, the same being also the south line of West Union Street, South 85° 25' West 50.00 feet to the place of beginning; together with all rights, reversionary or otherwise, in the abutting streets.

ALSO a right of way 20 feet wide from the alley on the east side of Outlot 87 to and from that part of said Outlot herein described and in the south thereof.

The above right of way is more fully described as follows, to-wit: Beginning at a point on the east line of Outlot 87, said point being located South 4° 30' West 150.00 feet from the northeast corner of said Outlot; thence from said point of beginning North 85° 25' West and parallel to the north line of said Outlot 100.00 feet to an iron pin; thence South 4° 30' West 20.00 feet; thence South 85° 25' East 100.00 feet to a point on the east line of said Outlot; thence North 4° 30' East 20.00 feet to the place of beginning.

Prior Instrument Reference: Volume 73, page 430

282 East State

A 028280002400, 9200

Situate in the County of Athens, State of Ohio, and City of Athens, to-wit:

Being lots 1831 and 1819 in Alexander's Addition to said City of Athens.

Prior Instrument Reference: Official Record Book 303, page 1866

42 West Washington

A027320000100 and 200

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

Parcel 1: The following portion of Inlot 50 situate in said city, beginning at the southwest corner of Inlot 50; thence north on the west line thereof 38 3/4 feet; thence east 39 1/2 feet; thence south 38 3/4 feet; thence west to the place of beginning.

Parcel 2: Being a part of the south side of Inlot 50 in the City of Athens, Ohio, described as follows: Beginning at a point in the west line of said lot 38 3/4 feet north of the southwest corner of said lot; thence north 10 feet; thence east 39 1/2 feet; thence south 10 feet; thence west 39 1/2 feet to the place of beginning.

Prior Instrument Reference: Volume 73, page 143

284 East State

A028280002500, 2600, 2700, 2800, 2900

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

Parcel 1: Inlots 1826, 1827, 1828, 1829, and 1830 in F.L. Alexander's Addition to the City of Athens, Ohio.

Prior Instrument Reference: Volume 181, page 728

44 Tammy Lane

A010250101600

Situate in the Township of Athens, County of Athens and State of Ohio, and being more completely described as follows, in Lease Lot No. 115, Section 25, T.9, R.14:

Beginning at an iron pin on the northeast corner of a 1.76619 acre tract, said point being South 4° West 830.3 feet and South 86° 08' East 77.65 feet from the northeast corner of Lease Lot #117; thence South 86° East along the north line of a 24.35 acre tract 551.07 feet to an iron pin;

thence South 4° 12' West, 480.54 feet to a point on a concrete marker, (said point being the northeast corner of a .95 acre owned by Loyde W. Hales); thence North 86° West 254.53 feet to a point on a concrete marker on the east line of a new 40 foot road; thence North 4° East along the east line of said road 160 feet to a point on a concrete marker; thence South 86° East 254.95 feet to a point on a concrete marker; thence South 4° 12' West 160 feet to the place of beginning and containing .95 acre, more or less.

ALSO subject to a right of way in a deed from Leo Frost and Ada Frost to Richard A. Finlaw and Gertrude M. Finlaw, as recorded in Volume 267, page 325, Athens County Deed Records,

ALSO a right of ingress and egress by foot and any other mode of transportation over and across a private right of way 40 foot in width which lies immediately west of and adjoining to the property herein described and runs from Leoda Road northward; the same to be used in conjunction with all other owners of lots abutting upon said 40 foot right of way.

Prior Instrument Reference: Volume 223, page 326

235 West Union

A027250001400, 1500, 1600

Parcel 1: Being 50 feet out of the south end of the following described premises: Beginning at the northeast corner of Outlot No. 87 in said City; thence south along the east line of said Outlot, 150 feet; thence west 50 feet; thence north 150 feet to the north line of said Outlot; thence 50 feet to the place of beginning.

Parcel 2: Situated in Outlot 87 of the City of Athens, as the same was originally platted, and more particularly described as follows: Beginning at an iron pin marking the northeast corner of Outlot 87; said corner being also the intersection of the south line of West Union with the west line of South Shafer Street; thence South 4° 30' West along the east line of said Outlot the same being also the west line of South Shafer Street 100.00 feet to an iron pin; thence North 85° 25' West 50.00 feet to an iron pin; thence along the east line of property now or formerly owned by Sam and Una Bolin North 4° 30' East 100.00 feet to an iron pin on the north line of said Outlot; thence along the south line of West Union Street South 85° 25' East 50.00 feet to the place of beginning; together with all rights, reversionary or otherwise, in the abutting streets.

Parcel 3: Situated in Outlot 87 of the City of Athens, as the same was originally platted, and more particularly described as follows: Beginning at an iron pin set on the north line of Outlot 87, the same being the south line of West Union Street, said pin being located North 85° 25' West 50.00 feet from the northeast corner of said Outlot; thence from said place of beginning