

**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

**Board of Zoning Appeals
Minutes
February 10, 2026**

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

City Officials present: Lance Allison (Assistant Code Director)

The meeting was called to order on February 10th, 2026, 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 #25-13V 46 N Lancaster Street Zone B1 Robert Prebe / appellant

Appellant is requesting a variance from ACC 23.08.01 B to add 4 parking spaces in front of a structure where no parking is permitted in front of a structure.

The Chairperson asked the Assistant Director to give a report on the case. Lance Allison gave background information about the case.

There is discussion on the history of the building.

The Chairperson invited the appellant and any representatives to speak.

Robert Prebe (appellant) stated that there are eighteen spaces at the property and that by having four extra spots it would be helpful with visitors coming to the property, tenants turning in and out of the property, and towing people.

There was discussion on the location of the proposed parking spots.

There was discussion on parking around the Lancaster Street area.

The Chairperson invited those in favor to speak. No one came forward.

The Chairperson invited those in general comment to speak.

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The property owner of 47, 51, and 53 North Lancaster Street stated that if the case is approved he will be requesting something similar for 47 North Lancaster Street.

The Chairperson invited those in opposition to speak. No one came forward.

The Chairperson closed the testimony from the floor.

There was discussion on the required number of parking spaces for various categories of properties.

There was discussion on the goals of the city code regarding parking.

Aaron Thomas asked the appellant how he came up with four parking spaces, the appellant responded he cared about the symmetry and looks of the proposed parking spaces.

Findings:

- 1.) **EXCEPTIONAL CIRCUMSTANCES: No.**
- 2.) **HARDSHIP AND DIFFICULTY: Yes.**
- 3.) **PRESERVATION OF EQUAL PROPERTY RIGHTS: No.**
- 4.) **MINIMUM VARIANCE: No.**
- 5.) **ABSENCE OF DETRIMENT: Yes.**
- 6.) **NOT OF A GENERAL NATURE: No.**

On a motion from Aaron Thomas, seconded by Alicia Sweeney, the board moved to grant a variance from ACC 23.08.01 B to add 4 parking spaces in front of a structure where no parking is permitted in front of a structure.

The Chairperson called for a vote: 2 votes for (Delach, Thomas) – 3 votes against (Sweeney, Myers, Lachman). Motion Denied.

2. **Case #25-14V 2 Forest Street Zone R1 Dustin Grooms / appellant**

Appellant is requesting a variance from ACC 23.10 Table B to allow 2 parking spaces where 3 are required; and ACC 23.04.01 to allow 2 primary structures where one is permitted.

The Chairperson asked the Assistant Director to give a report on the case. Lance Allison gave background information about the case.

The Chairperson invited the appellant and any representatives to speak.

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Dustin Grooms (appellant) stated that he would like a garage apartment for one long term resident. Dustin explains that allowing one long term resident would cause no noticeable change to the neighborhood.

There was discussion on the placement of structures on the property.

The Chairperson invited those in favor to speak. No one came forward.

The Chairperson invited those in general comment to speak. No one came forward.

The Chairperson invited those in opposition to speak. No one came forward.

The Chairperson closed the testimony from the floor.

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 by Alicia Sweeney, seconded by Ben Lachman, the board moved to grant a variance from ACC 23.10 Table B to allow 2 parking spaces where 3 are required; and ACC 23.04.01 to allow 2 primary structures where one is permitted.

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

OTHER BUSINESS:

Approval of minutes from:

September 9th, 2025:

Aaron Thomas moved to approve the minutes from September 9th, 2025, Shay Myers seconded the motion. Approved by Aaron Thomas, Alicia Sweeney, Rob Delach, and Shay Myers.

October 14th, 2025:

Ben Lachman moved to approve the minutes from October 14th, 2025, Shay Myers seconded the motion. Approved by Ben Lachman, Rob Delach, and Shay Myers.

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Annual Organizational Meeting:

Aaron Thomas, seconded by Alicia Sweeney, moved to re-elect Rob Delach to serve as the Chairperson of the board. 4 votes for (Lachman, Sweeney, Thomas, Myers) – 0 against. Motion approved.

The Chairperson adjourned the meeting at 8:25 pm.

Robert Delach, Chairperson

Date

David Riggs, Zoning Administrator

Date