

**Office of Code Enforcement and
Community Development**

28 Curran Drive
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City of Athens
ATHENS, OHIO

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

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

City Officials present: Tom Pyle (Director of Code Enforcement) Lance Allison (Assistant Code Director)

The meeting was called to order on March 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 #26-01V 932 E State Street Zone B3 DaNite Sign Co / appellant

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.

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

Aaron Thomas asked Mr. Allison for more information on the signage and the location where it would be placed. Mr. Allison replied, saying there is an existing free standing sign and that the new signage would be placed at the bottom portion of the sign.

The Chairperson invited the appellant and any representatives to speak.

Ryan Brady (appellant) stated that there is a tenant obligation to keep the Aldi sign taking up at least half of the space so the idea was to break up the two tenants to three so the sizing would not be an issue. He explained that the sign was chosen to be placed on the brick portion of the sign because placing it on the brick does not put load onto the structure itself. He went on to further explain that a free-standing sign was selected to increase the visibility of the business, since the business is tucked away from the street.

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There was discussion on the previous signage on other buildings in the lot of 932 E State Street.

Aaron Thomas asked if the sign would be illuminated. The appellant responded saying it would not be illuminated.

Due to no attendance at the meeting the Chairperson waived general comments and opposition.

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: No.**

On a motion from Aaron Thomas, seconded by Alicia Sweeney, the board moved to grant 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.

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

**2. Case #26-02C 282 E State Street Zone B1 Riley Kinnard/Kindred Market /
appellant**

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.

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

There was a discussion on a previous similar case near the proposed short term rental.

The Chairperson invited the appellant and any representatives to speak.

Riley Kinnard (appellant) stated that she lives close to Kindred Market and explained that she has seen Airbnbs that highlight local goods and she believes she could do something similar very well.

Aaron Thomas asked if she would be managing the property. Riley Kinnard said yes she would.

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Paul Kinnard asked how many bedrooms the property has. Riley Kinnard replied saying there are three, with two being used for the short-term rental and one bedroom being used as an office.

Due to no attendance at the meeting the Chairperson waived general comments and opposition.

Findings:

1.) USE WILL HAVE SIGNIFICANT NEGATIVE IMPACTS ON OTHER USES IN THE ZONE OR VICINITY: No.

On a motion from Alicia Sweeney, seconded by Aaron Thomas, the board moved to grant a conditional use in accordance with ACC 23.04.04 (B)(1) to allow a short-term rental in a B1 zone.

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

OTHER BUSINESS:

Approval of minutes from:

February 10th, 2026: Aaron Thomas moved to approve the minutes from February 10th, 2026. Shay Myers seconded the motion. Approved by Aaron Thomas, Alicia Sweeney, Rob Delach, and Shay Myers.

The Chairperson adjourned the meeting at 7:51 pm.

Robert Delach, Chairperson

Date

Tom Pyle, Zoning Administrator

Date