December 24, 2019

Board of Zoning Appeals
Tim Oatney, Jim Bahnsen, Jim Edwards, Lindy Jackson, Rebecca Anderson, Mayor David Scheffler

RE: January 7, 2020 Board of Zoning Appeals Meeting (2:00 p.m.) in the 1897 Room on the 2nd Floor of City Hall. Enter using the door located at 104 East Main St.

Dear Members:

The following comments are submitted to assist you with the special; exception request scheduled for the above referenced meeting:

**BZA CASE No. 589**

Henry Hood III, Four Moore Investments, LLC, of 1430 Collins Road, Lancaster, Ohio, has re-submitted an application (19-BZ000589) for special exception for the property located at 1850 Lancaster-Newark Road, also known as parcel number 0533008400. This property is zoned CG: Commercial General. Mr. Hood is considering developing the property for apartments found in Planning & Zoning Code sections 1133.03(c)(2)(B). A new site plan has been attached showing a proposed development. New versions of Exhibit A Project Narrative and Exhibit B Special Exception Use Factors have been attached. A possible assisted living facility has been taken out of the proposal. I will have additional copies of the submittal, including the site plan, at the meeting.

This case was tabled at the October meeting due to a lack of information. Board members had requested a traffic study be completed and made available.

**Four Moore Investments LLC, is requesting a special exception be granted for the apartment development.**

See the attached documents.

If you have any questions, feel free to call our office.

Sincerely,

Peter Vail
Zoning Official