



**CITY OF LANCASTER**  
**BUILDING DEPARTMENT**  
121 EAST CHESTNUT STREET, Suite 101  
LANCASTER, OHIO 43130  
OFFICE (740) 687-6649 - FAX (740) 681-5030

January 23, 2019

**Board of Zoning Appeals**

Tim Oatney, Jim Bahnsen, Jim Edwards, Lindy Jackson, Rebecca Anderson, Mayor David Scheffler

**RE: February 12, 2019 Board of Zoning Appeals Meeting (7:00 p.m.)**

Dear Members:

The following comments are submitted to assist you with the variance and special exception requests scheduled for the above referenced meeting:

**BZA Case No. 573**

Jim Thomas of BDT Architects, 26 E. Park Dr., Suite 101, Athens Ohio, has submitted an application for an area variance and special exception (application BZ-00573) for the property located at 1248 E. Main St. (new address) also known as parcels 0535136300, 0535136400, 0535136500, and 0535136600. This property is zoned CG: Commercial General. The attached site plan shows a new restaurant with a drive thru and outdoor seating area on the east side. Planning & Zoning Code section 1151.04 (e) requires a screening wall or fence be provided for the proposed parking that is exposed to the residential area to the south and across the alley. The parking area marked on the site plan does not meet the 50-foot setback required. Parking on the west end of the site plan meets the setback requirement. Planning & Zoning Code section 1133.03(c) (7) requires the Board to grant a special exception for the outside seating facilities. There are no other details associated with this requirement.

**Mr. Thomas is requesting an area variance be granted for the screening requirement for the parking along the east end of the alley and a special exception for the outside eating area.**

See attached documents.

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

Sincerely,

Peter Vail  
Zoning Official

