



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

February 20, 2019

Board of Zoning Appeals

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

RE: March 5, 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. 574

Cris Moore of Wilcox Communities LLC, 250 W. Old Wilson Bridge Rd., Worthington, Ohio, has submitted an application for Special Exception (application BZ-00574) for the property located at 2501 N. Memorial Dr. also known as parcel number 0630001800. This property is zoned CG: Commercial General. The attached drive by view shows the sign structure was already in place and has been since before the property owner annexed the property into the City back in 2015. At that time city officials did not record any comment concerning this sign structure.

The sign is considered an off-premises directional sign which is advertising property for rent at Lancaster Ridge a short distance away at the end of Michaelsway Ave. The size and height of the sign, along with the shortened distance from the right-of-way are not being considered since the sign was accepted "as is" through the annexation.

Mr. Moore is requesting a Special Exception be granted for the off-premises directional sign.

See attached documents.

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

Sincerely,

Peter Vail
Zoning Official