



CITY OF LANCASTER
BUILDING DEPARTMENT
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March 20, 2019

Board of Zoning Appeals

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

RE: April 2, 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. 575

Cathleen Hochstetler of 6245 Hopewell Church Rd., Lancaster, Ohio, has submitted an application for Use Variance (19-BZ00575) for the property located at 1051 South Sugar Grove Rd. also known as parcel number 053814000. This property is zoned RS-3: Residential Single-family High Density. Ms. Hochstetler has purchased this property and wishes to operate a state licensed daycare center at this location. This not a permitted use within a RS-3 district. The owner must show unnecessary hardship that includes but is not limited to items A. thru G. of Planning & Zoning Code 1157.09(c) (1).

Ms. Hochstetler is requesting a Use Variance be granted for state licensed daycare center.

BZA CASE No. 576

Mr. Anthony Redd of 2339 Rainbow Dr. NE, Lancaster, Ohio, has submitted an application for an Area Variance (application 19-BZ00576) for his residence at the same location also known as parcel number 0534825600. This property is zoned RS-3: Residential Single-family High Density. Mr. Redd wishes to add on to his detached barn with a 12-foot by 40-foot addition to the side. The addition will add 480 square feet to the barn. Mr. Redd brought before the board BZA Case 455 in September 2013 for a building 1,600 s.f. This exceeded the 60 percent rule for allowed square footage by 203.2 square feet of a detached accessory building as required in Planning & Zoning Code section 1125.02(3)(c) and was approved. The new 480 square foot addition will increase the amount over 60 percent to 683 square feet. See the attached calculation.

Mr. Redd is requesting an Area Variance be granted for the square footage exceeding sixty percent of the ground floor area of the principle structure.

BZA CASE No. 577

Mr. David Bailey of 2329 Rainbow Dr. NE, Lancaster, Ohio, has submitted an application for an Area Variance (application 19-BZ00577) for his residence at the same location also known as parcel number 0534168500. This property is zoned RS-1: Residential Single-family Low Density. Mr. Bailey wishes to add on to his existing detached garage that is located in his required rear portion of his back yard. Building the new addition will exceed the 60 percent allowed for detached accessory buildings by 136.2 s.f. The addition will also increase the amount of square feet allowed within a required rear yard by 189 s.f. Both cases exceed the square footages allowed in Planning & Zoning Code section 1125.02(3)(c), 60 percent of the ground floor area of the principle structure and the use of 20 percent of the required rear yard. Calculations and a residential matrix have been attached.

Mr. Bailey is requesting an area variance be granted both exceeding the square footage allowed for a detached structure and exceeding the use of the required rear yard.

See attached documents.

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

Sincerely,



Peter Vail
Zoning Official