



CITY OF LANCASTER
BUILDING DEPARTMENT
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April 24, 2019

Board of Zoning Appeals

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

**RE: May 7, 2019 Board of Zoning Appeals Meeting (4:00 p.m.) 2nd Floor Conference Room in City Hall.
Enter using the door located at 104 East Main St.**

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. 578

Lawrence Reams of 749 Lanreco Blvd., Lancaster, Ohio, has submitted an application for Special Exception (19-BZA00578) for his property at the same location, also known as parcel number 0535219500. This property is zoned RS-2: Residential Single-Family Moderate Density. A citizen called in to complain that Mr. Reams has been operating an Air-BnB at this location and was concerned about parking of vehicle(s) on the street. Air BnB's are not formally discussed in the zoning code but would fall under the guidelines of a Bed & Breakfast found in 1129.02(d)(7) items A. thru D. and also in section 1161(10) Bed and Breakfast Inn in the chapter for Definitions.

Mr. Reams is requesting a Special Exception be granted for the Air BnB operation he is operating in his residence.

BZA CASE No. 579

Robert Engel of 329 S. Columbus St., Lancaster, Ohio, has submitted an application for a use variance (19-BZ00579) for the property located at 722 S. Broad St. also known as parcel number 0536007010. This property is zoned RS-4: Residential Single-family Highest Density. Mr. Engel is currently operating a recycling business from this location. The business was started by his brother James Engel (deceased in 2018) over twenty years ago. I have attached a copy of the previous zoning map pre-dating August 1, 2001 showing the property was zoned Heavy Industrial. I have also attached aerial views of the property dating back to 2000 when signs of the recycling operation became obvious. Planning & Zoning Code section 1129.02 does not permit such a use within a residential district. Previous zoning inspectors for the City have never formally questioned the location of this business in relationship to the location of the property within the zoned district. A complaint was filed with Code Enforcement that triggered a search into whether the property had ever received approval to be in the current location. A recycling operation is not defined in Planning & Zoning Code section 1161.01 but does meet the definition of item (57), Junk & Salvage Yards, of the same section. A copy has been attached.

Mr. Engel is requesting a use variance be granted for the recycling operation.

BZA CASE No. 580

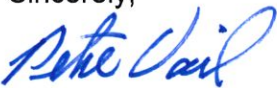
Timothy Baden of 722 N. Pierce Ave., Lancaster, Ohio, has submitted an application for two area variances (19-BZ00580) for the same property also known as parcel number 0531019100. This property is zoned RS-4: Residential Single-family Highest Density. Mr. Baden wishes to remove the current garage and build a new larger two-car garage with a second story to be used as a studio and family gatherings. Building plans show a utility sink will be installed on the first floor but no bathroom facilities or kitchen space. The ground floor area of the new 30' X 37.33' structure will be 1,120 square feet. Planning & Zoning Code section 1125.02(c) only allows the total square footage of accessory structures to be no more than sixty percent of the ground floor area of the principle structure. This exceeds the sixty percent rule by 567.6 square feet. The building will be placed twelve feet from the rear lot line. Planning & Zoning Code section 1125.02(c) allows you to use twenty percent of the required rear yard for accessory structures. The placement of this building will increase the allowed square footage in the rear yard by 77.6 square feet. Please see the attached calculation sheet and site plan for the property.

Mr. Baden is requesting area variances be granted for the increased square footage of the footprint of the building and the increased 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