



CITY OF LANCASTER
BUILDING DEPARTMENT
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May 22, 2019

Board of Zoning Appeals

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

**RE: June 4, 2019 Board of Zoning Appeals Meeting (4:00 p.m.) 2nd Floor Meeting 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. 581

Tim Scholl of 1124 Olds Ave., Lancaster, Ohio, has submitted an application for an area variance (19-BZ00581) for his property at the same location, also known as parcel number 0532131900. This property is zoned RS-4: Residential Single-family Highest Density. Mr. Scholl wishes to build a new detached garage 24 feet X 26 square feet. Planning & Zoning Code 1125.02(c) states that if your house is less than 1,000 square feet then you are limited to accessory structure square footage totaling 576 s.f. Mr. Scholl is requesting 624 s.f. This is 48 s.f. greater than allowed.

Mr. Scholl is requesting an area variance for the accessive square footage allowed.

BZA CASE No. 582

Mary Lou Axline of 3492 B.I.S. Rd., Lancaster, Ohio, has submitted an application for special exception (19-BZ00582) for her newly acquired property located at 546 W. Sixth Ave. also identified as parcel number 0531141200. This property is zoned CG: Commercial General. Ms. Axline has purchased this property with the plan to convert it to a single-family home. Planning and Zoning Code section 1133.03(c) (1) requires a proposed single-family detached dwelling, as defined in section 1161.01(102), is subject to the requirements of the RM-2 District [1129.04(b)] and with all other City codes and ordinances. This section will refer you back to a RS-4 designation found in 1129.03 and the requirements of such.

Ms. Axline is requesting the Board to grant the special exception to allow this commercial property to become a single-family residence.

See attached documents.

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

Sincerely,

Peter Vail
Zoning Official