June 19, 2019

Board of Zoning Appeals
Tim Oatney, Jim Bahnsen, Jim Edwards, Lindy Jackson, Rebecca Anderson, Mayor David Scheffler

RE: July 2, 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. 583**
Bruce Foster of 902 Spring St., Lancaster, Ohio, has submitted and application for (19-BZ00583) for an area variance for his property at the same location, also known as parcel number 0536243300. This property is zoned RS-3: Residential Single-family High Density. Mr. Foster wishes to build a new 24 ft. X 36 ft. detached garage. Planning & Zoning Code section 1125.02(c) states that the total floor area of all detached structures shall not exceed sixty percent of the ground floor of the principle structure. Mr. Foster is requesting a total of 1,556 sq. ft. He is allowed 873.6 sq. ft. according to the calculations and will be over the allowed amount by 182.4 sq. ft. Mr. Foster is also appealing the administrative decision requiring him to complete the all-weather surface from the end of the driveway to the front of the garage as shown on the site plan. Planning & Zoning Code section 1123.15(a) requires all motor vehicles designed for travel to be parked or stored on an all-weather surface as defined in Chapter 1161 Definitions. Please see attached supporting documents.

**Mr. Foster is requesting an area variance for the excessive square footage allowed and approval to not have to complete the parking area with an all-weather surface.**

**BZA CASE NO. 585**
Steve Lichtenberg of VPL Architects, 426 E. Main St., Lancaster, Ohio, has submitted and application (19-BZ0585) for an area variance for the property located at 220 E. Walnut St. also known as parcel number 0535810500. This property is owned by Fairfield Community Health Center. The property is zoned CN: Commercial Neighborhood. New parking is being added to the west side of the property along the alley. Planning & Zoning Code section 1151.03(b) Table 1 requires parking that is within fifty feet of an "R" district must be setback 25 feet when six or more parking spaces are proposed. The planned setback is 4'-2" from the property line. The plans show a three-foot high retaining wall with six feet of fence screening added making a nine-foot tall screened wall separating the parking from the alley and RS-4 district to the west.

**Mr. Lichtenberg is requesting an area variance be granted for the reduced parking setback adjacent to a residential district.**
See attached documents.

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

Sincerely,

[Signature]

Peter Vail
Zoning Official