August 21, 2019

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

RE: September 3, 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 requests scheduled for the above referenced meeting:

**BZA CASE No. 586**
Tim Baden of 720 N. Pierce Ave., Lancaster, Ohio, has submitted an application (19-BZ00586) for an area variance for his property located at the same address, also known as parcel number 0531019100. This property is zoned RS-4: Residential Single-Family Highest Density. Mr. Baden is constructing a new garage that was approved by this Board under case number 580. Mr. Baden has had to raise the height of one of the garage doors in order to allow for the entry of a dump truck he wishes to store in the building. By doing this, the second-floor walls were also raised putting the ridge of the roof at twenty-seven feet. Planning & Zoning Code section 1125.02(b) requires accessory buildings in a RS district not to exceed eighteen feet in height. This is a difference of an additional nine feet to the height of the building.

**Mr. Baden is requesting an area variance be granted for the extended height of the accessory building.**

**BZA CASE No. 587**
Mike Qualls, of Gene’s Sign Co., 310 N. Broad St., Bremen, Ohio, has submitted an application (19-BZ00587) for an area variance for the property located at 105 E. Mulberry St., St. Peter’s Evangelical Lutheran Church, also known as parcel number 0533814500. This property is zoned RS-4: Residential Single-Family Highest Density. The church wishes to install a new ground sign with changeable copy on the property at the corner of E. Mulberry St. and N. Broad St. set diagonally across the grassy corner of the property within 7 feet of the sidewalk on west side and 8.3 feet from the sidewalk on the south side. The signage portions of the sign total 27.89 square feet and the graphics depicting the look of the sign shows the sign will be 7 feet tall. Building Code section 1317.09 Sign Matrix requires the ground sign to not exceed 20 square feet of signage including the changeable copy portion, not placed closer than 10 feet from the right of way, and to be constructed at a maximum of 6 feet tall. The proposed sign has received a Certificate of Appropriateness from the Historic Lancaster Commission.

**Mr. Qualls is requesting area variances be granted for the setback from the property lines, the increased signage areas and the height of the ground sign.**
BZA CASE No. 588
Mr. Tim Oatney, of Oatney Professional Building LLC, 121 E. Sixth Ave., has submitted an application (19-BZ00588) for area variances for a new sign to be located at the same address. This property is also identified as parcel number 0533166900. The property is zoned CN: Commercial Neighborhood. Mr. Oatney wishes to install a second ground sign similar to the one installed in 2005 (BZA Case 237) at the west end of the property. The new sign, placed at the east end of the property, will be setback 32 inches from the property line and will be 7 feet tall. The setback will match the older sign. Building Code section 1317.09 Sign Matrix requires the ground sign to be set 10 feet from the right of way and is limited to 6 feet in height. See the aerial view for the proposed location for the new sign.

Mr. Oatney is requesting an area variance be granted for the setback from the right of way and an area variance for the additional height of the sign.

See the attached documents.

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

Sincerely,

Peter Vail
Zoning Official