The Zoning Board of Appeals met on Tuesday, March 5, 2019 at 7:00 pm in the Lancaster City Schools Education Services Center, 111 S Broad Street, Lancaster, Ohio.

Members present were Tim Oatney, Jim Bahnsen, Rebecca Anderson and Lindy Jackson. Also present was Amy Calvert-Glorioso, Secretary, Stephanie Hall, City Prosecutor’s Office and Peter Vail, Zoning Official.

Mr. Oatney called the meeting to order and explained the procedures of the meeting. Mr. Oatney advised that anyone addressing the Board would be sworn in before speaking. All those wishing to speak were sworn in.

Mr. Bahnsen made a motion to approve the minutes from the February 12, 2019 meeting. Mr. Jackson seconded. Minutes were approved.

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**BZA CASE #574**

Mr. Jonathan Wilcox, Wilcox Communities, LLC., 250 W. Old Wilson Bridge Road, Worthington, Ohio has applied for a Special Exception for the property located at 2501 N. Memorial Drive. This property is zoned Commercial General.

The existing sign structure was already in place and has been since before the property was annexed into the City in 2015. At that time, City officials did not record any comment concerning this sign structure. The sign is considered an off-premise directional sign advertising property for rent at Lancaster Ridge, a short distance away at the end of Michaelsway Avenue. The size and height of the sign, along with the shortened distance from the right-of-way are not being considered because the sign was accepted “as is” through the annexation.

Mr. Wilcox apologized for not seeking approval before putting the sign up. Wilcox Communities, LLC, owners of Lancaster Ridge, have struggled in achieving full occupancy because of the lack of visibility. The condos are high-end and are located behind Menards and Walmart. The current signage at Michaelsway Avenue has limited visibility.

Mr. Wilcox has made a financial arrangement with Mr. Larry Tipton, owner of the property located at 2501 N. Memorial Drive, to place a banner on the existing sign. This has been a game-changer and they are currently 62% occupied at this time. Mr. Wilcox is requesting a Special Exception for the temporary sign (9 months). Mr. Wilcox’s arrangement with Mr. Tipton, stipulates if the property sells, the sign must be removed immediately.

There were no additional questions from the Board. There were no comments received by the Secretary. The City had no issue with the Special Exception. Mr. Vail clarified that the Board can’t change the sign itself because it was accepted as is when annexed into the City. There was no one present in the audience to speak for or against the request.
Mr. Jackson made a motion to grant the special exception for a nine-month period, with the option that Mr. Vail, the City Zoning Official, has the authority to extend the period an additional three-months at his discretion. Mr. Bahnsen seconded the motion.

Unanimous vote to approve the special exception was granted,

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Mr. Bahnsen made a motion to adjourn. Mr. Jackson seconded the motion

Meeting was adjourned

Respectfully submitted,

Amy Calvert-Glorioso, Secretary