The Zoning Board of Appeals met on Tuesday, April 2, 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 March 5, 2019 meeting. Mr. Jackson seconded. Minutes were approved.

BZA CASE #575

Cathleen Hochstetler, 6245 Hopewell Church Road, Lancaster, Ohio has applied for a Use Variance for the property located at 1051 S. Sugar Grove Road. This property is zoned Residential Single-family High Density. The owner must show unnecessary hardship that includes but is not limited to items A through G of Planning & Zoning Code 1157.09(c)(1).

Ms. Hochstetler has purchased this property (former Jehovah Witness Kingdom Hall) and wishes to convert the church to a State licensed daycare center.

The Board inquired if Ms. Hochstetler has had any neighbors express concern? Ms. Hochstetler stated that no one has expressed to her any concerns. In fact, one neighbor was planning to make use of the daycare facility.

The Board questioned the regulations regarding how many children can be cared for at one time. Ms. Hochstetler stated that the regulations allow up to 65 children, once the expansion is complete. She plans to construct a playground behind the building where the current parking area is. They will be using rubber mulch to cover the current paving. Ideally, she would like to have parking in the front.

The Board expressed concern about fencing in the front, the security of the doors and the safety of the children.

Ms. Hochstetler stated that she would have 8 employees, but not all of them would be there the same hours. The hours of operation are Monday through Friday, 6 am to 6:30 pm. The entrance would have magnetic locking doors for security. The oldest child would be pre-K (4½ to 5 years old).

The Church Official and the Realtor both assured Ms. Hochstetler that the property was zoned Commercial and that a daycare facility was an allowed use. She was not aware of any zoning issues.
The Board concurred that Ms. Hochstetler would need to have State Certification, a Safety Plan and Fire Inspection before occupancy and that these officials are better equipped to addresses any safety and logistic concerns that the Board has.

The Board asked Mr. Vail for clarification on the Use Variance. Mr. Vail explained that this is not a Type A or Type B facility and is not an allowed use in a Residential zone. He stated that this is a decent size building and has adequate parking (1 per 15 children). He agrees that there is a lot of traffic on this street and any concerns about children in the front should be addressed. In his opinion this is a good use for this facility.

There were no additional questions from the Board. There were no comments received by the Secretary. The City had no issue with the Use Variance. There was no one present in the audience to speak for or against the request.

Mr. Bahnsen made a motion to approve the Use Variance and Ms. Anderson seconded. Unanimous vote to approve the Use Variance was granted.

**BZA CASE #576**

Anthony Redd, 2339 Rainbow Drive NE, Lancaster has applied for an Area Variance for his residence. This property is zoned Residential Single-family High Density. Mr. Redd wishes to add on to his detached barn with a 12-foot by 40-foot addition. The addition will add 480 square feet to the barn. This addition will increase the amount over 60 percent to 683 square feet.

Mr. Redd stated that the barn and his residence is on 6 ½ acres and is not visible from the road.

There were no questions from the Board. There were no comments received by the Secretary. The City had no issue with the Area Variance. There was no one present in the audience to speak for or against the request.

Mr. Edwards made a motion to approve the Area Variance and Mr. Jackson seconded. Unanimous vote to approve the Area Variance was granted.

**BZA CASE #577**

David Bailey, 2329 Rainbow Drive NE, Lancaster has applied for an Area Variance for his residence. This property is zoned Residential Single-family Low Density. Mr. Bailey wished to add on to his existing detached garage that is located on a rear-portion of his backyard. Building the new addition will exceed the 60 percent allowed for detached accessory buildings by 136.2 square feet. The additional will also increase the amount of square feet allowed within a required rear yard by 189 square feet.
Mr. Bailey stated that the garage will be used for storage only. His property is long and deep, and the existing building is at the rear of the property. He clarified for the Board that the addition will be adjacent to the current building.

There were no additional questions from the Board. There were no comments received by the Secretary. The City had no issue with the Area Variance. There was no one present in the audience to speak for or against the request.

Mr. Edwards made a motion to approve the Area Variance was granted.

Mr. Vail stated that effective with the May meeting, the Board of Zoning Appeals will meet at City Hall, second floor.

He also proposed changing the time of the meeting to 4 pm on the first Tuesday of every month (if there are cases). The Board expressed concern that this may not be convenient for those presenting cases. Mr. Vail stated that this works for other communities.

The Board unanimously agreed to this change.

Ms. Calvert-Glorioso stated that because of her work schedule, this change is not possible. Therefore, effective immediately, she will be resigning as secretary.

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

Meeting was adjourned

Respectfully submitted,

Amy Calvert-Glorioso, Secretary