The Board of Zoning Appeals met on Tuesday June 5, 2019 at 4:00 pm in City Hall 2nd floor conference room, 104 E. Main St, Lancaster, Ohio.

Members present were Tim Oatney, Lindy Jackson, Rebecca Anderson and Jim Bahnsen. Also present was Erica Lanning, Secretary, Stephanie Hall, City Prosecutor’s Office and Pete 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.

Ms. Anderson made a motion to approve the minutes from the May 7, 2019 meeting after discussed corrections are made. Mr. Jackson seconded. Jim Bahnsen abstained. Minutes were approved.

BZA CASE #582

Mary Lou Axline, 546 W. Sixth Ave, Lancaster, Ohio has applied for a special exception for the property located at 546 W. Sixth Ave. This property is zoned Commercial General.

Ms. Axline purchased this property to be her residence. Planning and Zoning Code section 1133.03(c)(1) requires a single-family home meet the requirements of an RM-2 District and all other city codes and ordinances. Ms. Axline is requesting a special exception.

The Board asked Mary Lou if she owned the lot next door. They also asked how many square foot the building is. Ms. Axline advised she does not currently own the lot however she would like the opportunity to purchase. The home will be approximately 800 sf. She advised the board it will be very easy to convert; the home already has a kitchen, laundry room and bathroom.

There was discussion of residential homes all around 546 W. Sixth Ave.

There were no additional questions from the Board. There were no comments received by the Secretary. The City had no position on the special exception. There was no one present in the audience to speak for or against the request. Mr. Edwards made a motion to approve the special exception. Mr. Jackson seconded the motion. Ms. Anderson abstained.

Unanimous vote to approve the special exception request was granted.

BZA CASE #581

Tim Scholl, 1124 Olds Ave, Lancaster, Ohio has applied for an area variance for the property located at 1124 Olds Ave. This property is zoned Residential Single-Family Highest Density.
Mr. Scholl would like to build a garage in the rear of his residence. He explained he is requesting the additional two feet to allow room for his truck.

The Board asked Tim the distance between the garage and the house. The garage is 32 feet from the residence and will have garage doors on both sides.

The Board questioned the length of the truck. Mr. Scholl stated it is a double cab and is 20 foot from bumper to bumper.

The Board asked if there will be any plumbing in the garage. Tim advised there will not be any plumbing. The garage will have basic electric only.

There were no additional questions from the Board. There were no comments received by the Secretary. The City had no position on the area variance. There was no one present in the audience to speak for or against the request. Mr. Jackson made a motion to approve the area variance. Ms. Anderson seconded the motion.

Unanimous vote to approve the area variance request was granted.

Ms. Anderson made a motion to adjourn. Mr. Bahnsen seconded the motion.

Meeting was adjourned

Respectfully submitted,

Erica Lanning, Secretary