The Board of Zoning Appeals met on Tuesday September 3, 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, Jim Edwards, 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.

Mr. Jackson made a motion to approve the minutes from the July 2, 2019 meeting. Mr. Bahnsen seconded. Ms. Anderson abstained. Minutes were approved.

BZA CASE #587

Mike Qualls, of Gene’s Sign Co., 310 N. Broad St., Bremen, Ohio has applied for an area variance for the property located at 105 E. Mulberry St. This property is zoned Residential Single-Family Highest Density.

The church wishes to install a new ground sign with changeable copy on 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 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 be placed closer than 10 feet from the right of way, and to be constructed at a maximum of 6 feet tall.

Mr. Qualls explained the old sign will be removed and the new sign will go in its place. The sign will have removable lettering and halo lighting that will point down. He advised the Board he has received approval from The Historical Lancaster Commission.

There were no questions from the Board. There were no comments received by the Secretary. The City advised they are satisfied with setbacks and size. 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. Mr. Bahnsen seconded the motion.

Unanimous vote to approve the special exception and appeal was granted.
BZA CASE #588

Tim Oatney, 157 Hickory Lane, Lancaster, Ohio has applied for an area variance for the property located at 121 E. Sixth Ave. This property is zoned Commercial Neighborhood.

Mr. Oatney wishes to install a second ground sign similar to the one installed in 2005 (BZA Case 237) at the east end of the property. The new sign at the east end of the property will be setback 32 inches from the property line and will be 6 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.

Mr. Oatney explained the new sign will replicate the old sign and will be raised to 6 foot.

The Board asked if both signs will be raised and if either sign will impede anything. Mr. Oatney advised both signs will be raised and will not obstruct the view.

There were no additional questions from the Board. There were no comments received by the Secretary. The City has no issue with the area variance. There was no one present in the audience to speak for or against the request. Ms. Anderson made a motion to approve the area variance. Mr. Edwards seconded the motion. Mr. Oatney abstained.

Unanimous vote to approve the area variance request was granted.

BZA CASE #586

Tim Baden of 720 N. Pierce Ave., Lancaster, Ohio has applied for an area variance for the property located at 720 N. Pierce Ave. This property is zoned Residential Single-Family Highest Density.

Mr. Baden is constructing a new garage that was approved by this Board under case number 580. Mr. Baden had to raise the height of one of the garage doors to allow for 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 in height. Planning & Zoning Code section 1125.02(b) requires accessory buildings in a RS district not to exceed eighteen feet in height.

There was lengthy discussion on the height of the garage and the disappointment that Mr. Baden did not come to the Board before changes were made. There was discussion that the original plans were approved for 20 feet when they should not have exceeded 18. There was further discussion on the current height of the garage and the work it will take to lower the height.

The Board asked why the 2nd floor was changed from 8 foot ceilings to 9 foot. They also questioned why the garage was constructed without approval once the plans where changed.
Mr. Baden advised the Board that he had two sets of plans and the wrong set of plans were on site. Mr. Baden stated he takes full responsibility for the mistake and will do whatever is needed to rectify.

The Board asked Mr. Baden if he has purchased all material needed to finish the project. He advised he has purchased everything needed however he understands he will need to make changes.

There were no further questions from the Board. There were no comments received by the Secretary. The City is in agreement with variances once changes are made. There was no one present in the audience to speak for or against the request.

Mr. Bahnsen made a motion to approve the area variance with the removal of two courses of block from the top of the garage. Ms. Anderson seconded the motion.

Unanimous vote to approve the area variance was granted.

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

Meeting was adjourned

Respectfully submitted,

Erica Lanning, Secretary