

AGENDA

BOARD OF ZONING APPEALS

for MEETING on
November 10, 2020

Due to the (COVID-19) pandemic, the BZA is meeting remotely.
ATTENDEES WANTING TO JOIN the meeting can use the following link:

Please click the link below to join the webinar

<https://us02web.zoom.us/j/83274218111?pwd=M25zYU50WXRJcVF4cDlDQjkzaHd3dz09>

Passcode: 770518:

Or iPhone one-tap :US: +13126266799,,83274218111# or +19294362866,,83274218111#

For those who would simply like to watch, streaming continues to be available at www.ci.athens.oh.us/video, and you can email any questions or comments about agenda topics to kyake@ci.athens.oh.us. Your question/comment must be submitted by 4:00 p.m. the day of the meeting. We request that you include your name and address in the email, and we will do our best to respond. Please include in the Subject line "QUESTION/COMMENT"

Hearings:

- 1.) Case #20-10V 748 East State Street Zone B-3 Mark Scott / appellant

Appellant is requesting a variance from ACC 23.04.07 (A)(3) to allow a drive thru carryout / retail store within seventy (70) feet away from an R-1 Zone, where two hundred (200) feet is required.

- 2.) Case #20-11V 14 & 14 ½ Morris Avenue Zone R-3 Trent DeBruin / appellant

Appellant is requesting a variance from ACC 23.03.11 (A)(1) to allow a zero (0) left setback, where five (5) feet is required and ACC 23.10.01 Table A, to allow forty four (44) percent structure lot coverage, where thirty (30) percent is required, and sixty two (62) percent total lot coverage, where sixty (60) percent is the maximum. Seeking variance to remove existing garage, connector, and an addition to the rear of the main house, a nonconforming 'grandfathered' rental until will be eliminated. Replacing the existing garage with a new proposed shared, unattached two (2) car garage and adjoining driveways with One Hundred Forty Five (145) East State Street, would replace two (2) independent garages. With the removal of the garage, connector, and addition, as well as replacing existing front porch with smaller porch, both Structure Lot Coverage as well as the Total Lot Coverage will be decreased.

- 3.) Case #20-12V 145 East State Street Zone R-3 Trent DeBruin / appellant

Appellant is requesting a variance from ACC 23.03.11 (A)(1) to allow zero (0) rear setback, where five (5) feet is required. Seeking variance to replace existing garage with a new proposed shared, unattached two (2) car garage and adjoining driveways with Fourteen (14) Morris Avenue to replace two (2) independent garages.

4.) Case #20-13C 1 & 5 North Congress Street Zone R-3 Athens Mental Health
Inc. dba The Gathering Place / appellant

Appellant is requesting a conditional use from ACC 23.07.02 (D) to allow a temporary structure and use on premises (parking lot) for a purpose that does not conform to the regulations prescribed in the zoning code for the zone in which it is located. Seeking a Temporary Permit for a term of no longer than twelve (12) months, for a proto-type model, Conestoga Hut, a “micro-shelter” that provides a person with roughly sixty (60) square feet of lockable, dry, and safe space to temporarily live while working to improve their life situation and construct a fence lower than six (6) feet to gate in parking lot to provide safety for the renters of the Conestoga Hut. An extension may be granted by the Board of Zoning Appeals.

5.) Case #20-14V 286 West Union Street Zone B-3 Athens Soil & Water
Conservation / appellant

Appellant is requesting a variance from ACC 25.04.06, ACC 25.04.06 (f) to allow an accessory structure (portable enclosed carport on Athens County Fairgrounds) greater than six hundred (600) square feet that is requesting relief from the elevation and dry flood proofing standards and does not meet the opening requirements of subsection 25.04.04 (E)((3).

OTHER BUSINESS:

--Disposition of minutes from August 11, 2020 meeting.

The meeting is scheduled to begin at 7:00pm online via Zoom conferencing on the Government Channel.