

**Department of Development,
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City of Athens

ATHENS, OHIO

September 22, 2007

RESOLUTION

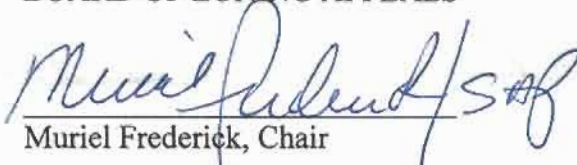
Case Number 07-14V
Board of Zoning Appeals
Athens, Ohio

The Board of Zoning Appeals has determined in the referenced case in accordance with the following resolution:

After due consideration of all the information presented at a meeting on September 11, 2007, the Board finds beyond a reasonable doubt that all the facts and conditions of BZA Resolution #604 and Section 23.07.10 (C) of Athens City Code Title 23 **do not exist**.

Therefore, by a vote of 5-0, the Board **has denied** your request for property located at 93/95 Central Avenue to modify a conditional variance with conditions that would be continued; make continuous and contiguous properties of 91 Central Avenue and 93/95 Central Avenue; connect the two existing structures by way of a passageway of undetermined size; continue use of these properties as non-conforming in an R-1 zone where multi-family dwellings are not permitted; allow the proposed use with five (5) existing parking spaces where at least twenty-five (25) parking spaces are required given projected occupancy levels, staff and volunteers; allow lot coverage of thirty-seven (37) percent where thirty (30) percent is the maximum permitted and to expand the current non-conforming use of 93/95 Central as a duplex in an R-1 zone to occupancy by four (4) families where two (2) families are currently permitted.

BOARD OF ZONING APPEALS


Muriel Frederick, Chair

NOTE: In accordance with Section 23.07.11, any person or persons, jointly or severally aggrieved by any decision of the Board may within thirty (30) days after the mailing of this decision present to the Athens County Court of Common Pleas a petition, duly certified, setting forth that such decision is illegal, in whole or in part, and specifying the grounds of the illegality.