

Athens Township

Board of Zoning Appeals, Athens County, Ohio

RESOLUTION

Case № 01-21 CU

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

WHEREAS, after due consideration of all particular evidence and testimony presented at a properly advertised public meeting held on June 17, 2021 in accordance with *Ohio Revised Code §519.15* and *Athens Township Zoning Code §11.03 (1)* and as prescribed in accordance with *Athens Township Zoning Code §2.02 (d) (1)*, *§9.02 (3)*, *§11.02*, and *Appendix 3a, Use Table 1*, the Board finds that the conditions contained in *Athens Township Zoning Code §11.02 (3) (a-f)* **have been met but subject to conditions** permitted by *Athens Township Zoning Code §11.02 (4)* and contained herein.

THEREFORE, on a motion by Mr. Mollica, seconded by Mr. Essman and upon a vote of 5-0, the Board **has approved** the request for approval of a conditional use permit submitted by Schorr Architects, Inc., applicant, and the Athens City School District, owner, to alter, add to, and use an existing public school in an R-1, single-family residential zone located at 90 Connett Road, The Plains, Ohio 45780 where such review is under the original jurisdiction of the Board of Zoning Appeals, and **conditioned upon the following**:

- 1) egress only and left turn only from both the existing and proposed vehicular access points to Channingway Boulevard, and
- 2) the signage for such vehicular limitations supplied and installed by the owner, and
- 3) the installation of a landscaping buffer between Channingway Boulevard and the proposed parking and bus drop-off area on the west side of the property sufficient to screen the parking area from the adjacent single-family residences and to minimize any impact from parking and vehicular activity that might adversely affect the adjacent properties.

BOARD OF ZONING APPEALS
ATHENS TOWNSHIP, ATHENS COUNTY, OHIO

Steven H. Pierson, Board appointed administrative agent

NOTE: *Athens Township Zoning Code 11.04, Revocation of Conditional Use Permit* states that “...*The Township may revoke a Conditional Use Permit for failure to comply with the conditions of the permit. Upon a finding of failure to comply by the Zoning Inspector, the Township shall notify the holder of the permit either by certified mail, or by direct service by the Zoning Inspector, of its intent to revoke the permit and the holder's right to appeal that decision to the BZA. All such requests to appeal the revocation of a conditional use permit shall be made in writing and delivered in person to the Athens Township Meeting Hall or by certified letter and shall be received by the Township within fifteen (15) days of the holder's receipt of the Township's notice. If a request to appeal is not received within the required time, the Township may revoke the permit without a hearing. The authority to revoke a permit is in addition to any other means of zoning enforcement provided in this Zoning Code...*”.

NOTE: *Athens Township Zoning Code §11.06* states that “...*Those aggrieved by the finding of the BZA and subsequent action may appeal such decision to the Athens County Court of Common Pleas, as provided in Ohio Revised Code §2506.01. Such appeal petition shall be presented to the Court within thirty (30) days after the day upon which written notification of the BZA's decision is mailed to the applicant or appellant.*”.