

ZONING REPORT
November 9, 2021
COMPLAINTS/PERMITS/QUESTIONS

- Request from Hopewell Health to rezone Open Space to B-1, Neighborhood Business
 - Request forwarded to Zoning Commission 11-9-21
- Zoning Clearance request for Medical Marijuana Dispensary, Paradigm Ohio, LLC
 - The Plains Shopping Plaza, 70 N. Plains Road, Zone B-2
- Revised Conditional Use Permit signed and returned to HAPCAP for 30 Connett Road, Zone R-2
- 33 Roy Avenue – trailer parking
 - Clarification request sent to Zoning Commission 11-1-21
- 40 W. 3rd Street – NOV issued 7-22-2021
 - Advice from Prosecutor solicited for recreational vehicle ROW parking 11-2-2021
- 51 E. First Street, legal, non-conforming use, mini-storage (see §6.02, *Prohibited Uses*)
 - Trustees to add to Zoning Commission recommendations as a principally permitted use in B-1
- Vacant lots, N. Plains Road – proposed use as car wash (see §6.02, *Prohibited Uses*)
 - Trustees to add to Zoning Commission recommendations as a principally permitted use in B-1
- 36 W. 2nd Street, zoning certificate and curb cut approved October 29, 2021
 - Athens County Land Reutilization Corporation sale to Bryan Lutz for owner occupied single-family home
 - Zoning certificate and curb cut approved 10-29-21
- 54 S. Plains Road, Tyler Hendrix, single-family home in B-1 zone, under construction
- 9 W. 3rd, Susan Westenbarger, catch basins and culverts in street right-of-way not complete
- 7 Cross Street – start of construction without permit – NOV sent 10-22-21
 - Discussion with Ms. Pedigo 10-29-21 to determine property lines and add carport (see §6.04 (a) (6)- Conditional use permit required in residential zoning districts
 - Site visit scheduled for additional carport construction 11-10-21
- 30 Roy Avenue – multiple (4) campers, 2 occupied continuously
 - NOV sent 10-22-21
 - Information forwarded to ACCHD and ACSO, 10-26-21
 - Cleanup started 10-29-21
- 5 Oak Street – occupied camper and trash
 - NOV sent 9-11-21, camper removed 10-24-2021
 - Information shared with Athens County Sheriff's Office on 9-15-21
 - Complaint regarding trash, 10-24-21, NOV sent 10-25-21
 - Met on-site with Mike Cooper, ACCHD and Jason Wickmann, ACSO, 10-26-21
 - Placarded by ACCHD and vacated 10-28-21, yard cleanup started 10-29-21
- 3 Elm Street – public/attractive nuisance
 - *ORC §505.87* and *ATZC §6.02 (4)* - OTC sent certified 10-5-21, certified received 10-7-21
 - Contact made also by ACLRC for possible property donation
 - Received phone call from owner, Barbara Parker, 10-26-21 – clean-up to start soon
- 18 W. 4th Street – Unlicensed vehicles and vehicles over 14,000 GVW
 - NOV sent 7-22-21, OTC sent 9-28-21
 - Letter received from owner October 31, 2021 indicating final compliance by mid-December 2021
- 24 Ohio Avenue – fence on platted public alley

- Opinion requested of Athens County Prosecutor's Office for use of right-of-way on 9-22-21. Opinion received 9-26-21, Trustees without statutory authority to allow a fence on public land
 - Fence application with letter of explanation returned to owner, Jack Riley, 11-2-21
- 20 5th Street, mobile home placement without a zoning certificate
 - NOV sent 7-11-21 and OTC sent certified 7-29-21, returned unclaimed
 - Forwarded to Athens County Prosecutor 's Office for prosecution on 9-6-21
- 20 5th Street trash, upon complaint, reference *ATZC §6.02 (4)* and *ORC §505.87 (A)*
 - NOV sent 9-23-21, OTC sent 10-22-21
 - Information on trailer and trash forwarded to ACCHD and ACSO, 10-26-21
- 14 Broad St. and 10 Downing St.
 - NOV sent 6-27-21, OTC sent certified 8-9-21, claimed
 - Forwarded to Athens County Prosecutor for prosecution on 9-6-21
 - Owner to challenge zoning inspector's interpretation, *ATZC 9.02 (1)*, 9-23-21
- 1 EM Conant Lane, camper in front yard and parking in the right-of-way
 - NOV sent 6-28-21, OTC sent 10-5-21
 - Forwarded to Athens County Prosecutor's Office for ROW use clarification on 8-24-21
 - Opinion received 9-27-21, Trustees without statutory authority to allow and zoning code cannot address parking on street ROW
 - Conversation with owner on 10-5-21 with anticipation of camper removal from the property within thirty (30) days
- 16 W. 3rd Street – complaint regarding non-conforming use
 - Athens County Prosecutor opinion issued 9-13-21 referencing *ORC §519.19*, challenge denied
- 18 E. 1st Street - trash, garbage, debris
 - Forwarded to ACCHD on 7-15-21