

# Athens Township

Athens County, Ohio

## ZONING CERTIFICATE APPLICATION DETERMINATION

Your application dated/received April 10, 2024 is **REFUSED/DENIED** based on the accuracy of information represented in the *Application for Zoning Certificate* and therefrom **NOT** finding compliance with *Athens Township Zoning Code §6.04 (a), Accessory Buildings*

Applicant/Agent: **Thomas Zimmerman**  
Property Owner: **Thomas Zimmerman**  
Property location/address: **11 Connett Road, The Plains, Ohio 45780**  
Zoning District: **R-1, Single-family Residential**

This denial/refusal of the application submitted is based upon:

*Subsection 6.04 (a) (5) (c) which states "...Accessory buildings are not permitted in a side setback area, except that a storage building equal to or less than fifty (50) square feet in area, not permanently attached to the ground may be located not less than five (5) feet from the side property line..."*

**The proposed 900 sf structure in excess of the maximum 50 sf permitted in a side setback area; and**

*Subsection 6.04 (a) (8) which states "...The total square footage of all unattached accessory buildings and structures shall not exceed 3% of the lot area or 20% of the principal building area, whichever is smaller..."*

**3% of the lot area (100 x 150 = 12,000 sf) equals 360 square feet.**

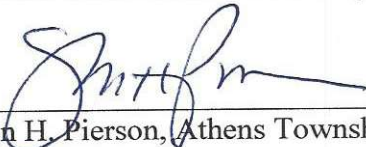
**20% of the principal building area (65' x 75' = 4,875 sf) equals 975 square feet.**

**The proposed structure (18' x 50' = 900 sf) plus the area of an existing detached accessory structure (10' x 10' = 100 sf) equals 1,000 sf and is therefore in excess of the "smaller" 360 sf permitted.**

In accordance with *Athens Township Zoning Resolution §9.02 (2)* you have the right to appeal this determination to the Board of Zoning Appeals requesting relief from the requirements of the Zoning Code where strict application of a particular requirement will create a practical difficulty or unnecessary hardship prohibiting the use of land in a manner otherwise allowed under the Zoning Code by

- Completing an application to appeal this refusal to the Athens Township Board of Zoning Appeals, petitioning them for variance from the referenced sections by review and approval of an alternative screening and planting/landscaping plan; and
- Filing the appeal no later than thirty (30) days from the date of this refusal.

On behalf of the Athens Township Trustees



Steven H. Pierson, Athens Township Trustee

Date: April 18, 2024

**Zoning Permit Application № 09-24 ZC**