

Athens Township

ATHENS COUNTY, OHIO
BOARD OF ZONING APPEALS
AGENDA for MEETING on
January 15, 2026

Hearings:

- 1) **Case #07-25 SN** JH Trout Properties, LLC/James Trout, applicant
Zone R-1 32 W. 1st Street

In accordance with *Athens Township Zoning Code §9.02 (4)*, applicant requests substitution of a legal, non-conforming use, to substitute an electrical contractors' office with yard storage of material, equipment and vehicles (the existing non-conforming business use in a residential district) and continue the commercial storage but locate a fitness center within the existing structure/former office space with no expansion of the building total square footage.

- 2) **Case #10-25V** Jonathan Hootman and Sara Estep, appellants
Zone B-1 49/51 N. Plains Road

In accordance with *Athens Township Zoning Code §9.02 (2)*, appellants request variances from *Athens Township Zoning Code §6.11 (4)* to permit two (2) principal residential buildings on a premises in a B-1 zoning district where only one (1) principal residential building is permitted and from *Athens Township Zoning Code Appendix 3, Table 2*, to permit a rear yard setback of six (6) feet for a residential structure where twenty (20) feet is the permitted minimum.

- 3) **Case #11-25 E/V** Wyngate Condominium Association, appellant
Zone R-3 8800 Johnson Road

In accordance with *Athens Township Zoning Code §9.02 (1-2)*, applicant/appellant requests the Board of Zoning Appeals to determine if there is error in an order, requirement, decision, or determination made by an administrative official in the enforcement of the *Athens Township Zoning Resolution*. If error is determined, appellant petitions the Board to authorize a variance from *Athens Township Zoning Code §6.04 (a) (5) (c)*, to permit an accessory structure of 12' x 16' (192 sf) in a side yard setback where fifty (50) square feet is the permitted maximum. If error is not determined, to permit a 12' x 16' (192 sf) accessory structure in a front yard setback area where accessory structures are prohibited.

Other Business:

- 1) Approval of minutes of meeting held December 18, 2025
- 2) Election of Chairperson
- 3) Proposed amendment to Board "Policies and Rules of Procedure"
- 4) Announcements, miscellaneous business or other items not on the agenda

The meeting is scheduled to begin at 7:00 PM at The Plains Community Park,
65 Connett Road, The Plains, Ohio 45780

The Athens Township Board of Trustees and the Athens Township Board of Zoning Appeals support the Americans with Disabilities Act (ADA). Anyone needing special accommodations in order to attend the meeting should contact Athens Township Trustee Steve Pierson at (740) 517-5467 or zoningathenstwp@gmail.com