



Planning & Zoning Commission Meeting
Tuesday, March 28, 2023 - 6:30 PM
AGENDA

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Public Comment
5. Approval of Minutes
 - a. November 22, 2022
 - b. December 7, 2022
 - c. February 14, 2023
6. Tabled Applications
 - a. Application # Z-22-159 Zoning Map Amendment TABLED AUGUST 9, 2022
7. Application # Z-23-14 Zoning Use Permit; 105 Jersey Street
 - a. Application & Staff Report
8. Zoning Inspector
 - a. February 2023 Summary Report
9. Other Business
10. Adjourn



Planning & Zoning Commission
Tuesday, November 22, 2022 - 6:30 PM
MINUTES

1. Call to Order

Chairman Green called to order the Planning and Zoning Commission meeting for November 22, 2023 at 6:30 p.m.

2. Roll Call

Present - Chairman Ryan Green, Jesse Coppel, Steve Dyer, Benjamin Lee
Absent - Walter Raub

Staff present - Sean Staneart - Acting City Manager, Jim Blair - Zoning Inspector, Teresa Monroe - Clerk of Council

Public present - Lewie Main, Rachel Wolff, Ashley Fowler, Mary Queen Cool, Travis Van Deest

3. Pledge of Allegiance

4. Approval of Minutes

a. October 25, 2022

ACTION: Benjamin Lee moved to approve as written; Jesse Coppel seconded and all were in favor.

AYES: Ryan Green, Jesse Coppel, Steve Dyer, Benjamin Lee

NOES: None

ABSTAIN: None

Passed 4 - 0

5. Public Comments on Items Not on the Agenda

No comments

6. Tabled Applications

a. Application # Z-22-159 Zoning Map Amendment TABLED AUGUST 9, 2022

No movement, application to remain tabled.

b. Application # Z-22-191 Conditional Use Permit; 18 S. Main Street TABLED SEPTEMBER 13, 2022

Motion: Steve Dyer moved to take the application from the table.

Ben Lee asked that the active application on the agenda be heard first. Mr. Dyer withdrew his motion.

ACTION: Benjamin Lee moved to amend the agenda and hear item seven first; Ryan Green seconded and the vote was as follows:
AYES: Ben Lee, Steve Dyer, Jesse Coppel, Ryan Green
NOES: None
ABSTAIN: None

Passed 4 - 0

7. Application # Z-22-234 Variance; 900 W Coshocton St.

a. Variance Application & Staff Report

Ashley Fowler and Rachel Wolff were present for the application on behalf of Chase Bank. The applicant requests variances for wall signs to allow three, and for street trees to allow them to be clustered at the corners of the lot rather than across the front, to allow for brand and building visibility.

Board review of the application, discussion on signage and location; discussion on placement of trees and City Ordinance 1183.08(h).

ACTION: Ryan Green moved to approve with two wall signs and to deny the tree portion; Steve Dyer seconded and the vote was as follows:

AYES: Steve Dyer, Jesse Coppel, Ryan Green, Ben Lee

NOES: None

ABSTAIN: None

Passed 4 - 0

Back to agenda item 6 b. Application # Z-22-191 Conditional Use Permit; 18 S. Main Street TABLED SEPTEMBER 13, 2022

ACTION: Ryan Green moved to bring this off the table; Benjamin Lee seconded and the vote was as follows:

AYES: Jesse Coppel, Ryan Green, Ben Lee, Steve Dyer

NOES: None

ABSTAIN: None

Passed 4 - 0

Chairman Green said there was debate on this application at the last meeting when it was tabled. No new materials have been received from the applicant.

Applicant Travis Van Deest was present for the application. Review of Mr. Van Deest's photos and drawings and the layout of the building, discussion on plans for the interior.

Public Hearing

1. Lewie Main

- Said the downtown area historically had second story residential apartments
- Said that people live on the first floor in the hotel. Mr. Coppel said they do not any more.

Motion: Mr. Green moved to approve application Z-22-191 as written.

Ben Lee clarified that the applicant is asking for Transient Accommodations to be allowed on the first and second floors of the building.

Mr. Lee commented that he would be supportive of the second floor because it has been approved in the downtown space, he would not be supportive on the first floor as a conditional use. The code has been revised for the first floor to be maintained as a commercial space.

Mr. Green withdrew his motion to approve.

Ben reviewed 1131.03 General Standards a - i.

ACTION: Benjamin Lee moved to approve application #Z-22-191 Conditional Use permit for 18 s. main, with the condition that it is for second floor only; Steve Dyer seconded and the vote was as follows:

AYES: Jesse Coppel, Ryan Green, Ben Lee, Steve Dyer

NOES: None

ABSTAIN: None

Passed 4 - 0

8. Zoning Inspector

a. October 2022 summary

Jim Blair reviewed items in his report and answered questions of the board.

9. Other Business

1. Next meeting review signs.

10. Adjourn: Chairman Green moved to adjourn, Mr. Lee seconded and all were in favor. Meeting adjourned at 8:30 pm.



Planning & Zoning Commission
Wednesday, December 7, 2022 - 4:30 PM
MINUTES

1. Call to Order

Chairman Green called to order the Planning and Zoning Commission meeting for December 7, 2022 at 4:36 p.m.

2. Roll Call

Present - Chairman Ryan Green, Jesse Coppel, Walter Raub, Steve Dyer, Benjamin Lee
Absent - None

Staff present - Sean Staneart - Acting City Manager, Jim Blair - Zoning Inspector, Teresa Monroe - Clerk of Council

Public present - None

3. Pledge of Allegiance

4. Public Comment

No public comments.

ACTION: Benjamin Lee moved to amend the agenda order to flip goals with signs; Ryan Green seconded and all were in favor.

AYES: Ryan Green, Jesse Coppel, Walter Raub, Steve Dyer, Benjamin Lee

NOES: None

ABSTAIN: None

Passed 5 - 0

5. 2023 Goals

Zoning Commission members each discussed their individual thoughts on goals. Ben Lee; parking requirements, fencing/types, joint meeting with Planning, Council and Design Review Board. Steve Dyer; fixing sidewalks and code enforcement, meeting with Design Review Board. Jesse Coppel; car ports/accessory structures. Ryan Green; meeting with Design Review Board, review design review document and ensure it matches zoning. Walter Raub; update the future land use map. Sean noted that future land use will be baked into the Comprehensive Plan being drafted.

6. Signs

Discussion and review of the sign code; window and wall signs. Edits noted by Mr. Staneart.

ACTION: Jesse Coppel moved to approve updates to wall and window signs and forward to council recommending approval.; Benjamin Lee seconded and all were in favor.

AYES: Ryan Green, Jesse Coppel, Walter Raub, Steve Dyer, Benjamin Lee

Vision Statement: The City of Johnstown is dedicated to providing a secure community environment that fosters cultural, recreational, educational and economic opportunities while preserving our unique historical character

NOES: None
ABSTAIN: None

Passed 5 - 0

7. Other Business

No further business.

8. Adjourn

Mr. Lee moved to adjourn, Mr. Dyer seconded and all were in favor.
The meeting adjourned at 5:14 pm



Planning & Zoning Commission
Tuesday, February 14, 2023 - 6:30 PM
MINUTES

1. Call to Order

Chairman Green called to order the Planning and Zoning Commission meeting for February 14, 2023 at 6:32 p.m.

2. Roll Call

Present - Chairman Ryan Green, Jesse Coppel, Walter Raub, Steve Dyer, Benjamin Lee
Absent - None

Staff present - Sean Staneart - Acting City Manager, Jim Blair - Zoning Inspector, Teresa Monroe - Clerk of Council

Public present - Scott Erick, Jennifer Erick

3. Pledge of Allegiance

4. Public Comment

No comments.

5. Application # Z-23-9 Zoning Use Permit; 57 S. Main Street

a. Application and Staff Report

Applicant Jennifer Erick and her husband were present for the application. Sean Staneart said this application is similar to others that have come before the board in the last few months, he noted that the official address of the property under consideration is 51 C not 57 S. Main Street which is the downstairs.

Scott Erick provided background on their purchase of the building and its history. He said they have had interest in short term accommodations and wanted to follow this process.

Jesse Coppel reviewed the General Standards for Conditional Uses, 1131.03 (a) - (j) and said in his mind the application meets all the requirements, he believes this use fits the area.

Referencing (b) and (c), Ben Lee asked for clarification on the floorplan presented with reference to Main Street; the site plan was reviewed for entrances from the front and rear.

Jesse Coppel confirmed that the applicant was aware of some Johnstown events such as the Firemen's Festival that could affect the building.

The trash dumpster location was identified to the rear of the municipal parking lot. The Board would like to see the dumpster enclosed as was required by a previous applicant.

Ben Lee said with respect to completion of the application and section 1131.02 (d), he asked for the addresses of all property owners that were notified by letter. Mr. Blair listed the contiguous properties and noted that no responses had been received. Mr. Lee asked about the narrative statement referenced in section 1131.02 (c), said it was missing from the application and that would be a big piece for him.

Walter Raub asked if the apartment was currently rented. The applicant answered no. Some further discussion on any future plans for the building.

Steve Dyer asked the applicant if there was any contention with the neighboring property owners on the two-foot overage onto their property mentioned in discussion, Mr. Erick said there was not.

Sean Staneart confirmed for the record that this was just for one unit and that parking for this unit will be would the public parking available on the street or the municipal parking lot. Some discussion on the trash receptacle being located on city property; it was noted that most of those businesses are, Mr. Staneart said he was not aware of that and will be checking into some type of indemnification or space lease agreement with the city. Discussion on dumpster enclosures and that this will be a general requirement. Mr. Staneart also clarified that this would be for short stays, a night or two, all linens, towels etc. are provided, the applicant said yes.

Chairman Green asked if the applicant required a minimum stay, applicant said no. Also asked if there were any renovations for fire code that had to met, applicant said no.

Mr. Staneart notified that the occupancy tax in the city code is not currently being enforced but may be in the future and the applicant would be notified.

Mr. Dyer asked if they had a management company...

Ben Lee asked for confirmation that this rental will be fully contained on the second floor, the applicant said that it was. Mr. Lee asked the applicant would be comfortable providing the narrative statement. Mr. Erick reviewed and answered the General Standards for Conditional Uses.

Mr. Lee listed the conditions discussed:

1. Amend the application to include the pictures provided to the Board.
2. Amend the application to include the contiguous property addresses notified.
3. Include the narrative in written form with the application.
4. Enclose their trash dumpster receptacle on city property, as well as engage with the city on an agreement for the dumpster enclosure maintenance

ACTION:	Ryan Green moved to approve with the conditions as listed; Walter Raub seconded and the vote was as follows:
AYES:	Ben Lee, Steve Dyer, Jesse Coppel, Chairman Green, Walter Raub
NOES:	None
ABSTAIN:	None

Passed 5 - 0

Some discussion between the Board and applicant on visions for housing in Johnstown.

6. Zoning Inspector

a. January 2023 Zoning Report

Mr. Blair highlighted items in his zoning summary and answered questions of the Board.

Mr. Staneart provided an update to the Board when asked about Concord Crossing East.
Discussion on storm water.

It was noted that the Redwood zoning amendment application is still tabled.

7. Other Business

1. Discussion on next zoning code updates needed, priorities for some zoning districts and how to get there. Mr. Staneart asked board members to share their concerns and he would work with MKSK as they work on the city comprehensive plan.

8. Adjourn

Mr. Lee moved to adjourn, Mr. Green seconded and all were in favor.
Meeting adjourned at 8:42 pm.



Public Notice

The City of Johnstown Planning & Zoning Commission will consider an application as required by Johnstown Ordinance Chapter 1133.0 to allow two new homes to be built on reduced size lots in an UR-2 (Urban Residential) Zoning District as listed in Chapter 1149.04.

**The application will be heard on Tuesday March 14 at 6:30 p.m.
(Auditors Parcel # 053-182850-00.000)**

Within thirty days after the public hearing a recommendation will be made by the Planning Commission.

**For more information contact:
Jim Blair Zoning Inspector
740.967.3177
jblair@johnstownohio.org**

Jim Blair

From: Buddy <jhdowell3@gmail.com>
Sent: Wednesday, February 15, 2023 10:49 AM
To: Jim Blair
Subject: Re: questions:

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

One of my goals is to create two homes that are considered new affordable housing. The two new homes could provide an individual an opportunity to purchase a brand new home on an infill lot. Building on an infill lot brings the lot up to its highest and best use. The lots are in a walkable neighborhood, close to schools and shopping. New homes built in an older neighborhoods is very unique to Johnstown. I would be offering new homes on infill lots for approximately half the cost of a development home, this is successful revitalization. This is something I was able to achieve in the same neighborhood on Payne street. I took an empty 50'x75' lot and built a very nice 2 story home and have received compliments from both neighbors and people walking the neighborhood.

The variances I am asking for would be sufficient to build two houses. This would provide additional money to the city with the tap fees and also year after year of taxes for two homes. Without the variances I would be unable to build on this empty lot.

I have attached a photo of what I was able to do with an empty lot on Payne street. This would be very similar to the two houses I would like to build.



City of Johnstown, OH

02/22/2023

Z-23-14

Zoning Use Permit

Status: Active**Date Created:** Feb 14, 2023**Applicant**

Jerry Dowell
jhdowell3@gmail.com
144 Payne street
Johnstown, ohio 43031
7404047265

Primary Location

105 JERSEY ST
JOHNSTOWN, OH 43031

Owner:

Dowell Jerry & Nichole
144 Payne street JOHNSTOWN, OH 43031

Document Signatures**Jim Blair Signature****Ryan Green Signature****Conditions for Approval**

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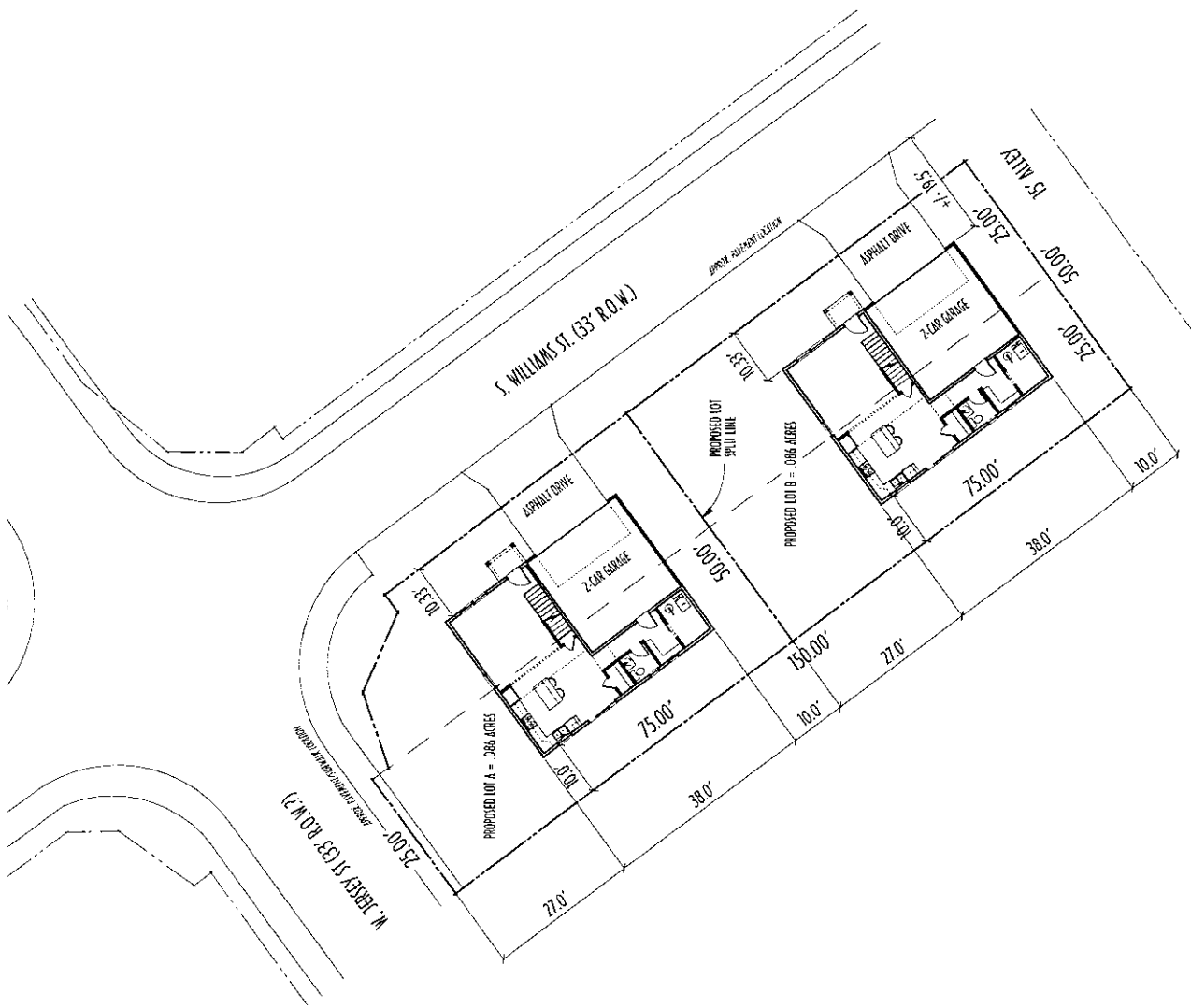
Project InformationApplication for:**Conditional Use****Non-Conforming Use****Variance****Home Occupation****Use of Property**

Residential Single Family

Ordinances(s) the application applies to:

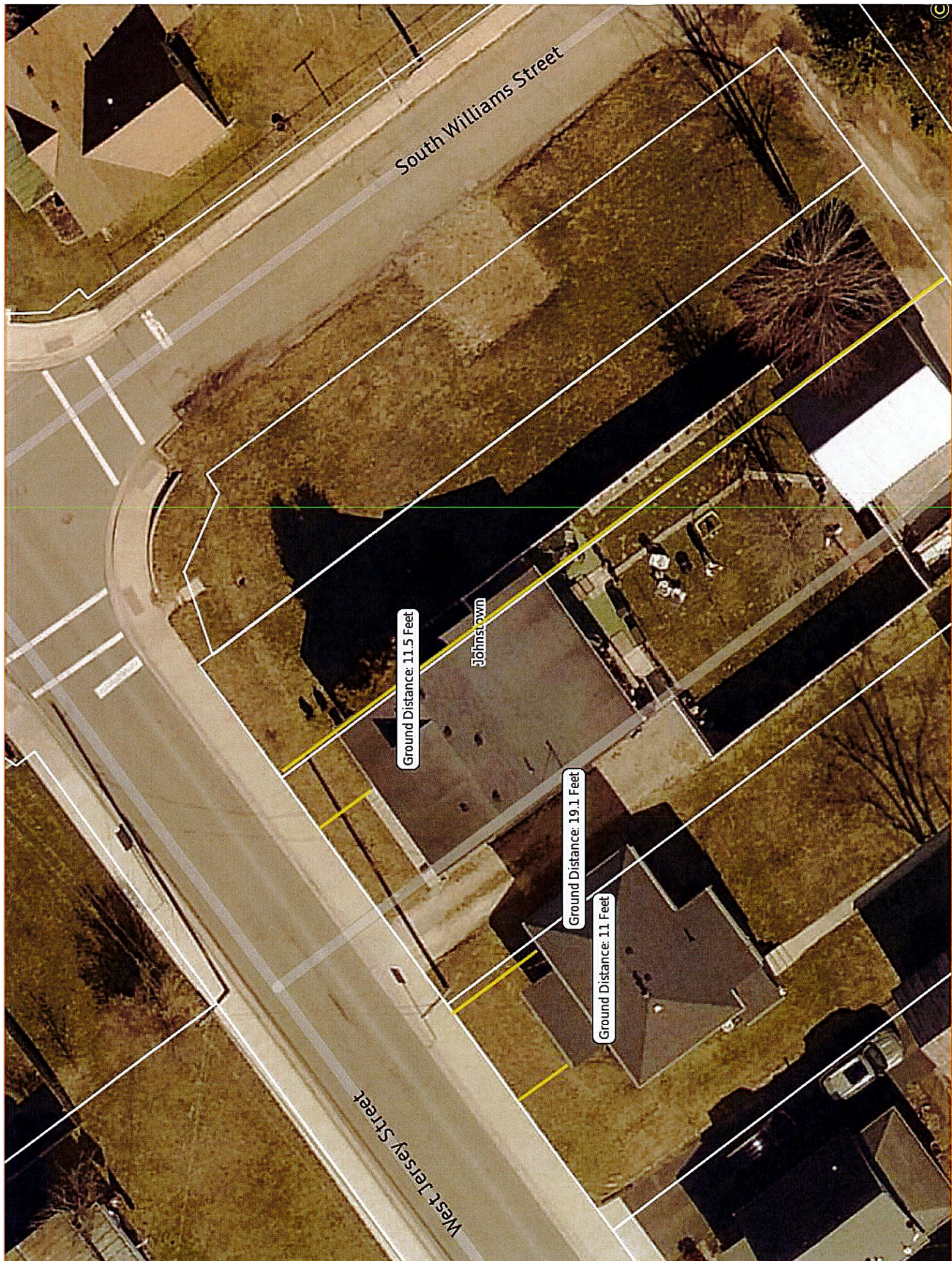
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Description and nature of request



SITE PLAN
 SCALE: 1" = 20'-0" (1/4" = 10'-0")
 NO. 1000000000
 PARTIAL OF LOT 1000000000
 PARTIAL OF LOT 1000000000
 PARTIAL OF LOT 1000000000
 PARTIAL OF LOT 1000000000





South Williams Street

Johnstown

Ground Distance: 11.5 Feet

Ground Distance: 19.1 Feet

Ground Distance: 11 Feet

West Jersey Street

I believe the property in question will yield a reasonable return. I believe the property would be useless without the variance.

The variance is substantial.

The houses would add value to the neighborhood and would not cause a substantial detriment as a result of the variance.

The variance will not adversely affect the deliver of government services.

I was aware of the zoning restrictions when I purchased the property.

Without the variances requested this property would not be buildable.

I believe the variance requested are in line with what the neighborhood has already allowed and this would allow a unique opportunity to build two new build homes on an otherwise empty lot.

VILLAGE OF JOHNSTOWN

STAFF REPORT

Application Number: Z-23-14
Property Address: 105 Jersey Street
Commission Date: 3/14/2023

Applicant: Jerry Dowell
Zoning District: UR-2

Project Narrative:

The applicant is proposing to construct 2 homes on potentially 2 lots located at 105 Jersey St. in a UR-2 zoning district. The applicant is requesting variances to multiple sections of 1149.04 of the codified ordinances. The 5 specific variance request items are highlighted below. The entire variance process is included for your reference as well.

CHAPTER 1149

Urban Residential Moderate Density UR-2 District

- [1149.01](#) Purpose.
- [1149.02](#) Permitted Uses.
- [1149.03](#) Conditional uses.
- [1149.04](#) Additional district development standards.

CROSS REFERENCES

- Conditional uses - see P. & Z. Ch. [1131](#)
- Purpose of residential districts - see P. & Z. [1141.02](#)(a)
- Supplementary district regulations - see P. & Z. Ch. [1171](#)
- Fences in residence districts - see P. & Z. [1171.04](#)
- Home occupations - see P. & Z. Ch. [1173](#)

1149.01 PURPOSE.

The purpose of the UR-2 District is to encourage the establishment of medium density single-family residential uses not to exceed seven dwelling units per gross acre. Centralized water and sewer facilities are required.

1149.02 PERMITTED USES.

In an Urban Residential Moderate Density UR-2 District, the following uses are permitted:

- (a) One-family dwelling structures;
- (b) Accessory structures and uses in association with permitted structures;
- (c) Church or other place of worship provided it occupies a lot of not less than three acres;
- (d) Public school offering general education courses and having no facilities on the lot regularly used for housing or sleeping of students, faculty or staff.

1149.03 CONDITIONAL USES.

The following uses shall be allowed in the UR-2 District subject to approval with Chapter [1131](#).

- (a) Public parks, playgrounds and playfields operated with or without fee;
- (b) Private schools, including child care centers, offering general education courses and having no facilities on the lot regularly used for housing or sleeping of students, faculty or staff;

(c) General public facilities such as public libraries, municipal buildings and community buildings;

(d) Home occupation in association with a permitted dwelling, and in accordance with Chapter [1173](#).

1149.04 ADDITIONAL DISTRICT DEVELOPMENT STANDARDS.

In addition to the provisions of Title Seven of this Part Eleven, the following standards for arrangement and development of land and buildings are required in the UR-2 District:

(a) Lot Requirements.

(1) Each lot shall consist of not less than 7,500 square feet;

(2) Each lot shall have a minimum width of fifty-five feet at the front line of the dwelling or other permitted structure closest to a publicly dedicated right-of-way. Each lot shall have access to and abut on such public right-of-way for a distance of fifty-five feet, except that, when such right-of-way is other than a straight line the chord distance may be reduced to forty-five feet;

(3) Each lot shall have a front setback of not less than thirty feet;

(4) Each lot shall have a rear setback of not less than twenty-five feet;

(5) For permitted structures there shall be a total side setback of not less than fifteen feet with a minimum of seven and one-half feet on one side. For conditional use structures there shall be a side setback on each side of the structure of twenty-five feet or more;

(6) Permitted and conditional structures shall not cover the lot by more than thirty-five percent (35%).

(b) Building Requirements.

(1) No dwelling shall exceed thirty feet in height. Maximum height for other structures shall not exceed a safe height as determined by the Fire Chief and reviewed by the Planning and Zoning Commission.

(2) Dwellings shall have a total living area of not less than the minimums set forth below:

A. Single-story dwellings - 1,250 square feet;

B. Two-story dwelling - 1,500 square feet;

C. One and one-half story bilevel, or split-level - 1,000 square feet ground level, 400 square feet for each additional level;

D. Bilevel dwelling - 1,500 square feet.

E. Roof pitches shall be a minimum of 7/12 unless a lower pitch is appropriate for the architectural style. Front-facing gables exceeding 10/12 pitch are strongly encouraged for most house styles.

(c) Hotels and transient accommodations are prohibited.

(Ord. 45-2021. Passed 11-3-21.

CHAPTER 1133

Variances

[1133.01](#) Granting of variances.

[1133.02](#) Application and standards.

[1133.03](#) Procedure for approval.

[1133.04](#) Supplementary conditions and safeguards.

Subdivision Regulations variances - see P. & Z. Ch. [1103](#)

Zoning Inspector - see P. & Z. [1125.05](#)

Planning and Zoning Commission - see P. & Z. Ch. [1129](#)

Conditional use permits - see P. & Z. [1131.02](#) et seq.
Zoning Ordinance amendments - see P. & Z. Ch. [1137](#)
Variances for lots of record - see P. & Z. [1171.22](#)

1133.01 GRANTING OF VARIANCES.

In accordance with Ohio R. C. 713.11, the Planning and Zoning Commission may in appropriate cases and subject to appropriate conditions and safeguards authorize such variance from the terms of this Zoning Ordinance as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this Zoning Ordinance would result in unnecessary hardship. No nonconforming use of neighboring lands, structures or buildings in the same district and no permitted or nonconforming use of land, structures or buildings in other districts shall be considered grounds for issuance of variance.

1133.02 APPLICATION AND STANDARDS.

Written application for a variance shall be made to the Zoning Inspector who shall transmit such application to the Planning and Zoning Commission. Each application for a variance shall be accompanied by the appropriate fee and shall be paid to the Zoning Inspector, who shall deliver the same to the Village Clerk-Treasurer. Each application shall be in written form and shall contain the following:

- (a) Name, address and phone number of applicants;
- (b) Legal description of property;
- (c) Description and nature of variance requested; and
- (d) A narrative statement demonstrating that the requested variance conforms to the following standards:

(1) That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same district;

(2) That a literal interpretation of the provisions of this Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Zoning Ordinance;

(3) That the special conditions and circumstances which create the need for a variance do not result from the actions of the applicants;

(4) That granting the variance requested will not confer on the applicant any special privilege that is denied by this Zoning Ordinance, to other lands, structures or buildings in the same district.

(Ord. 1983-20. Passed 8-16-83.)

(e) A list of the property owners of any property contiguous to and directly across the street from the property for which the variance is proposed, and the addresses of all such persons.

(Ord. 1995-12. Passed 3-21-95.)

1133.03 PROCEDURE FOR APPROVAL.

(a) Before approving or denying the application before it, the Planning and Zoning Commission shall hold at least one public hearing on such application within forty-five days after the receipt of an application for a variance.

(b) Before holding a public hearing required in subsection (a) hereof, notice of such hearing shall be given in one or more newspapers of general circulation in the Village by two publications which shall be at least fourteen days before the date of such hearing and

at least seven days before the date of such hearing, respectively. The notice to be published shall set forth the time and place of public hearing and the nature of proposed variance.

(c) Before holding the public hearing required in subsection (a) hereof, written notice of such hearing shall be mailed by the chairperson of the Planning and Zoning Commission, by certified mail to all owners of property identified in Section [1133.02](#)(e). The notifications shall contain the same information as required of notices published in the newspaper as specified in subsection (b) hereof.

(d) Before holding the public hearing required in subsection (a) hereof, written notice of such hearing shall be posted in a conspicuous location at the Village offices. Such notice shall be posted at least fourteen days before the date of such hearing.

(e) The applicant shall post one sign per public street frontage of the subject property within fifteen (15) feet of the curb indicating the subject, date, and time for the hearing. The sign(s) shall be posted at least ten (10) days prior to the hearing. The sign(s) should be purchased at the Johnstown City Offices and will measure no less than 2 feet by 3 feet.

(f) Within forty-five days after the public hearing required in subsection (a) hereof the Commission shall either approve, approve with supplementary conditions as specified in Section [1133.04](#) or disapprove the request for a variance. The Commission shall further make a finding that the reasons set forth in the application justify the granting of the variance that will make possible a reasonable use of the land, building or structure.

(g) The following factors shall be considered and weighed in the review and the public hearing of an application for variance.

(1) Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without a variance;

(2) Whether the variance is substantial;

(3) Whether the character of the neighborhood would be adversely affected or whether adjoining properties would suffer an adverse impact as a result of the variance;

(4) Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, garbage);

(5) Whether the property owner purchased the property with knowledge of the zoning restriction;

(6) Whether the property owner's predicament feasibly can be obviated through some method other than a variance; and

(7) Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

(8) No single factor shall be considered a determinative factor, and the factors shall be weighed and balanced in determining whether a variance is warranted. The applicant shall bear the burden of proof that the criteria for a variance have been met and that application of the zoning requirement to the applicant's property would be inequitable.

(Ord. 33-2021. Passed 8-17-21.)

1133.04 SUPPLEMENTARY CONDITIONS AND SAFEGUARDS.

In granting any variance, the Planning and Zoning Commission may prescribe appropriate conditions and safeguards in conformity with this Zoning Ordinance as will, in its opinion, secure substantially the objectives of this Zoning Ordinance. Violations of such conditions and safeguards, when made a part of the terms under which the variance is granted shall be deemed a violation of this Zoning Ordinance. Under no circumstances shall the Commission grant a variance to allow a use not permissible under any of the terms of

this Zoning Ordinance in the district involved, or any use expressly or by implication prohibited by the terms of this Zoning Ordinance in such district.

Recommendation: Staff would encourage the board to review the following factors below as outlined in the ordinances when considering a variance. Staff would also recommend special attention be given to section 1133.03 (highlighted above). If approved, this should be provided to delineate the current application from other variance requests brought before the zoning board in the future.

- (1) Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without a variance;
- (2) Whether the variance is substantial;
- (3) Whether the character of the neighborhood would be adversely affected or whether adjoining properties would suffer an adverse impact as a result of the variance;
- (4) Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, garbage);
- (5) Whether the property owner purchased the property with knowledge of the zoning restriction;
- (6) Whether the property owner's predicament feasibly can be obviated through some method other than a variance; and
- (7) Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.
- (8) No single factor shall be considered a determinative factor, and the factors shall be weighed and balanced in determining whether a variance is warranted. The applicant shall bear the burden of proof that the criteria for a variance have been met and that application of the zoning requirement to the applicant's property would be inequitable.

CITY OF JOHNSTOWN OHIO



February 2023 Zoning Inspector Summary

Total new homes permitted MTD in 2023: (6)

Total new homes permitted in February 2023: (5)

Remaining approved building lots available in City: approximately (35)

Total all permit applications received for February: (18)

February property code enforcements entered into OpenGov: (5)

Applications for February by category:

1. Zoning Certificates: 6
2. Curb cut, CO, Sidewalk: 5
3. Certificate of Appropriateness: 0
4. Fence: 2
5. Decks: 0
6. Shed: 0
7. Signs: 1
8. Pool: 0
9. Variance: 1
10. Zoning Map Amendment: 1
11. Lot Split 0
12. Food Trucks 0
13. Residential garages/additions: 0
14. New businesses 1
15. Conditional Use 1 (short-term rental)
16. Occupancy permits 3

Property Maintenance Code Violations, Court cases, pending or corrected.

1. Williams St. property conditions, summons served court date September 22, 2022. New court date trial December 22 cancelled, new court date trail January 12, 2023, new court date trail February 9. Follow up the property owners have sold their home and need to be moved out on March 28, 2023.

2. Williams St. property conditions, court ordered follow-up date December 12, 2022, painting work has not been completed due to weather conditions. Pending
3. Inspections completed: sidewalks, deck framing, fence post holes: 2
4. Parking in front yards Zoning Violation Notices: (3)
5. Litter receptacle violations 3
6. Yard signs removed from the street right of ways 5
7. W. Coshocton business has 2 signs that are out of compliance, working with City attorney to resolve. Letter has been sent from City Attorney to remove the sign. Pending further legal action. The business has been listed for sale and is now closed.

New businesses applications and businesses opening. Keller Williams Realty on S Main. (Johnstown now has 6 real estate offices in one block)

Armstrong Ceilings Plant expansion: COA approved. Steel framing installation has started as of January 25. Engineering review in process. Major excavating work has been ongoing.

Redwood Apartments: project has been tabled status unknown.

ACE Hardware: W Coshocton St. Licking County Building codes has issued the building permits.

Leafy Dell: Coughlin Apartment project, the engineering has been approved, Zoning certificate review completed and ready for approval. The water meter issue has been resolved and a letter has been received with the details from the project manager.

Jim Blair
Johnstown Zoning and Property Code Enforcement Official