



**CITY OF LIMA  
BOARD OF ADJUSTMENTS2  
Minutes – March 23, 202**

Board  
Members:

Doug Daley  
Michael Ley  
Grant Sullivan  
Daisy Jones  
Bailey Joseph

City Staff:

Susan Crotty  
Sophia Fisher

Petitioner:

Glen Hankins  
Case #22-01

Luke Case  
Case #22-02

Doug Daley called the meeting to order at 3:30 pm

ROLL CALL showed the following members present: Daley, Jones, Joseph, Ley, and Sullivan

Michael Ley motioned to approve the minutes from the December 8, 2021 meeting; 2<sup>nd</sup> by Bailey Joseph; motion carried 5-0.

**Matters Previously considered but not disposed of:** None

**New Items for Consideration:**

**22-01                      Special Use Permit  
500 Block W. Kildare Ave  
36-2412-12-002.000  
36-2412-12-003.000**

The petitioner, Mr. Glen Hankins was not present. Ms. Sophia Fisher presented the staff report. Ms. Fisher explained that Mr. Hankins is requesting a special use permit to allow two 3 family residential structures to be built on the 500 block of W. Kildare Ave. on two parcels. She stated that the property is currently vacant and is zoned Class I Residential -Single Family. The intended use is first allowed in Class II - Four Family Residential but may be conditionally allowed in Class I residential districts on a special use permit with a BOA approval of the requested use variance. The site plan included with the application shows that the structures are approximately 40 ft wide making them narrow and long. It also indicates a plan for off street parking. Notices were sent out to 5 neighboring property owners and residents. There were no objects received. A neighbor stopped by the office wanting additional information about the petition and to express their concern regarding the number of people on the two small lots and parking for them. There is no street parking. Many of the neighbors are parked on graveled areas along the street or on the grassy area near the street. The petitioner owns the property next to the parcels and the driveway for that property goes right through the middle of one of them that he has a right to change. Ms. Crotty stated that Mr. Hankins has no property maintenance violations on the other properties he owns throughout the city. The Engineering Dept had no objections but stated that a triplex is considered a commercial development so before a permit is issued, they will need a complete set of engineered plans with complete drainage calculations. The building Dept had no objections to the special use permit provided that the requirements of the 2019 Ohio Residential Code are met and all permits are obtained. Staff recommends approval of the Special Use Permit for 2 triplexes on the 500 block of Kildare with the following conditions: 1) Full engineered plans are submitted including complete drainage calculations, 2) that all residential building codes are met and the correct permits obtained, 3) the exterior of the buildings match the current neighborhood character, 4) no open property maintenance violations 5) 2 parking spots per unit.

Mr. Doug Daley asked if there was a clearer copy of the plans. Ms. Fisher explained that the lots are both 40 ft wide. There are 5 ft setbacks on both exterior sides, a 15 ft setback between the buildings, and a 20 ft rear setback.

Mr. Daley commented that his concern is that there would be 7 units using a certain area for parking. He asked if it is the petitioners intent that everyone park on the gravel in front of the properties. Ms. Bailey Joseph commented that it looks as if there could be one vehicle per unit and that would not be overwhelming. Michael Ley stated that it appears there are only 3 parking spots available.

Ms. Crotty asked if the side yard requirements were being met. Ms. Fisher responded that they are.

Mr. Doug Daley expressed his concern that it appears crowded both in terms of the parking and the orientation of the buildings.

Mr. Grant Sullivan asked if there were any other drawings or renderings presented. Ms. Fisher stated that the petitioner did not include any. She stated that the petitioner did say they wanted the buildings to match the neighborhood.

Mr. Sullivan stated that off street parking must be provided. Ms. Joseph stated that parking and uniformity are important.

Ms. Fisher added that when the petitioner first came in, he wanted to combine the parcels and have a bigger number of units. I informed him that he would have to do a rezoning. He didn't want to do that. He went to engineering and presented what the committee now has.

After further discussion regarding the parking, Grant Sullivan motioned to table the petition until the committee has more information from the applicant including plan renderings, elevations, and parking; 2nd by Michael Ley; motion carried 5-0.

**22-02                      Residential Off-Street Parking Area Size Variance**  
**426 Jameson Ave**  
**37-3210-01-013.000**

The petitioner Mr. Luke Case was present. He explained that he had already installed a 40 ft gravel parking area and because there is no parking on Jameson, he needs to create an additional 800 sf of gravel parking area for the duplex rental property to prevent people from parking on the grass.

Mr. Doug Daley clarified that this was an expansion of what is already there. He asked Mr. Case how many units does he have. He responded that there is one bedroom upstairs and two bedrooms downstairs.

Ms. Sophia Fisher presented the staff report. She reported that the property is zoned Class II residential. In 2022 the petitioner received a permit to demolish the garage and spread 600 sf of gravel. The tenants are still having to park on the rear yard grass. The additional 800 sf of gravel parking would more than double the current amount of parking for the structure. She reported notices were sent out to 8 neighboring property owners and residents. No objections were received. The Engineering dept had no objections but are requesting a drainage plan approved by them. The Building department had no objections to the additional parking area. Staff recommends the approval of the Off-Street Parking Variance with the condition that a drainage plan is submitted and approved by the City of Lima Engineering Department. Ms. Crotty added that the petitioner will need to meet the Engineering's requirements for gravel parking.

Michael Ley motioned to approve the request for an off-street parking variance with the condition that a drainage plan is submitted and approved by the Engineering dept and the petitioner meet the Engineering departments requirement for gravel parking; 2nd by Bailey Joseph; motion carried 5-0.

Grant Sullivan motioned to adjourn; 2<sup>nd</sup> by Bailey Joseph; motion carried 5-0

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**Doug Daley**  
Chairman

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**Susan Crotty**  
Director, Community Development