

BOARD OF ZONING APPEALS APPLICATION

SOUTH BLOOMFIELD TOWNSHIP, MORROW COUNTY, OHIO

FORM & FEE SCHEDULE APPROVED BY TRUSTEES: MARCH 14, 2018

APPLICATION NUMBER

TYPE & DESCRIPTION OF PROPOSAL

ADMINISTRATIVE APPEAL \$600 **CONDITIONAL USE PERMIT**\$600 VARIANCE\$600

CONTINUATION OF ANY CASE AT THE APPLICANT'S REQUEST WILL REQUIRE SUBMISSION OF A \$400 FEE PAYABLE BY THE APPLICANT PRIOR TO THE NEXT HEARING.

TOTAL FEES TO BE INCLUDED WITH APPLICATION (LARGEST FEE INDICATED ABOVE FOR SELECTED ITEMS): **\$600**

SUMMARY OF REQUEST(S): **Seeking approval for two (2) common access driveways on a single property, to serve a total of five (5) single-family residential lots one with two (2) lots and the other with three (3) lots.**

PROPERTY INFORMATION (MAY NOT BE APPLICABLE TO ADMINISTRATIVE APPEALS)

OWNER(S): 700 Fence Posts LLC TOTAL ACREAGE: 21.091 acres
PROPERTY ADDRESS: Co. Rd. 204, Centerburg, OH 43011 NEAREST INTERSECTION: 860 ft. north of Twp. Rd. 199
PARCEL NUMBER(S): N36-001-00-125-00 PRESENT USE(S): Agricultural - Residential (AR-1) District
PROPOSED USES(S): Single-Family Residential Lots

CONTACT INFORMATION

NAME: Gary Ward COMPANY (IF APPLICABLE): N/A
MAILING ADDRESS: 11419 Center Village Rd. PHONE: (614) 579-0687
Galena, OH 43021 EMAIL: gward0894@gmail.com

ADMINISTRATIVE APPEAL (COMPLETE IF RELEVANT TO REQUEST, COMPLETE SEPERATELY FOR EACH REQUEST)

DATE OF DECISION BY ZONING INSPECTOR: _____ CANNOT BE MORE THAN 20 DAYS BEFORE SUBMITTING APPLICATION
SECTION OF THE CODE RELEVANT TO APPEAL: _____ PROVIDE COPY OF ALL DOCUMENTATION AVAILBLE REGARDING DECISION
DESCRIBE THE DECISION AND WHY YOU FEEL THAT IT WAS MADE IN ERROR: (MAY PROVIDE INFORMATION IN AN ATTACHMENT)

CONDITIONAL USE PERMIT (COMPLETE IF RELEVANT TO REQUEST, COMPLETE SEPERATELY FOR EACH REQUEST)

SECTION(S) OF THE CODE SPECIFICALLY LISTING THE CONDITIONAL USE BEING REQUESTED: 302 (B)

DESCRIBE THE CONDITIONAL USE BEING REQUESTED AND ANSWER THE FOLLOWING QUESTIONS: (MAY ATTACH MORE INFORMATION)
Seeking two common access driveway's to serve 3 lots on one and 2 lots on the other, with a total of 5 lots.

- (1) DESCRIBE WHY YOU FEEL THE PROPOSED USE IS CONSISTENT WITH THE OBJECTIVES OF THE ZONING RESOLUTION.
The proposed development will allow for the development of lots that meet or exceed AR-1 lot standards, in compliance with Article 302 (B) of the Zoning Resolution and Section 401.15 of the Morrow County Subdivision Regulations.
- (2) DESCRIBE HOW THE PROPOSED USE WILL BE DESIGNED, CONSTRUCTED, OPERATED AND MAINTAINED TO BE COMPATIBLE AND APPROPRIATE IN APPEARANCE WITH THE CHARACTER OF THE NEIGHBORHOOD AND ZONING DISTRICT.
The lot layout will maintain the rural landscape, including existing vegetation and topography of this property, versus the development of public or private roadways or multiple driveways, which would be less compatible in appearance.
- (3) DESCRIBE ANY BURDEN ON PUBLIC FACILITIES AND ANY DETRIMENT TO THE ECONOMIC WELFARE OF THE COMMUNITY.
None. Each common access driveway will be designed and built to serve as fire access roadways at a twenty (20) foot surface width with a base substantial enough to support 80,000 lbs. vehicles in line with the Ohio Fire Code.
- (4) DESCRIBE ANY POTENALLY HAZARDOUS, NUSIANCE OR DISTURBING EFFECTS ON THE NEIGHBORHOOD.
None. If neighbors request screening along the driveways, landscaping plantings may be incorporated as an additional safeguard, but these common access driveways will have the look and appearance of any other rural residential drive.
- (5) DESCRIBE ANY KNOWN VIOLATION OF THIS RESOLUTION, EXCEPT WHICH MAY BE THE SUBJECT OF THIS REQUEST.
None.

VARIANCE (COMPLETE IF RELEVANT TO REQUEST, COMPLETE SEPERATELY FOR EACH REQUEST)

SECTION(S) OF THE CODE RELEVANT TO VARIANCE: _____

DESCRIBE THE VARIANCE BEING REQUESTED AND ANSWER THE FOLLOWING QUESTIONS: (MAY ATTACH MORE INFORMATION)

(1) WITHOUT THE VARIANCE, WILL THE PROPERTY YIELD A REASONABLE RETURN AND HAVE BENEFICIAL USE?

(2) IS THE VARIANCE IS SUBSTANTIAL?

(3) WILL THE ESSENTIAL CHARACTER OF THE NEIGHBORHOOD BE SUBSTANTIALLY ALTERED AND WILL ADJOINING PROPERTIES SUFFER A SUBSTANTIAL DETRIMENT, AS A RESULT OF THIS VARIANCE?

(4) WILL THE VARIANCE ADVERSELY AFFECT THE DELIVERY OF GOVERNMENTAL SERVICES? _____

(5) WAS THE PROPERTY OWNER PURCHASED WITH THE CURRENT RESTRICTIONS IN PLACE? _____

(6) COULD THE PROPERTY OWNER'S PREDICAMENT CAN BE REMEDIED THROUGH METHOD OTHER THAN A VARIANCE?

(7) WILL THE SPIRIT AND INTENT OF THE ZONING REQUIREMENT BE OBSERVED AND SUBSTANTIAL JUSTICE BE DONE BY GRANTING THIS VARIANCE?

ACKNOWLEDGEMENTS

ATTACHED SITE PLAN (11" x 17" OR SMALLER), DRAWN TO SCALE, SHOWING ANY PROPOSED IMPROVEMENTS AND RELEVANT SITE INFORMATION. A MAP OF EXISTING CONDITIONS CAN BE PRINTED ONLINE AT [HTTP://MORROWCOUNTYOHIO.GOV/GIS](http://MORROWCOUNTYOHIO.GOV/GIS). MAY NOT BE NECESSARY FOR ADMINISTRATIVE APPEALS.

INCLUDED A THOROUGH NARRATIVE STATEMENT, INCLUDING ALL INFORMATION TO BE PRESENTED TO THE BOARD OF ZONING APPEALS. ANY ADDITIONAL INFORMATION SUBMITTED AT THE PUBLIC HEARING MAY RESULT IN A CONTINUATION OR TABLING OF THIS APPLICATION AT THE APPLICANT'S EXPENSE TO ENSURE A THOROUGH REVIEW.

INCLUDED REQUIRED APPLICATION FEE, CASH OR CHECK PAYABLE TO "SOUTH BLOOMFIELD TOWNSHIP".

NOTE: COMMERCIAL BUILDINGS ALSO REQUIRE ISSUANCE OF A STATE BUILDING PERMIT (800-523-3581).

INCOMPLETE APPLICATIONS MAY NOT BE PROCESSED. THE BELOW SIGNED APPLICANT HEREBY CERTIFIES THAT THEY ARE THE CURRENT PROPERTY OWNER OR ARE PERMITTED TO REPRESENT THE PROPERTY OWNER IN PROCESSING THIS APPLICATION. ALL INFORMATION CONTAINED HEREIN IS TRUE. IT IS AGREED THAT THE IMPROVEMENT WILL OTHERWISE COMPLY WITH THE SOUTH BLOOMFIELD ZONING RESOLUTION.



X _____ DATE: _____

OFFICE NOTES

DATE RECEIVED: _____ BY: _____ DATE NOTICES MAILED TO NEIGHBORS: _____ BY: _____

DATE LEGAL NOTICE PUBLISHED: _____ BY: _____

DATE OF PUBLIC HEARING(S): _____

APPROVED CONDITIONS: _____

DENIED DATE DECISION WAS DELIVERED TO APPLICANT: _____ BY: _____

APPROVALS ARE SUBJECT TO REVOCATION AFTER 12 MONTHS, IF CONSTRUCTION HAS NOT COMMENSED OR THE PROPOSED USE HAS NOT BEEN ESTABLISHED.

THIS FORM WAS PROVIDED BY:



WWW.PLAN4LAND.NET