

# BOARD OF ZONING APPEALS APPLICATION

SOUTH BLOOMFIELD TOWNSHIP, MORROW COUNTY, OHIO

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

APPLICATION NUMBER

BZA 93024

## 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): \_\_\_\_\_

SUMMARY OF REQUEST(S): Get a variance approved to build a 24x40 pole barn with a 30' setback from center of Twp Rd 205

## PROPERTY INFORMATION (MAY NOT BE APPLICABLE TO ADMINISTRATIVE APPEALS)

OWNER(S): Randy A Davis  
PROPERTY ADDRESS: 10772 Twp Rd 205  
Marengo OH 43334  
PARCEL NUMBER(S): N 36-001-00-139-02

TOTAL ACREAGE: 1.1720  
NEAREST INTERSECTION: 229  
PRESENT USE(S): Driveway + Lawn  
PROPOSED USES(S): Covered pole barn

## CONTACT INFORMATION

NAME: Randy A Davis  
MAILING ADDRESS: \_\_\_\_\_

COMPANY (IF APPLICABLE): \_\_\_\_\_  
PHONE: 419-210-0217  
EMAIL: borarow@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)

SECION(S) OF THE CODE SPECIFICALLY LISTING THE CONDITIONAL USE BEING REQUESTED: \_\_\_\_\_  
DESCRIBE THE CONDITIONAL USE BEING REQUESTED AND ANSWER THE FOLLOWING QUESTIONS: (MAY ATTACH MORE INFORMATION)

- (1) DESCRIBE WHY YOU FEEL THE PROPOSED USE IS CONSISTENT WITH THE OBJECTIVES OF THE ZONING RESOLUTION.  
\_\_\_\_\_  
\_\_\_\_\_
- (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.  
\_\_\_\_\_  
\_\_\_\_\_
- (3) DESCRIBE ANY BURDEN ON PUBLIC FACILITIES AND ANY DETRIMENT TO THE ECONOMIC WELFARE OF THE COMMUNITY.  
\_\_\_\_\_  
\_\_\_\_\_
- (4) DESCRIBE ANY POTENALLY HAZARDOUS, NUSIANCE OR DISTURBING EFFECTS ON THE NEIGHBORHOOD.  
\_\_\_\_\_  
\_\_\_\_\_
- (5) DESCRIBE ANY KNOWN VIOLATION OF THIS RESOLUTION, EXCEPT WHICH MAY BE THE SUBJECT OF THIS REQUEST.  
\_\_\_\_\_  
\_\_\_\_\_

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

SECTION(S) OF THE CODE RELEVANT TO VARIANCE: 304 - (D) Front setback

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

Build a garage in front of the house off existing drive  
Setback will be less than 90' Proposed @ 30' / setback

(1) WITHOUT THE VARIANCE, WILL THE PROPERTY YIELD A REASONABLE RETURN AND HAVE BENEFICIAL USE?  
Yes - as an existing drive - a covered garage would add  
value to the property and improve its appearance

(2) IS THE VARIANCE IS SUBSTANTIAL?  
No - other properties have buildings this close or  
closer to the road

(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?  
No

(4) WILL THE VARIANCE ADVERSELY AFFECT THE DELIVERY OF GOVERNMENTAL SERVICES? NO

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

(6) COULD THE PROPERTY OWNER'S PREDICAMENT CAN BE REMEDIED THROUGH METHOD OTHER THAN A VARIANCE?  
NO

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

**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://MORROWCOUNTYOHIIO.GOV/GIS](http://MORROWCOUNTYOHIIO.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 Randy A. Davis DATE: 9/27/2024  Know what's below. Call before you dig.

**OFFICE NOTES**

DATE RECEIVED: 9/30/24 BY: JCH DATE NOTICES MAILED TO NEIGHBORS: \_\_\_\_\_ BY: \_\_\_\_\_

DATE LEGAL NOTICE PUBLISHED: \_\_\_\_\_ BY: \_\_\_\_\_

DATE OF PUBLIC HEARING(S): 10-22-2024 7pm

APPROVED CONDITIONS: \_\_\_\_\_

DENIED DATE DECISION WAS DELIVERED TO APPLICANT: \_\_\_\_\_ BY: \_\_\_\_\_

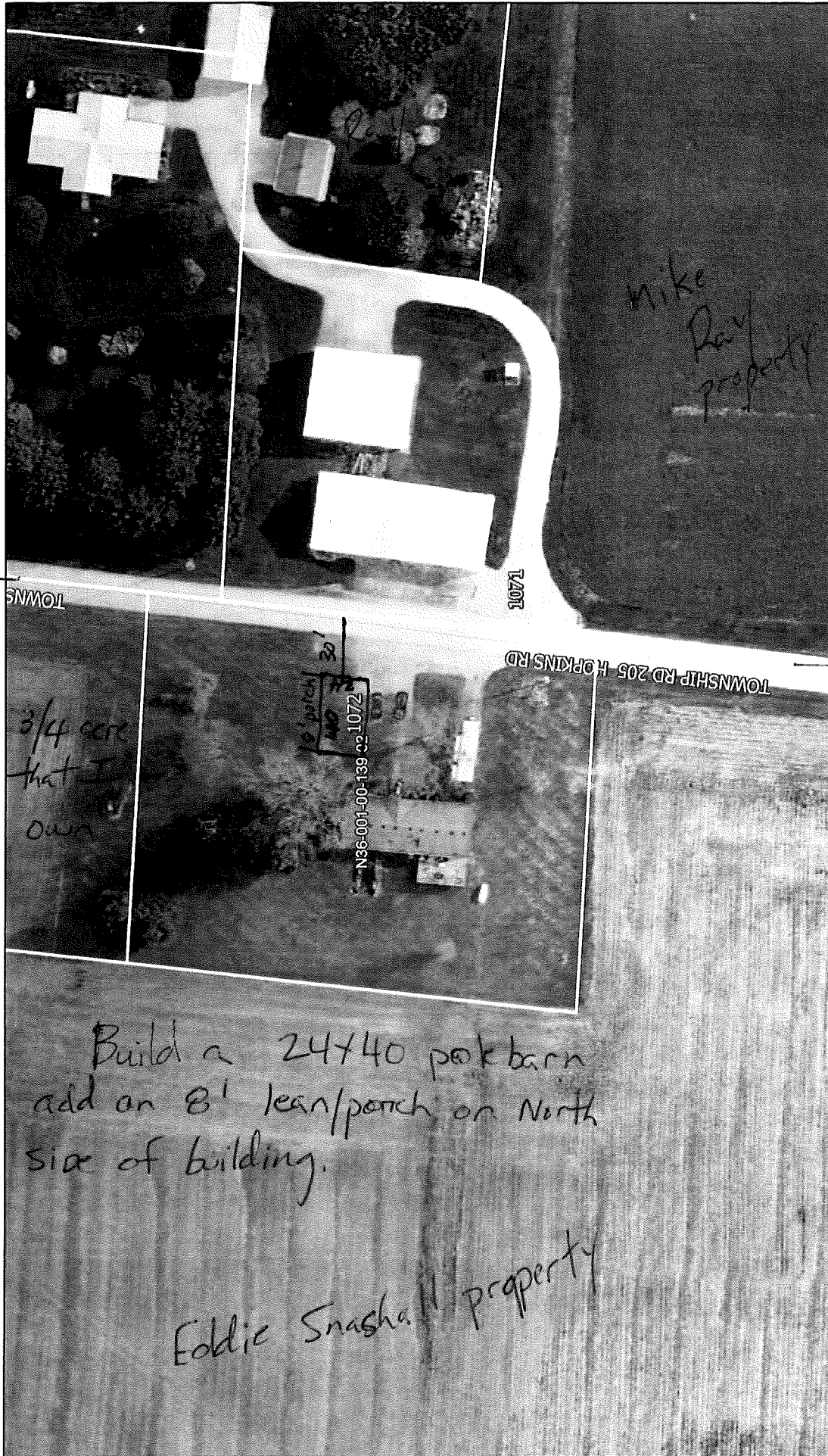
APPROVALS ARE SUBJECT TO REVOCATION AFTER 12 MONTHS, IF CONSTRUCTION HAS NOT COMMENCED OR THE PROPOSED USE HAS NOT BEEN ESTABLISHED.

THIS FORM WAS PROVIDED BY:  
**Plan4Land**  
CONSERVATION | DEVELOPMENT | POLICY | ZONING  
[WWW.PLAN4LAND.NET](http://WWW.PLAN4LAND.NET)

Rick F. Fitzpatrick

229

Eddie Snasha Morrow County



1:1,128

0 0.01 0.01 0.02 0.02 0.04 km

Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasysteisen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

Auditor's Office

Joyce Whitt property

656

Green: Band\_2

Blue: Band\_3

Bob Hitor

Parcels 2021 Aerials

Red: Band\_1

R. Davis CR205

BZA

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9/27/2024, 11:22:20 AM