

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): Request of conditional use permit under Article 302(H) for use of home property as occupation dog boarding business.

PROPERTY INFORMATION (MAY NOT BE APPLICABLE TO ADMINISTRATIVE APPEALS)

OWNER(S): Joshua Bailey TOTAL ACREAGE: 8.09
PROPERTY ADDRESS: 1515 SR 314 Marango OH NEAREST INTERSECTION: 229 & 314
43334 PRESENT USE(S): Residential Home
PARCEL NUMBER(S): N 36-001-00-285-00 PROPOSED USES(S): Home Occupation Dog Boarding
N 36-001-00-285-01
N 36-001-00-287-08

CONTACT INFORMATION

NAME: Joshua Bailey COMPANY (IF APPLICABLE): Highland Kennels
MAILING ADDRESS: 1515 SR 314 Marango OH PHONE: 912-464-0791
43334 EMAIL: Jbailey2014@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: 302(H)

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

Converting large attached garage into a small boarding and dog daycare facility.

- (1) DESCRIBE WHY YOU FEEL THE PROPOSED USE IS CONSISTENT WITH THE OBJECTIVES OF THE ZONING RESOLUTION.
All conditions of Article 302(H) and Section 930 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.
Conversion of attached garage yields no effect to outside appearance. Fencing is standard t-post and welded wire.
- (3) DESCRIBE ANY BURDEN ON PUBLIC FACILITIES AND ANY DETRIMENT TO THE ECONOMIC WELFARE OF THE COMMUNITY.
None
- (4) DESCRIBE ANY POTENALLY HAZARDOUS, NUSIANCE OR DISTURBING EFFECTS ON THE NEIGHBORHOOD.
None
- (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://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 *[Signature]* DATE: 2/27/2024  Know what's below. Call before you dig.

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 COMMENCED OR THE PROPOSED USE HAS NOT BEEN ESTABLISHED.

THIS FORM WAS PROVIDED BY:
Plan4Land
CONSERVATION | DEVELOPMENT | POLICY | ZONING
WWW.PLAN4LAND.NET

Morrow County GIS



2/27/2024, 6:22:22 PM

1:2,257

Lots and Units

- Lot
- Other
- Outlot

Right Of Way

Jurisdictions

Quarter Sections & Lots

Label - Quarter Section & Lots

Label - PIN & Acreage

Tax Parcels

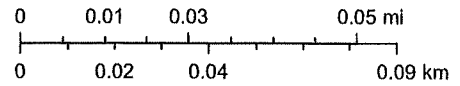
Label - Centerlines

Morrow 2021 Aerial Imagery 3in / 6in

Red: Band_1

Green: Band_2

Blue: Band_3



West Virginia GIS, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA