

JUAN'S APPLICATION

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): _____

SUMMARY OF REQUEST(S): Seeking a variance from the required 200' frontage for a lot split. This parcel is 11.5 acres (without a proper survey) has approx 300 feet frontage with depth of approx 1800 feet. The owner would like to split the property to build a new homesite on the back 10 acres.

PROPERTY INFORMATION (MAY NOT BE APPLICABLE TO ADMINISTRATIVE APPEALS)

OWNER(S): Juan Aquirre - Fajardo TOTAL ACREAGE: 11.5 acres
PROPERTY ADDRESS: 6888 State Route 229 NEAREST INTERSECTION: SR 229 / SR 565
Marengo, Ohio 43334 9736 PRESENT USE(S): residential / agricultural -
PARCEL NUMBER(S): N36 001 00 219 00 PROPOSED USES(S): same residential / agricultural

CONTACT INFORMATION

NAME: Juan Aquirre - Fajardo COMPANY (IF APPLICABLE): N/A
MAILING ADDRESS: 6888 State Route 229 PHONE: 614- 330-9511
Marengo, OH 43334 EMAIL: _____

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: _____

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

Seeking variance from required 200 feet of frontage for each parcel. Wishes to split 1.5 acres with existing house & building from the 10 acres to be offered for sale. A new home to be built on the rear 10 acres. This parcel is unusually deep in relation to it's width,

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

The existing homesite is in the front northeast corner of the large property - This variance will allow for the rear of the property to be improved and and new home could be built.

(2) IS THE VARIANCE IS SUBSTANTIAL?

No - the existing home site is already in the corner of the parcel. The new parcel would leave the yard at SR 229 open and the new home would be off f the road to the middle further back on the hill. Aside from a new driveway - the look from the road would remain the same.

(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 - If granted the variance would make way for a new driveway thru the existing yard and the new home would not be near any neighbors.

(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 - this variance or something similar would allow for the best use of the entire parcel.

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

yes - A R - 1 district allows for homes and agriculture. This Variance would allow for both with less unused land and make postive improvements.

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". CK 3107

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.



Know what's below.
Call before you dig.

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:

Plan4Land
P.O. BOX 67, PATERSON, NJ 07656
CONSERVATION | DEVELOPMENT | POLICY | ZONING

WWW.PLAN4LAND.NET

Wed 7pm
July 22



Juan's 6888 SR 229
lot split variance?