

CONDITIONAL USE APPLICATION

Application Number 2014-009

Name: Stephen and Penny Church Township: Harmony

Mailing Address: 5630 Twp. Road 179 Phone Number: (614) 204-7423

Address of the location under consideration: 5630 Twp. Road 179, Cardington, OH 43315

Property Zoned as: R-1, Single Family Residential

Permitted Conditional Use applying for: Home Business

Please provide the following information:

- 1. Plat showing boundaries and divisions of the property, mark location where conditional use is to be permitted, and all abutting streets and properties.
2. If this is not your property, a signed copy of the property owners Lease
3. Proof of Public Liability Insurance: Allstate
4. Location of existing and proposed water wells and septic tanks or sewer lines
5. Statement supporting evidence that the proposed use has complied with each of the general specific Conditions listed in Morrow County Zoning Regulations for this permitted use.

The undersigned applies for a Conditional Use Zoning Certificate. Said Certificate to be issued on the basis of the information contained within this application. The applicant certifies that the information provided above is correct and the use is as stated. This Conditional Use Certificate is for (1) year only from the date of issuance. After (1) year a Renewal Certificate will be issued. Appropriate fees will apply. The applicant further agrees to contact the Morrow County Zoning Office at 419/946-1911 once property is being used as conditionally permitted for a final inspection at which time Applicant will receive Zoning Certificate. By signing this Application you are giving permission to Morrow County Zoning Inspector to enter property to verify that all Conditions are being met.

Michelle Cudwin 12/18/14
Applicants Signature Date

on behalf of Steve & Penny Church

Form with fields: Date Application Submitted to Zoning Office, Fee, Certificate Number, Date of Site Visit, Information Verified by, Zoning Inspector, Date of Board of Zoning Appeals Meeting, Action Taken.

**Statement of Stephen and Penny Church
In Support of Conditional Use for a Home Business
at 5630 Twp. Rd. 179, Harmony Twp., (Morrow County), Ohio**

The Church residence at 5630 Twp. Rd. 179 is located on a 5-acre parcel and is developed with a one-story single-family home, garage and a single story accessory building measuring 29 ft. x 24 ft. (696 sq. ft.) in size. Mr. and Mrs. Church wish to utilize the accessory building as a home business, a conditional use in this R-1 zoning district. Specifically, the building will be used as an office and test kitchen for their pizza restaurant business in Sunbury.

This proposed conditional use will not have any retail component so it will not generate any customer traffic. Increased traffic is not an issue for this proposal as it would be for other conditional uses like day cares, schools, churches, and hospitals, which are permitted conditional uses in this R-1 district.

The accessory building is set back approximately 400 ft. from Twp. Rd. 179, is screened from adjacent property owners and will not visually detract from the neighborhood. The investment for this structure will be \$60,000.00, therefore, it will likely increase property taxes and property values. The applicants will keep and maintain all property in a neat, orderly and safe condition.

The proposal will not require any additional curb cut or require specialized access to Twp. Rd. 179. Its access meets with township, county and/or state access management guidelines. The applicants will meet all requirements of the Ohio EPA and Morrow County Soil and Water Conservation District.

The proposed home business will be carried on within the confines of the building which is designated as a residential structure. All buildings are architecturally compatible to residential uses and to the character of the area. This home business and accessory building shall remain accessory to the principal residential structure at this location at all times and will not become a separate principal residence on a separate lot.

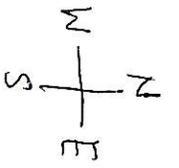
The applicants agree no more than one non-resident employee will work at this location and all parking for this conditional use will be located off-street, behind the principal structure and screened from the public right-of-way. There shall be no signage for this home business maintaining the residential character of this neighborhood. The applicants will not use any equipment to create any odor, noise, vibration, glare, electrical interference, or other nuisance detectable to normal senses off site.

This proposal meets the conditional use standards of the Morrow County Zoning Resolution and is harmonious with the appearance and character of the area. The applicants appreciate the Board's consideration.

Surrounding Property Owners

1. Douglas Tullos
5640 Twp. Road 179
Cardington, OH 43315
2. Wendy Lowe and Robert Patterson
5616 Twp. Road 179
Cardington, OH 43315
3. Richard J. Miller
2154 Sale Road
Columbus, OH 43224
4. Gregory and Willa Hardwick
5787 Twp. Road 179
Cardington, OH 43315
5. Vernon D. Young
c/o Bonita Young
57400 Cherry Hill Road
Senecaville, OH 43780

SITE

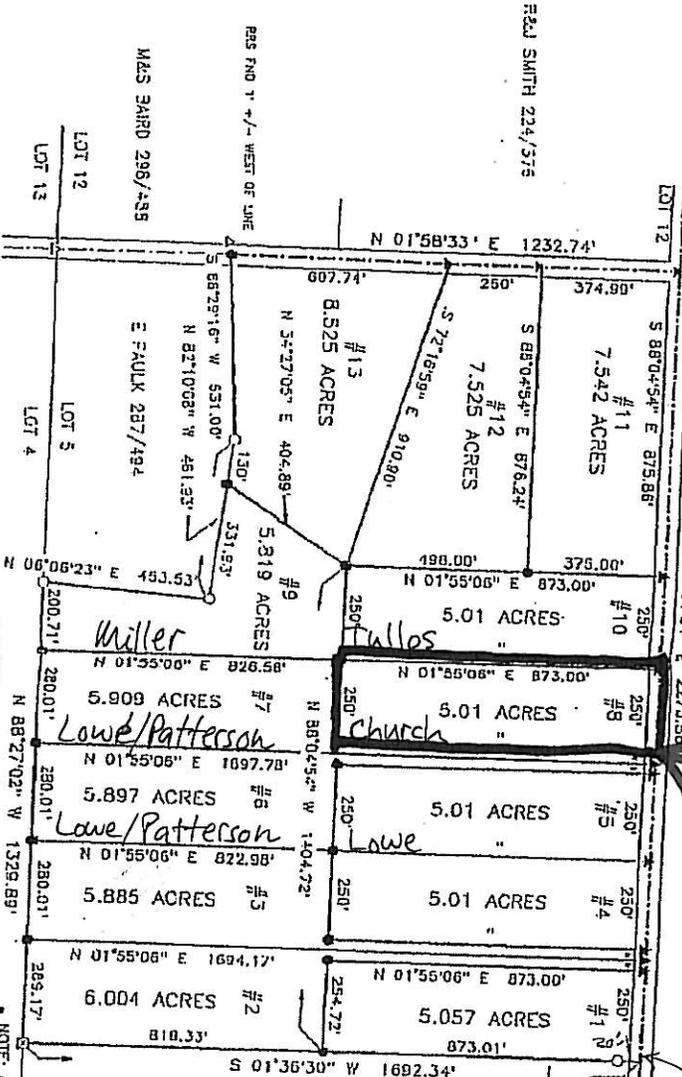


HARMONY WOODS

SECTION: --- V.M.S.: ---
 LOT: 5 TOWNSHIP: 7N
 QUARTER: 4 RANGE: 15W
 COUNTY: MADRAW
 STATE OF OHIO

YOUNG
 HARDWICK

Top Rd. 179

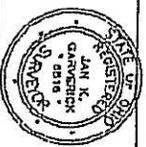


LEGEND
 P/K MARK FOUND ON SET
 IRON STRIKE FOUND ON SET
 STEEL STRIKE FOUND ON SET
 IRON STRIKE FOUND ON SET
 STEEL STRIKE FOUND ON SET
 5/8 INCH IRON PIN SET WITH PLASTIC CAP STRAPPED TO GAVRICK L.S. 0616
 SCALE: 1 INCH = 200 FEET

REFERENCE MATERIALS
 1) ENG PB 20, PG 341
 2) ---
 3) ---
 4) ---
 5) PRIOR DEED, 318/824
 BASIS OF BEARINGS ASSUMED

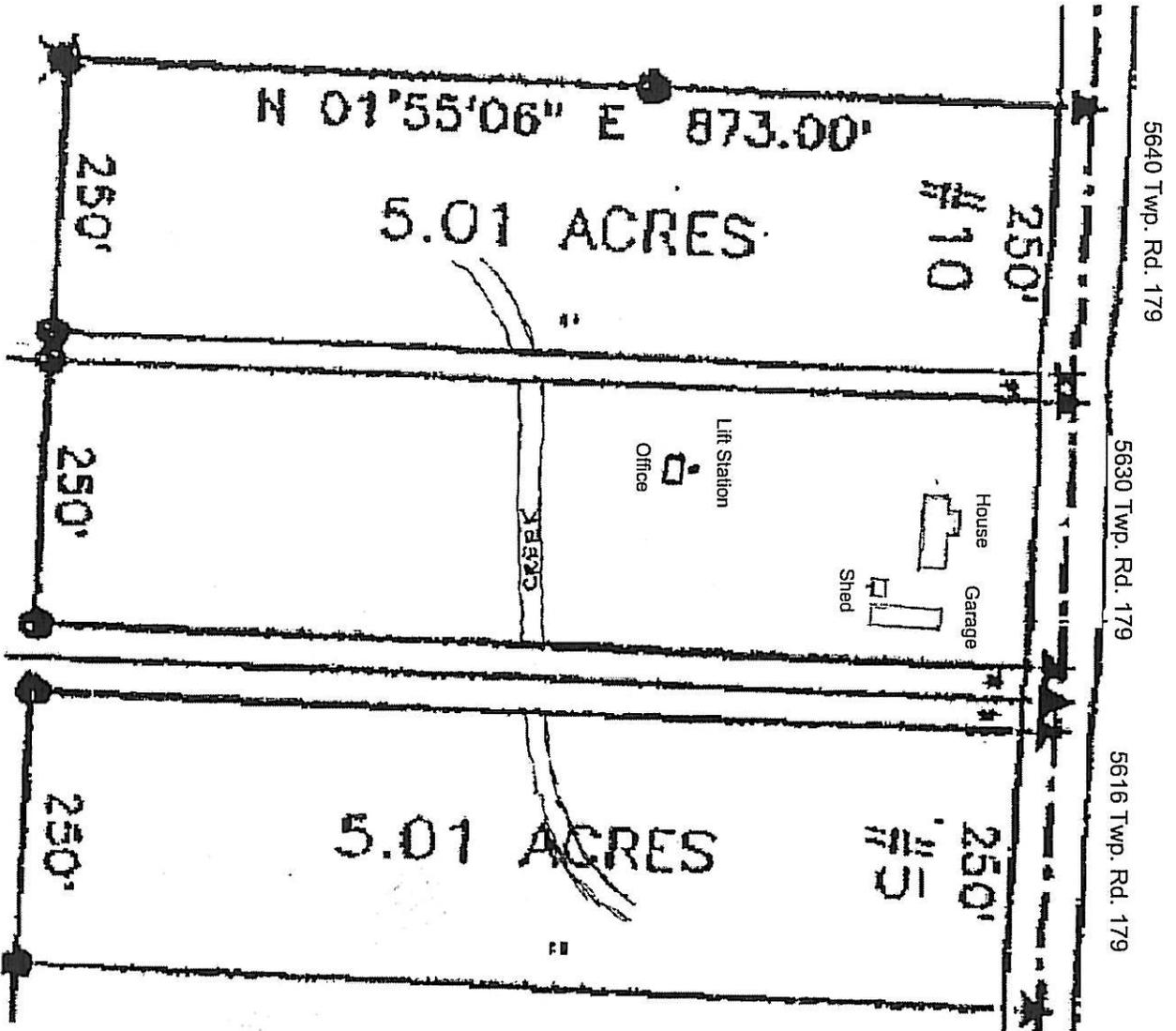


I HEREBY STATE THAT THE ABOVE PLAT AND THE FIELD SURVEY THEREON REPRESENTS ARE TRUE TO THE BEST OF MY KNOWLEDGE
 DATE OF SURVEY: AUGUST 1884
 L.S. 9816
 DRAWN: CHKOI FILE: 1796 A



GARVERICK SURVEYING
 4380 U.S. 42 NORTH
 CARDINGTON, OHIO 43315
 419-824-8820

SITE



Approx. Scale
 1" = 160'
 1/10" = 16'

Allstate Property and Casualty Insurance Company

RENEWAL

Homeowners Policy Declarations

Summary

NAMED INSURED(S) Stephen L & Penny S Church 5630 Twp Rd 179 Cardington OH 43315-9349	YOUR ALLSTATE AGENT IS: Greear and Assoc 12920 Stonecreek #D Pickerington OH 43147	CONTACT YOUR AGENT AT: (614) 522-0999
POLICY NUMBER 9 80 213639 09/03	POLICY PERIOD Begins on Sep. 3, 2014 at 12:01 A.M. standard time, with no fixed date of expiration	PREMIUM PERIOD Sep. 3, 2014 to Sep. 3, 2015 at 12:01 A.M. standard time
LOCATION OF PROPERTY INSURED 5630 Twp Rd 179, Cardington, OH 43315-9349		

Total Premium for the Premium Period *(Your bill will be mailed separately)*

Premium for Property Insured

Premium for Scheduled Personal Property Coverage

TOTAL

Your premium reflects the Platinum Protection package.

PROP *010003414071853011670903*



Information as of
July 18, 2014

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