

APPLICATION FOR VARIANCE
Board of Zoning Appeals
Morrow County, Ohio

RECEIVED
DEC 17 2014
MORROW COUNTY
PLANNING & ZONING

Application No. V14-005

Name of Applicant: Richard Higgins & Julie Higgins

Mailing Address: 3719 T.R. 145 Mt. Gilead, OH 43338

Phone Number: Home 419-946-8564 Business 419-295-6119 (Dick)

1. Locational Description: Subdivision Name: _____
Section _____ Township Gilead, north Range 9.2 acres
Other Designation parcel 67 Block _____ Lot No. EQ

(If not in a platted subdivision attach a legal description)

2. Nature of Variance: Describe generally the nature of the variance _____

to place a metal structure, barn
in front of our home

In addition, plans in triplicate and drawn to scale must accompany this application showing dimensions and shape of the lot, the size and locations of existing buildings, the locations and dimensions of proposed buildings or alterations, and any natural or topographic peculiarities of the lot in question.

3. Justification of Variance: In order for a variance to be granted, the applicant must prove to the Board of Zoning Appeals that the following items are true: (Please attach these comments on a separate sheet)

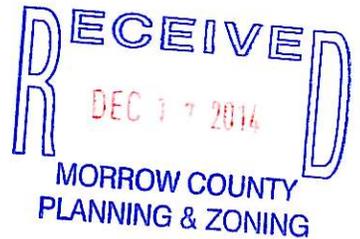
- a. special conditions exist peculiar to the land or building in question;
- b. that a literal interpretation of the ordinance (resolution) would deprive the applicant of rights enjoyed by other property owners;
- c. that the special conditions do no result from previous actions of the applicant; and
- d. that the requested variance is the minimum variance that will allow a reasonable use of the land or buildings.

I certify the information contained in this application and its supplements is true and correct.

Date

December 17, 2014

Julie A. Higgins
Applicant



Richard and Julie Higgins
3719 T.R. 145
Mount Gilead, Ohio 43338
419-946-8564

December 17, 2014

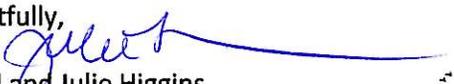
To whom it may concern,

We request a variance to build a 30' x 32' metal building on our property located in Gilead Township. Since building our home in 1994 we have experienced flooding on our lot. As properties around us have been tiled our yard has become a "holding area", if you will of ground water. We have included photos of flooded areas of our yard as well as google images showing changes in our yard (places the grass no longer grows as well as trees we have lost due to flooding). When we originally built our home, our plan was to build a barn or storage building utilizing our whole property. However, over the last several years it has become less of a possibility. Our yard now floods to the west of our home every spring and fall, making it impossible to build to the north or west of our home. In March of 2012, our basement flooded for the first time, our house being at the highest part of our property. In June and July of 2013 our basement again flooded 3 times in 36 hours. We spent 7 straight hours pumping water out of our house. We had standing water in our yard for the majority of the summer of 2013. We have since had to install a sump pump in our house and have included a google image of that tile work.

We believe that the area in front of our home in front of our existing unattached garage is the only place that we can safely build without concern of flooding.

As you can see the building will be difficult to see from the road. The property next to us on the east, 3765, owned by Norman Boggs, also has a barn in front of his home. We have also included a google image. Our home sits approximately 500 feet from the road. We have also included google images showing that our home and proposed building sit several hundred feet farther from the road than our neighbors, excluding Mr. Boggs.

Respectfully,


Richard and Julie Higgins

Please find below a list of owners and property addresses' for properties next to ours,

3719 T.R. 145, Mount Gilead, Ohio 43338:

1. Norman Boggs 3765 T.R. 145 Mount Gilead, Ohio —
2. John Halfhill 3714 T.R. 145 Mount Gilead, Ohio —
3. Doris Hildebrand 3684 T.R. 145 Mount Gilead, Ohio ←
4. Darren Shade 3744 T.R. 145 Mount Gilead, Ohio —
5. Ron and Pat Thomas 3640 T.R. 145 Mount Gilead, Ohio
6. Rebecca Higgins 3624 T.R. 145 Mount Gilead, Ohio
7. The property due west of ours is a farm field owned by Don Roth and Karole Skidmore-Roth
6436 S.R. 61 Mount Gilead, Ohio —

75
76
77

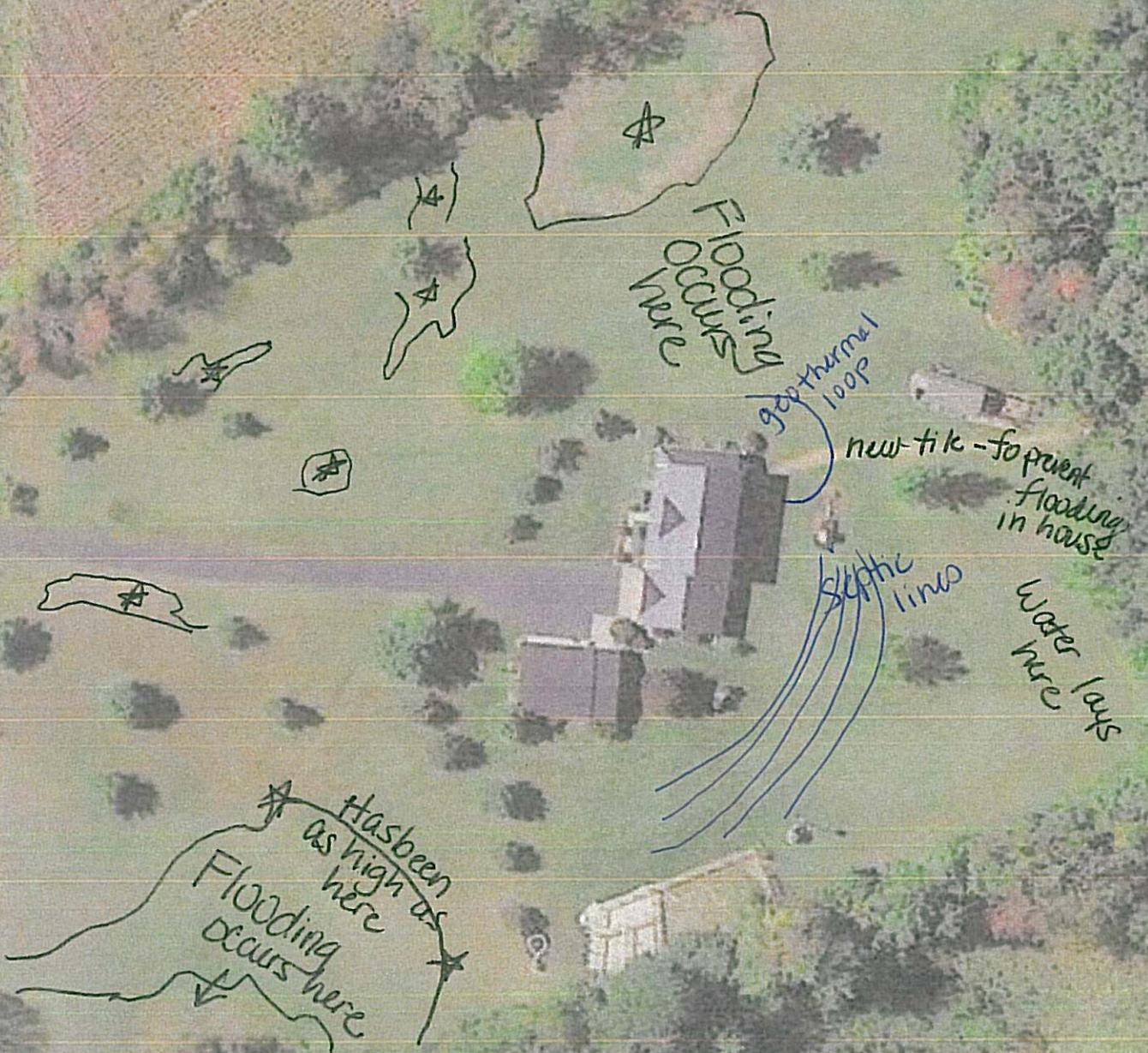
Respectfully,

Richard Higgins and Julie Higgins


December 17, 2014



11



Google earth

1995 Imagery Date: 0/25/2019 40034'06 64" N 87050'14 80" W elev 1178 ft ave alt 1601 ft

X

00:00



00:00

X

1995mammv Data: 0/25/2019 40024105 041" N 82050114 581" W aLay 11977 ft

Proposed building
30' X 32'

30' X 32''

Proposed Building

0:00
00:00
X

1995 Imagery Data - 0/25/2012

© 2014 Google

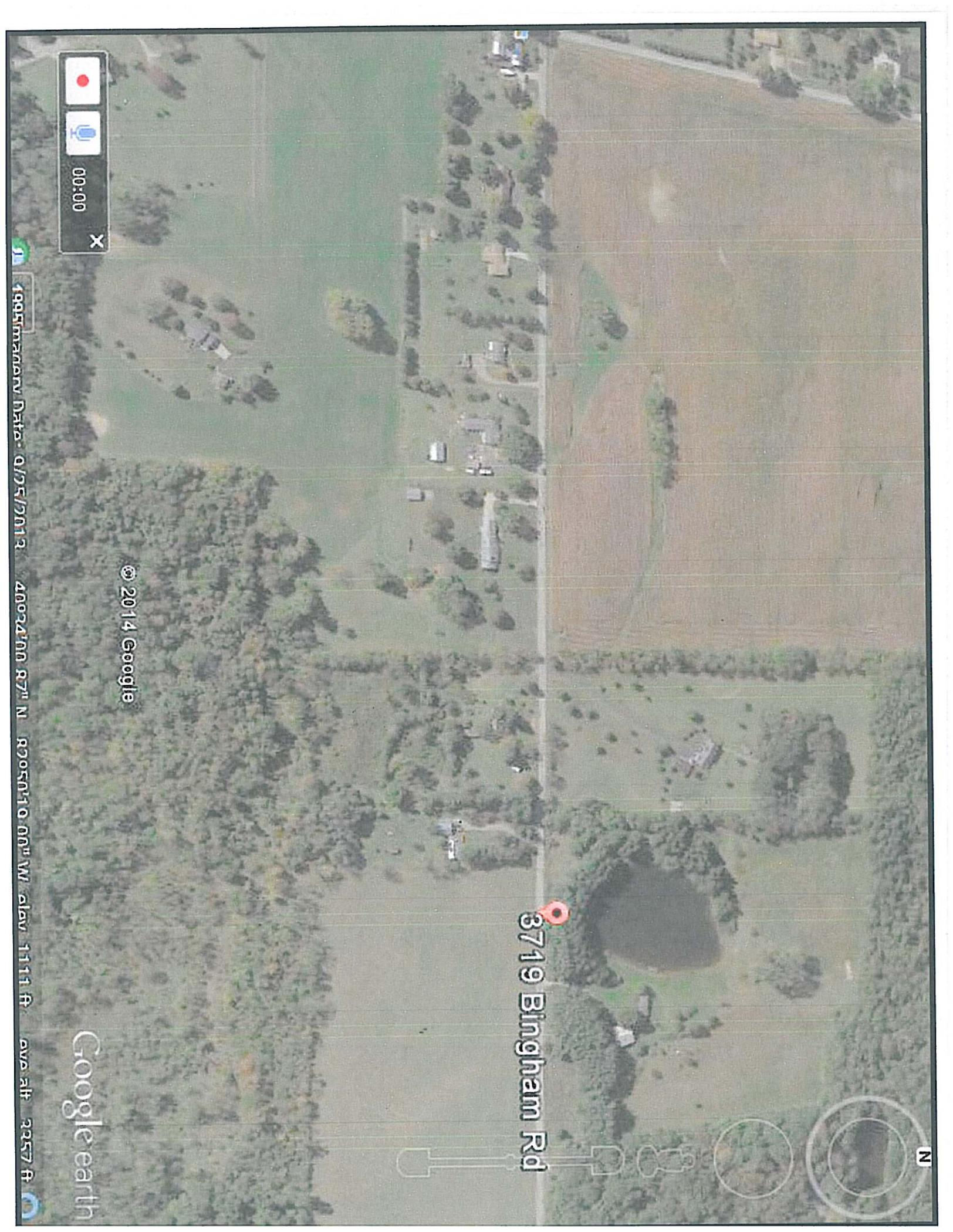
40024105 05" N 82050112 46" W elev 1125 ft avo alt 7200 ft

Google earth

8719 Bingham Rd

Boogs
Property





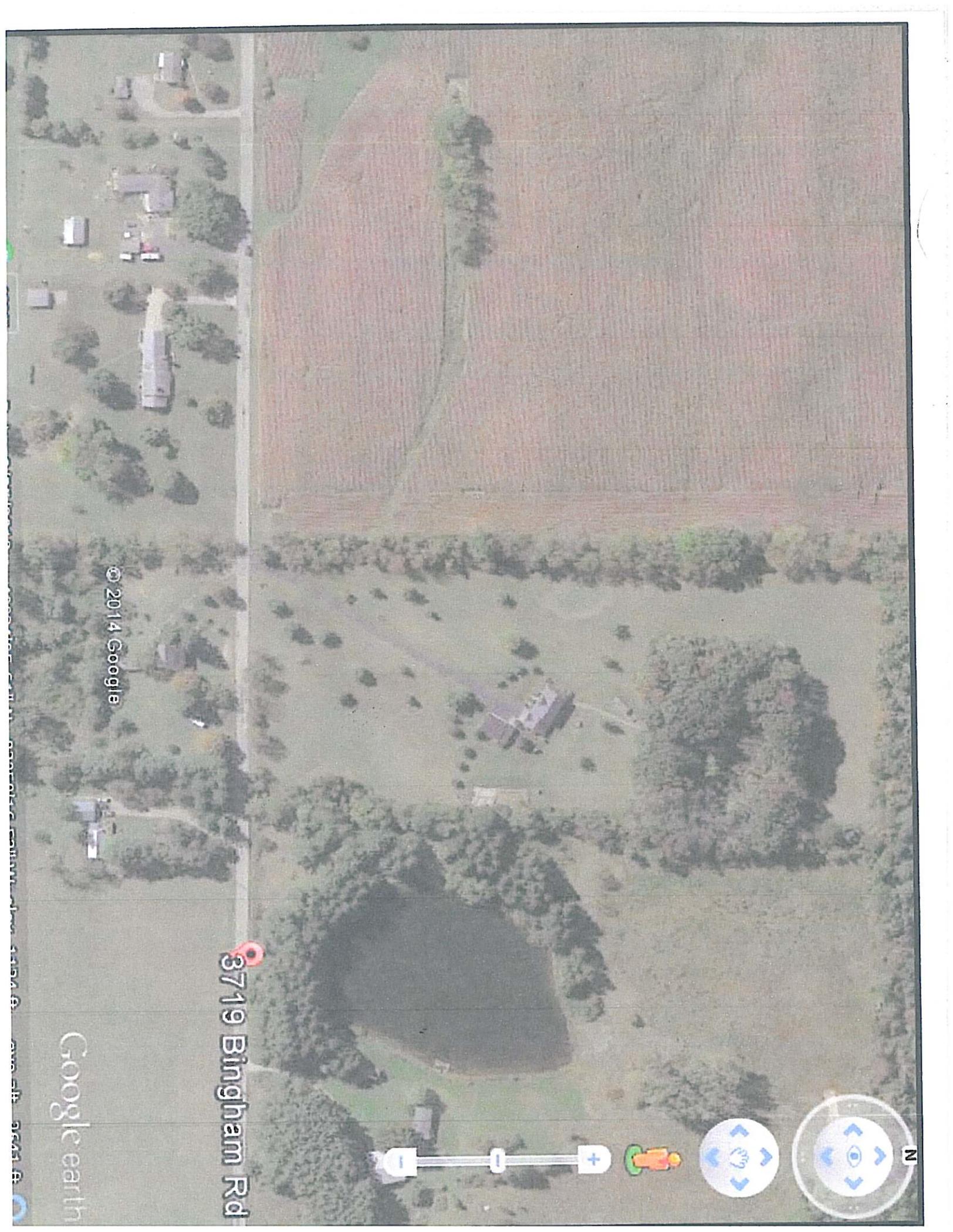
8719 Bingham Rd

© 2014 Google

Google earth

00:00 X

1995mmananv Data - 0/25/2012 40024'00 R7" N R3050'10 00" W elev 1111 ft avo alt 2257 ft



© 2014 Google

3719 Bingham Rd

Google earth

Flooded yard



Same area West side of house



SIDE YARD (west) flood area



Have lost both trees due to flooding on east
of Drive



02.06.2009 16:15

Flooded side yard

