

CONDITIONAL USE APPLICATION

Application Number CU13-004

Name: TRUE Bible Baptist Church c/o Frank Kirk

Township: BENNINGTON

Mailing Address: 10772 Lmzo Ln Mt. Vernon, Ohio 43050

Phone Number: 740-393-0495

Address of the location under consideration: 5401 County Rd 15 Marengo Ohio 43334 (Corner of Co. Rd 15 & Twp 208)

Property Zoned as: Ag.

Permitted Conditional Use applying for: Religious

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 - Trustees applying
3. Proof of Public Liability Insurance: Keller INS. Agency Inc Sunbury Ohio
4. Location of existing and proposed water wells and septic tanks or sewer lines 740-965-1485
5. Statement supporting evidence that the proposed use has complied with each of the general and 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.

Frank Kirk

10/19/13

Applicants Signature

Date

Date Application Submitted to Zoning Office: 10-9-13 Fee: \$150.00 Certificate Number CU13-004

Date of Site Visit: Information Verified by: Zoning Inspector

Date of Board of Zoning Appeals Meeting: 11-12-13 Action Taken:

Morrow County Zoning Resolution

3. Paved, off-street parking and service areas shall be required. All parking and service areas shall be paved and improved with gravel, concrete, asphalt, or equivalent. Paved vehicular access drives of at least ten (10) feet in width shall be required for parking areas of ten (10) vehicles or less capacity, and two-way drives of twenty (20) feet paving width minimum shall be required for parking areas of eleven (11) or more vehicle capacity.
4. Such uses should be located on an arterial street, adjacent to nonresidential uses such as commerce, industry, or recreation, or adjacent to sparsely settled residential uses.
5. The use will also be subject to any conditions deemed necessary by the Morrow County Board of Zoning Appeals (BZA).

**T. Religious Institutions**

1. Adequate Parking shall be provided as indicated in Section 12.
2. All buildings, structures and accessory buildings including parking areas or garages shall be set back fifty (50) feet from any adjacent residential lot.
3. All buildings, structures and accessory building including parking areas or garages shall have fifty (50) feet front yard setback from the road right-of-way.
4. Street frontage must be at least two hundred (200) feet.
5. A lot area of one (1) acre per one hundred (100) seats with a minimum lot area of one (1) acre is required.
6. Access roads and driveways shall be located not less than one hundred fifty (150) feet from any intersection and shall be designed with due regard for traffic safety and the maintenance of a smooth and efficient flow of traffic in the area.
7. No lighting shall constitute a nuisance and in no way shall impair safe movement of traffic on any street or highway. All outside lighting shall be shielded with minimal spill onto adjacent properties.
8. Floodlights, searchlights, loudspeakers or similar structures shall not be erected or used in any manner that will cause hazards or annoyance to the public generally or to the occupants of adjacent properties.
9. The operation of the Institution shall be conducted in a manner that does not create noise measured at the nearest residential lot boundary that exceeds the A weighted decibel (dB(A)) sound level of the street traffic noise at that location, and no sound shall be objectionable due to intermittence, beat frequency or shrillness.

Letter  
addressing these  
issues?

## Data For Parcel A02-501-00-026-00

### Base Data

**Parcel:** A02-501-00-026-00  
**Owner:** TRUE BIBLE CHURCH TRUSTEES OF  
**Address:** 5401 CO 15 RD



### Tax Mailing Address

**Tax Mailing Name:** TRUE BIBLE CHURCH  
**Address:** 10772 LONZO LANE  
**City State Zip:** MOUNT VERNON OH 43050

### Owner Address

**Owner Name:** TRUE BIBLE CHURCH  
**Address:** CO 15 RD  
**City State Zip:** MARENGO OH 43334

### Geographic

**City:** UNINCORPORATED  
**Township:** BENNINGTON TOWNSHIP  
**School District:** HIGHLAND LSD

### Legal

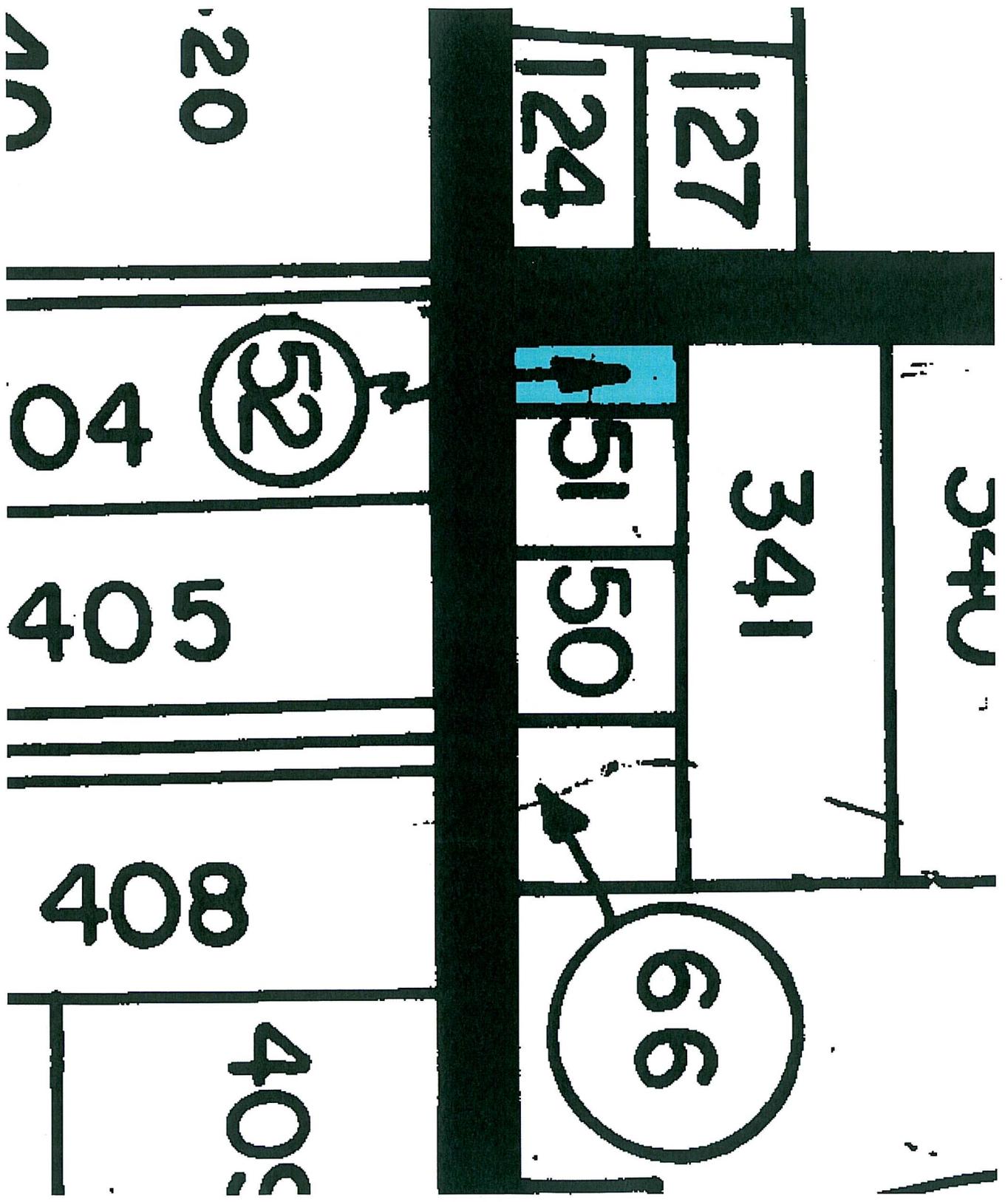
<b>Legal Acres:</b>	0.75	<b>Homestead Reduction:</b>	NO
<b>Legal Description:</b>	TWP LOT 20 SW1/4 RTS:160604	<b>2.5% Reduction</b>	NO
<b>Land Use:</b>	685 - CHURCHES, ETC.; PUBLIC WORSHIP	<b>Foreclosure:</b>	NO
<b>Neighborhood:</b>	01700	<b>Board of Revision:</b>	NO
<b>Number Of Cards:</b>	1	<b>New Construction:</b>	NO
<b>Annual Tax (Does not include delinquencies.):</b>	\$25.00	<b>Divided Property:</b>	NO
<b>Map Number:</b>		<b>Routing Number:</b>	52 SE

### Notes

**Notes:** DEED NUMBER:  
 ZONING:

[Report Discrepancy](#)

CAMA database last updated 11/5/2013 12:02:34 AM.



N RD / RD 215

E LIBERTY-NORTH RD / RD 212

WEBB RD / RD 214

BENNINGTON-HARMON

GAGE RD / RD 210

ETZCOR RD / RD 209

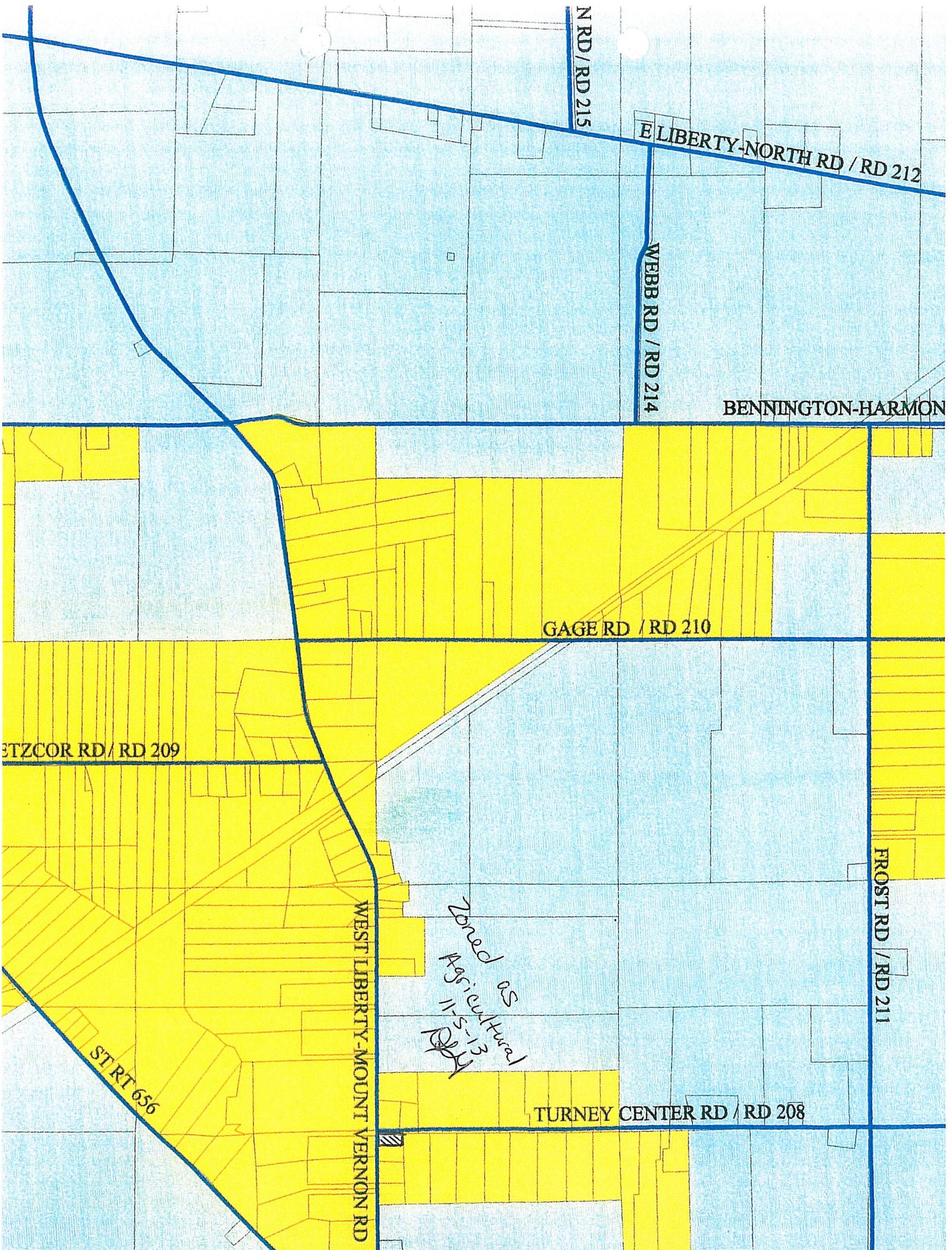
FROST RD / RD 211

*Zoned as  
Agricultural  
11-S-13  
RH*

WEST LIBERTY-MOUNT VERNON RD

TURNEY CENTER RD / RD 208

ST RT 656



**Surrounding property owners for 5401 County Rd. 15, Marengo, OH 43334, True Bible Baptist Church:**

Tax map number 54 - Roy & Margie Cox  
*5426 CR. 15* P.O. Box 422  
Marengo, OH 43334

Tax map number 404- Robert Ferguson & Megan Rockas  
5428 Co. Rd. 15  
Marengo, OH 43334

Tax map number 341- Jonathan & Samantha Fichtner  
425 Twp. Rd. 208  
Marengo, OH 43334

Tax map number 124- Vinal & Carol Terry  
*Twp. Rd. 15* 5569 Twp. Rd. 211  
Marengo, OH 43334

Tax map number 127- Gregory & Penny Ann Condron  
440 Twp. Rd. 208  
Marengo, OH 43334

True Bible Baptist  
5401 Co. Rd. 15, Marengo, Ohio

Statements for Specific Conditions  
Religious Institutions

1. Yes, please refer to drawings
2. No changes to existing parking lot, drawings have lot locations, handicap ramp on back of church meets conditions
3. Only adding 8 inches toward roadway with the addition of the bathrooms.  
Front door porch cover meets state code. Please refer to drawings
4. Existing for over 40 years
5. .75 acre lot, Church seats roughly 40 people
6. No changes, will still have existing driveway.
7. Two security lights on Church, with small porch light on Entrance.  
Lighting will be shielded.
8. No intention of using any type of this lighting or loudspeakers
9. has been a church over 40 years with no complaints of a noise annoyance  
to our knowledge

# WESTERN RESERVE GROUP

Home Office: 1685 Cleveland Road, Wooster, Ohio 44691

Lightning Rod Mutual Insurance Company  
Western Reserve Mutual Casualty Company



## COMMERCIAL PACKAGE SUMMARY

Renewal

Package Number: **PACK 34 3 0536855**

Previous Package Number **PACK 34 2 0536855**

Named Insured and Mailing Address:

**TRUE BIBLE ENTERPRISES INC  
C/O FRANK KIRK  
10772 LONZO LANE**

**MT VERNON**

**OH 43050-9364**

Telephone:

Agency: **KELLER INSURANCE AGENCY INC**

**PO BOX 1087**

**SUNBURY OH**

**43074-1087**

Agency Code: **000004852**

Producer Code: **999**

Telephone: **(740) 965-1485**

Package Period: From: **10/06/2013** to **10/06/2014**

12:01 am Standard Time at your mailing address shown above.

Business Description: **CHURCH**

Form of Business: **CORPORATION**

Billing Account Number: **855208658**

INSURANCE IS PROVIDED BY ONLY THOSE POLICIES INDICATED BELOW FOR WHICH A PREMIUM CHARGE IS SHOWN..

POLICIES		PREMIUM
Commercial Property Policy	⌘	400
Commercial General Liability Policy	⌘	300
Total Advanced Premium	⌘	700

**THIS IS NOT A BILL - SEE YOUR BILLING STATEMENT**