CONDITIONAL USE APPLICATION

Application Number CUA-004

Name: Jim + Lisa Mansell **Township:** Canaan

Mailing Address: 5410 Co. Rd 23 **Phone Number:** 740 507-5237

Address of the location under consideration: 2260 St. Rt. 95

Property Zoned as: Agricultural

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:_____
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.

Applicants Signature

RECEIVED
MAY 07 2014
MORROW COUNTY
PLANNING & ZONING

Date 5/6/14

Date Application Submitted to Zoning Office: 5/10/14 Fee: 150. Certificate Number_____

Date of Site Visit:_____ Information Verified by:_____
Zoning Inspector

Date of Board of Zoning Appeals Meeting:_____ Action Taken:_____

ma11/10/08

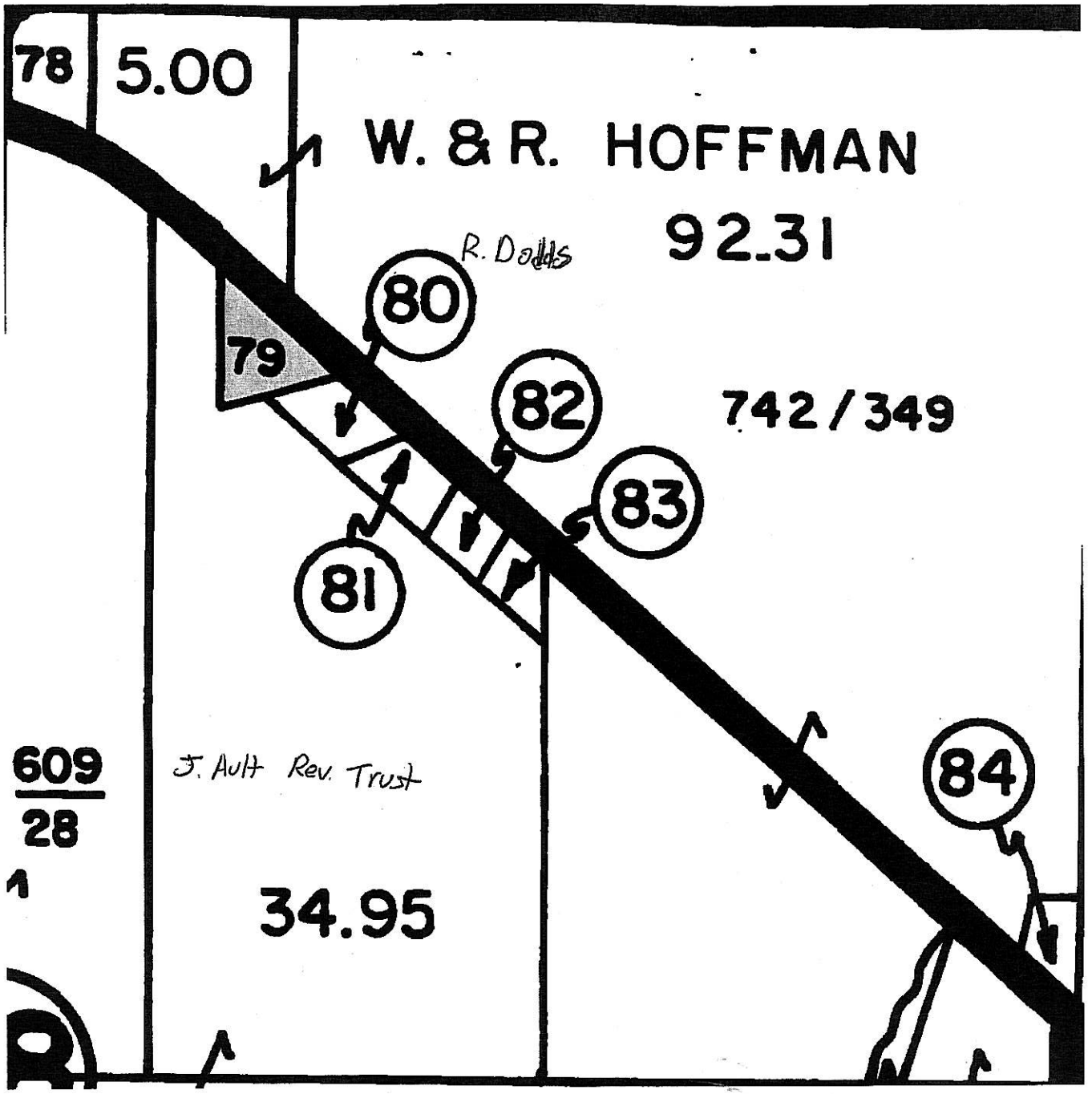
CU19-004

Adjoining Property Owners

- Gary & Richard Dodds
  2280 St. Rt 95
  Edison, OH 43320

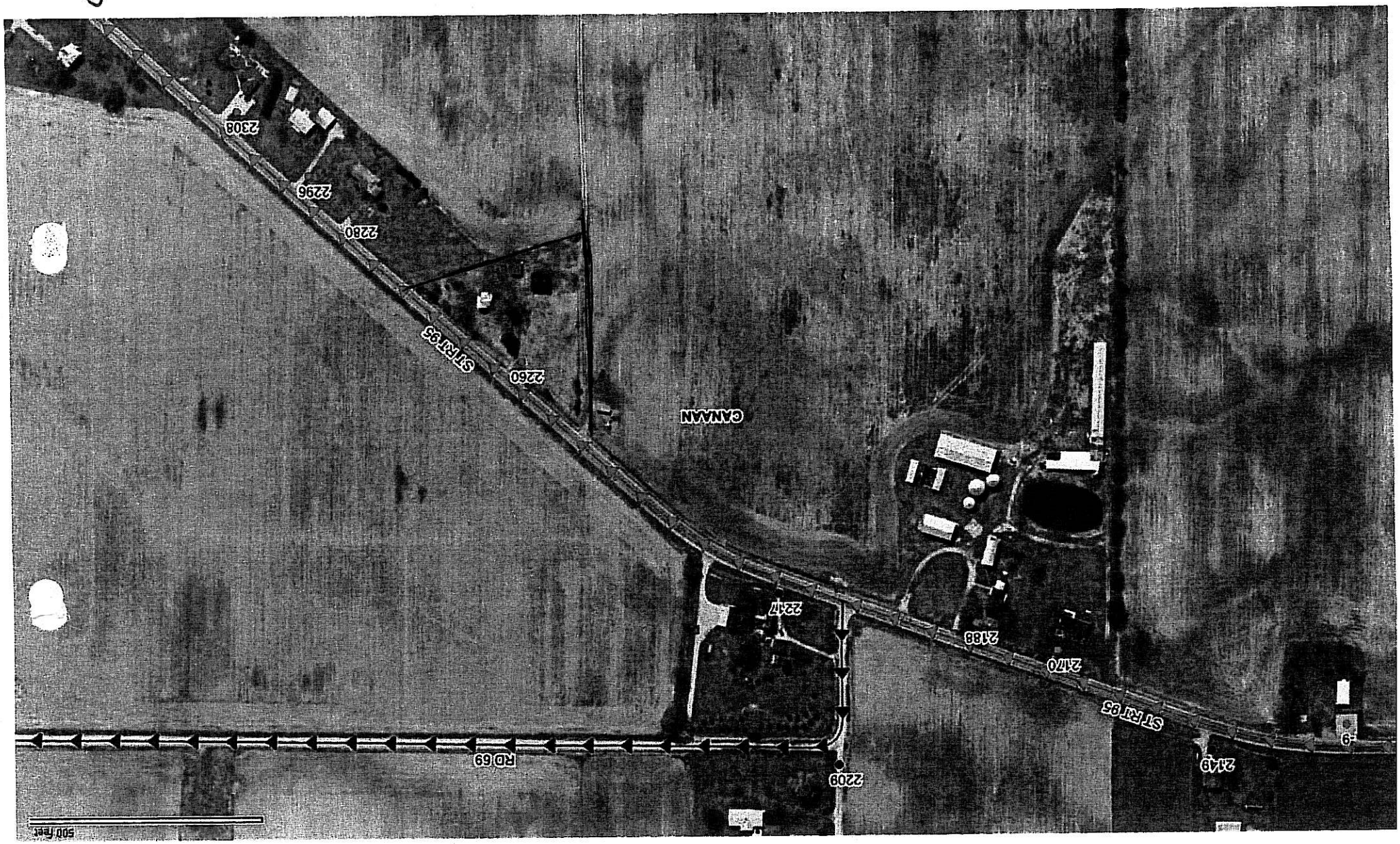
- Jimmy F. Ault
  6463 County Rd. 28
  Edison OH 43320

- William & Ruth Hoffman
  6780 County Rd. 70
  Edison OH 43320


78
5.00
W. & R. HOFFMAN
92.31
R. Dodds
80
79
82
742/349
83
81
609
28
J. Ault Rev. Trust
84
34.95

CU19-004

CUW-004



2308
2296
2280
ST RT 95
2260
CANAAN
2217
2188
2170
ST RT 95
2149
RD 69
2209
500 feet

CU19-004

Zoning Board Members:

In 2011 my wife and I applied for and were granted permission for a conditional use permit to open an Antique shop. The shop was a converted barn located at 2260 St. Rt. 95 in the Cannon Twp. We were given direction to widen the driveway to 12 ft., sign size limitations and to keep the area neat and clean at all times to keep the integrity of the agricultural area. We applied for and paid for all permits applicaple to this small Home Business operation. We complied with all requests however in 2012 a state inspector came to our location and informed us that county regulations did not reflect state regulations and that we would have to make very costly changes to the building and or close the operation.

At that time we chose to close the operation and weigh our options.

Our choice to remodel or tear down the existing building and rebuild a state approved building.

We have decided to tear down the existing building, repurpose the materials and rebuild.

The new building would be a 50x80 post style building with a steel exterior. The building will be a Barn Style and if the business fails would fit very well in this area as there are many buildings of this style in the area. The building will be larger than the existing building but does fall within the specifications for a building permit.

We will be using Delco Water and will be updating the spectic system through the Health Dept.

We will also have the possibility of employing as many as 2 people should the business prove to be successfull.

We started the remodel process for our home on the site but when the state came in we had

CU14-004

to reconsider our choice to remodel, build new or sell.

At this time if approved we would like to tear down and utilize the materials from the barn to complete the remodel of our home (located on the property) and to build new.

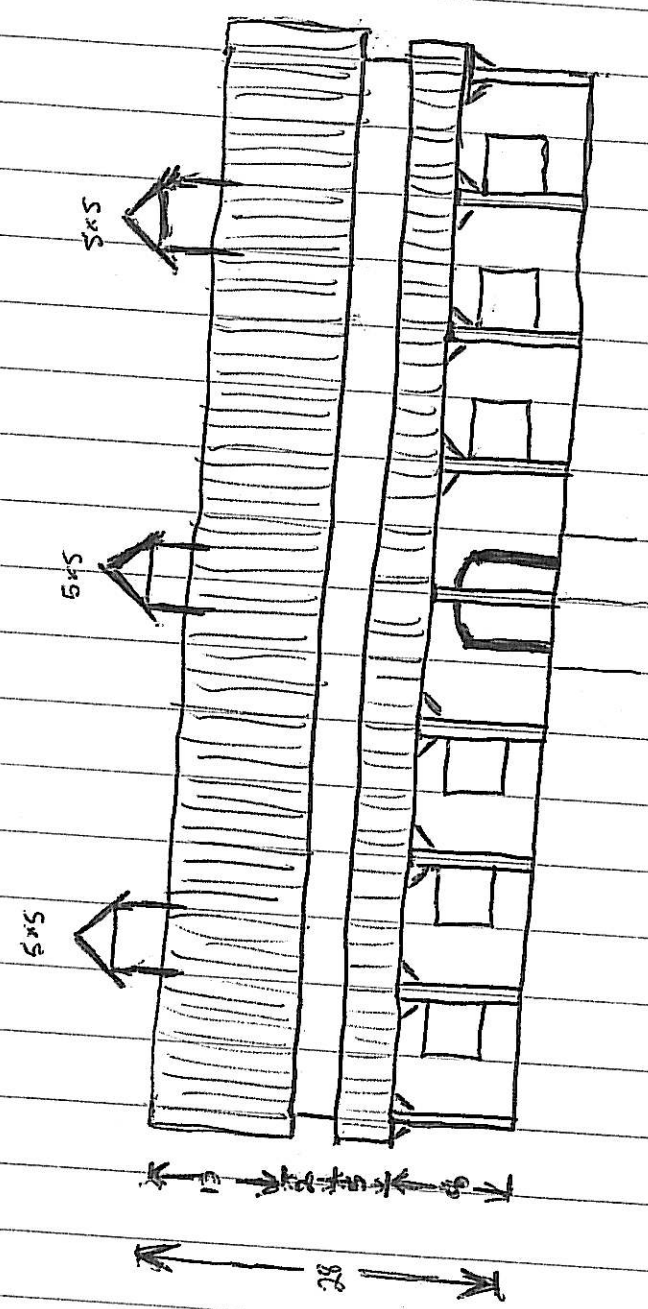
At this time we are asking the board to look at our past history with the county, to see that we did comply with with everything that the board requested in our original hearing. We have also not had any complaints from any area residents due to any increased traffic issues or in the presentation of the property at all times.

We are asking the board to consider & grant us conditional use and that we can move forward with this project.

Thank-You.

Jim & Lisa Marsell

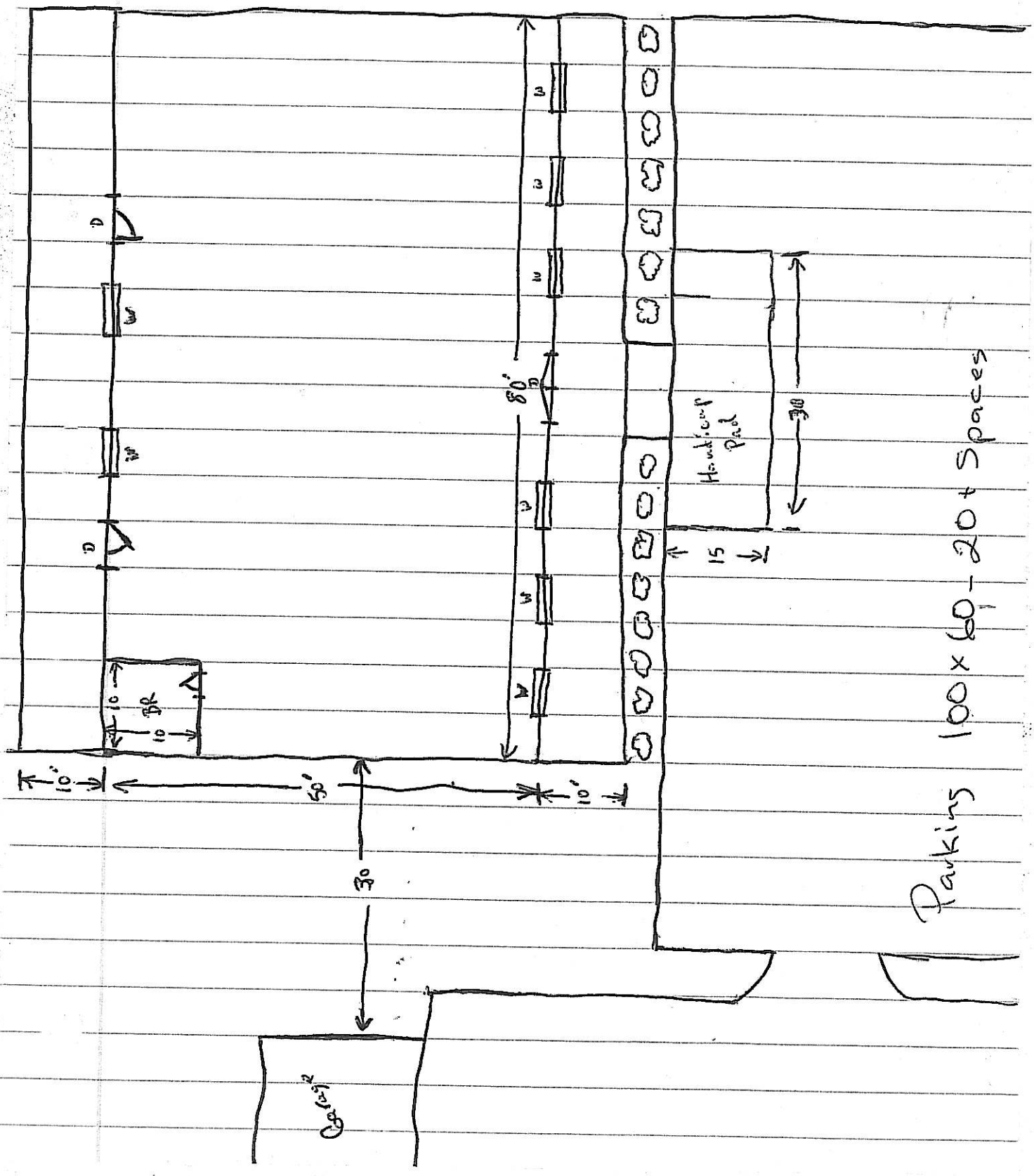
CU19-004



Gray W/ Black Trim

103.45

CU14-004



Parking 100 x 60 - 20 + Spaces
Handicap Pad
30
15
80'
50'
10'
10
BR
Garage

MORROW COUNTY HEALTH DEPARTMENT SITE REVIEW REPORT

Name Jim Marsell Township Canaan

Location 2260 SR 95 CU14-004

This evaluation is based upon information provided on the attached application as well as the results of a field inspection of the lot. The purpose of this review is to determine if this lot meets the criteria for a building lot in Morrow County and to provide the soil evaluator/system designer with information needed to determine the type and size of system required for the proposed residence.

Preliminary Site Review - For illustration only

~~See Technical Review Board Requirements if applicable.~~

~~Contact soil scientist/site evaluator for site and soil evaluation.~~

1st Contact ~~system designer~~ Septic contractor for design preparation.

~~Get with state/county or township to size culvert.~~

~~Get house number.~~

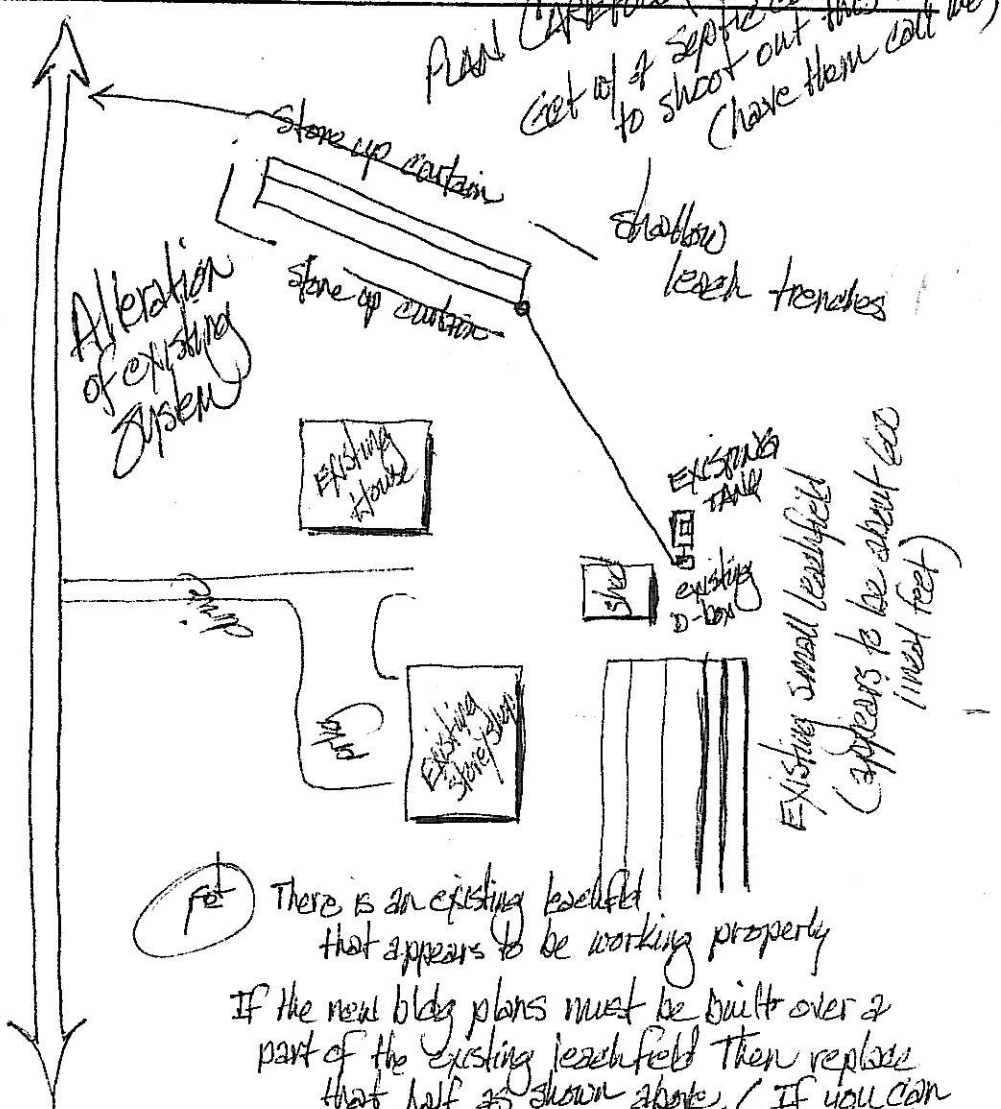
2nd?? Contact zoning inspector if applicable. @ Reg'l Plan'g Ofc.

3rd Bring all above paperwork to Health Department for Site and System Review.

Apply for septic permit. @ Hlth Dept.

Apply for well permit if applicable.

Other: Plan Carefully 1st



1st There is an existing leachfld that appears to be working properly

If the new bldg plans must be built over a part of the existing leachfield then replace that half as shown above. (If you can change building layout to save this existing system that would be best)

Total Number of Bedrooms 2

This site is: [ ] ~~Conditionally Approved pending soil scientist/ soil evaluator report and system design plan~~ ~~[ ] Not Approved~~ ~~[ ]~~ Approved

Comments:

Date 4-16-14 Sanitarian [signature] RS

Evaluation void after one year. Also void if significant changes are made to original proposal, or state rules change regarding Household Sewage Treatment Systems.

State Farm Insurance Companies®

Tim Workman, Agent
1641 Venture Drive, Suite A
Mt. Vernon Ohio 43050
Business (740) 397-1889
Fax (740) 397-3304

May 12, 2014

Dan Lemke, Zoning Inspector
Morrow County Zoning Office

Re: Jim and Lisa Marsell
2260 State Route 95
Edison, Ohio

Dear Mr. Lemke,

This letter is to advise you that State Farm Insurance will consider insuring the new commercial building owned by Mr. and Mrs. Marsell if the zoning committee approves their request.

Furthermore, this is not a contract or binder of insurance coverage. All coverages are subject to the terms and conditions contained in the policy and endorsements.

Sincerely,

Tim Workman
State Farm Agent