

APPLICATION FOR VARIANCE

Board of Zoning Appeals

Morrow County, Ohio

Application No. V13-007

Name of Applicant: JEFFREY E. HARDIN

Mailing Address: 2130 COUNTY ROAD 26 MARENGO, OHIO 43334

Phone Number: Home 216-288-8906 Business _____

1. Locational Description: Subdivision Name: _____
Section _____ Township *SEE ATTACHED LEGAL DESCRIPTION Range _____
Other Designation _____ Block _____ Lot No. _____

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

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

ERECT POLE BARN IN FRONT OF HOME APPROXIMATELY 75 FT TO THE NORTH EAST DUE TO DEED RESTRICTIONS AND SLOPE OF PROPERTY

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 8/16/13

[Signature]
Applicant

Please attach a list of all surrounding property owners and their addresses for each surrounding property owner.

JOE & HILARY OSTRUM
COUNTY ROAD 26
MARENGO, OHIO 43334

DREW & TARA LAWYER
4426 COUNTY ROAD 115
Mt. GILEAD, OHIO 43338

LINCOLN & TIFFANY REMMERT
4320 TOWNSHIP ROAD 161
MARENGO, OHIO 43334

STANDARDS FOR GRANTING HARDSHIP VARIANCES

- A. The particular physical surroundings, shape, or topographical condition of the specific property would cause unusual and unnecessary hardship if the literal provisions of the zoning resolution were followed.
- B. The purpose of the variance is not primarily based upon a desire to increase property value or usage.
- C. The alleged hardship has not been created by the applicant for the variance after the adoption of the zoning resolution.
- D. The granting of a variance will not be materially detrimental to the public health, safety, convenience or general welfare or injurious to other property or improvements in the vicinity.
- E. The granting of a variance will not constitute a grant of a special privilege, or permit a use not allowed by the existing zoning resolution, or permit a use forbidden to other property in the same classification or district or zone.



Google Map overview of proposed site. Lot has natural slope from County Road 26 all the way back to the lake behind the property. The proposed site offers a nice level building area that does not take on water and is approximately 550 feet back from County Road 26, which is barely visible from the road due to fence row.

This aerial photograph from Google displays the denseness of populous of the area. There are only 2 homes visible from the Hardin Lot which are circled. Owners of these properties can be found on the variance application.

