



APPLICATION FOR VARIANCE  
Board of Zoning Appeals  
Morrow County, Ohio

Application No. 113-008

Name of Applicant: SCOTT LEWIS

Mailing Address: 5800 COUNTY ROAD 29

Phone Number: Home 281 714-7009 Business 419 528-2531

1. Locational Description: Subdivision Name: \_\_\_\_\_  
Section \_\_\_\_\_ Township Congress 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 would like to  
replace an old & dilapidated barn with a newer and larger  
pole barn to match the name

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.

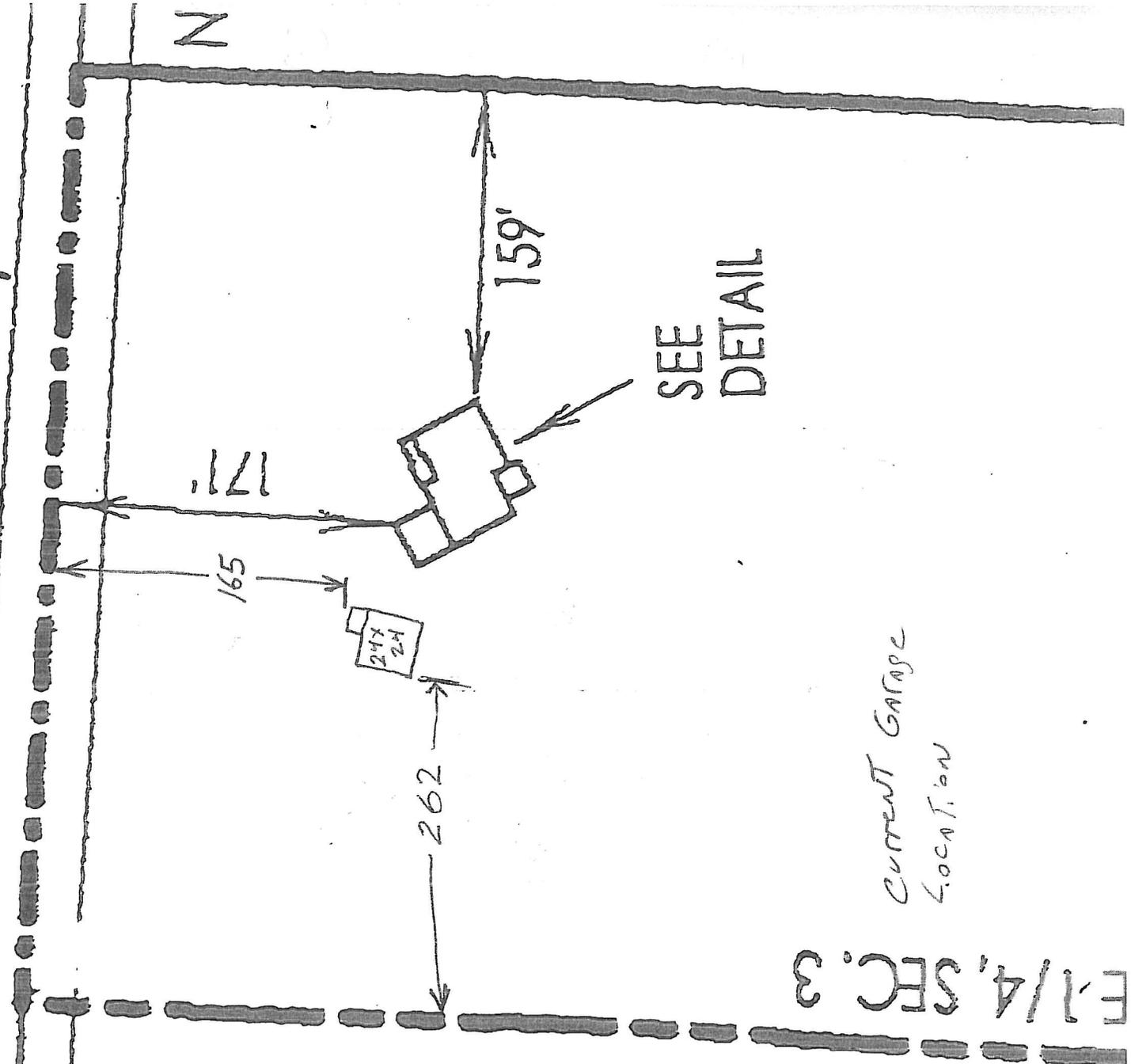
Date 9-12-13

Scott Lewis  
Applicant



S84°35'00"E (DEED)

(3) --- E  
(20W)



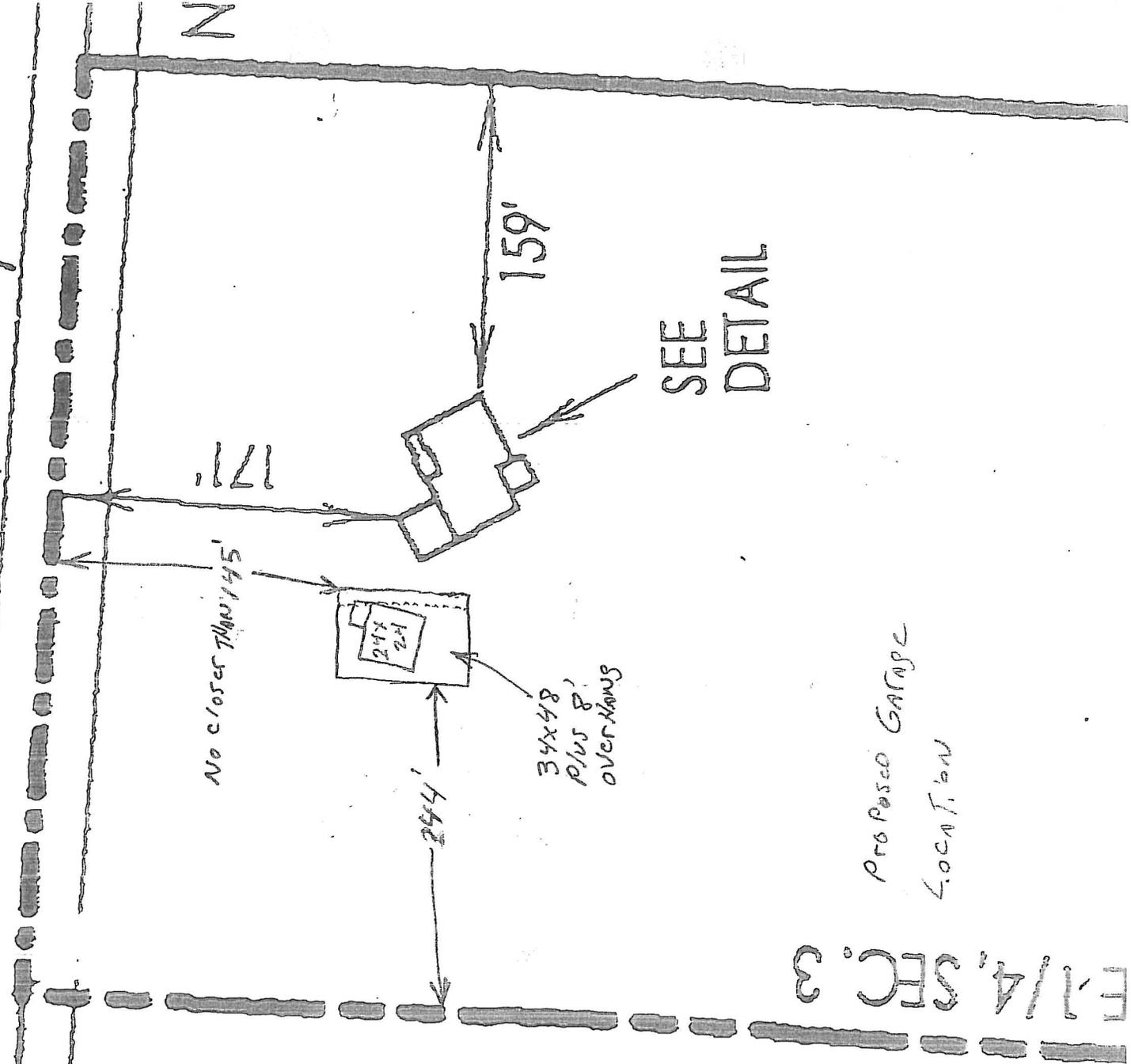
SEE  
DETAIL

Current Garage  
Location

E 1/4, SEC. 3

S84°35'00"E (DEED)

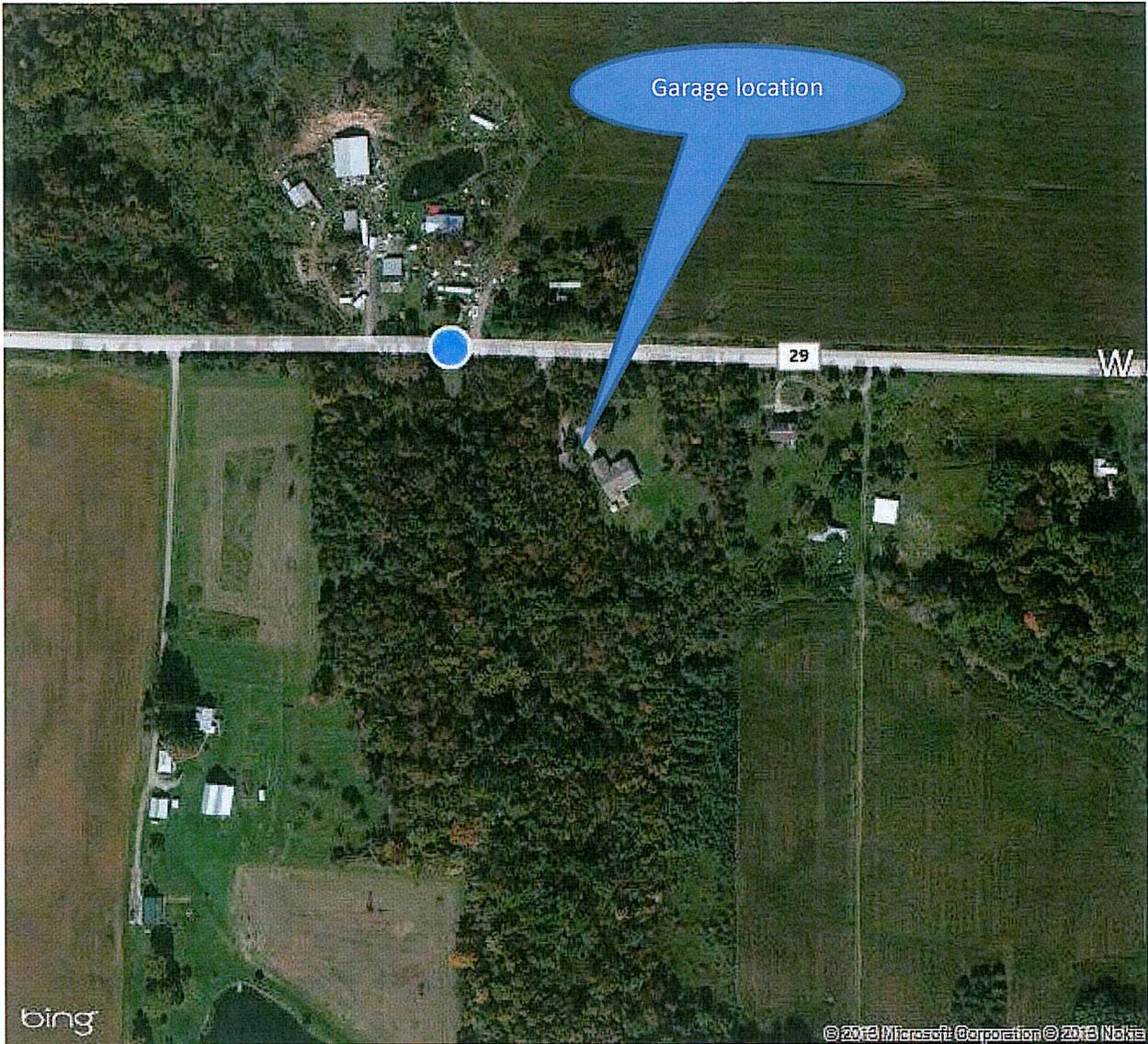
(3) --- (20W)



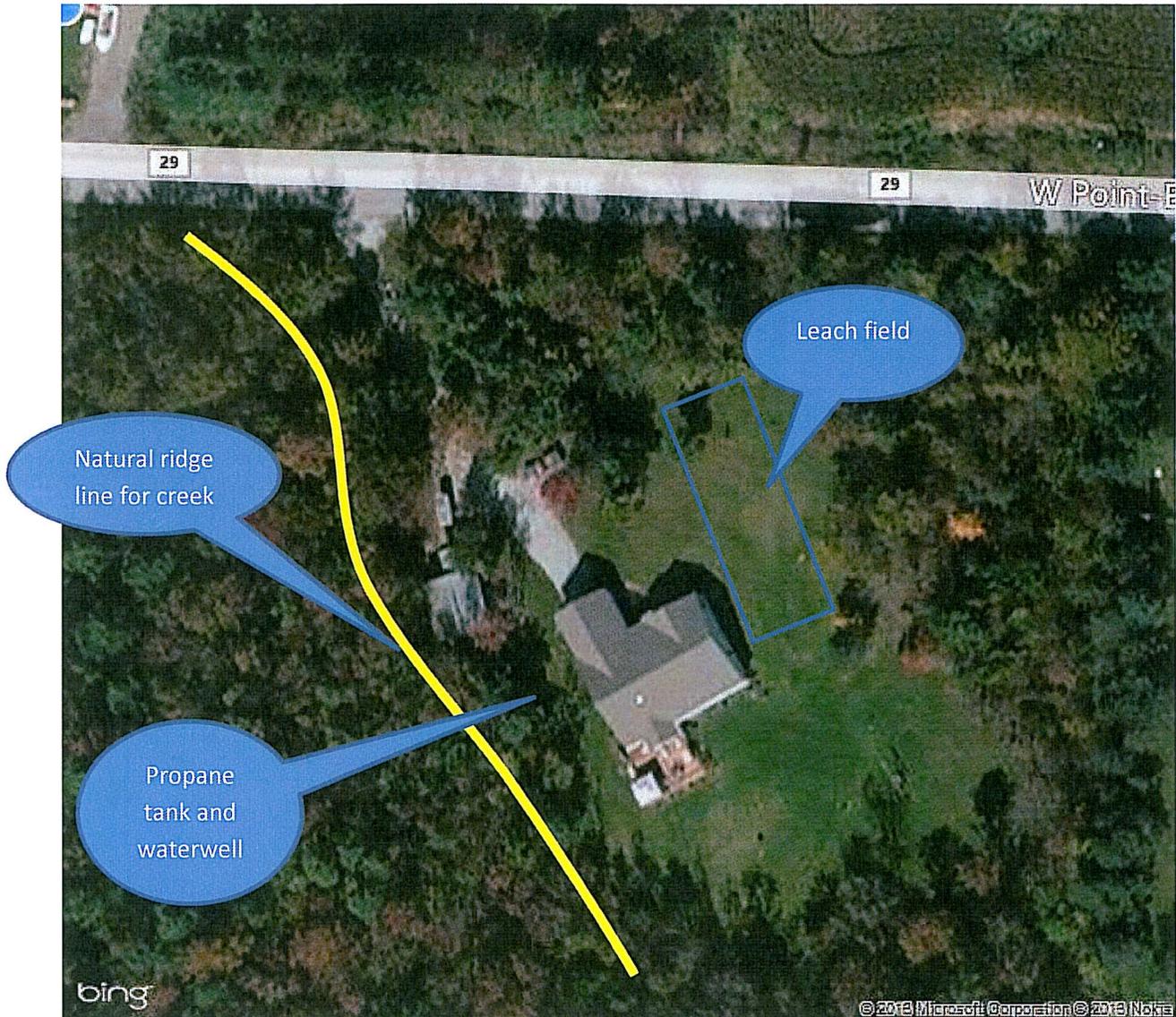
E-1/4, SEC. 3

PROPOSED GARAGE  
LOCATION

SEE  
DETAIL



Garage is invisible to all neighbors and almost not visible to those driving down the road.



I would like to request this variance to replace an old barn with a new pole barn designed to match the home. Due to the natural topography of the lot, the location of the barn is pretty much fixed unless major clearing were made in the wood line and drainage installed to the West, to the east is the leach field for the home so the garage or a driveway across this area of the lot is not possible. The new barn will be in the same general location as the existing building which will be removed. The new building will sit no closer than 145' back from the center of county road 29 and will be 244' from the side lot line.



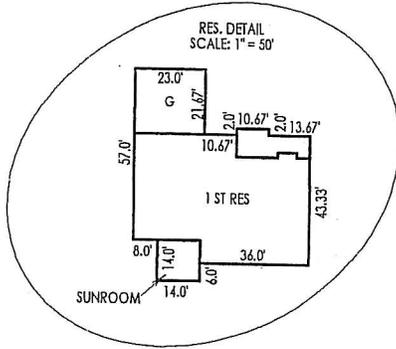
Old barn not well constructed nor is it built to properly protect the contents from wind and rain.

The new building will be built to 34x48" with an 8" overhang on the house side of the building. The barn will have 1 large door facing the road and three smaller doors facing the house. Vinyl siding to match the house and trimmed to match.

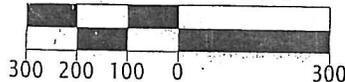
PLOT PLAN  
**SCHUMACHER HOMES OF ASHLAND, INC.**  
 LOT OF THE NORTHEAST QUARTER, SECTION THREE (3)  
 TOWNSHIP EIGHTEEN NORTH (18N), RANGE TWENTY WEST (20W)  
 U.S. MILITARY LANDS, CONGRESS TOWNSHIP,  
 MORROW COUNTY, OHIO

HOMEOWNER: STEINHELPER

**WEST POINT-BELLVILLE ROAD (C.R. 29)**  
 S84°55'00"E (SURVEY)  
 S84°35'00"E (DEED)



SCALE: 1" = 300'



**NOTES:**

ALL BEARINGS AND DISTANCES ON PROPERTY LINES ARE PER PLAT /DEED RECORD.

BUILDING SETBACK LINES PROVIDED BY SCHUMACHER HOMES.

PREPARED BY

**F.E. KROCKA & ASSOCIATES, INC.**

102 WEST MAIN STREET  
 SHELBY, OHIO 44875  
 (419) 342-4556

**SURVEYOR'S STATEMENT**

I HEREBY STATE THAT THIS DRAWING REPRESENTS THE PROPOSED HOUSE LOCATION BASED UPON FIELD MEASUREMENTS TAKEN ON DATE SHOWN. THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY AND SHOULD NOT BE RELIED UPON FOR BOUNDARY LINE LOCATIONS. THIS PLOT PLAN WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS THEREFORE SUBJECT TO EASEMENTS, RESTRICTIONS, ZONING, AND RIGHTS-OF-WAY OF RECORD.

*Nathan W. Sautter*

NATHAN W. SAUTTER  
 OHIO REGISTERED SURVEYOR NO. 8252  
 DATE: AUGUST 2, 2005

RESTAINED: SEPT. 23, 2005

