

Morrow County Zoning Office

80 N. Walnut Street, Suite C
Mount Gilead, Ohio 43338

Phone: (419) 946-1911
Fax: (419) 947-1072

www.MorrowCounty.info

July 21st, 2014

Charles E. Bennett, Trustee
2778 Middle Bellville Road
Mansfield, Ohio 44904

5587 U.S. Rt. 42
Mt. Gilead, OH. 43338



Re: 5587 U.S. Route 42, Mount Gilead, Ohio
Parcel G19-001-00-441-00
New Porch

Dear Property Owner,

We have been made aware of a recently constructed porch at the subject property. This porch encroaches into the required front yard, i.e., it is too close to U.S. Route 42. In your zoning district, all buildings must be a minimum of 35 feet from the road Right-of-Way. This includes covered porches, whether open or enclosed.

No Zoning Permit was obtained or sought prior to this construction, or you would have then been advised that the proposed porch would be in violation of the Morrow County Zoning Resolution. This porch is illegal, and it must be removed within 30 days of this notice.

Plans contact me as soon as you are able, to confirm that you understand this directive. We will revisit the site on or after August 21st, 2014. If the violation has not been removed at that time, we will refer this case to the Office of the Morrow County Prosecuting Attorney for further action.

Thank you very much for your cooperation and assistance in this matter.

Respectfully Yours,

Rev. Daniel J. Lemke
Morrow County Zoning Inspector
ZoningInspector@MorrowCounty.info
(419) 946-1911 (Option 4)

Sept 9th Meeting

Surrounding property owners and their address

1. James & Dot Rensch
5582 U. S. Route 42
Mt. Gilead, Ohio 43338
2. Carole Tanner
545 Palos Verdes
Redondo Beach, Ca. 90277
3. Larry & Emily Leonhard
5467 County Road 104
Mt. Gilead, Ohio 43338
4. Skip & Marilyn Turner
5595 U. S. Route 42
Mt. Gilead, Ohio 43338
5. B.C.Bardo
5585 County Road 104
Mt. Gilead, Ohio 43338
- 6 H. Bogusky REV
5575 County Road 104
Mt. Gilead, Ohio 43338
7. M. Turner (Beth)
5565 County Road 104
Mt. Gilead, Ohio 43338

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

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.

Data For Parcel G19-001-00-441-00

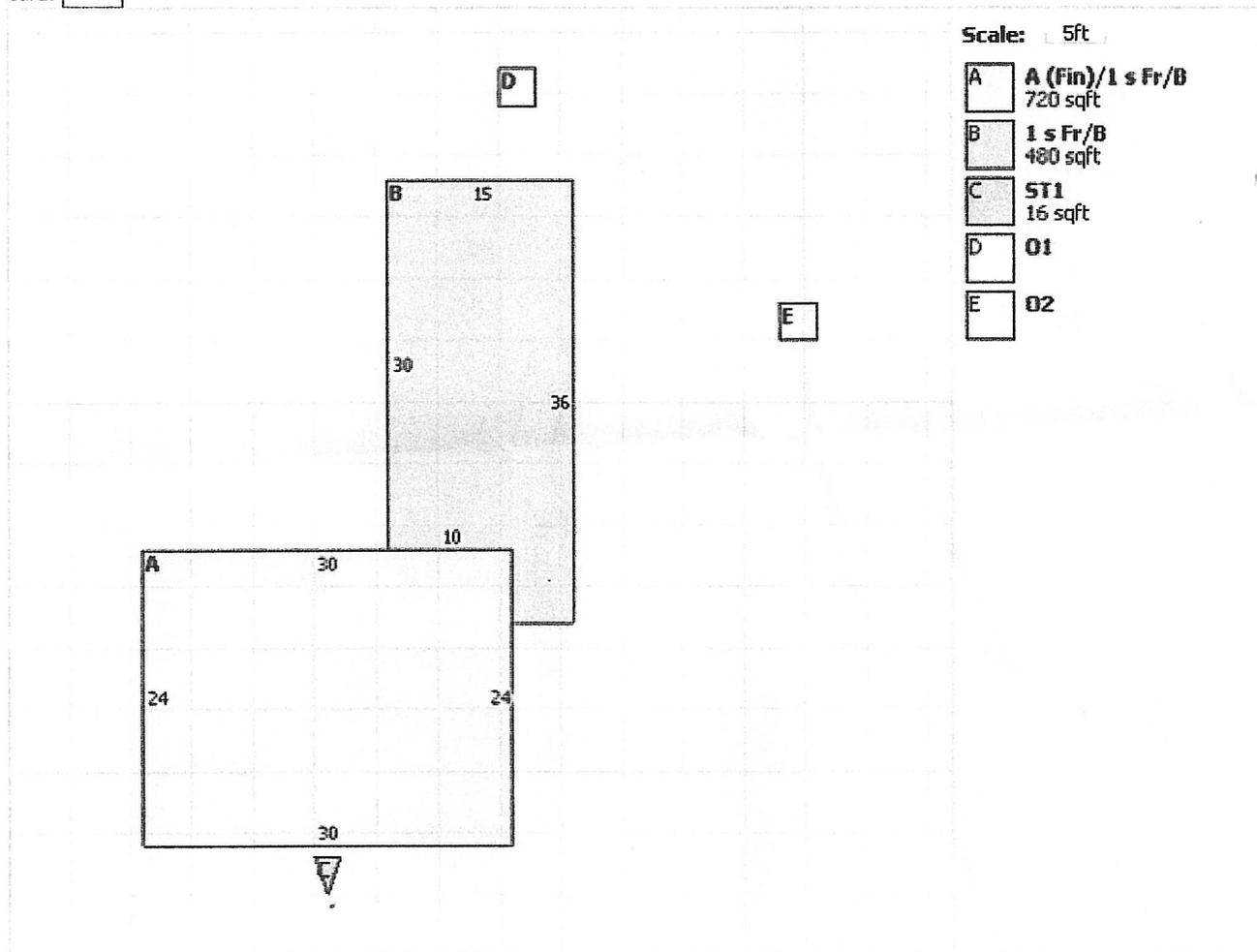
Sketch Data

Parcel: G19-001-00-441-00
 Owner: BENNETT CHARLES E TRUSTEE
 Address: 5587 RT 42 ST



Sketch

Card: 1



Sketch Labels

- A ATTIC
- AA ATTIC ADDITION
- AFCP ATTACHED FRAME CARPORT
- AFG ATTACHED FRAME GARAGE
- AFGFQ ATTACHED FRAME GARAGE WITH FULL QUARTERS
- B BASEMENT

Data For Parcel G19-001-00-441-00

Additions Data

Parcel: G19-001-00-441-00
Owner: BENNETT CHARLES E TRUSTEE
Address: 5587 RT 42 ST



Card of 1

Additions

Addition Code	Description	Base Area	Year Built	Appraised Value (100%)
ST1	Stoop Masonry	16	0	\$1,060.00

Additions Totals

Total Value: \$1,060.00

Report Discrepancy

CAMA database last updated 8/4/2014 12:02:43 AM.

Data For Parcel G19-001-00-441-00

Base Data

Parcel: G19-001-00-441-00
Owner: BENNETT CHARLES E TRUSTEE
Address: 5587 RT 42 ST



Tax Mailing Address

Tax Mailing Name: BENNETT CHARLES E TRUSTEE
Address: 2778 MIDDLE BELLVILLE RD
City State Zip: MANSFIELD OH 44904

Owner Address

Owner Name: BENNETT CHARLES E TRUSTEE
Address: 5587 ST RT 42
City State Zip: MOUNT GILEAD OH 43338

Geographic

City: UNINCORPORATED
Township: GILEAD TOWNSHIP
School District: MT GILEAD EVSD

Legal

Legal Acres:	50.129	Homestead Reduction:	NO
Legal Description:	N1/2 SE1/4 RTS:201832	2.5% Reduction	NO
Land Use:	111 - CASH - GRAIN OR GEN FARM QUAL	Foreclosure:	NO
Neighborhood:	00700	Board of Revision:	NO
Number Of Cards:	1	New Construction:	NO
Annual Tax (Does not include delinquencies.):	\$1,863.98	Divided Property:	NO
Map Number:		Routing Number:	NE

Notes

Notes: DEED NUMBER: 708/925
 ZONING:
 TAX LIEN: NO

Report Discrepancy

CAMA database last updated 8/4/2014 12:02:43 AM.

BA	BASEMENT ADDITION
BSG	BASEMENT GARAGE
EFP	ENCLOSED FRAME PORCH
FQ	FULL LIVING QUARTERS
HQ	WITH HALF LIVING QUARTERS
MSDK	MASONRY DECK
O	OUTBUILDING
<input checked="" type="checkbox"/> OFF	OPEN FRAME PORCH
OMP	OPEN MASONRY PORCH
OPMF	OPEN PATIO MASONRY FLOORING
SBRA	STORY BRICK ADDITION
SFP	SCREEN FRAME PORCH
SFRA	STORY FRAME ADDITION
WDDK	WOOD DECK

Report Discrepancy

CAMA database last updated 8/4/2014 12:02:43 AM.