LEGAL NOTICE

Notice of Public Hearing for the Board of Zoning Appeals in the City of Marysville. The Public Hearing will be held on March 16th, 2020 at 7:00 p.m. in the Council Conference Room on the second floor located at 209 S. Main Street, Marysville, Ohio 43040.

1. Vote on Rules of Procedure for 2020

2. To hear a variance request to permit a residential parking allotment vs the required zoning requirements located in the codified ordinance Chapter 1141.12 (F)(G), for property located at 212 W. 4th St. Filed by Kevin Erickson, Owner.

3. To hear a variance request to permit a new minimum commercial lot frontage vs the required zoning requirements located in the codified ordinance Chapter 1137.32 (e), for property located at 1100 Columbus Ave. Filed by Matt Homan, Owner.

4. To hear a variance request to permit a residential fence to extend past the rear corner of the main structure located on a corner lot vs the required zoning requirements located in the codified ordinance Chapter 1137.13, for property located at 504 Doral Ct. Filed by Brian Andres, Owner.

5. To hear a variance request to permit a new rear residential setback vs the required zoning requirements located in the codified ordinance Chapter 1137.13, for property located at 434 E 7th St. Filed by Joe Chapman, Owner.

Copies of the above application are on file and may be viewed in the office of Engineering, Planning and Zoning, 209 S. Main Street, Marysville, Ohio 43040.

If you have any questions, you may also contact Marysville Zoning Administrator at (937) 645-7359 or rtodd@marysvilleohio.org
BOARD OF ZONING APPEALS AGENDA
Monday, March 16, 2020 7:00 p.m.
Conference Room, 209 S. Main Street, 2nd Floor

CALL MEETING TO ORDER:

ROLL CALL:
Carl Zani  
Richard Mickley  
Eric Moulton  
Mary Lou Ranney  
Jason Moore  
Barbara Taylor  
Scott Zwiezsinski

APPROVAL OF MINUTES:  December 17, 2019

SWEARING IN OF APPLICANTS:  All applicants speaking before the BZA Board tonight will have to stand and raise their right hand (if unable to stand, you may be seated). The designated chair for the BZA Board will administer the swearing in statement.

AGENDA ITEMS:

1. Vote on Rules of Procedure for 2020

2. To hear a variance request to permit a residential parking allotment vs the required zoning requirements located in the codified ordinance Chapter 1141.12 (F)(G), for property located at 212 W. 4th St. Filed by Kevin Erickson, Owner.

3. To hear a variance request to permit a new minimum commercial lot frontage vs the required zoning requirements located in the codified ordinance Chapter 1137.32 (e), for property located at 1100 Columbus Ave. Filed by Matt Homan, Owner.

4. To hear a variance request to permit a residential fence to extend past the rear corner of the main structure located on a corner lot vs the required zoning requirements located in the codified ordinance Chapter 1137.13, for property located at 504 Doral Ct. Filed by Brian Andres, Owner.

5. To hear a variance request to permit a new rear residential setback vs the required zoning requirements located in the codified ordinance Chapter 1137.13, for property located at 434 E 7th St. Filed by Joe Chapman, Owner.
COMMENTS OF ZONING ADMINISTRATOR AND/OR CITY PLANNER:
COMMENTS OF REQUESTER:

COMMENTS OF CITIZENS: Citizen speaking is limited on comments to five minutes, unless written permission prior to the meeting. (If the chair feels that they would like to authorize them to speak another five minutes later in the item, they may allow them to do so).

DISCUSSION BY BZA MEMBERS:

ADJOURNMENT:
MEMBERS PRESENT: Scott Zwiezinski, Richard Mickley, Carl Zani, Eric Moulton, Barbara Taylor

OTHERS PRESENT: Ron Todd, James Hale, David Douglas

MEETING CALLED TO ORDER: The meeting was called to order at 7:00p.m.

APPROVAL OF MINUTES: The minutes from October 21, 2019 were approved at submitted

SWEARING IN OF APPLICANTS

AGENDA ITEMS:

1. To hear a variance request to permit existing identification monument and new wall signage vs. the required zoning requirements located in the codified ordinance Chapter 1143.18 & 1144.10, for property located at 16420 Allenby Dr. Filed by Nash Patel, Owner.

Comments of Zoning Inspector: Mr. Todd stated the applicant back in February 2019 came before this board for a variance of existing signs. At that time, per City Code, they were permitted one identification sign per street frontage and two business signs. There was a wall sign and two entrance signs that were approved. The applicant requested to keep the height of the freestanding sign along St. Rt. 36 and keep the additional freestanding sign along Allenby Dr. The City requested to remove the freestanding sign along Allenby Dr. and to make the freestanding sign along St. Rt. 36 a monument sign. The Board and the applicant went back and forth and could not come to a conclusion. The application was tabled to allow the applicant time to work with City staff to come to a resolution. City staff met with the applicant in March and could not come to a conclusion. In May, City staff had a conference call with applicant’s attorney discussing the new City code and Design Review sign standards. Then in October, Mr. Todd had an onsite meeting with Mr. Hale and Mr. Douglas, discussing the options of signage.

Discussion: The applicant is back to present to the Board the same application, in addition, adding a wall sign. The City still requests the removal of the freestanding sign along Allenby Dr. and working on the height of the freestanding sign along St. Rt. 36. Mr. Hale is worried about a monument sign along St. Rt. 36 being visible because of land elevation and tree coverage. The City recommendation would be to remove the tree to clear visibility to the sign and is willing to work on the height of the sign. The applicant discusses the option of moving the freestanding sign along Allenby Dr. to the opposite side of the drive and combining the business design with the entrance sign as a monument sign. The applicant agrees to remove the freestanding sign along St. Rt. 36. The additional sign the applicant is proposing is a boxed sign. The City proposes to the Board that the additional wall sign be channel letter and to have the existing box sign match.
After more discussing, Mr. Todd, on behalf of the City, would accept two wall signs that are cabinet box style.

Citizen Comments: Mr. Douglas said he loves Marysville’s magic and Mr. Todd is a pleasure to work with.

Motion: Mr. Zwiezinski  Condition: Approved with conditions

Mr. Zwiezinski  Yes  Mr. Mickley  Yes  Mr. Zani  Yes
Mr. Moulton  Yes  Ms. Taylor  Yes

The variance was approved 5-0.

Administration Comments: Amanda Dunnavant is no longer with the City, Stephanie Van Bourgondien is the new engineering clerk. She will be joining the meetings in the next few months. As of now, there are no applications for January. Next time the board meets, they will be voting to head chair and vice chair. The new zoning code is going through City council now, the city will be looking at the BZA code and making updates.

Adjournment: The meeting was adjourned at 8:02 p.m.
RULES OF PROCEDURE
FOR THE
CITY OF MARYSVILLE BOARD
ZONING APPEALS

1. The Board of Zoning Appeals will meet to hear motions for an Appeal, Variance or Conditional Use on the third Monday of each month. When the Monday falls on a holiday, the meeting shall be on the following Tuesday at 7:00 p.m. The date of the meeting and agenda items shall be sent to the local newspaper for advertisement at least ten (10) days before the meeting.

2. The Board is made up of seven (7) members appointed by the Mayor (President of Council) with consent of Council. The term for each member is five (5) years with overlapping terms beginning January 1st of each year.

3. A Chairman and Vice-Chairman will be elected by the Board at the first meeting of each calendar year.

4. The order of business shall be:
   a. Call Meeting to Order
   b. Roll Call
   c. Approval of Minutes
   d. Agenda Items
      Comments of the Zoning Inspector and/or Designee
      Comments of the Requester
      Comments of Citizens - Citizen comments are limited to five (5) minutes, unless prior permission is granted by the Chairmen.
      Discussion by Members
   e. Adjournment

5. Anyone wishing to address the Board on any subject
   a. Shall address the Presiding Officer
   b. Must be recognized by the Presiding Officer
   c. Must come forward to the microphone and state his or her name

6. To have a quorum five (5) members must be present. Unless conflicts of interest are recognized, each member shall be required to vote upon all questions before the Board. A motion must have five (5) affirmative votes in order to pass, therefore if less than five (5) members are present no action will be taken and another meeting will be scheduled.

7. Any member of the Board who is absent, unexcused, for three (3) consecutive regularly scheduled meetings shall have his or her position on the Board declared vacant and the Mayor (President of Council) will appoint a replacement.
8. An agenda for each meeting shall be sent to each member one (1) week in advance. Any materials supplemental to the original request for variance or conditional use, submitted by any party, shall be provided to the Board and Requester and included with the agenda or will not be considered, except by majority vote of the Board.

9. An item not on the agenda shall not be considered without the majority consent of all members present.

10. Prior to any official application updates/changes associated with the Board of Zoning Appeals, staff shall present the updates to the Board during a regularly scheduled meeting for review and approval.

11. A plot plan of a proposed variance shall be an accurate presentation to scale of the variance requested.

12. Motions do not require a second

13. A written copy of the decision made by the Board shall be sent to the applicant by regular mail or digital correspondence.

14. A copy of the Board’s minutes shall be made available at www.marysvilleohio.org

15. These Rules of Procedure shall be supplemented by Roberts Rules of Order.

16. These Rules of Procedure shall be available for public inspection. These rules may be amended by majority consent of all the members of the Board.

Revised January 2018
February 18, 2020

To: City of Marysville
    Board of Zoning Appeals Members

From: Ron Todd
    Zoning Administrator

RE: Zoning Staff Report: 212 W. 4th St. (Erickson)

Surrounding Land Use/Zoning:

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<tr>
<th>Direction</th>
<th>Use/Zoning</th>
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<td>North</td>
<td>U-SF (Uptown Single Family)</td>
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<tr>
<td>South</td>
<td>U-C (Uptown Commercial)</td>
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<tr>
<td>East</td>
<td>U-SF (Uptown Single Family)</td>
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<tr>
<td>West</td>
<td>U-SF (Uptown Single Family)</td>
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Zoning Staff Analysis:

The applicant is requesting 1 variance request:

1. To hear a variance request to permit a residential parking allotment vs the required zoning
   requirements located in the codified ordinance Chapter 1141.12 (F)(G), for property
   located at 212 W. 4th St. Filed by Kevin Erickson, Owner.

Per Chapter 1142.12(F)(1)(H) the applicant is requesting the allotment of two (2) parking spaces
for a new residential two unit dwelling. The applicant is filling a need for a lot that has been
vacant for years. It is required that two parking spaces are needed for each unit. With the size of
the new home, there will be only room for two spaces located on the lot in the rear. The city
feels that the on-street parking will provide the room for the other unit.

Planning & Zoning Code: 1141.12 (F)(G)

(F)For the purpose of this Zoning Ordinance, the following parking space requirements shall
apply.
Residential.

(G) Single-family - 2 spaces per unit
**Staff recommendations;**
City Staff has reviewed the variance request as proposed.

If you have any questions or comments, please feel free to contact me at (937) 645-7359 or via email at rtodd@marysvilleohio.org
BOARD OF ZONING APPEAL
REQUEST FOR VARIANCE

*** IMPORTANT INFORMATION ~ Please read before completing the application ***

- Required – Submission of a complete application, including all of the items listed in the application checklist.
- Applications and applicable fees shall be submitted by no later than 5:00 p.m. on the application deadline date.
- Submitted applications and all checklist items shall be reviewed by City staff for completeness. Submittals found to be incomplete will be rejected and the application will not be placed on the Board agenda. If an application is found to be incomplete, the applicant may submit the missing materials by the application deadline date to complete the application.
- No late submittals or additional information will be accepted after the application deadline.
- Any construction and/or occupancy of the site for which the conditional use is being requested for shall not commence until approval is granted by the Board of Zoning Appeals and all appropriate approved permits are obtained by the Division of Engineering and the County Building Department.

Project Site Information (Please print clearly)
Project Street Address: 212 West 4th St   Property Zoning District: LSF
Company / Business Name:
Description of Proposed Project: New build - home
What is allowed by code:
Requesting:
Owner of Property: Kevin Erickson
Owner’s Address (Street): 615 West 7th St
City, State and Zip Code: Marysville, OH 43040
Owner’s Telephone Number: 937-594-3315

Applicant Information (Please print clearly)
Applicant: Kevin Erickson  Owner  □ Agent  □ Representative  □ Other
Company:
Address (street): 615 West 7th St
City, State, and Zip Code: Marysville, OH 43040
Telephone Number: 937-594-3315
E-mail Address: Kevin. g. erickson@gmail.com
Please contact the Division of Engineering prior to making your application submittal. Division of Engineering are available to assist you in reviewing all application requirements to ensure your application is complete.

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<th>For staff Use</th>
<th>Application Requirements</th>
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<td>REQUIRED FOR ALL SUBMITTALS:</td>
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<td>Yes / No</td>
<td>One (1) original signed application</td>
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<td>One (1) copy of the Site Plan drawn at a suitable scale at 11 x 17 inches or 24 x 36 inches in size (unless staff grants an alternative size)</td>
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<td>One (1) copy of a written statement answering the facts and circumstances listed in Section 1129.22 of the Planning and Zoning Code. The facts and circumstances can be found on the City’s website at <a href="http://www.marysvilleohio.org/DocumentCenter/Home/View/304">http://www.marysvilleohio.org/DocumentCenter/Home/View/304</a> Please be sure you answer all of the questions as these are the questions that the Board reviews when making a determination on the application</td>
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<td>One (1) set of mailing labels or a printed word template (5160 in size) containing the names and addresses of the property owner(s) contiguous to or directly across the street from the property. Please refer to the County website <a href="http://www.co.union.oh.us/">http://www.co.union.oh.us/</a> to get this information and please make sure you go to the link for tax mailing address</td>
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<td>DIGITAL SUBMITTAL REQUIRED:</td>
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<td>All applications require a digital (.pdf) submittal (applications, plans, renderings, text etc.) to be included with the completed application. Any application that does not include a digital submittal will be considered incomplete</td>
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<td>SITE PLAN DRAWING: (Shall include the following information)</td>
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<td>Location of all adjoining properties</td>
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<td>Lot size of the subject property</td>
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<td>Location and setbacks of existing and proposed structures</td>
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<td>Location and setbacks of all existing and proposed off-street parking and loading areas</td>
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<td>Location of all existing and proposed traffic access and circulation areas</td>
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<td>Location of all existing and proposed open spaces</td>
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<td>Location of all existing and proposed landscape areas</td>
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<td>Location of all existing and proposed refuse and service areas</td>
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<td>Location of all existing and proposed utility lines</td>
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<td>Location and size of all existing and proposed signage</td>
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I hereby attest to the truth and exactness of all information supplied on and with this application.

Applicant’s Signature: ___________________ Date: 1-29-2020
Owner’s Signature: ___________________ Date: 1-29-2020

FOR OFFICE USE ONLY

Paid (stamp):  
Fees: Commercial $150  
Residential $50  

The application has been reviewed and is found to be complete.

City Staff ___________________ Date ___________________

DECISION OF THE BOARD OF ZONING APPEAL

☐ Approved
☐ Disapproved
☐ Approved with conditions (provided below)

Specific Stipulated Conditions for Approval:

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

Chairperson, Board of Zoning Appeal ___________________ Date ___________________
The Erickson Custom Home Conceptual House Plans
212 West 4th Street
Marysville, Ohio 43040

General Notes and Zoning Requirements

House Plans:
This drawing set and all design information therein is intended for review purposes by the Union County zoning department review board. This drawing set is not for construction purposes but is intended to:
1) Show the overall location of the house on the lot in relation to property lines, setbacks or easements as well as existing structures.
2) Show the required parking spaces for an R-1 residential building.
3) Show the overall height of the proposed structure so that it is no more than 2 1/2 stories and 30 feet.
4) Show the overall architectural appearance of the proposed structure in front elevation, side elevations and rear elevation.

Site Information:
All site information shown is derived from and based on the union county auditors website as well as site visits. The site plan should not be constructed as a site survey, but is intended to do the following:
1) Show the feasibility of the home's square footage and floor plan design within the limitations set forth by the Union county zoning department.
2) Show the approximate location of streets, alleys and cross roads in relation to the subject property.
3) Show the approximate size and location of existing buildings.
4) Show the required setbacks, approximate "build to" line and easements.
5) Show the proposed location of the new building in relation to the existing structure.

Zoning Requirements and Proposed Use:

1377.33 UPTOWN SINGLE FAMILY RESIDENTIAL DISTRICT
(a) Minimum Lot Size:
No minimum lot size is required, however all lots shall be a public right-of-way and lot area shall have adequate width to meet the required yard and front build-to setbacks and to meet minimum access requirements.

Zoning Requirements and Proposed Use:

1137.33 UPTOWN SINGLE FAMILY RESIDENTIAL DISTRICT
(a) Maximum Lot Width:
The maximum lot width shall be no wider than the average frontage of the subject property or ten (10) percent wider than an immediately adjacent parcel on the same side of the street.

(b) Minimum Front Yard:
All buildings shall be located within 5 feet of the building line and no part of the front elevation shall be located more than (2) feet in front of the building line.

(c) Minimum Yard Setbacks:
Proposed front elevation location is 3' in front of the approximate build-to-line. The setback data collected from homes located on the same side of West 4th are subject property and falling between cross streets Court and Maple Street. Zoning is U-5P.

(d) Minimum Yard Setbacks:
- Side yard: 5 feet
- Rear yard: 20 feet

Accessory Buildings:
- Side lot line: 6 feet
- Rear lot line: 5 feet
- Front lot line: 35 feet

No proposed accessory buildings, see proposed site plans, sheet A-1.

Minimum Off Street Parking Space Requirements:
Two spaces for each dwelling unit.

Minimum Off Street Loading Space Requirements:
None

Signs Permitted:
See Chapter 1143 and Design Guidelines for Historic Uptown Marysville.

Index of Sheets:
A-1 PLAN SHEET 
A-2 ELEVATION SHEET 
A-3 SECTION SHEET
A-4 SITE PLAN
A-5 BUILDING PLAN
A-6 LAND PLAN
A-7 BLOG SHEET

KELLY TRUESDELL
612 WEST 4TH STREET
MARYSVILLE, OHIO 43040

CUSTOM HOME
612 WEST 4TH STREET
MARYSVILLE, OHIO 43040
To: City of Marysville  
    Board of Zoning Appeals Members  

From: Ron Todd  
    Zoning Administrator  

RE: Zoning Staff Report: 1100 Columbus Ave. (Attaboyz Archery)  

Surrounding Land Use/Zoning:  
   North: SD1 (Special District One)  
   South: SD1 (Special District One)  
   East:  SD1 (Special District One)  
   West:  SD1 (Special District One)  

Zoning Staff Analysis:  

The applicant is requesting 1 variance request:  

1. To hear a variance request to permit a new minimum commercial lot frontage vs the required zoning requirements located in the codified ordinance Chapter 1137.32 (e), for property located at 1100 Columbus Ave. Filed by Matt Homan, Owner 

Per Chapter 1137.32 (e), the applicant is requesting to minimize a lot frontage for a future commercial lot split. In SD1, the minimum lot frontage is 125’ feet and the applicant is requesting a 100’ foot lot frontage. The applicant will be required to adhere to all engineering guidelines for the future lot split.  

Planning & Zoning Code: 1137.32 (E)  

(E) Minimum Lot Width. - 125 feet.  

Staff recommendations;  
City Staff has reviewed the variance request as proposed.  

If you have any questions or comments, please feel free to contact me at (937) 645-7359 or via email at rtodd@marysvilleohio.org
BOARD OF ZONING APPEAL
REQUEST FOR VARIANCE

*** IMPORTANT INFORMATION ~ Please read before completing the application ***

- **Required** – Submission of a complete application, including all of the items listed in the application checklist.
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**Project Site Information** *(Please print clearly)*

Project Street Address: 1100 Columbus Ave
Property Zoning District: 

Company / Business Name: Homan Management LLC / Attaboyz Archery

Description of Proposed Project: Lot Split

What is allowed by code: 125'

Requesting: one lot at 125' and one lot at 100'

Owner of Property: Homan Management LLC

Owner’s Address (Street): 30100 Bear Swamp Rd

City, State and Zip Code: Marysville

Owner’s Telephone Number: 937-673-7502

**Applicant Information** *(Please print clearly)*

Applicant: Matthew Homan **Owner** □ Agent □ Representative □

Other

Company: 

Address (street): 

City, State, and Zip Code: 

Telephone Number: 

E-mail Address: 
I hereby attest to the truth and exactness of all information supplied on and with this application.

Applicant’s Signature: ____________________ Date: 1/1/2020

Owner’s Signature: ____________________ Date: 1/1/2020

FOR OFFICE USE ONLY

Paid (stamp): PAID

JAN 30 2020
CITY OF MARYSVILLE

Fees: Commercial $150
Residential $50

$150.00

The application has been reviewed and is found to be complete.

City Staff ____________________ Date ____________________

DECISION OF THE BOARD OF ZONING APPEAL

☐ Approved

☐ Disapproved

☐ Approved with conditions (provided below)

Specific Stipulated Conditions for Approval:

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

Chairperson, Board of Zoning Appeal ____________________ Date ____________________
Homan Management LLC
Matthew Homan
20100 Bear Swamp Rd.
Marysville, OH 43040
January, 2020

Marysville Board of Zoning Appeals
Marysville, Ohio

Members of the Zoning Board:

Parcel 2900230165000 at 1100 Columbus Ave. is currently owned by Homan Management LLC, but is the location of Attaboyz Archery. When designing the long term plans for this property a couple years ago, I knew a lot split would be ideal for future development. We built the Attaboyz facility as close to the north western property line as possible with the intentions of another building eventually being built on the same property in the future. Our request is to split this lot with the “Attaboyz” lot having 125 feet of road frontage and the “Homan Management” lot having 100 feet of road frontage.

The drawing from EMH&T clearly outlines that both lots would be compliant with regard to total size. The drawing also details our plans to develop a 7,500 square foot building with adequate parking between Attaboyz and Red Shed. The new property line would be down the middle of the respective parking spaces directly in front of each building. With the preliminary building design on the new parcel, both lots will have sufficient parking spaces in regards to building size. The split will not affect compliance with future building offsets from neighboring property lines. Attaboyz Archery and Homan Management would enact a legal contract sharing responsibility for parking lot maintenance, which would carry forward to any future owners of either parcel.

Your consideration for this variance is greatly appreciated. Please feel free to contact me by phone at 937-673-7502, or by email at homanmt@gmail.com.

Sincerely,

Matthew Homan
To: City of Marysville  
Board of Zoning Appeals Members

From: Ron Todd  
Zoning Administrator

RE: Zoning Staff Report: 504 Doral Ct. (Andres)

Surrounding Land Use/Zoning:  
North: R-2 (Medium Density Residential District)  
South: R-2 (Medium Density Residential District)  
East:  R-2 (Medium Density Residential District)  
West:  R-2 (Medium Density Residential District)

Zoning Staff Analysis:

The applicant is requesting 1 variance request:

1. To hear a variance request to permit a residential fence to extend past the rear corner of the main structure located on a corner lot vs the required zoning requirements located in the codified ordinance Chapter 1137.13, for property located at 504 Doral Ct. Filed by Brian Andres, Owner.

Per Chapter 1137.13(I) the applicant is requesting to extend a residential fence past the front setback of a corner lot. The applicant is requesting to extend to 14’ feet. This will not affect utilities or sight distance issues.

Planning & Zoning Code: 1137.13 (I)

(I)Minimum Yard Dimensions.  
Front Set Back 30 feet;  
One Side 7.5 feet;  
Sum of Sides 17.5 feet;  
Rear Yard 35 feet.
Staff recommendations;
City Staff has reviewed the variance request as proposed.

If you have any questions or comments, please feel free to contact me at (937) 645-7359 or via email at rtodd@marysvilleohio.org
209 S. Main Street • Marysville, Ohio 43040
Phone: (937) 645-7350 • Fax: (937) 645-7351 • www.marysvilleohio.org

BOARD OF ZONING APPEAL
REQUEST FOR VARIANCE

*** IMPORTANT INFORMATION ~ Please read before completing the application***

- **Required** – Submission of a complete application, including all of the items listed in the application checklist.
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**Project Site Information (Please print clearly)**

Project Street Address: 504 Doral Ct.  
Property Zoning District: R2

Company / Business Name: N/A

Description of Proposed Project: Fence

What is allowed by code:  
Requesting: 14’ of fence off corner of house in direction of Foxfire Dr.

Owner of Property: Brian & Misty Andres

Owner’s Address (Street): 504 Doral Ct.

City, State and Zip Code: Marysville, Oh 43040

Owner’s Telephone Number: 724-237-2026 423-714-6334

**Applicant Information (Please print clearly)**

Applicant: Brian Andres  
Owner  Agent  Representative

Other

Company: Republic Services

Address (street): 504 Doral Ct.

City, State, and Zip Code: Marysville, Ohio 43040

Telephone Number: 724-237-2026 423-714-6334

E-mail Address: bbandres@republicservices.com mistyandres@gmail.com
Please contact the Division of Engineering prior to making your application submittal. Division of Engineering are available to assist you in reviewing all application requirements to ensure your application is complete.

For staff Use

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SITE PLAN DRAWING: *(Shall include the following information)*

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- Location of all existing and proposed refuse and service areas
- Location of all existing and proposed utility lines
- Location and size of all existing and proposed signage
I hereby attest to the truth and exactness of all information supplied on and with this application.

Applicant's Signature: [Signature] Date: 2/24/2020

Owner's Signature: [Signature] Date: 2/24/2020

FOR OFFICE USE ONLY

Paid (stamp): PAID

FEB 25 2020
CITY OF MARYSVILLE

Fees: Commercial $150 Residential $50 50-

The application has been reviewed and is found to be complete.

City Staff Date

DECISION OF THE BOARD OF ZONING APPEAL

☐ Approved

☐ Disapproved

☐ Approved with conditions (provided below)

Specific Stipulated Conditions for Approval:

____________________________________________________________________

____________________________________________________________________

____________________________________________________________________

Chairperson, Board of Zoning Appeal Date
Planning and Zoning Code 1129.22
RESPONSE TO FOLLOWING QUESTIONS

(a) Is in fact a conditional use as established under the provisions of Chapter 1137 and appears on the Official Schedule of District Regulations adopted by Section 1137.02 for the zoning district involved; This is in fact a conditional use as established under provisions of Chapter 1137 and appears under zoning R2 on the Official Schedule of District Regulations.

(b) Will be harmonious with and in accordance with the general objectives, or with and specific objective of the City's Comprehensive Plan and/or the Zoning Ordinance; Fence will be harmonious with and in accordance with the general objectives. Fence will serve as a purpose of personal privacy.

(c) Will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area; Fence is of a composite plastic 6' in height and will be operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity. No changes will be made once established.

(d) Will not be hazardous or disturbing to existing or future neighboring uses; Fence will be stationary and in compliance with zoning and proper permitting will be obtained to avoid existing or future neighboring uses.

(e) Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services; Fence will have adequate accessibility to all public services and will not interfere with and will not disrupt public use.

(f) Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community; Fence will not create detrimental cost to the public and the welfare of the community.

(g) Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes or odors; The construction of the fence will create no interruption or impede on any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes or odors.

(h) Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares. Traffic will not be interrupted by the construction of the fence and/or after construction.
MORTGAGE LOCATION SURVEY

I/WE HAVE RECEIVED A COPY OF THIS SURVEY AND FIND THE CONDITIONS ACCEPTABLE TO ME/US.

BUYER/OWNER
March 16, 2020

To:   City of Marysville  
      Board of Zoning Appeals Members  

From: Ron Todd  
      Zoning Administrator  

RE: Zoning Staff Report: 434 E. 7th Street (Chapman)  

Surrounding Land Use/Zoning:  
   North: R-2 (Medium Density Residential District)  
   South: R-2 (Medium Density Residential District)  
   East:  R-2 (Medium Density Residential District)  
   West:  R-2 (Medium Density Residential District)  

Zoning Staff Analysis:  

The applicant is requesting 1 variance request:  
   1. To hear a variance request to permit a new rear residential setback vs the required zoning requirements located in the codified ordinance Chapter 1137.13, for property located at 434 E 7th St. Filed by Joe Chapman, Owner.  

Per Chapter 1137.13(I) the applicant is requesting a new rear setback of 7' feet for an existing residential home that the applicant is rehabbing. This will not affect any grade or utilities.  

Planning & Zoning Code: 1137.13 (I)  
   (I)Minimum Yard Dimensions.  
      Front Set Back 30 feet;  
      One Side 7.5 feet;  
      Sum of Sides 17.5 feet;  
      Rear Yard 35 feet.
Staff recommendations:
City Staff has reviewed the variance request as proposed.

If you have any questions or comments, please feel free to contact me at (937) 645-7359 or via email at rtodd@marysvilleohio.org
BOARD OF ZONING APPEAL
REQUEST FOR VARIANCE

*** IMPORTANT INFORMATION ~ Please read before completing the application ***

- **Required** – Submission of a complete application, including all of the items listed in the application checklist.
- Applications and applicable fees shall be submitted by no later than 5:00 p.m. on the application deadline date.
- Submitted applications and all checklist items shall be reviewed by City staff for completeness. Submittals found to be incomplete will be rejected and the application will not be placed on the Board agenda. If an application is found to be incomplete, the applicant may submit the missing materials by the application deadline date to complete the application.
- **No late submittals or additional information will be accepted after the application deadline.**
- Any construction and/or occupancy of the site for which the conditional use is being requested for shall not commence until approval is granted by the Board of Zoning Appeals and all appropriate approved permits are obtained by the Division of Engineering and the County Building Department.

**Project Site Information (Please print clearly)**

- **Project Street Address:** 4534 East 7th Marysvile, OH 43040
- **Property Zoning District:**
- **Company / Business Name:** Hailey's Holdings LLC
- **Description of Proposed Project:** Adding a Two Car Garage
- **What is allowed by code:**
- **Requesting:** Set back
- **Variance**

**Owner of Property:** Joseph Chapman

**Owner’s Address (Street):** 2371 Kepp Place

**City, State and Zip Code:** Columbus OH 43204

**Owner’s Telephone Number:** 937. 209. 9939

**Applicant Information (Please print clearly)**

- **Applicant:** Joseph Chapman, Owner
- **Other Company:** Hailey's Holdings LLC
- **Other Address (street):** 2371 Kepp Place
- **City, State, and Zip Code:** Columbus OH 43204
- **Telephone Number:** 937. 209. 9939
- **E-mail Address:** Joe@Chapman@FordOhio.com
Please contact the Division of Engineering prior to making your application submittal. Division of Engineering are available to assist you in reviewing all application requirements to ensure your application is complete.

For staff Use

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<th>Yes</th>
<th>No</th>
<th><strong>Application Requirements</strong></th>
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Applicant’s Signature: ___________________________ Date: 2-20-20

Owner’s Signature: ___________________________ Date: 2-20-20

FOR OFFICE USE ONLY

Paid (stamp): PAID  FEB 26 2020  CITY OF MARYSVILLE

Fees: Commercial $150  Residential $50

The application has been reviewed and is found to be complete.

City Staff ___________________________ Date ___________________________

DECISION OF THE BOARD OF ZONING APPEAL

☐ Approved

☐ Disapproved

☐ Approved with conditions (provided below)

Specific Stipulated Conditions for Approval:

____________________________________________________________________

____________________________________________________________________

____________________________________________________________________

Chairperson, Board of Zoning Appeal ___________________________ Date ___________________________
GARAGE VARIANCE REQUEST FOR HAILEY'S HOLDINGS
STATE OF OHIO
COUNTY OF UNION
CITY OF MARYSVILLE
V.M.S. 3351

* Variance request for reduced setback for a garage addition

---

Paul R. Clapsaddle and Associates
REGISTERED ENGINEERS AND SURVEYORS
19019 WEST DARBY ROAD, MARYSVILLE OHIO 43040
(937) 747-2599
Paul R. Clapsaddle, P.E., P.S.

Date: February 28, 2020
Scale: 1" = 30'
Project: ChapmanMay18
Drawing: ChapmanGorVar220