

**Wayne Township
Zoning Variance Application**

Date Received 9/29/2015

Case # 2015 . 3

\$500 Filing Fee

Return check (payable to Wayne Township) & completed application to Erin Hartsock, 6050 N. Clarksville Rd., Waynesville, OH 45068 Phone: (513) 897-341; Email: erinhartsock@waynetownship.us

1. Owner

Name: Robert and Beverly Ruse

Address: 7729 Carter Dr., Waynesville, OH 45068

Telephone: (daytime): _____ (evening) _____

Applicant if other than owner: Randy Daniels c/o Signature Premier Homes

Address: Ferry Rd. 8973

Telephone: 513-304-5290

2. Describe Variance Request:

Need to demolish and rebuild home 7729 Carter Dr. due to structural damage. Due to lot size and location of existing foundation, the setback requirement on the north side is planned as being only 16 feet. This is 14 feet short of the required Section 25.05 (2) B standards of 30 feet.

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3. Legal Description of Property (attach separate sheet if necessary):

Address or Sidwell No: 7729 Carter Dr. Zone District: R-1
or Subdivision and Lot # Wayne Meadows
Nearest Intersection: SR 73 and Carter Dr.

5. Attach 6 copies of an accurate drawing of the Site showing all the following:

- a) Property Boundaries, with property line dimensions
- b) Lot location (road names, lakeshore, easements, right-of-ways, topo)
- c) Existing and Proposed Building, with dimensions (indicate height also)
- d) The Distance from the Lot Lines of Each Existing or Proposed Building
- e) Unusual Physical Features of the Site or Building.
- f) Abutting Streets
- g) Approximate Well and Septic Tank, and Field Location.
g) List of all adjoining and adjacent property owners (across the street) of parcel described in this appeal

*Applicant must supply six (6) copies of all maps, drawing, pictures, graphs, etc., in order to inform the board of the type of building or activity, and how it will look when accomplished. This information must be supplied at least three weeks prior to the date of hearing.

6. Effect of Request on Applicant – What specific problem(s)/hardship(s) would be created to you as petitioner if your request is not granted? What are the unique or exceptional conditions that apply to this property?

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7. STANDARDS for granting a variance:

a. How will the granting of the variance not adversely affect the purposes or objectives of the Zoning ordinance and how will the granting of the variance not be contrary to the public interest?

The existing structure cannot be repaired in a reasonable fashion. The reuse of the foundation will enable the homeowners to improve the housing stock in the neighborhood while blending in with surrounding setbacks.

b. How is the variance necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same zone and vicinity?

The existing home was severely damaged by termites and water.

The complete demolition of the structure is advisable, but rebuilding costs are too steep if the foundation cannot be reused.

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c. How will the granting of variance not cause any adverse effect to property in the vicinity or in the Zoning District or in the Township? Will it create any problems or concerns to property in the area?







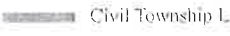

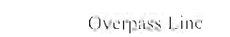
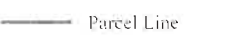
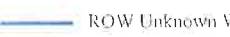





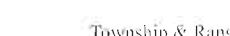



Wayne Meadows is an aging subdivision with aging housing stock. The majority of the homes have similar setbacks and the proposed site plans will be in-line with the surrounding homes.

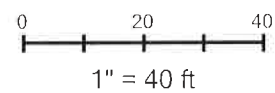
d. What exceptional or extraordinary circumstances or conditions exist with the property that have not resulted from any act of the applicant?

The homeowners purchased the property in 1985. The lot and home were created in 1954, and was in conformance with zoning standards at that time. The property owners have added an additional 70 sq. ft of living area to the structure, but the foundation's position prohibits meeting the minimum setbacks for NEW construction on legally-non-conforming lots.

I understand that if the requested variance is granted, I am in no way relieved from all other applicable requirements of the Wayne Township Zoning Ordinance. It is also understood that any approval by the BZA involving site improvements, use, and/or construction does not relieve the applicant from obtaining other applicable authorizations (for example, site plan, building, health department, soil erosion, and engineering approval, etc.).

Warren County Legend

-  Interstate
-  US Route
-  State Route
-  Local Road
-  County Boundary
-  Auditors Tract Line
-  Civil Township Line
-  Corporate Line
-  Overpass Line
-  Parcel Line
-  ROW Unknown Width
-  Road ROW
-  School Line
-  Section Line
-  Subdivision Limit
-  Subdivision Lot Line
-  Township & Range
-  Tract Line
-  VMS Line
-  Vacated Road Line

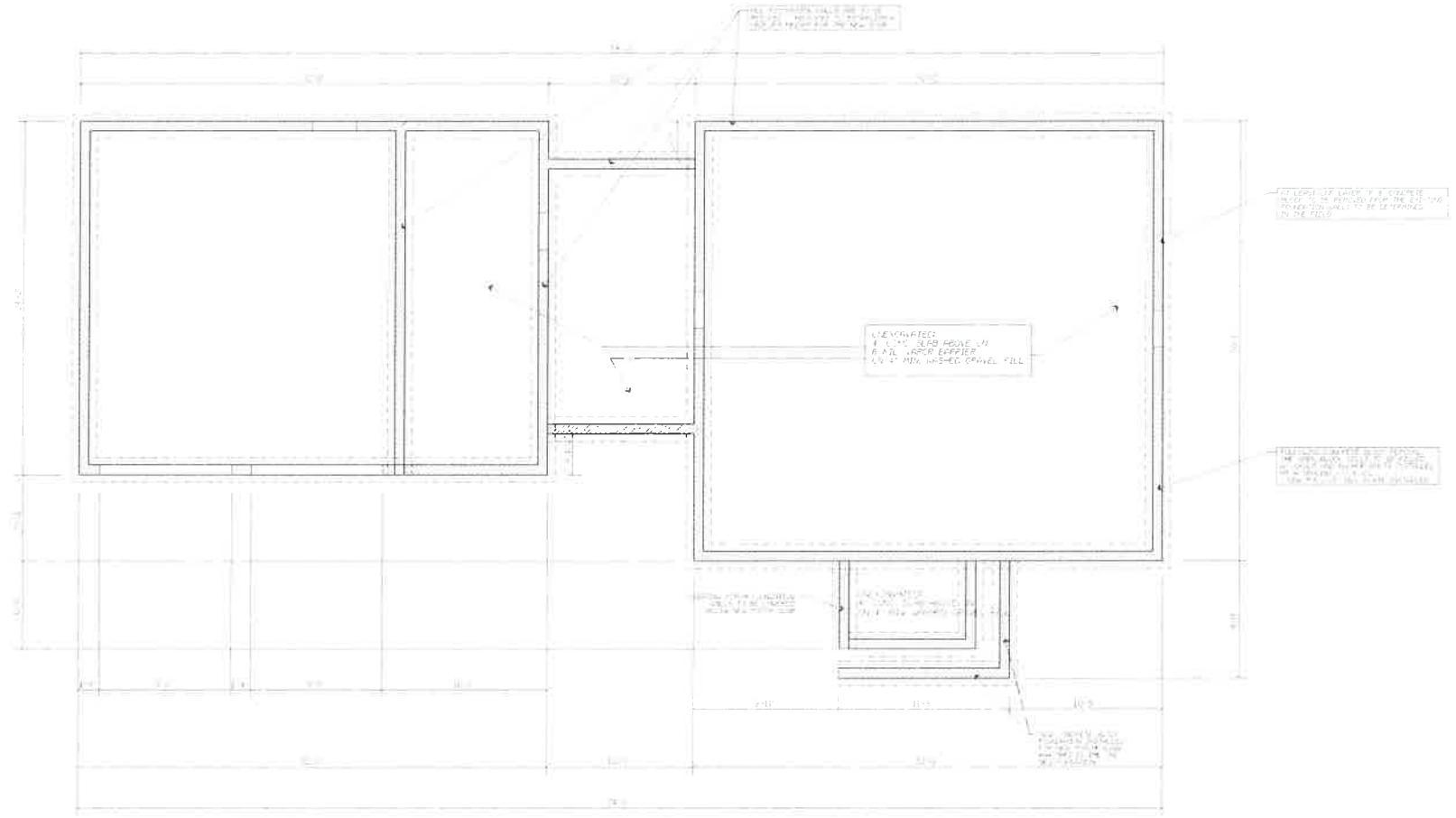


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REMOVED TO NEW WALL INDICATED
 TO BE FIELD DETERMINED
 OF THE SLAB ABOVE GRADE TO BE FIELD DETERMINED



MODIFIED - FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

Remodeling for the Residence of
 the RUSE Family



VERIFY ALL DIMENSIONS PRIOR TO ANY
 CONSTRUCTION AND REPORT ALL
 DISCREPANCIES

SIGNATURE PREMIER HOMES
RANDY DANIELS
 Phone: 513-384-5298

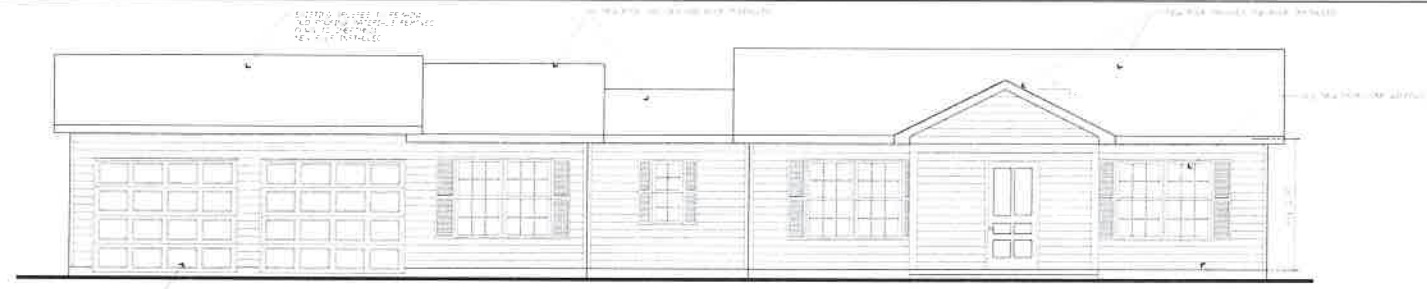
PROJECT: Remodeling

LOCATION:
 7728 Carter Drive
 Waynesville, OH
 Wayne Township
 Warren County

DATE:	DATE:	DATE:	DATE:
01	01	01	01

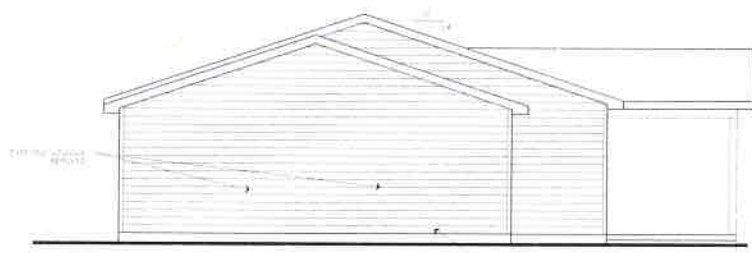
DRAWING TITLE:
 UPDATED
 FOUNDATION PLAN

SCALE:	1/4" = 1'-0"	DRAWING NO.:	A-
DATE:	9-2-2018		



MODIFIED - FRONT ELEVATION

SCALE: 1/4" = 1'-0"



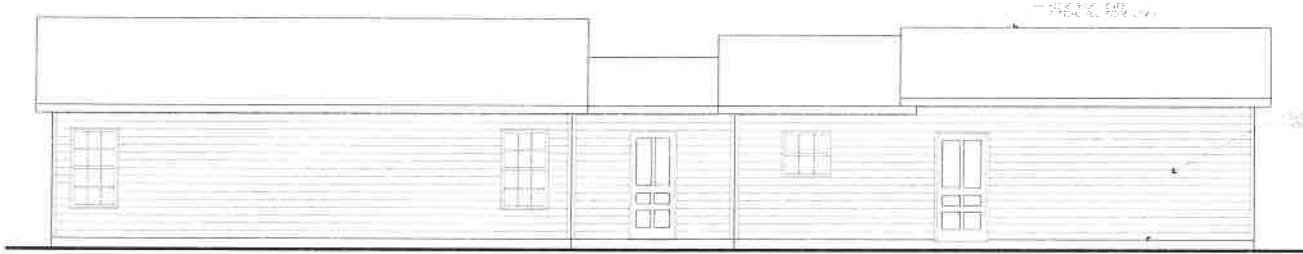
MODIFIED - LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



MODIFIED - RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



MODIFIED - REAR ELEVATION

SCALE: 1/4" = 1'-0"

Remodeling for the Residence of the RUSE Family



NOTE: ALL DIMENSIONS REFER TO ANY CONSTRUCTION AND REPORT ALL DISCREPANCIES
SIGNATURE PREMIER HOMES
RANDY DANIELS
 Phone: 313.344.3246

PROJECT: Remodeling
 LOCATION: 7759 Carter Drive
 Waynesville, OH
 Wayne Township
 Warren County

DATE:	11/11/11	PROJECT:	01
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DESCRIPTION: MODIFIED ELEVATIONS

SCALE:	1/4" = 1'-0"	DATE:	11/11/11
DATE:	11/11/11	PROJECT:	01