

Wayne Township
Zoning Variance Application

DUE
1ST WEEK OF THE MONTH
FOR HEARING THAT SAME
MONTH.

Date Received 7/6/18

Case # BZA
1018.2

\$500 Filing Fee

Return check (payable to Wayne Township) & completed application to Erin Hartsock, 6050 N. Clarksville Rd., Waynesville, OH 45068 Phone: (513) 897-3040; Email: erinhartsock@waynetownship.us

1. Owner

Name: WILLIAM FILBRANDT

Address: 8118 MADRID BLVD

Telephone: (daytime): 513 515 4383 (evening) SAME

Applicant if other than owner: _____

Address: _____

Telephone: _____

2. Describe Variance Request:

I REQUEST THAT THE 150' MINIMUM SETBACK BE WAIVED.
OUT BUILDING TO SIT 50-55' FROM ROW.

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

**Wayne Township
Zoning Variance Application**

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?

AS THE PROPERTY OWNER I TAKE CONSIDERABLE PLEASURE IN HAVING AN EXCEPTIONAL HOME AND WOULD NEVER BE THE REASON FOR THE ZONING ORDINANCE TO BEGIN WITH. THIS IS A SECLUDED PROPERTY NOT VISITED BY THE CASUAL PUBLIC OPEN. THE PROPOSED BUILDING IS OF UNMATCHED QUALITY AND A DEFINITE IMPROVEMENT.

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?

SEE #6

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?

PROPOSED PLACEMENT OF OUT BUILDING WILL BE SUCH THAT IT WILL NOT BE IN FRONT YARD OF ANY NEIGHBORING PROPERTY

Bill Filbrandt

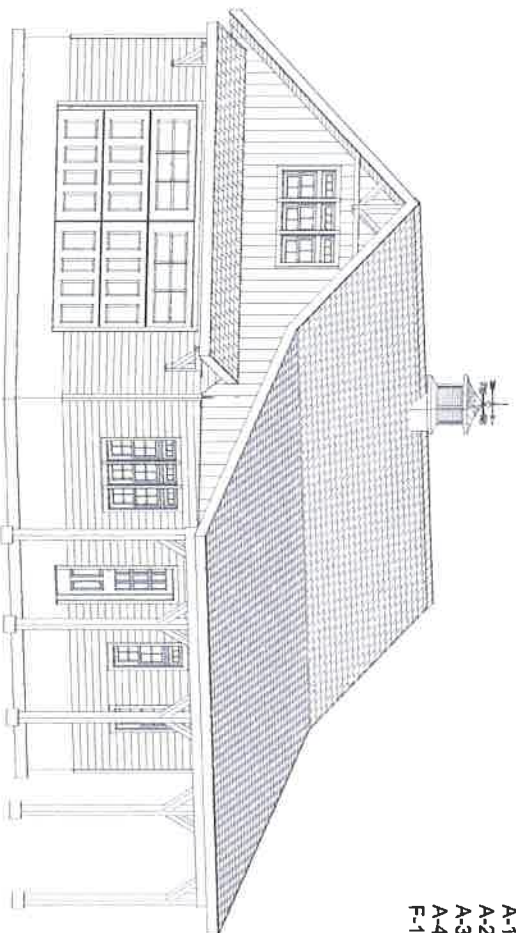
26X36 WILLOW CREEK

July 2018

NOTES:

DRAWING INDEX:

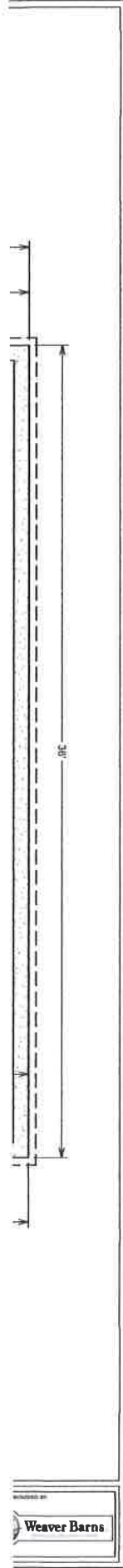
- A-1 ELEVATIONS
- A-2 FOUNDATION PLAN
- A-3 FIRST FLOOR PLAN
- A-4 SECOND FLOOR PLAN
- F-1 CROSS SECTIONS



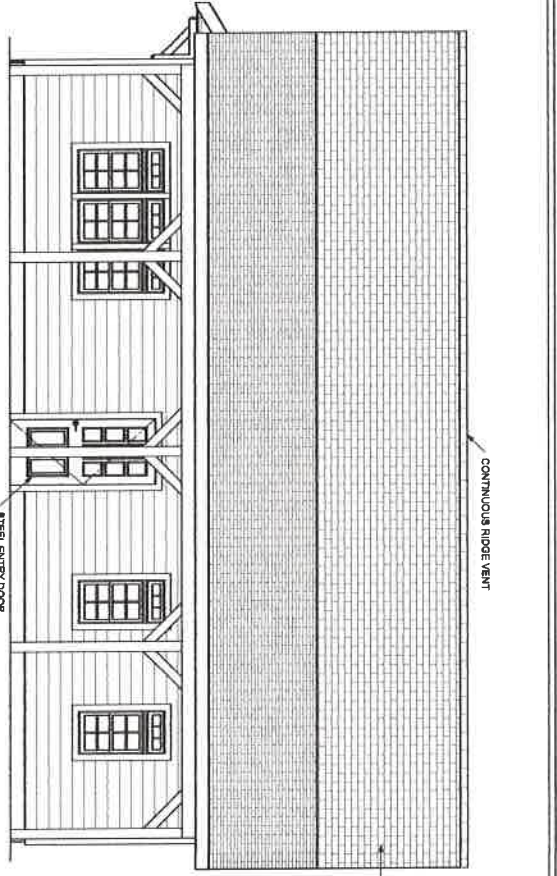
Bill Filbrandt

Waynesville, Ohio

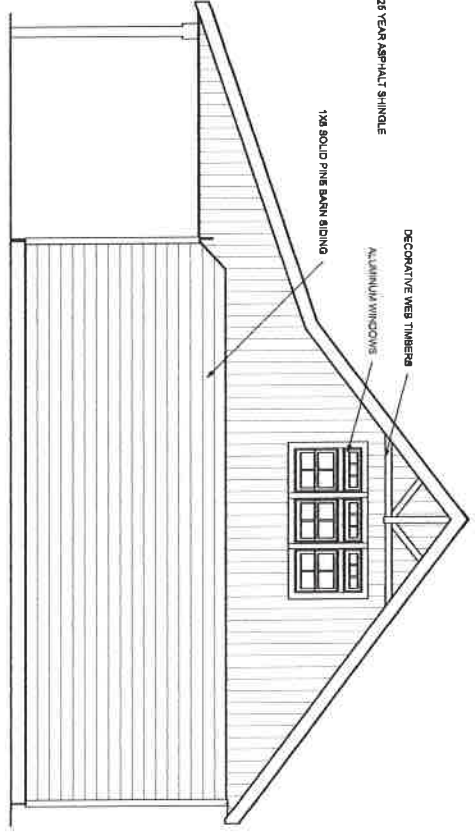




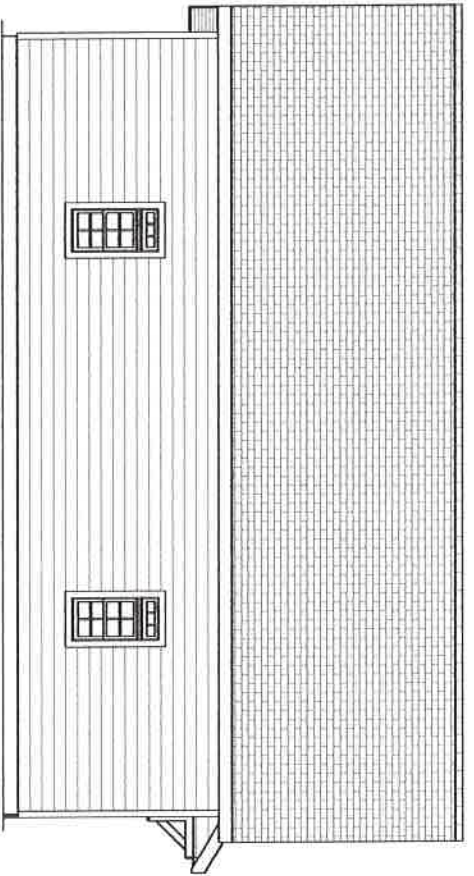
WEAVER BARN
Weaver Barns



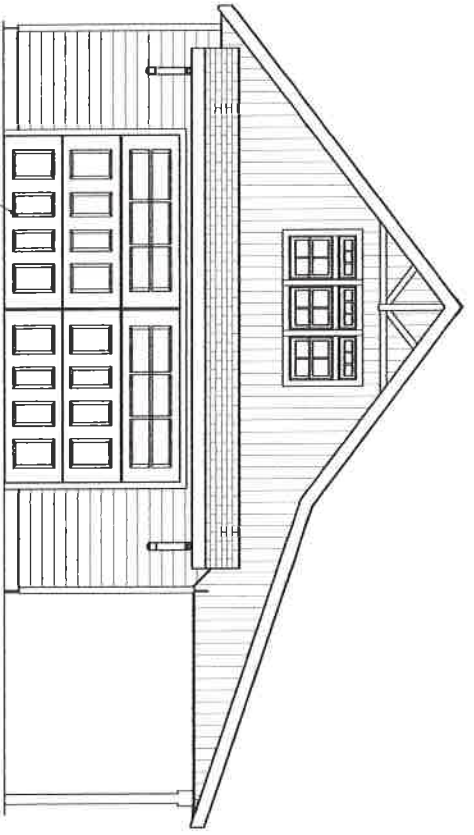
FRONT EXTERIOR ELEVATION



RIGHT EXTERIOR ELEVATION



REAR EXTERIOR ELEVATION



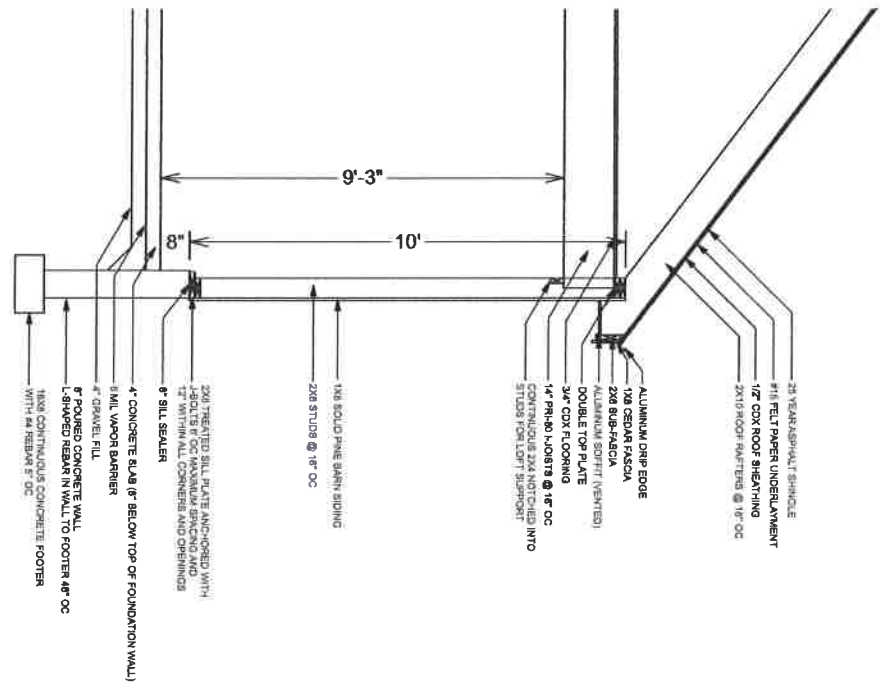
LEFT EXTERIOR ELEVATION

ELEVATIONS



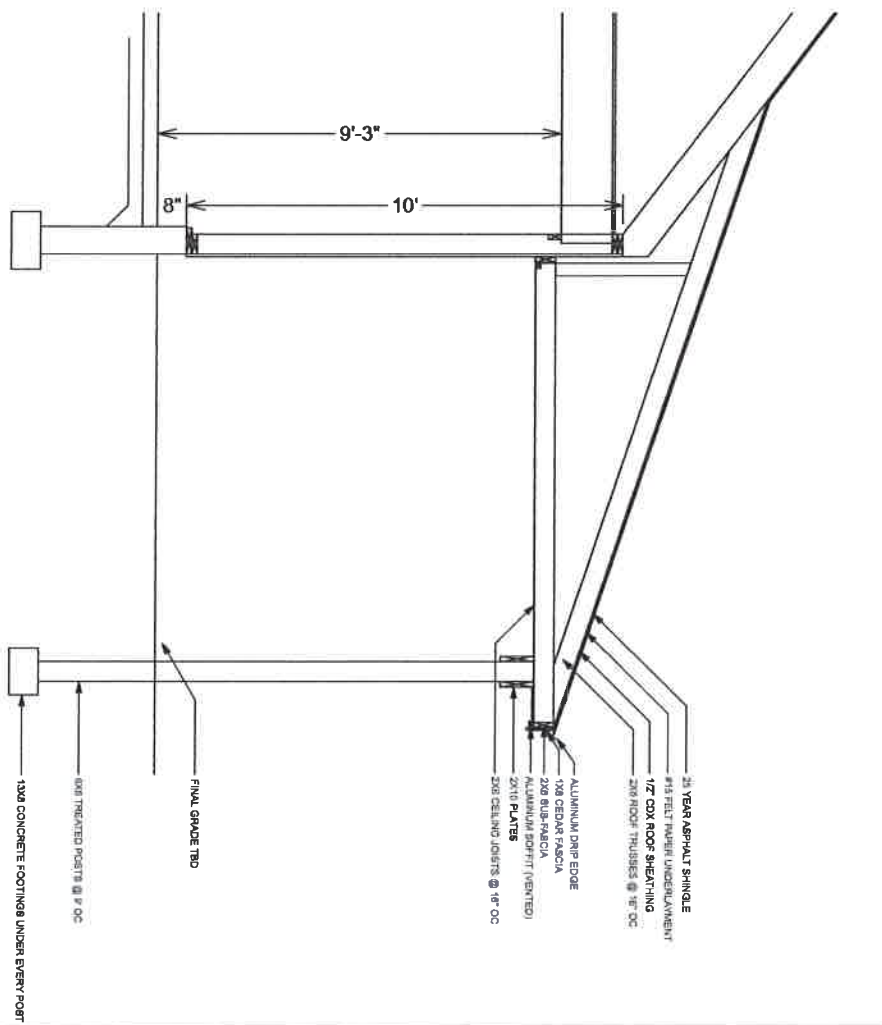
Bill Filbrandt
8118 Madrid Blvd
Waynesville, Ohio 45068

REVISIONS
1/2014
SHEET SIZE:
11" X 17"
SCALE:
1/4" = 1'
SHEET:
A-1



MAIN CROSS SECTION

SCALE: 3/8" = 1'



PORCH CROSS SECTION

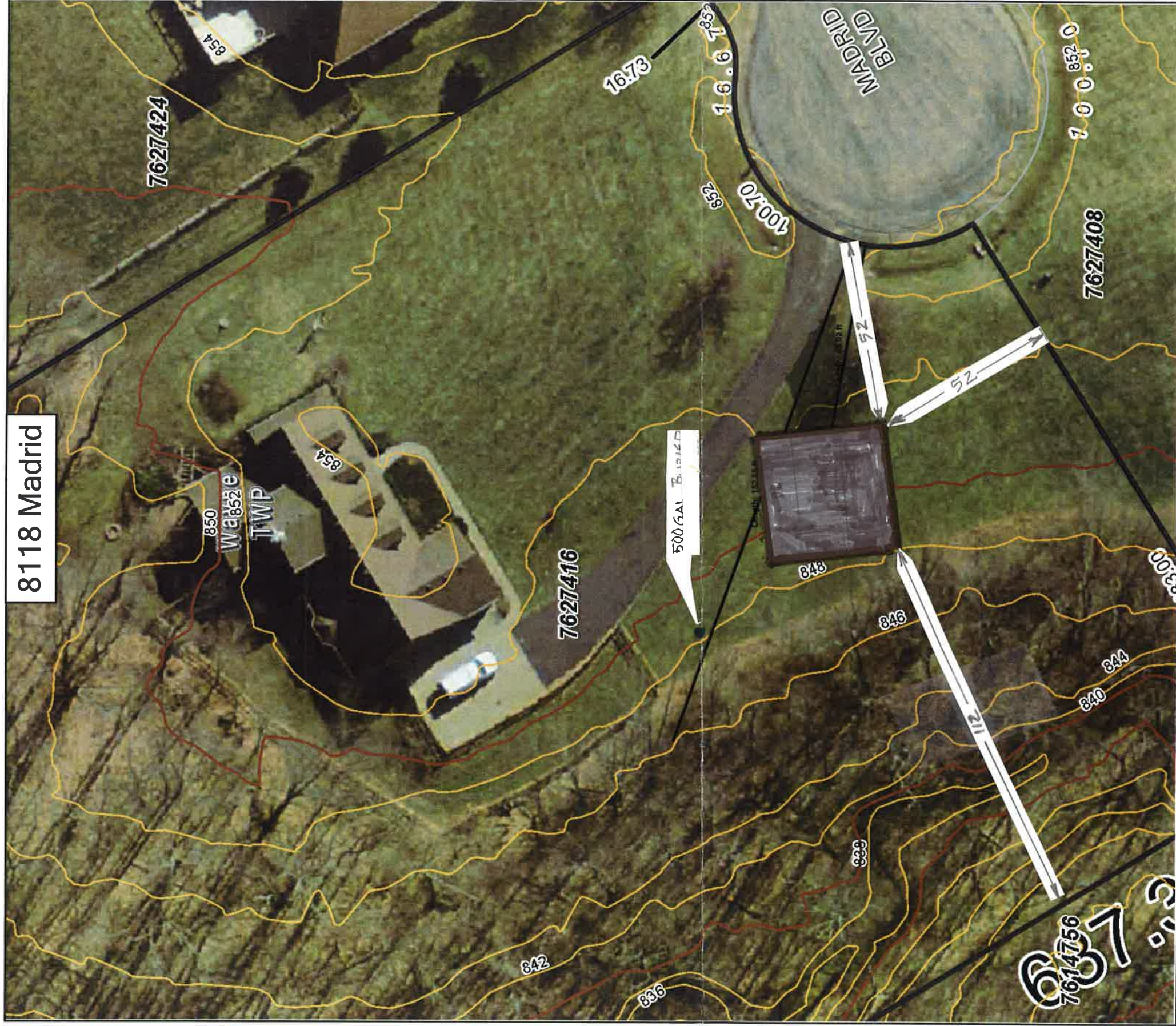
SCALE: 3/8" = 1'



CROSS SECTIONS

Bill Filbrandt
8118 Madrid Blvd
Waynesville, Ohio 45068

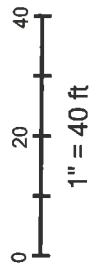
REVISIONS	1/1/2018
SHEET SIZE	11" X 17"
SHEET	F-1



8118 Madrid

Warren County Legend

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



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