

**Wayne Township
Zoning Variance Application**

Date Received 8/28/19

Case # 2019.06

\$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: Brian Satterfield

Address: 9673 Kenrich Rd.

Telephone: (daytime): 937-231-1765 (evening) 937-231-1765

Applicant if other than owner: _____

Address: _____

Telephone: _____

2. Describe Variance Request:

I am looking to build a 30'x40' garage for storage on my property which is 4' wider and deeper than allowed currently due to my property being .016 under 1 acre. I'm trying to maximize my indoor storage space but stay with a reasonable size building for my lot size.

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

0515100050

Address or Sidwell No: _____ Zone District: R-1

or Subdivision and Lot # _____

Nearest Intersection: Hacker Farm

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

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NOTE: Applications must be received three weeks prior to the BZA meeting on the 3rd Thursday of the month. If this timeframe is missed, the case will not be considered until the following month.

Please return completed application to Erin Hartsock, 6050 N. Clarksville Rd., Waynesville, OH 45068; Fax: (513) 897-3015; e-mail: erinhartsock@waynetownship.us; telephone: (513) 897-3040.

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- 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?

If I am not able to build this size building I would not be able to store everything I am hoping to inside and would have to continue keeping items outside. Being so close to 1 acre lot size which would allow a 100% size building to the homes sq ft. I hope this can be achieved. Thank you.

7. Review criteria for granting a variance (attached separately):

- (A) Will granting the variance be contrary to the public interest?
- (B) What special conditions exist where a literal enforcement of the Zoning Code will result in an unnecessary hardship?
- (C) How will the spirit of the Zoning Code will be observed if a variance is granted?
- (D) Are there special conditions and circumstances which exist that are peculiar to the land or structure involved and which are not applicable generally to other lands or structures in the same zoning district? examples of such special conditions or circumstances are:
 - (1) Exceptional irregularity

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- (2) Narrowness
 - (3) Shallowness
 - (4) Steepness of Lot
 - (5) Adjacency to non-conforming and inharmonious uses, structures, or conditions.
-

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.).

I authorize Wayne Township (staff, appointed board, Trustees, or committee members) to enter upon the subject property for purposes of making inspections related to the project or request identified in this application.

I understand that the BZA meets on the third Thursday of the month. Completed applications must be received at least 3 weeks in advance to ensure a place on the agenda for that month.

I certify that all the above information in this Zoning Variance Application is accurate to my fullest knowledge.

Owner's Signature: *Brian Attafield* Date: 8-28-19

Petitioner's Signature
If different than owner: _____ Date: _____

[For Board of Zoning Appeals use only]

Decision and Order of the BZA:

Signature: _____ Date of hearing: _____

Print name: _____

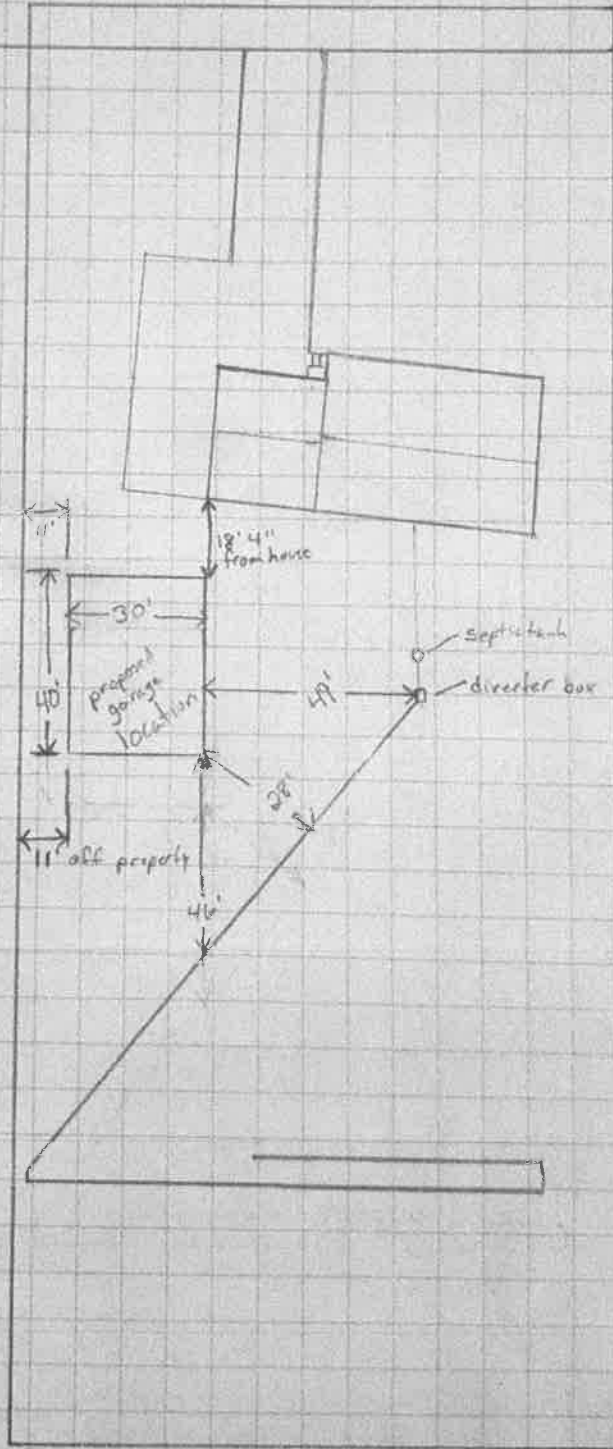
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Kennrick Rd. - - - - -

Brian Satterfield
91673 Kennrick Rd.
Parcel # 05151000050

Garage Proposal
30' Wide
40' Deep
14' Wall Height
Total Height 19'
4:12 roof pitch



scale
1" = 40'



Date: 6/28/2019

Warren County Map

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1 inch = 40 feet

Legend	Color/Line Style	Description
Calderal Lines	Blue line	Water
County Line	Thick black line	County Line
Highway	Yellow line	Highway
Other	Thin black line	Other
Parcel Line	Thin blue line	Parcel Line
Subdivision Line	Thin red line	Subdivision Line
Water	Blue area	Water
Highway	Yellow area	Highway
Other	Other colors	Other