

Application #: 2024-02

Date: 9-10-2024

HARRISON TOWNSHIP ZONING DEPARTMENT
6750 OUTVILLE RD., PATASKALA, OHIO 43062 (740) 927-8277

APPLICATION FOR VARIANCE

Applicant Name: Joseph Wyman + Grace Burton Phone #: 614-716-9709

Mailing Address: 3567 York Rd. S.W. City/State/Zip: Pataskala, OH 43062

Email Address: wymanandfamily@proton.me District & Parcel #: 025 - 072198-00.000

Zoning District: AG Existing Use: Residential Home

Property Address: 3567 York Rd. S.W. City/State/Zip: Pataskala, OH 43062

Zoning Code Article & Section # Variance applies to: 4.12 2 Area Variance

Description and nature of Variance request: 23 ft. rear yard variance to repair & reconstruct the basement stairs & back foundation of the house.

The undersigned is applying for a Variance for the following use, said permit to be issued based on the information contained within this application. The applicant hereby certifies that all information and attachments to this application are true and correct and agrees to follow all applicable regulations, according to Article 4 Sections 4.12 through 4.18 of the Harrison Township Zoning Resolution.

Property Owner's Signature (Authorized Representative): [Signature] Date: 9/10/24

Attachments and supporting documentation needed:

- A certified copy of the deed, from the Licking County Recorder's Office, showing the legal ownership of said property, and legal owner's consent if the applicant is not the legal owner.
- A drawing of the proposed site for the variance showing the location of all buildings, parking & loading area, traffic access, traffic circulation, open spaces, landscaping, refuse & service areas, utilities, signs, & yards. Note additional information may be required by the BZA at the time of the hearing.
- A narrative statement demonstrating that the requested variance conforms to the requirements of Article 4.12.1.a through 4.12.1.d for a Use Variance or Article 4.12.2.a through 4.12.2.g for an Area Variance.
- Names & addresses of adjoining property owners within 500 feet of the property, including across the roadway. This list shall be typed or printed on mailing labels.

****Please attach fifteen (15) copies of the application & all supporting documentation.**

(For Township Use Only)

Date Received: 9-10-2024 Fee Paid: 1,000.00 Check #: Cash Received by: [Signature]

Date Forwarded to BZA: 9-10-2024 Publication Date: _____ BZA Hearing Date: _____

Variance Decision: Approved Approved with Conditions Denied

Comments/Conditions: _____

Zoning Inspector's Printed Name _____ Zoning Inspector's Signature _____ Date: _____

DESCRIPTION APPROVED
JARED N. KNERR
LICKING COUNTY ENGINEER

Approved By JR Jun 17, 2022
0114095140000002000

TRANSFERRED

Jun 21, 2022
Michael L. Smith
LICKING COUNTY AUDITOR
SEC 319.902 COMPLIED WITH
MICHAEL L. SMITH
By: CR 510.00

InstrID:202206210015266	6/21/2022
Pages:3	F: \$42.00 10:07 AM
Bryan A. Long	T20220016117
Licking County Recorder	

DEED OF EXECUTOR

LEONARD A. ESSMAN, Deceased, by ROBERT D. SNYDER, the duly appointed Executor of the Estate of Leonard A. Essman in Fairfield County Probate Court, Case No. 20210616, Grantor, in accordance with and pursuant to the authority granted to said Executor by the Fairfield County Probate Court, and for and in consideration of the premises and the purchase money to be paid to the Executor by said Grantees, does hereby grant, bargain, sell and convey, with fiduciary covenants, to **JOSEPH WYMAN** and **GRACE BURTON**, Grantees herein, for their joint lives, remainder to the survivor of them, whose tax mailing address is Princeton Mortgage Corporation, 439 Grand Avenue, Ewing, NJ 08628, the following described real estate:

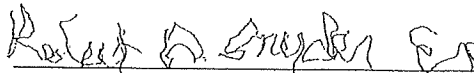
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF, FOR COMPLETE LEGAL DESCRIPTION.

Address of Property: 3567 York Rd., Pataskala, Ohio 43062
Prior Instrument Reference: Deed Volume 624, Page 158, Deed Records of Licking County, Ohio
Parcel No: 025-072198-00.000

The foregoing real property is granted by the Grantor and accepted by the Grantees except for the following and subject to all of which this conveyance is made: The lien of any taxes and assessments not now due and payable; zoning ordinances and regulations; legal highways; conditions, restrictions, reservations and easements of record; and all coal, gas and other mineral rights and interests previously transferred or reserved of record.

IN WITNESS WHEREOF, I, ROBERT D. SNYDER, Executor of the Estate of Leonard A. Essman, the Grantor, hereunto have set my hand, this 6TH day of June, 2022.

VALMER LAND TITLE AGENCY BOX



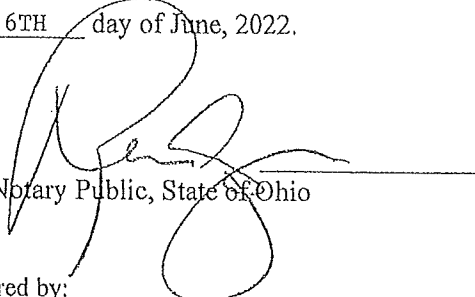
ROBERT D. SNYDER, Executor of the
Estate of Leonard A. Essman, Grantor

56168401

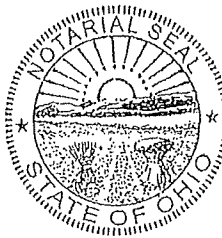
STATE OF OHIO, COUNTY OF FAIRFIELD} ss:

Before me, the undersigned Notary Public, personally appeared ROBERT D. SNYDER, Executor of the Estate of Leonard A. Essman, Grantor herein, who acknowledged that he executed the same for the purposes expressed therein, and that he appears to be of sound mind and not under or subject to duress, fraud or undue influence.

Sworn to and subscribed before me on this 6TH day of June, 2022.


Notary Public, State of Ohio

Document prepared by:
Jeffrey Feyko, Esq.
115 N. Center Street
Pickerington, Ohio 43147
Phone: (614) 837-1870
Fax: (614) 837-2235



REBECCA S. MCANESPIE
Notary Public
In and for the State of Ohio
My Commission Expires
December 21, 2025

"EXHIBIT A"
(Legal Description of Parcel No. 025-072198-00.000)

Situated in the State of Ohio, County of Licking and Township of Harrison, and bounded and described as follows:

Being in Range 14, Township 1, Section 1, and a part of Lot Number 10 and Lot Number 9 and being all of Parcel Number 1 and Parcel Number 2 and a part of Parcel Number 3 of a tract of land conveyed by Bertha J. Hudson to Leo B. Fairchild and Pella Lou Fairchild by deed dated January 1961; and recorded in Deed Book 538, Page 303, of the Deed Records of Licking County, Ohio.

Beginning at a point where the East line of Lot 10 intersects the centerline of County Road Number 39; thence North 30 degrees 01 minutes East along the centerline of said road a distance of 85 feet to a railroad spike; thence South 83 degrees 22 minutes East a distance of 22.55 feet to an iron pin; thence South 10 degrees 18 minutes West a distance of 282 feet to an iron pin; thence North 78 degrees 09 minutes West a distance of 16.50 feet to an iron pin in the East line of Lot 10; thence South 0 degrees 28 minutes West along said line a distance of 313.15 feet to an iron pin; thence North 72 degrees 13 minutes West, passing an iron pin at 230.55 feet, a total distance of 260.55 feet to an iron pin in the centerline of County Road 39; thence North 30 degrees 01 minutes East along said centerline a distance of 504.30 feet to the point of beginning, containing 1.697 acres.

Being the premises conveyed to Benton E. Nichols and Christine Nichols by deed dated August 8, 1967, and recorded in Vol. 623, Page 19, Deed Records of Licking County, Ohio.

Subject to all legal highways.

Property Address: 3567 York Rd., Pataskala, Ohio 43062

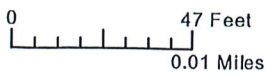
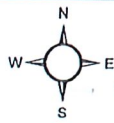
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OnTrac Property Map



September 10, 2024



- Street Number Only
- ◐ Sales - 2024
- ◐ Sales - 2023
- Owner Name & Acres

- Township Road
- Other Road Type
- Driveway
- Interstates

Centerline Labels

- Interstate/US/State Route
- County Road

- Municipal Corporations
- Jurisdictional Townships
- Historical Townships Line

LICKING COUNTY TAX MAP

September 10, 2024

Harrison Township
Valerie L. Hans, Zoning Inspector
6750 Outville Rd., S.W.
Pataskala, OH 43062

Dear Ms. Hans,

We are respectfully requesting a rear setback variance of 23 feet to allow us to rebuild our rear porch and basement stairs to solve a foundation issue that is allowing water to enter into the basement of our home at 3567 York Rd., S.W. In addition, the foundation is crumbling at the back corners of the home and needs to be replaced. Our home was built in 1938 prior to zoning and building codes in Harrison Township. Our rear porch is 23 feet from the edge of the rear property line at the closest point. According to zoning code, in the present day, it would need to be at least 50 feet from the edge of the property line. Our shallow, triangular shaped lot makes it virtually impossible to improve and make repairs to our home. If we are granted our variance request, the back of the newly constructed basement stairs & house will be 27 feet from the rear property line at the closest point. We will not be affecting the back porch which is considered to be a legal non-conforming use. Without a variance, we cannot rebuild the rear of our foundation and basement stairs to access the basement of our home. If approved, We are able to meet all other Harrison Township zoning requirements.

Please feel free to contact us at 614-716-9709 if you have any questions or need additional information.

Respectfully submitted,

Joseph & Grace Wyman

