

Application #: 2021-09

Date: 9-28-2021

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

**APPLICATION FOR VARIANCE**

Applicant Name: Hugo & Ellen Hasz Phone #: 740-927-5292  
Mailing Address: 175 Wintergreen Loop City/State/Zip: Pataskala, OH 43062  
Email Address: - District & Parcel #: 625-074292-00.000  
Zoning District: R-15 Existing Use: Residential Home & Shed  
Property Address: 175 Wintergreen Loop City/State/Zip: Pataskala, OH 43062  
Zoning Code Article & Section # Variance applies to: 13.8 setback variance.

Description and nature of Variance request: Applicant is asking for a setback variance to allow the shed to be placed 25 feet from the front property line.

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): Hugo Hasz Date: 9/28/21

**Attachments and supporting documentation needed:**

- 1. 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.
- 2. 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.
- 3. 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.
- 4. 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: 9-29-2021 Fee Paid: 500.00 Check #: 3277 Received by: [Signature]

Date Forwarded to BZA: 9-29-2021 Publication Date: \_\_\_\_\_ BZA Hearing Date: \_\_\_\_\_

Variance Decision:  Approved  Approved with Conditions  Denied

Comments/Conditions: \_\_\_\_\_

\_\_\_\_\_  
Zoning Inspector's Printed Name Zoning Inspector's Signature Date: \_\_\_\_\_

Lindsay E. Mays, unmarried, and William R. Bevard and Connie L. Bevard, his wife, of Licking County, Ohio

for valuable consideration paid, grant(s) with general warranty covenants, to

Hugo H. Hasz and Ellen E. Hasz, husband and wife,

for their joint lives, remainder to the survivor of them, whose tax-mailing

addresses are: 174 Wintergreen Loop, Pataskala, Ohio 43062

the following REAL PROPERTY:

Situated in the State of Ohio, County of Licking, and in the Township of Harrison:

Being Lot Number Four Hundred Three (403), of BEECH WOOD TRAILS SECTION 3, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 11, pages 57 thru 60, Recorder's Office, Licking County, Ohio.

Parcel No.: 25-074292-00.000
Property Address: 174 Wintergreen Loop, Pataskala, Ohio 43062

Subject to: a) Unpaid taxes and special assessments, if any, all of which the Grantee herein assumes and agrees to pay as a further consideration for this conveyance. b) Conditions, restrictions and easements, of record.

Prior Instrument Reference: Volume 321 Page 821 and Official Record 334 Page 600

Connie L. Bevard, wife of the Grantor, releases all rights of dower therein. Witness our hand(s) this 8th day of DECEMBER, 1990.

Signed and acknowledged in the presence of:

Witness signatures: Kenneth Kretzmann, Dorothy Wiley, with 'As to All THREE' notes.

Signatures of Lindsay E. Mays, William R. Bevard, and Connie L. Bevard.

DESCRIPTION APPROVED JERRY H. WRAY LICKING COUNTY ENGINEER. Includes tax map number 52-87.

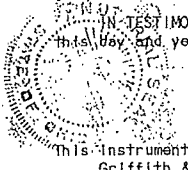
SEC. 319.202 COMPLIED WITH GEORGE D. BUCHANAN, AUDITOR BY

STATE OF OHIO, COUNTY OF FRANKLIN, ss:

DECEMBER

BE IT REMEMBERED, That on this 8th day of DECEMBER, 1990, before me the subscriber, a Notary Public in and for said county, personally came, Lindsay E. Mays and William R. Bevard and Connie L. Bevard, the Grantor(s) in the foregoing Deed, and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal this 10th day and year aforesaid.



Signature of Notary Public Sam A. Kretzmann.

This instrument was prepared by: Griffith & Worth, Attorneys at Law, 1597 Brice Road, Reynoldsburg, Ohio 43068

This space for Auditor's Stamp

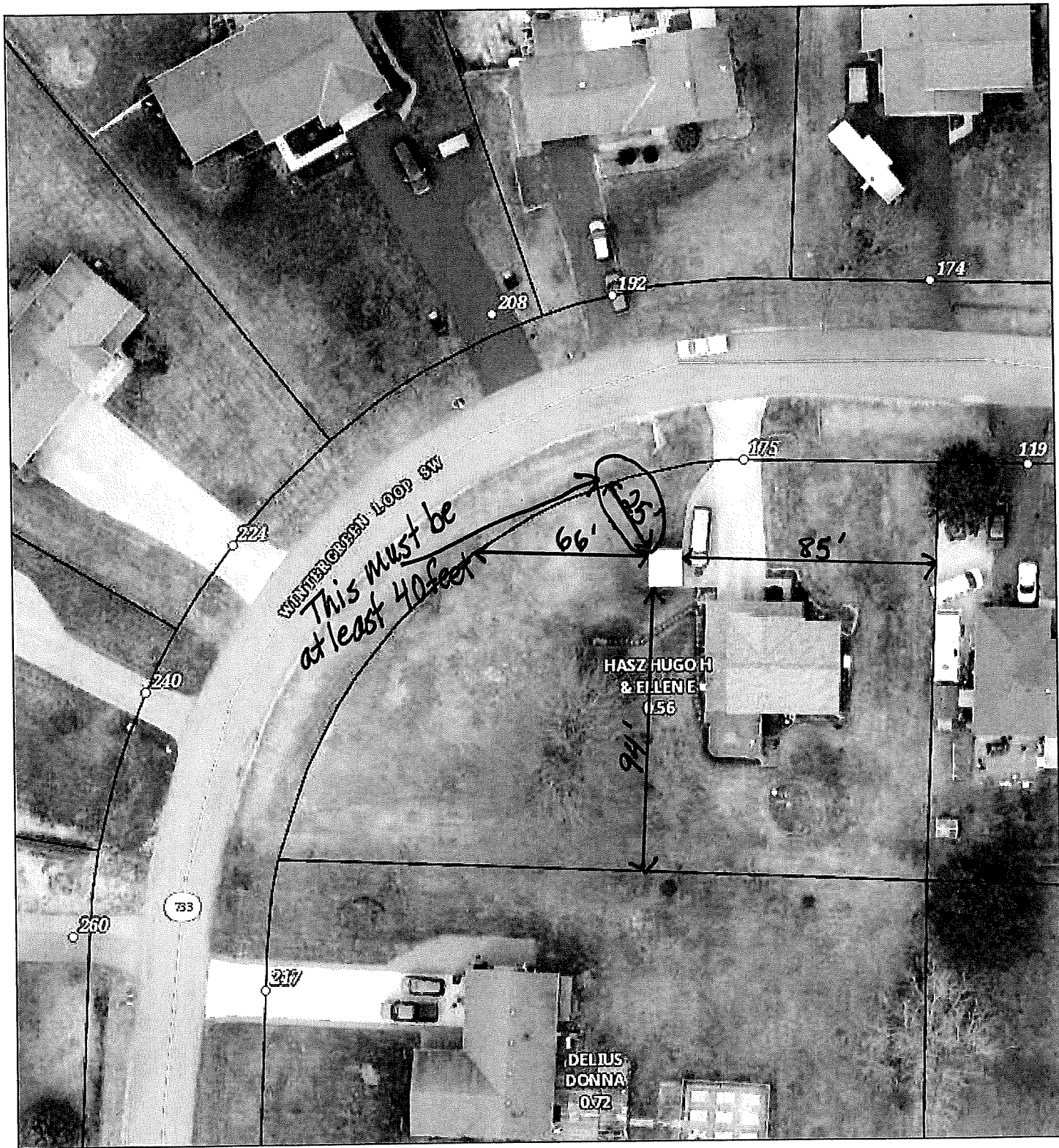
This space for Recorder's Stamp

TRANSFERRED Date December 10 1990 Geo D. Buchanan Licking County Auditor

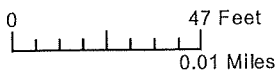
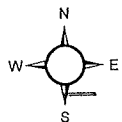
RECEIVED & RECORDED Dec 10 1990 at 8:46 o'clock A.M. IN OFFICIAL RECORD VOL 352 PAGE 226 FEE 10.00 ROBERT E. WISE, LICKING COUNTY RECORDER

16968

# OnTrac Property Map



September 27, 2021



- Street Number Only
- Sales - 2021
- Owner Name & Acres
- Centerline Labels
- Interstate/US/State Route
- County Road
- ⋯ Township Road

- Other Road Type
- Driveway
- Interstates
- Municipal Corporations
- Jurisdictional Townships
- Historical Townships Line
- County Boundary

LICKING COUNTY TAX MAP

September 29, 2021

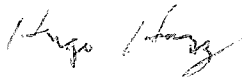
Harrison Township  
Valerie L. Hans, Zoning Inspector  
6750 Outville Rd., S.W.  
Pataskala, OH 43062

Dear Ms. Hans,

We are respectfully requesting a variance for the shed that we placed on our existing homesite at 175 Wintergreen Loop., S.W. The shed is 10 feet wide by 12 feet deep and is sitting 25 feet front the front property line. When the shed was built, we were not aware that we needed a permit to construct a shed. We also were not aware that the front yard setback is measured from the property line and not the roadway. The shed is attached to the concrete and would be extremely difficult to relocate. If approved, we are able to meet all other Harrison Township zoning requirements.

Please feel free to contact me or at 740-927-5292 if you have any questions or need additional information.

Respectfully submitted,



|Hugo Hasz