

USE
APPLICATION FOR VARIANCE - BOARD OF ZONING APPEALS
LITCHFIELD TOWNSHIP, MEDINA COUNTY, OHIO

NO: 31519
DATE: MARCH 15, 2019

The applicant shall submit ^{8 COPIES} ~~^~~ plans ~~in triplicate and~~ drawn to approximate scale must accompany this application showing dimensions and shape of the lot, the size and location of existing buildings, the locations and dimensions of proposed buildings or alterations, and any natural or topographic peculiarities of the lot in question.

APPLICANT: Steven + Jane Dietrich
Address: 3910 Avon Lake Rd Litchfield OHIO
Business Number: 330-725-5275 **Home Number:** 330-590-44253-0644

PROPERTY INFORMATION

Property Location: 3910 Avon Lake Rd Litchfield OHIO
Property Owner: Steven + Jane Dietrich
Address: 3910 AVON LAKE Rd Litchfield Ohio
Business Number: 330-725-5275 **Home Number:** 330-590-0644
Present Zoning District: Circle

LOT DESCRIPTION

a. Lot Width: 134.5 b. Lot Depth: 122.8 c. Acreage: .40

NATURE OF VARIANCE - Describe generally the nature of the variance:

Change of use From welding + fabricating
and machining To automotive Repair
and machining

JUSTIFICATION OF VARIANCE (Section 20, Paragraph F) - In order for a variance to be granted, the applicant must prove to the Board of Zoning Appeals that the following items are true (use additional sheet if necessary):

- a. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same district.
- b. That a literal interpretation of the provisions of the Resolution would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of the Resolution.
- c. That special conditions and circumstances do not result from the actions of the applicant.
- d. That the granting of the variance will not be detrimental to the public interest or to property improvements in the district in which the variance is sought, and will not materially impair the purpose of the Resolution.
- e. That the requested variance is the minimum variance that will allow a reasonable use of the land or buildings.

Under current zoning my property is considered non conforming. I have limited parking and my building is designed for industrial use. I intend to lease the property and have not been able to secure an appropriate tenant that will establish a business allowed by Sec. 306.01. over the past 1 1/2 years I have not found anyone to purchase the business to continue the use as a welding fabricating and machinery operation however, I have a tenant interested in operating an automotive repair + machinery shop that will allow me to continue to maintain an economical viable use of my property.

I CERTIFY THAT THE INFORMATION IN THIS APPLICATION AND ITS SUPPLEMENTS IS TRUE AND CORRECT.

APPLICANT: Steve Dietrich DATE: 3/15/19

Official Use Only

RECEIVED BY ZONING INSPECTOR 3/15/19
 Date Received: 3/16/19 Fee Paid: \$400 Date of action on application: _____
BY ZONING SECRETARY

Approved: _____ Denied: _____

Reason for decision and or conditions:

 Zoning Board of Appeals Chairman ~ Date

Parcel Query - Parcel and Owner Information ?

PARCEL:

Parcel Number: 024-04C-06-015
Location: Litchfield Township
School District: Buckeye Local
Sublot: 1 in the LITCHFIELD CENTER PLAT SW Subdivision
Transfer Dates: 1990/10/11, 3000/01/01
Address(es): 3910.00-AVON LAKE ROAD-(Field), SR83, SH853
Structure Type: Secondary structure-3,910
If this address doesn't seem right [click here](#).
Latitude/Longitude (of picked point): 41.16758/-82.023822

OWNER:

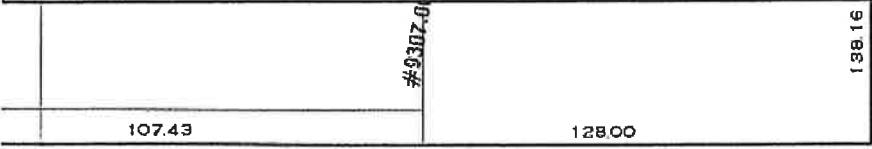
Name: STEVEN P & JANE E DIETRICH
Percentage: 100.00

330 590 0644

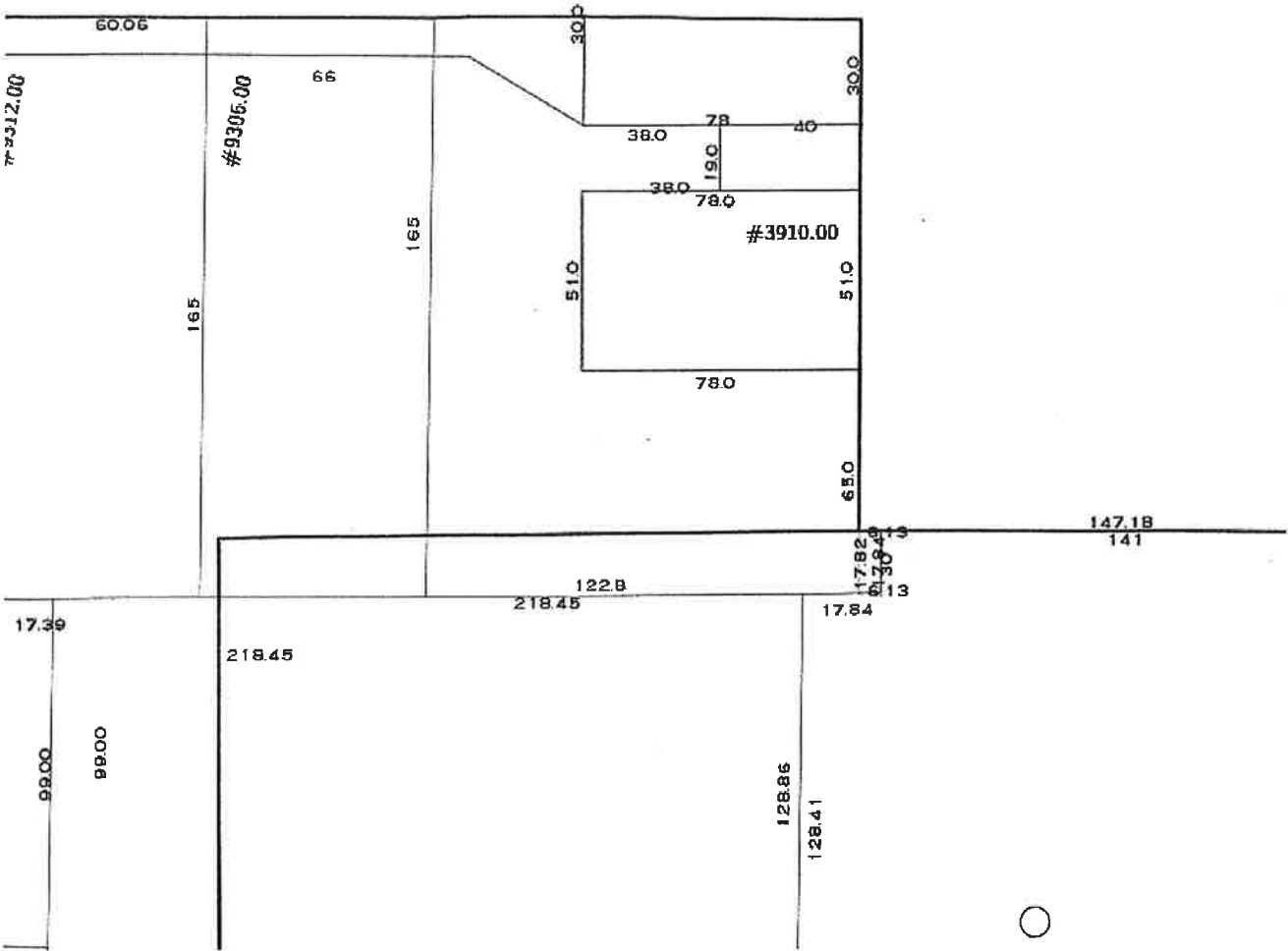
MAIL:

Owner: DIETRICH STEVEN & JANE
Mailing: 3910 AVON LAKE RD, LITCHFIELD, OH 44253, USA

Parcel Query - Parcel Map



NORWALK ROAD

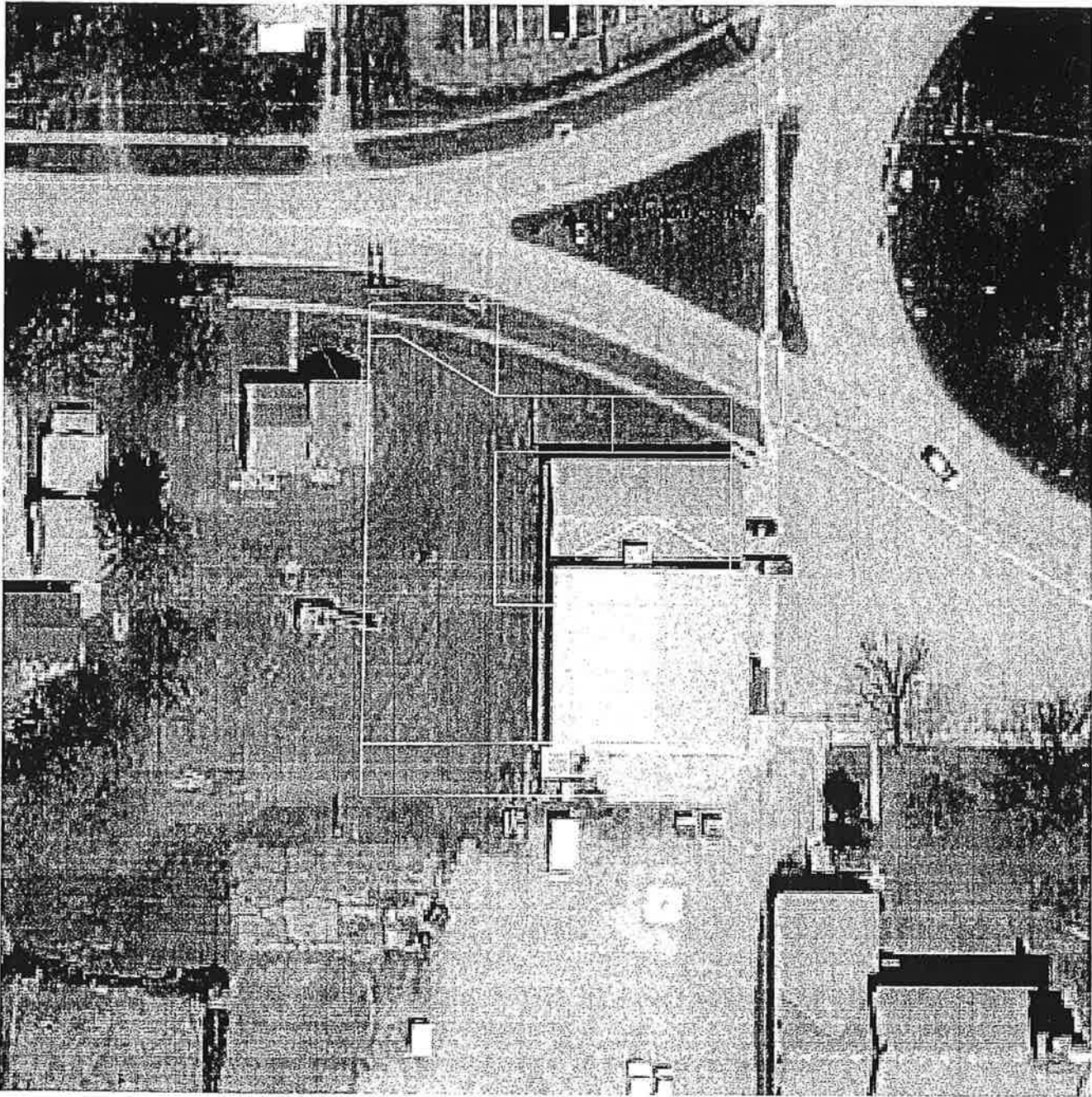


Parcel Airphoto and

Contours Flip Map

3910 AVON LAKE

ORIGINAL BLDG - BUILT 1940 2304 SF
BLDG ADDITION - BUILT 1995 3921 SF
TOTAL - 6225 SF



0 42 84 ft