

CITY OF MARION, OHIO  
**APPLICATION TO THE BOARD OF ZONING APPEALS**

The undersigned TERRY LITTERAL on behalf of  
COLT TANNER, hereby makes application to the Board of  
Zoning Appeals under its powers defined in Title X, Chapter 1169, Section 1169.01 Original  
Jurisdiction Application.

Application to the Board of Zoning Appeals for a permit is hereby made in reference to  
Section \_\_\_\_\_ titled \_\_\_\_\_ for the property  
known as 254 TOLL  
245 JOHNSON ST. MARION OH 43302  
(side / front setback variance)

Applicant further states the following to be the grounds on which the approval should  
be granted:

HOUSES UP + DOWN THE STREET ARE NOT EVEN. HOUSES  
ON THE OTHER SIDE OF STREET ARE NOT EVEN WITH STREET.  
LOT WAS LAND BANK LOT. THERE IS A FILLED IN BASEMENT  
IN MIDDLE OF LOT. TO AVOID BASEMENT WE NEED TO MOVE  
HOUSE CLOSER TO ROAD. THE SIDE'S ARE BOTH 5' WHICH IS MINIMUM.  
NOT 13' OVER ALL.

Terry Litteral  
Applicant's Signature

\_\_\_\_\_  
Owner's Signature

78 55 LYNN HIPSHER RD, CALEDONIA  
Mailing Address OH 43314

\_\_\_\_\_  
Date

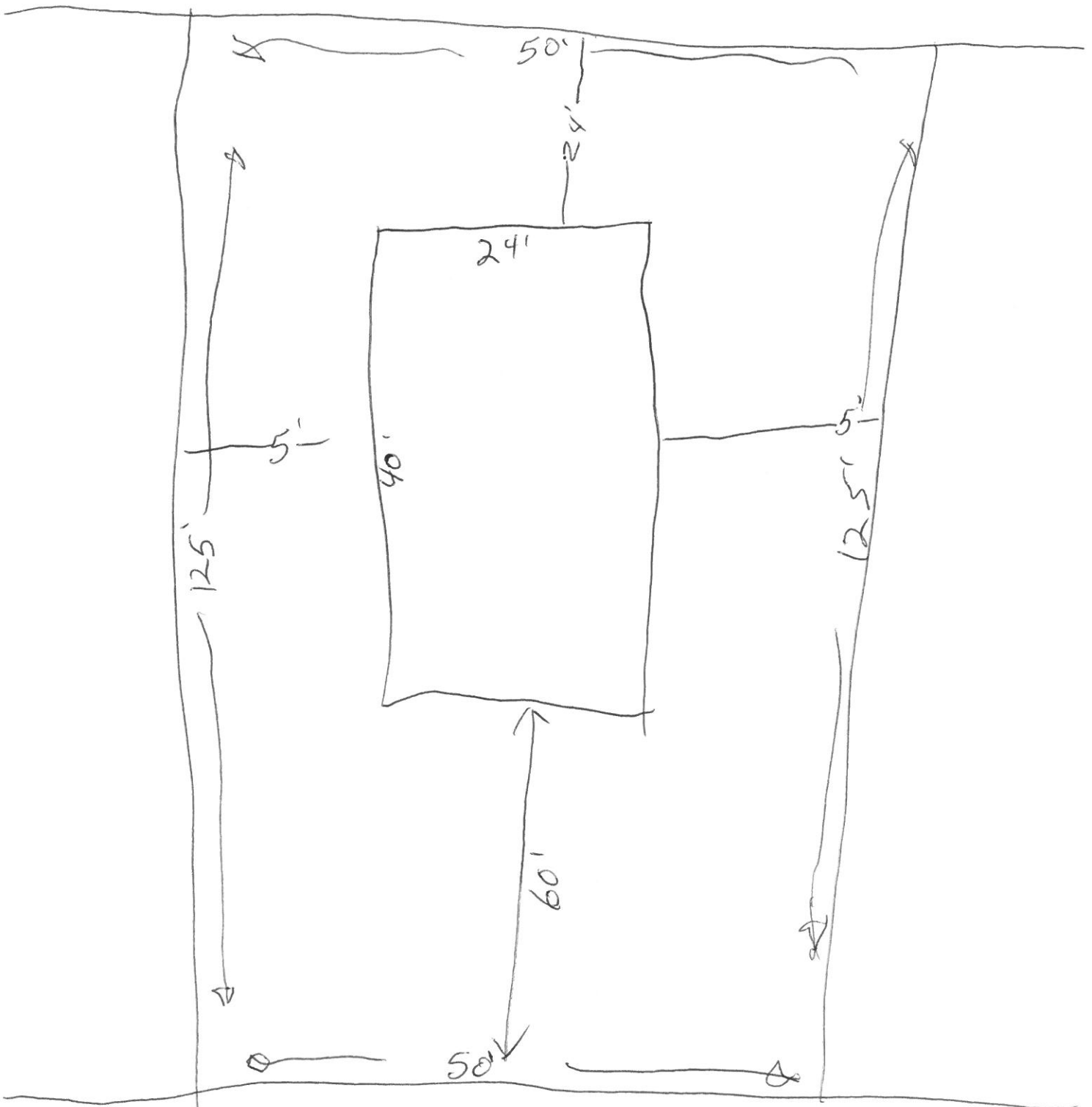
419-560-7280  
Telephone Number

Application Filed: 03/19/2018

Notice to abutting property owners completed on 04/03/2018

Tamara Rose  
Secretary, Board of Zoning Appeals  
740-387-4935

JOHNSON ST



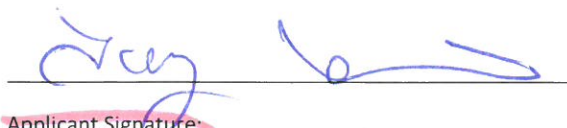
ALLEY

### ADJOINING AND ABUTTING LISTING

The following is a list of all adjoining and abutting property owners for the property listed at:

254 Johnson St. Marion, OH 43302

<u>Lot/Map #</u>	<u>Owner</u>	<u>Tax Mailing Address</u>	<u>Property Address</u>
1747	William & Edna O'Neil		250 Johnson St.
1745	Mary Linscott		262 Johnson St.
1758-69	Clarkso Properties LLC		240 Boone Ave.
1783	Melvin & Susan McNamara		255 Johnson St.
1782	Erik Hipsher		251 Johnson St.
1784	Rebecca Blevins		263 Johnson St.

  
Applicant Signature:

3-13-18  
Date:

# OF LINES: 6

# OF COPIES: 14

TOTAL=\$ 2.00



Marion Co. Auditor

Terry Litteral  
419-560-7280

9/7/10 MAILING PER PER LIST TO DEMO F:6/26/12 DE  
FILED DUE TO DWG. GAN RAZED 10/25/10, 6/5/12  
LISTER VERIFIED REMOVED ENTIRE IMPRV. DUE FOR  
1/1/12 CW:3/25/13 CHG FRM 500 TO 640 DUE TO GOING  
INTO THE MARION CITY LAND BANK CW:12/2/13 CTS CHG  
TO RES. FOR REVAL, CORRECTED TO EWM FOR 1/1/13 CW:4  
7/19/16 SOLD AT LAND BANK AUCTION \$1725 CW:9/12/16  
RECD VO. AUCTION SALE CASH \$1725 CW:1/4/17 CHG LUC  
FROM EXEMPT TO RES. FOR 1/1/17 CW:

sale#	1p	mm	dd	yy	to	remarks	type	invalid	sale\$	co:land	co:bdg
202	1	3/08/18				ANIMAL HOUSE	INVESTMENT	GMD	8500	10830	
562	1	7/21/16				YOUR WILLIAM X	QCD*		10310		
251	1	3/20/13				MARION CITY OF LAND	BANKSHE*		7600		
year	land	bdg				total		net	tax		
2014	3610					3610					
2013	3610					3610			109.44		
2012	2660					2660			808.82		
2011	2660					19680					

```

-----
code          0070
lot/hmsite%  105
res-ag:ind%   105

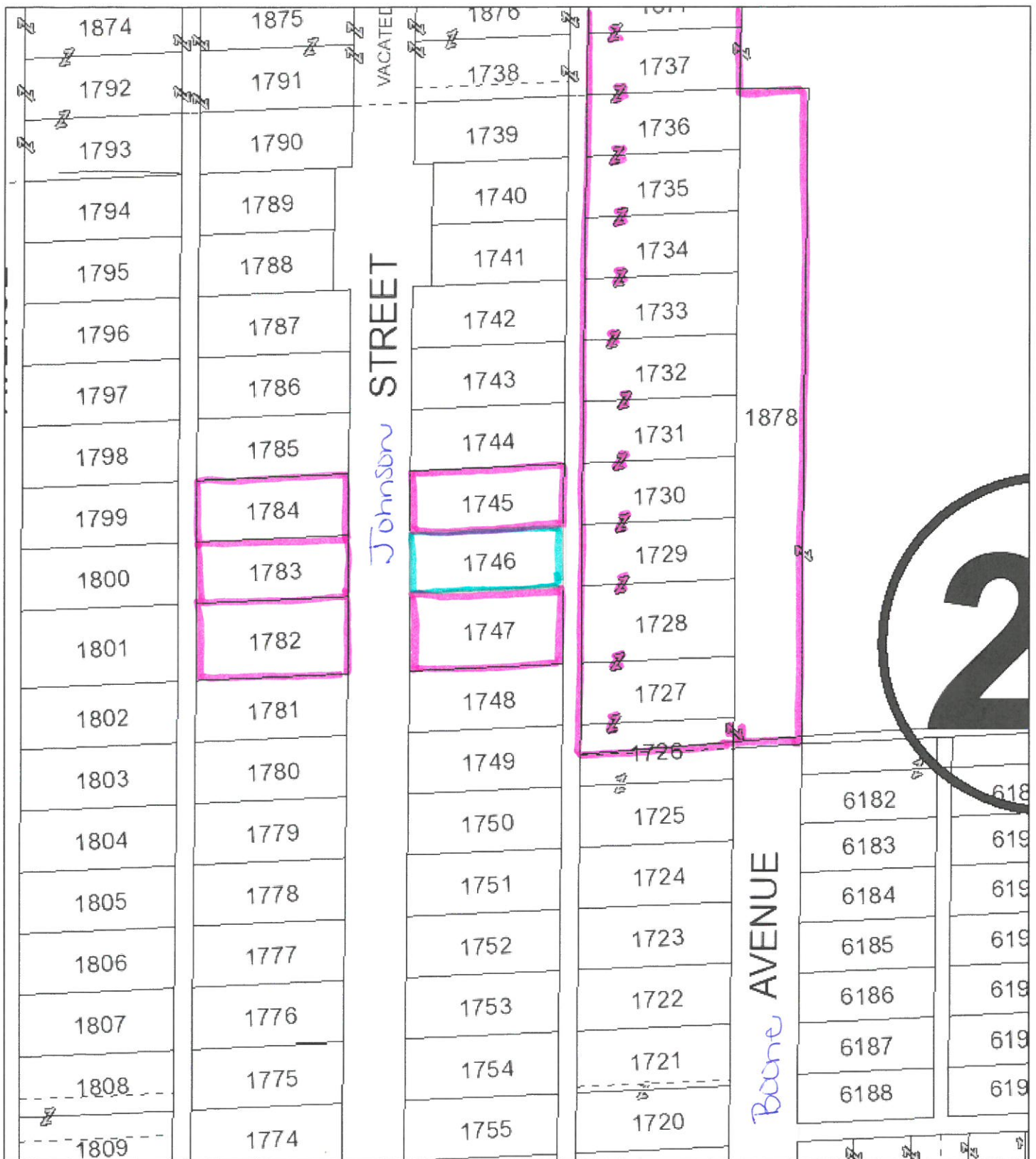
-----call back:-----sign:-----date: 1/06/12 lister:KD -----12-123000.8400-V123014R
-----

```

"Subject property"  
Jaan in Kastis Rm

# Marion County Auditor's Office

Joan M. Kasotis  
Marion County Auditor



## Disclaimer

While the Marion County Auditor's Office has made every effort to insure a good level of accuracy for the GIS data, we advise they are to be used as an informational tool only, and are not meant to be used for projects requiring survey accuracy. As such the Marion County Auditor's Office makes no explicit warrant to users. Marion County assumes no responsibility for any loss or delay that might result from its use.

The GIS maps and information are not to be sold or redistributed without the permission of the Marion County Auditor.

## Office Information

Marion Co. Auditor's Office  
222 W. Center St.  
Marion, Ohio 43302  
Phone: 740.223.4020  
Fax: 740.223.4029  
Email: auditor@co.marion.oh.us  
Website: <http://www.co.marion.oh.us/auditor>

(highlighted in green) March 12, 2018

"Subject property"  
Joan M. Kasotis  
Jm



1 inch = 111 feet



Data\_PageLoad: Object reference not set to an instance of an object.

## Data For Parcel 121230008500

## Base Data

**Parcel:** 121230008500  
**Owner:** ONEIL WILLIAM A & EDNA D SURV  
**Address:** 250 JOHNSON ST MARION OH 43302-3319



## Mailing Address

**Mailing Name:** ONEIL WILLIAM A & EDNA D SURV  
**Address:** 250 JOHNSON ST  
**City State Zip:** MARION OH 43302-3319

## Geographic

**City:** MARION  
**Tax District:** 12  
**Township:**  
**School District:** MARION CITY

## Current Legal

**Legal Description:** H TRUES 4TH LOT 1747 PG 23 210 23.00 85.00  
**Legal Acres:** 0  
**Tax District:** 12 MARION CORP-MARION CITY  
**Net Annual Tax:** \$764.12  
**CAUV Application Number:**

**Land Use:** 510 SINGLE FAMILY DWELLING  
**Number of Cards:** 1  
**Neighborhood:** 0070

## Current Valuation

	Appraised (100%)	Assessed (35%)
<b>Land Value:</b>	\$12,260.00	\$4,291.00
<b>Building Value:</b>	\$68,770.00	\$24,069.50
<b>Total Value:</b>	\$81,030.00	\$28,360.50
<b>CAUV Value:</b>	\$0.00	\$0.00
<b>Taxable Value:</b>		\$28,360.50

## Following Year (TY 2018) Valuation/Legal Description

**Legal Description:**  
**Acres:** 0

	Appraised (100%)	Assessed (35%)
<b>Land Value:</b>	\$0.00	\$0.00
<b>Building Value:</b>	\$0.00	\$0.00
<b>Total Value:</b>	\$0.00	\$0.00
<b>CAUV Value:</b>	\$0.00	\$0.00
<b>Taxable Value:</b>		\$0.00

## Notes

Note Type	Card	Notes
SALES NOTES	1	2/17/06 NOH LEFT DH RECD DH 2/27 CHG FULL BSMT TO 1/4 & REMOVE 2-FIXT FOR 1/1/06 MB JF

## Property Image



[Click here to view a larger image.](#)

*The CAMA data presented on this website is current as of 3/10/2018 6:11:54 AM.*

Data\_PageLoad: Object reference not set to an instance of an object.

## Data For Parcel 121240006500

## Base Data

**Parcel:** 121240006500  
**Owner:** LINSKOTT MARY A  
**Address:** 262 JOHNSON ST MARION OH 43302-3319



## Mailing Address

**Mailing Name:** LINSKOTT MARY A  
**Address:** 262 JOHNSON ST  
**City State Zip:** MARION OH 43302-3319

## Geographic

**City:** MARION  
**Tax District:** 12  
**Township:**  
**School District:** MARION CITY

## Current Legal

**Legal Description:** H TRUES 4TH LOT 1745 PG 24 210 24.00 65.00  
**Legal Acres:** 0  
**Tax District:** 12 MARION CORP-MARION CITY  
**Net Annual Tax:** \$480.46  
**CAUV Application Number:**

**Land Use:** 510 SINGLE FAMILY DWELLING  
**Number of Cards:** 1  
**Neighborhood:** 0070

## Current Valuation

	Appraised (100%)	Assessed (35%)
<b>Land Value:</b>	\$10,830.00	\$3,790.50
<b>Building Value:</b>	\$49,400.00	\$17,290.00
<b>Total Value:</b>	\$60,230.00	\$21,080.50
<b>CAUV Value:</b>	\$0.00	\$0.00
<b>Taxable Value:</b>		\$21,080.50

## Following Year (TY 2018) Valuation/Legal Description

**Legal Description:**  
**Acreage:** 0

	Appraised (100%)	Assessed (35%)
<b>Land Value:</b>	\$0.00	\$0.00
<b>Building Value:</b>	\$0.00	\$0.00
<b>Total Value:</b>	\$0.00	\$0.00
<b>CAUV Value:</b>	\$0.00	\$0.00
<b>Taxable Value:</b>		\$0.00

## Notes

Note Type	Card	Notes
DWELLING NOTES	1	PICKED UP A/C & 18X8 WDD
LAND NOTES	1	100% COMP 1/1/00 PER MSR
OUTBUILDING NOTES	1	9/22/99

## Property Image





[Click here to view a larger image.](#)

*The CAMA data presented on this website is current as of 3/10/2018 6:11:54 AM.*

Data\_PageLoad: Object reference not set to an instance of an object.

## Data For Parcel 121270014700

## Base Data

**Parcel:** 121270014700  
**Owner:** CLARKSCO PROPERTIES LLC  
**Address:** 240 BOONE AV MARION OH 43302



## Mailing Address

**Mailing Name:** CLARKSCO PROPERTIES LLC  
**Address:** 240 BOONE AVE  
**City State Zip:** MARION OH 43302

## Geographic

**City:** MARION  
**Tax District:** 12  
**Township:**  
**School District:** MARION CITY

## Current Legal

**Legal Description:** H TRUES 2ND LOT 1758-69 & PT VAC ALLEY & ST PG 23 H TRUES 4TH LOT 1733-7 & 1877-8 & OL 45&7 PG 24  
**Legal Acres:** 26.023  
**Tax District:** 12 MARION CORP-MARION CITY  
**Net Annual Tax:** \$10,889.62  
**CAUV Application Number:**

**Land Use:** 350 INDUSTRIAL WAREHOUSES  
**Number of Cards:** 2  
**Neighborhood:** 0070

## Current Valuation

	Appraised (100%)	Assessed (35%)
<b>Land Value:</b>	\$154,830.00	\$54,190.50
<b>Building Value:</b>	\$503,770.00	\$176,319.50
<b>Total Value:</b>	\$658,600.00	\$230,510.00
<b>CAUV Value:</b>	\$0.00	\$0.00
<b>Taxable Value:</b>		\$230,510.00

## Following Year (TY 2018) Valuation/Legal Description

**Legal Description:**  
**Acreage:** 0

	Appraised (100%)	Assessed (35%)
<b>Land Value:</b>	\$0.00	\$0.00
<b>Building Value:</b>	\$0.00	\$0.00
<b>Total Value:</b>	\$0.00	\$0.00
<b>CAUV Value:</b>	\$0.00	\$0.00
<b>Taxable Value:</b>		\$0.00

## Notes

Note Type	Card	Notes
DWELLING NOTES	1	1 OF 2
DWELLING NOTES	2	CARD 2 OF 2
LAND NOTES	1	AMERICAN WIRE TECH
SALES NOTES	1	2/1/05 #117 SOLD @ AUCTION VB 2/1/05 #*117 SPLIT LOTS 1737 & 1877 FM PAR 12-124000-4000 & DELETED PAR -0500 & -4600, 12-123001-0800,-0900,-1000, -1100,

12-124000-6600,&-7500, 12-126000-2300,-2400 00,-2700,-2800,-2900,-3000 & C/W THIS PAR SURV/DEED RR  
 3/14/05 #2 OFFICE CHG PHY DPR 30% TO 40% #3 FENCE 25% TO 50% #4 EMPS #5 OMPS #6 EFP #7 ENCL DOCK 5% TO 10%  
 PAVING 85% TO 90% PER VB RR

2/1/05 #117 SOLD @ AUCTION VB  
 2/1/05 #\*\*117 SPLIT LOTS 1737 & 1877 FM PAR 12-124000-4000 & DELETED PAR -0500 & -4600, 12-123001-0800,-0900,-1000, -1100,  
 12-124000-6600,&-7500, 12-126000-2300,-2400 00,-2700,-2800,-2900,-3000 & C/W THIS PAR SURV/DEED RR  
 3/14/05 #2 OFFICE CHG PHY DPR 30% TO 40% #3 FENCE 25% TO 50% #4 EMPS #5 OMPS #6 EFP #7 ENCL DOCK 5% TO 10%  
 PAVING 85% TO 90% PER VB RR

SALES NOTES 2

OTHER NOTES 1 3/28/05 FILED BOR 05-40 ON 2004 VAL CD

OTHER NOTES 1 4/28/05 REC'D VQ SOLD @ AUCTION PD CASH \$326,350 CD

OTHER NOTES 1 7/28/05 DUE TO BOR 05-40 DID A INTERIOR/EXTERIOR INSPECTION OFFICE PHY DPR CHG TO 60% & FNC DPR 25% FENCE PHY DPR  
 CHG TO 80% & FNC DPR 25% EMPS, OMPS  
 & EFP CHG PHY DPR TO 25% ENCL DOCK CHG PHY DPR TO 80% FNC DPR 80% FOR 1/1/04 VB CW

OTHER NOTES 1 9/8/05 REFUND #2979 CLARKSCO \$1,676.18 & FAIRFIELD ENG REFUND #2980 \$5,028.54 CW

OTHER NOTES 1 7/25/05 SPERMIT \$70,000 DOCK ALTERATIONS & INT RENOVATIONS CW

OTHER NOTES 1 6/20/06 REMOVED OFFICE FINISH TO CONVERT BLDG TO IND WSHE REPRICE FOR CHG IN USE ADD NEW TRUCKWELL & CHG ENCL  
 DOCK COND FRM A TO G,PHY DPR FRM 80 TO 25%  
 & REMOVE FNC DPR FOR 1/1/06 GS CW

OTHER NOTES 1 8/5/16 PR16-260 DUE TO 5% PENALTY,8/8 PENALTY GRANTED CW

## Property Image



[Click here to view a larger image.](#)

*The CAMA data presented on this website is current as of 3/10/2018 6:11:54 AM.*

Data\_PageLoad: Object reference not set to an instance of an object.

## Data For Parcel 121230008300

## Base Data

**Parcel:** 121230008300  
**Owner:** MCNAMARA MELVIN J & SUSAN D  
**Address:** 255 JOHNSON ST MARION OH 43302-3318



## Mailing Address

**Mailing Name:** MCNAMARA MELVIN J & SUSAN D  
**Address:** 255 JOHNSON ST  
**City State Zip:** MARION OH 43302-3318

## Geographic

**City:** MARION  
**Tax District:** 12  
**Township:**  
**School District:** MARION CITY

## Current Legal

**Legal Description:** H TRUES 4TH LOT 1783 PG 23 210 23.00 83.00  
**Legal Acres:** 0  
**Tax District:** 12 MARION CORP-MARION CITY  
**Net Annual Tax:** \$771.92  
**CAUV Application Number:**

**Land Use:** 510 SINGLE FAMILY DWELLING  
**Number of Cards:** 1  
**Neighborhood:** 0070

## Current Valuation

	Appraised (100%)	Assessed (35%)
<b>Land Value:</b>	\$10,830.00	\$3,790.50
<b>Building Value:</b>	\$45,770.00	\$16,019.50
<b>Total Value:</b>	\$56,600.00	\$19,810.00
<b>CAUV Value:</b>	\$0.00	\$0.00
<b>Taxable Value:</b>		\$19,810.00

## Following Year (TY 2018) Valuation/Legal Description

**Legal Description:**  
**Acreage:** 0

	Appraised (100%)	Assessed (35%)
<b>Land Value:</b>	\$0.00	\$0.00
<b>Building Value:</b>	\$0.00	\$0.00
<b>Total Value:</b>	\$0.00	\$0.00
<b>CAUV Value:</b>	\$0.00	\$0.00
<b>Taxable Value:</b>		\$0.00

## Notes

Note Type	Card	Notes
DWELLING NOTES	1	10X6 WDD 100% 7/1/93 TLG
SALES NOTES	1	3/8/18 PR18-04 DUE TO 5% PENALTY,3/8 PENATLY GRANTED CW

## Property Image



[Click here to view a larger image.](#)

*The CAMA data presented on this website is current as of 3/10/2018 6:11:54 AM.*

Data\_PageLoad: Object reference not set to an instance of an object.

## Data For Parcel 121230008200

## Base Data

**Parcel:** 121230008200  
**Owner:** HIPSHER ERIK A  
**Address:** 251 JOHNSON ST MARION OH 43302-3318



## Mailing Address

**Mailing Name:** HIPSHER ERIK A  
**Address:** 251 JOHNSON ST  
**City State Zip:** MARION OH 43302-3318

## Geographic

**City:** MARION  
**Tax District:** 12  
**Township:**  
**School District:** MARION CITY

## Current Legal

**Legal Description:** H TRUES 4TH LOT 1782 PG 23 210 23.00 82.00  
**Legal Acres:** 0  
**Tax District:** 12 MARION CORP-MARION CITY  
**Net Annual Tax:** \$1,036.90  
**CAUV Application Number:**

**Land Use:** 510 SINGLE FAMILY DWELLING  
**Number of Cards:** 1  
**Neighborhood:** 0070

## Current Valuation

	Appraised (100%)	Assessed (35%)
<b>Land Value:</b>	\$12,260.00	\$4,291.00
<b>Building Value:</b>	\$63,770.00	\$22,319.50
<b>Total Value:</b>	\$76,030.00	\$26,610.50
<b>CAUV Value:</b>	\$0.00	\$0.00
<b>Taxable Value:</b>		\$26,610.50

## Following Year (TY 2018) Valuation/Legal Description

**Legal Description:**  
**Acres:** 0

	Appraised (100%)	Assessed (35%)
<b>Land Value:</b>	\$0.00	\$0.00
<b>Building Value:</b>	\$0.00	\$0.00
<b>Total Value:</b>	\$0.00	\$0.00
<b>CAUV Value:</b>	\$0.00	\$0.00
<b>Taxable Value:</b>		\$0.00

## Notes

## Note Type Card Notes

SALES 1 3/18/05 ZPERMIT RM ADDN \$8,000 CW  
 NOTES 6/8/06 NOH LEFT DH CHG CPY/PAT TO 6X14 WDD,ADD 10X30 1FA,10X10 PAT & 10X12 WDD FOR 1/1/06,6/21/06 REC DH VERIFIED INT  
 INFO PER DH ADD 1 2-FIXT BATHRM KJ CW

## Property Image





[Click here to view a larger image.](#)

*The CAMA data presented on this website is current as of 3/10/2018 6:11:54 AM.*

Data\_PageLoad: Object reference not set to an instance of an object.

## Data For Parcel 121240004800

## Base Data

**Parcel:** 121240004800  
**Owner:** BLEVINS REBECCA A  
**Address:** 263 JOHNSON ST MARION OH 43302-3318



## Mailing Address

**Mailing Name:** BLEVINS REBECCA A  
**Address:** 263 JOHNSON ST  
**City State Zip:** MARION OH 43302-3318

## Geographic

**City:** MARION  
**Tax District:** 12  
**Township:**  
**School District:** MARION CITY

## Current Legal

**Legal Description:** H TRUES 4TH LOT 1784 PG 24 210 24.00 48.00  
**Legal Acres:** 0  
**Tax District:** 12 MARION CORP-MARION CITY  
**Net Annual Tax:** \$828.82  
**CAUV Application Number:**

**Land Use:** 510 SINGLE FAMILY DWELLING  
**Number of Cards:** 1  
**Neighborhood:** 0070

## Current Valuation

	Appraised (100%)	Assessed (35%)
<b>Land Value:</b>	\$10,830.00	\$3,790.50
<b>Building Value:</b>	\$49,940.00	\$17,479.00
<b>Total Value:</b>	\$60,770.00	\$21,269.50
<b>CAUV Value:</b>	\$0.00	\$0.00
<b>Taxable Value:</b>		\$21,269.50

## Following Year (TY 2018) Valuation/Legal Description

**Legal Description:**  
**Acreage:** 0

	Appraised (100%)	Assessed (35%)
<b>Land Value:</b>	\$0.00	\$0.00
<b>Building Value:</b>	\$0.00	\$0.00
<b>Total Value:</b>	\$0.00	\$0.00
<b>CAUV Value:</b>	\$0.00	\$0.00
<b>Taxable Value:</b>		\$0.00

## Notes

Note Type	Card	Notes
DWELLING NOTES	1	PICKED UP 6X8 WDD 100%
LAND NOTES	1	COMP FOR 1/1/00 MSR
OUTBUILDING NOTES	1	9/22/99
SALES NOTES	1	2/15/06 NOH LEFT DH RECD DH 2/22 ADD 240SF FINISH BSMT FOR 1/1/06 LL JF

## Property Image



[Click here to view a larger image.](#)

*The CAMA data presented on this website is current as of 3/10/2018 6:11:54 AM.*

**MARION CITY BOARD OF ZONING APPEALS**

**VARIANCE REQUEST**

**STAFF REPORT**

APRIL 2, 2018

**APPLICANT:** Terry Litteral on behalf of Colt Tanner

**OWNER:** Animal House Investment LLC

**LOCATION:** Vacant lot previously known as 245 Johnson St.

**ZONING:** R-1C; Single Family, High-density residential district

**REQUEST:** Variance from Section 1151.011 from the required front yard and setback

**BACKGROUND:** The land was owned previously by the City Landbank. The prior home had been blighted and was demolished in 2010 through a City/County grant. As a result, the remnants of the basement and foundation are still under the former home site. In an attempt to avoid the underground debris, the applicant requests moving the new home site up to within 24' of the street right of way, rather than the required 30'. Section 1151.011 also requires the minimum side yard to be 5' at the smallest and a sum of both yards equaling 13' or more. The applicant proposes 5 foot setback on both sides, totaling 10 feet, not 13 feet.

**COMMENT:** The applicant wishes to build a new 40' x 60' home on the lot. The subject lot is typical in size for the district and the neighborhood. It is 50' wide by 125' deep. The minimum lot size for the R-1C would be 50' x 120'. However, there are a few 63' wide lots on the street. The front yard setback on that side of the street vary from 29 to 52 feet. There is rear access to the parcel via a modest alley.

**In favor of the request, we find that:**

1. The lot has the unusual circumstance of the buried basement in the prime location for a new home.

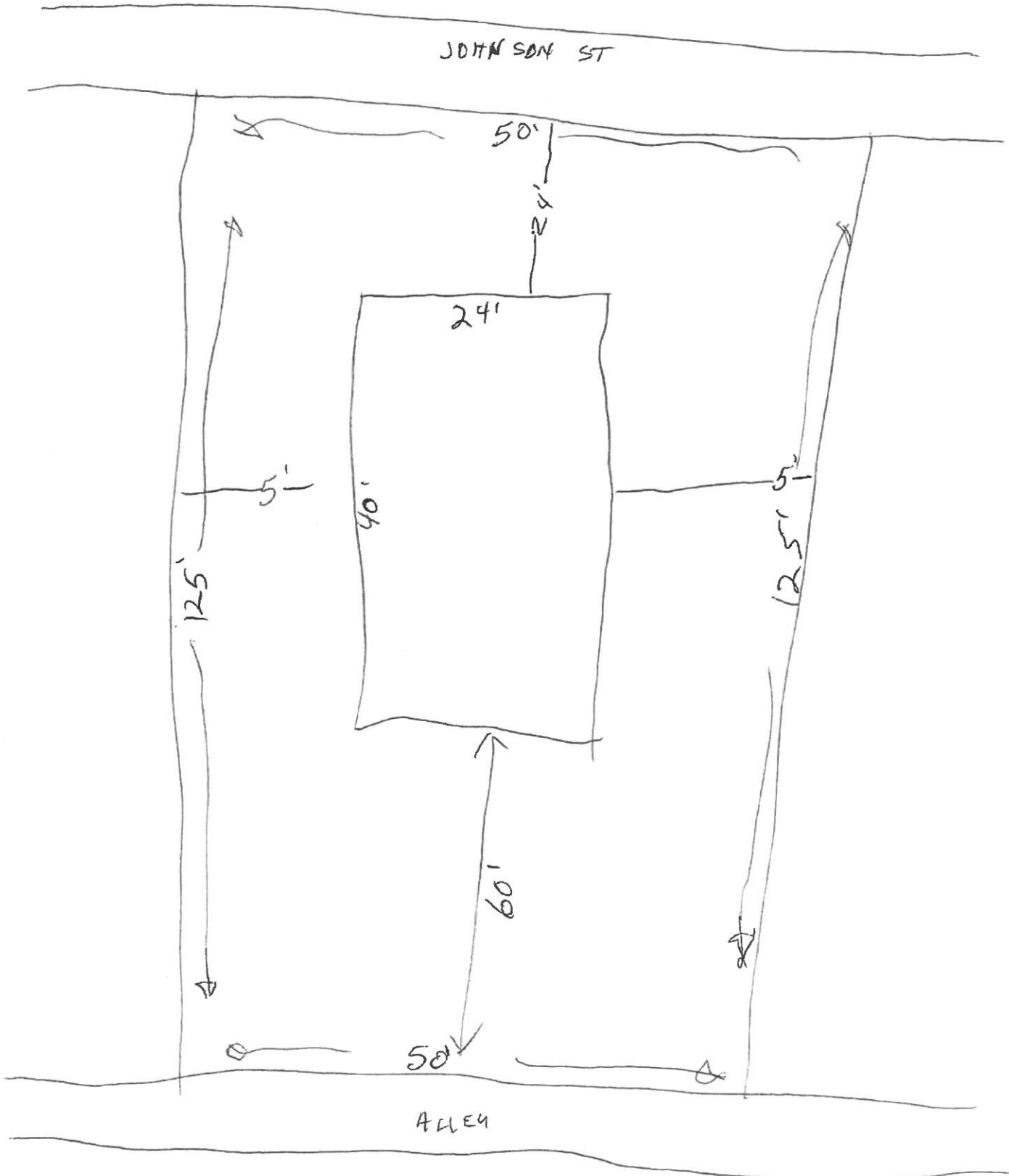
2. The applicant attempts to meet the intent of the code by only asking for a 6' front yard variance and a 3 foot side yard variance.
3. There are not many empty lots for which this would set a negative precedence.
4. Given that the lot was previously a source of blight, a new home should have a positive impact on the neighborhood.
5. The rear yard will be deep and adequate for off street parking, provided the surface is adequately prepared.

**Against the request, we find that:**

1. The lot already has a low spot in the rear which the neighbor feels could become a "sink hole". Additional fill dirt may be required to properly grade the lot.
2. The house to the south on lot 1747 has a narrow side yard setback. Granting the minimum side yard setback on this side may result in a potential fire hazard. (It may be preferable to allow the side yards to be 6 and 4 with the shorter side closest to the north.
3. If approved, the home will have the most shallow front yard setback on the block. Similarly, it will not have much if any space for a front driveway.

**RECOMMENDATION:** Approve the front and side yard variances with the condition that additional soil be brought to properly grade the new home site before the zoning permit to build is authorized.

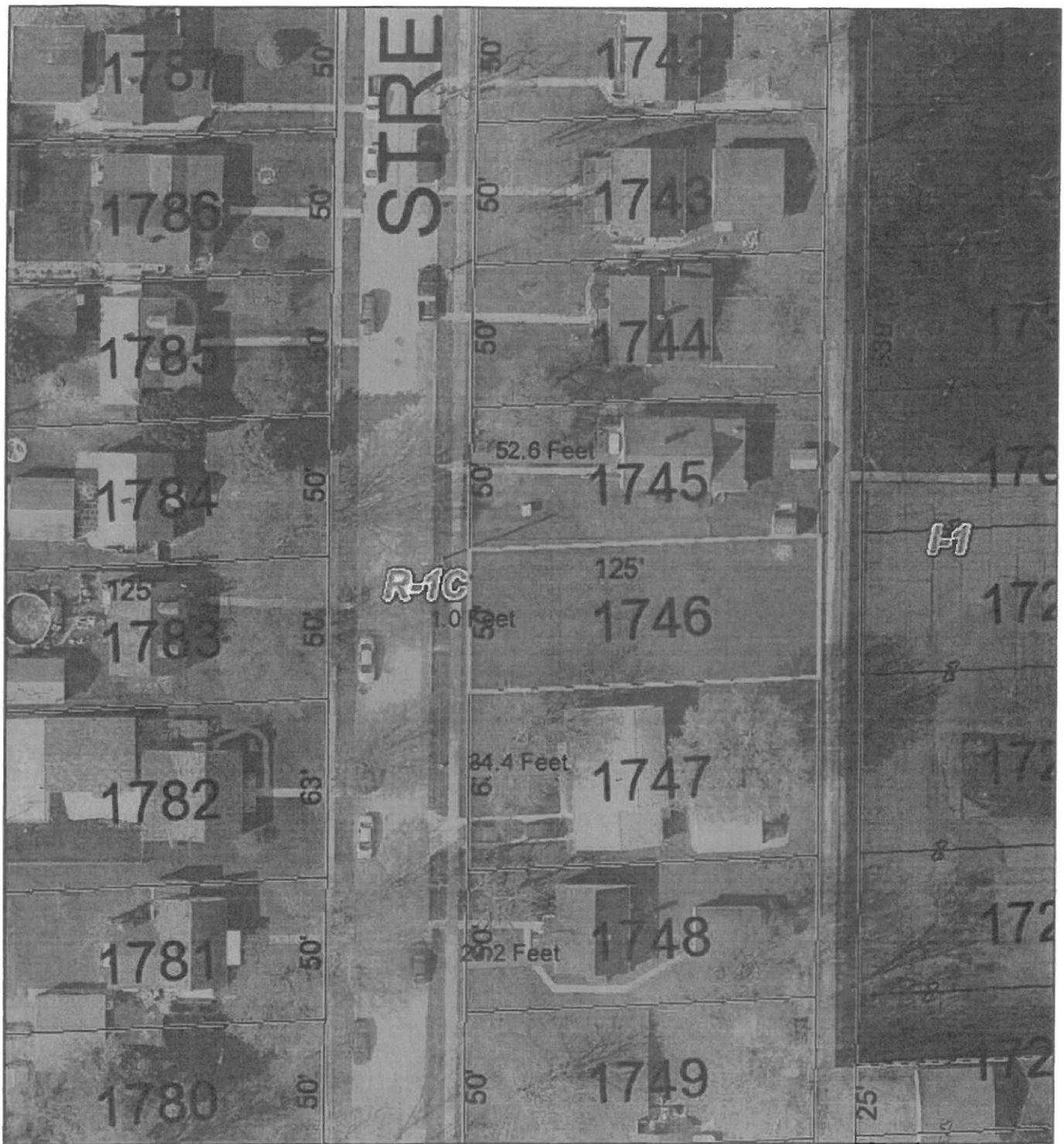
JOHNSON ST



ALLEY



# 254 johnson st



March 12, 2018

1:600

— Annotation Arrows	Tie Marks	Blue: Band_3
Linework	Full Tie	OHMAR16-SID-9INCH.sid
— Full Line	Half Tie	Red: Band_1
-- Dashed	OHMAR16-SID-3INCH.sid	Green: Band_2
Boundaries	Red: Band_1	Blue: Band_3
City & Villages	Green: Band_2	

