

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

The undersigned CHRIS VAN OSTEN on behalf of
POA / JOANN VAN OSTEN, 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 243 S. STATE ST, MARION OH.

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

ADD LAND TO 243 SOUTH STATE FOR
GARAGE ACCESS

NONCONFORMING USE OF DRIVEWAY

Chris Van Osten
Applicant's Signature

6706 Virginia Ave ST LOUIS MO
Mailing Address 63111

314 - 853 - 1778
Telephone Number

Chris Van Osten
Owner's Signature

23 /
Date

Application Filed: 03/23/2021

Notice to abutting property owners completed on _____

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

PREFERENCE:
PHONE
ZOOM

ADJOINING AND ABUTTING LISTING

The following is a list of all adjoining and abutting property owners of the property listed at 243 S. State Street Marion, Ohio 43302

Lot Number	Owner	Tax mailing Address	Property Address
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SEE ATTACHED

I hereby certify that the above list was obtained from the Marion County Auditor's current tax list.

Applicant

23 / MAR 1 21

Date _____

Marion County Auditor's Office

Procedure for a Variance Permit

1. Names and address' of all abutting property owners are to be attached and made a part of this application. This form is to be taken to the **Marion County Auditor's Office in the County Building, 222 West Center Street**. Allow some time for this to be completed by the personnel. The Auditor's office will certify this information.
2. **File a sketch or drawing of the property** described in the application and indicate all dimensions in feet.
3. File the application and land owners certified form including the fee with the Secretary to the Board of Zoning Appeals in the office of the Clerk of Council no less than fourteen (14) days prior to the meeting. (Board of Zoning Appeals meets on the second Tuesday of each month at 6:30 p.m. in Courtroom No. 1 at City Hall).
4. After you file with the Secretary, a legal notice will be published in the newspaper and all abutting property owners will be notified by certified mail. **YOU WILL NOT BE NOTIFIED BY CERTIFIED MAIL.** You will be sent a letter notifying you of the date and time for the meeting by regular mail at the address provided by you.
5. Following the meeting of the Board of Zoning Appeals, if your application is approved, you must obtain the proper permit from the Zoning Inspector.
6. There is a **\$100.00** fee per application. Other charges may apply. This amount must be made payable to the City of Marion by Check or Money Order or Cash.
7. The Applicant and/or Owner **must attend** the Board of Zoning Appeals Meeting.

Abutting is defined as property contiguous (touching) and directly across the street or alley from the parcel, tract or lot which is being considered by the Board of Zoning Appeals for said permit.

If you have any questions please contact the secretary to the Board at 740-387-4935.

ADJOINING AND ABUTTING LISTING

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

243 S. State St. Marion, OH 43302

<u>Lot/Map #</u>	<u>Owner</u>	<u>Tax Mailing Address</u>	<u>Property Address</u>
4	Cipriano Pineda	327 E. Farming St. Marion, OH 43302	134 E Pleasant St.
147	Trinity Baptist Church	220 S. Main St. Marion, OH 43302	235 Ten Eyck Ct.
25	Mark & Deborah Radebaugh		225 S. State St.
148	Leo McGlothlin		232 S. State St.
119	Stacy Webb	2620 Hillman Ford Rd. Morral, OH 43337	242 S. State St.
14	John Smith		254 S. State St.

Applicant Signature:

Chy J. J. J.

Date: 3-23-21

Joan M. Kasotis RS

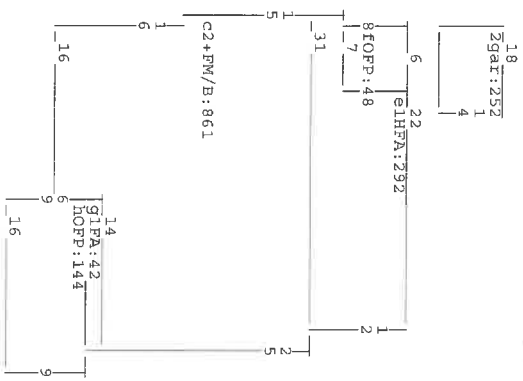
Marion County Auditor

OF LINES: 6

OF COPIES: 9

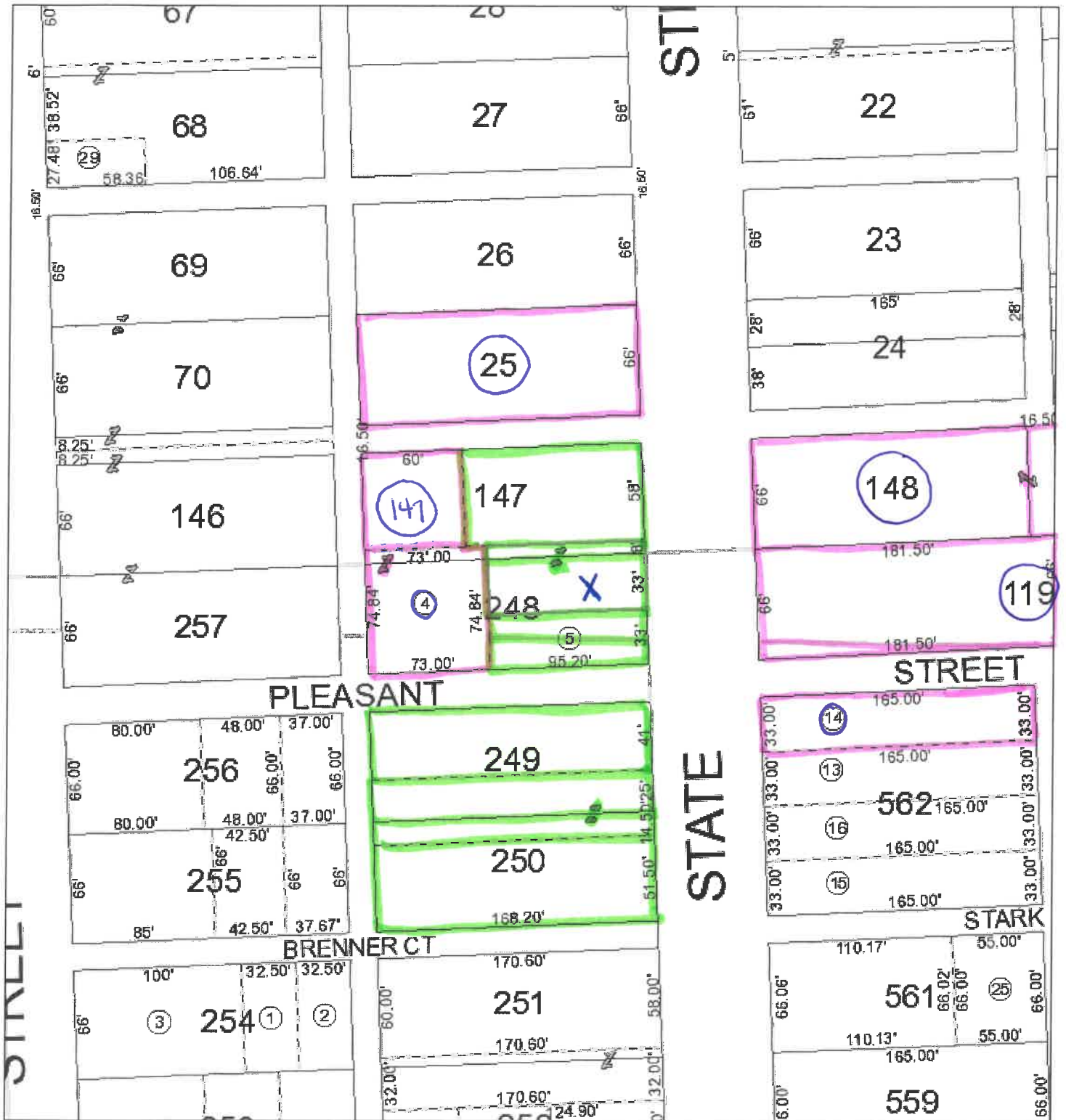
TOTAL: \$1.50

3.2



3-23-21
Dan m KASch's
KS

GIS Map



3/22/2021, 3:09:41 PM

Search Results: Property Search

Override 1

— Annotation Arrows

Linework

— Full Line

- - Dashed



Boundaries



City & Villages

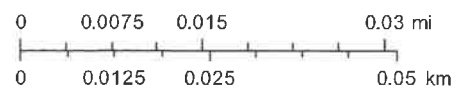
Tie Marks



Full Tie



Half Tie



Subject property (x)
** all green highlighted properties*
owned by Joann K VanOosten

3-23-21
Joan M Kaschis KS
 Marion County Auditor's Office

GIS Map



3/22/2021, 2:57:54 PM

1:1,000

Search Results: Property Search

☐ City & Villages

Override 1

Tie Marks

— Annotation Arrows

Full Tie

Linework

Half Tie

— Full Line

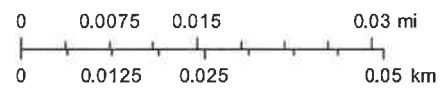
Red: Band_1

- - Dashed

Green: Band_2

--- Boundaries

Blue: Band_3



Data For Parcel 124020003000

Base Data

Parcel: 124020003000
Owner: PINEDA CIPRIANO
Address: 134 E PLEASANT ST MARION OH 43302



Mailing Address

Mailing Name: PINEDA CIPRIANO
Address: 327 E FARMING ST
City State Zip: MARION OH 43302

Geographic

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

Current Legal

Legal Description: ORIGINAL TOWN LOT 147 & H PETERS 1ST LOT 248 MAP 4 & 30 PG 2
Legal Acres: 0
Tax District: 12 MARION CORP-MARION CITY
Net Annual Tax: \$891.58
CAUV Application Number:
Land Use: 510 SINGLE FAMILY DWELLING
Number of Cards: 1
Neighborhood: 0200

Current Valuation

	Appraised (100%)	Assessed (35%)
Land Value:	\$15,770.00	\$5,520.00
Building Value:	\$48,570.00	\$17,000.00
Total Value:	\$64,340.00	\$22,520.00
CAUV Value:	\$0.00	\$0.00
Taxable Value:	\$22,520.00	

Following Year (TY 2021) Valuation/Legal Description

Legal Description:	ORIGINAL TOWN LOT 147 & H PETERS 1ST LOT 248 MAP 4 PG 2	
Acreage:	0	
	Appraised (100%)	Assessed (35%)
Land Value:	\$15,770.00	\$5,520.00
Building Value:	\$48,560.00	\$17,000.00
Total Value:	\$64,330.00	\$22,520.00
CAUV Value:		
Taxable Value:	\$22,520.00	

Notes

Note Type	Card	Notes
BUILDING NOTES	1	NC21
SALES NOTES	1	10/15/01 INFORMAL HEARING 11/7/01 INTERIOR INSPECTION REVEALED 5X9 1FA/B TO BE AN EFP/B NO OTHER CHANGES LLM 7/17/20 COMB & SIZE CHG BY SURV/DEED MRW 12/2/20 CHG LUC FRM COM TO RES 510 & IX BATH FOR 1/1/20 CK21 FOR SHED MW CW

Property Image



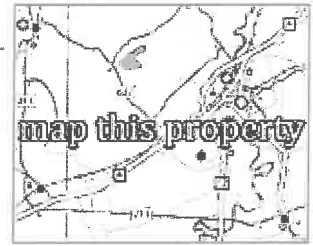
[Click here to view a larger image.](#)

The CAMA data presented on this website is current as of 3/20/2021 6:26:50 AM.

Data For Parcel 124020003400

Base Data

Parcel: 124020003400
Owner: CHURCH TRINITY BAPTIST INC
Address: 235 TEN EYCK CT MARION OH 43302



Mailing Address

Mailing Name: CHURCH TRINITY BAPTIST
Address: 220 S MAIN ST
City State Zip: MARION OH 43302

Geographic

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

Current Legal

Legal Description: ORIGINAL TOWN LOT 147 PG 2 240 2.00 34.00
Legal Acres: 0
Tax District: 12 MARION CORP-MARION CITY
Net Annual Tax: \$0.00
CAUV Application Number:
Land Use: 685 CHURCHES, SYNAGOGUES, ETC.
Number of Cards: 1
Neighborhood: 0200

Current Valuation

	Appraised (100%)	Assessed (35%)
Land Value:	\$11,170.00	\$3,910.00
Building Value:	\$3,400.00	\$1,190.00
Total Value:	\$14,570.00	\$5,100.00
CAUV Value:	\$0.00	\$0.00
Taxable Value:	\$5,100.00	

Following Year (TY 2021) Valuation/Legal Description

Legal Description:	ORIGINAL TOWN LOT 147 PG 2	
Acreage:	0	
	Appraised (100%)	Assessed (35%)
Land Value:	\$11,160.00	\$3,910.00
Building Value:	\$3,390.00	\$1,190.00
Total Value:	\$14,550.00	\$5,100.00
CAUV Value:		
Taxable Value:	\$5,100.00	

Notes

Note Type	Card	Notes
SALES NOTES	1	3/8/07 PR07-42 FOR 10% PENALTY CW 4/3/07 PR07-42 GRANTED CW 9/18/07 MAILING DP FORM PER CW DF 9/26/07 RECVD COMPLETED DP FORM DF 7/29/08 SUBMITD EXMPT APP TO STATE DF 6/12/08 REMOVED MAINING BLDG KED UP PAVING 3480 SF 100% COMP 1/1/08 LG RR 2/25/10 EXEMPT STATUS GRANTED PER DTE NES225 EFFECTIVE 1/1/08 CW 3/9/10 REFUND #4045 \$231.06 CW

Property Image



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

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Data For Parcel 124020003500

Base Data

Parcel: 124020003500
Owner: RADEBAUGH MARK C & DEBORAH J SURV
Address: 225 S STATE ST MARION OH 43302-3925



Mailing Address

Mailing Name: RADEBAUGH MARK C & DEBORAH J SURV
Address: 225 S STATE ST
City State Zip: MARION OH 43302-3925

Geographic

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

Current Legal

Legal Description:	ORIGINAL TOWN LOT 25 PG 2 240 2.00 35.00	Land Use:	447 OFFICE BUILDINGS - 1 & 2 STORIES
Legal Acres:	0	Number of Cards:	1
Tax District:	12 MARION CORP-MARION CITY	Neighborhood:	0200
Net Annual Tax:	\$3,153.06		
CAUV Application Number:			

Current Valuation

	Appraised (100%)	Assessed (35%)
Land Value:	\$31,940.00	\$11,180.00
Building Value:	\$154,970.00	\$54,240.00
Total Value:	\$186,910.00	\$65,420.00
CAUV Value:	\$0.00	\$0.00
Taxable Value:	\$65,420.00	

Following Year (TY 2021) Valuation/Legal Description

Legal Description:	ORIGINAL TOWN LOT 25 PG 2	
Acreage:	0	
	Appraised (100%)	Assessed (35%)
Land Value:	\$31,940.00	\$11,180.00
Building Value:	\$154,970.00	\$54,240.00
Total Value:	\$186,910.00	\$65,420.00
CAUV Value:		
Taxable Value:	\$65,420.00	

Notes

Note Type	Card	Notes
SALES NOTES	1	10/25/06 CORRECTED REMOVED INC/COST -\$24060 FOR 1/1/06 PER VB AC 9/18/07 MAILING DP FORM PER CW DF RECVD COMPLETED DP FORM DF9/21/07 10/22/07 DUE TO DP 18X22 GAR RAZED 6/07 75% RELIEF FOR 1/1/07 PER 8 REMAINING VALUE TO BE REMOVED FOR 1/1/08 VERIFIED BY LG CW 6/26/08 GAR VALUE REMOVED FOR 1/1/08 RN RR 10/5/17 MARK C & DEBORAH J RADEBAUGH TOD BENEFICIARIES:CORY B & KELLY
OTHER NOTES	1	RADEBAUGH RM

Property Image



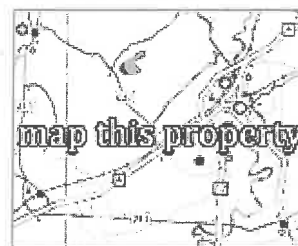
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Data For Parcel 124020004900

Base Data

Parcel: 124020004900
Owner: MCGLOTHLIN LEO L TOD
Address: 232 S STATE ST MARION OH 43302



Mailing Address

Mailing Name: MCGLOTHLIN LEO L TOD
Address: 232 S STATE ST
City State Zip: MARION OH 43302

Geographic

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

Current Legal

Legal Description: ORIGINAL TOWN LOT 148 & VAC ALLEY PG 2 240 2.00 49.00
Legal Acres: 0
Tax District: 12 MARION CORP-MARION CITY
Net Annual Tax: \$1,635.24
CAUV Application Number:
Land Use: 510 SINGLE FAMILY DWELLING
Number of Cards: 1
Neighborhood: 0200

Current Valuation

	Appraised (100%)	Assessed (35%)
Land Value:	\$22,430.00	\$7,850.00
Building Value:	\$98,510.00	\$34,480.00
Total Value:	\$120,940.00	\$42,330.00
CAUV Value:	\$0.00	\$0.00
Taxable Value:	\$42,330.00	

Following Year (TY 2021) Valuation/Legal Description

Legal Description:	ORIGINAL TOWN LOT 148 & VAC ALLEY PG 2	
Acreage:	0	
	Appraised (100%)	Assessed (35%)
Land Value:	\$22,440.00	\$7,850.00
Building Value:	\$98,510.00	\$34,480.00
Total Value:	\$120,950.00	\$42,330.00
CAUV Value:		
Taxable Value:	\$42,330.00	

Notes

Note Type	Card	Notes
SALES NOTES	1	7/00 BPERMIT GAR \$7000
		10/26/99 CK01 REMODELING LKM
		7/11/01 DP SENT CONVERTED TRIPLEX TO SINGLE FAMILY & GAR 22X22 RAZED RR
		7/16/01 INT INSPECTON DONE CHANGE CLASS TO 510 1/1/01 MAD
		7/23/01 DP 23/02 POLE BARN W/ELEC & CONC FL 100% COMP 1/1/01 SPOKE W/OWNER LKM
		4/1/02 FILED BOR 02 -675 ON 2001 VALUE
		8/18/02 BOR 02-675 WITHDRAWN 3/29/12 BOR 12-155 FILED ON 2011 VALUES CW
OTHER NOTES	1	8/8/12 BOR12-155 VALUE SET AT \$101,690, ADD 25% FNC DPR FOR 1/1/11 CK13 FOR UPSTAIRS FINISH CW
OTHER NOTES	1	7/31/12 REFUND #4562 \$639.16 CW

OTHER NOTES	1	7/15/13 NC13 NO CHG CK14 CW
OTHER NOTES	1	5/1/14 EST LEFT DH, EST NO CHGS CK15 AW RS
OTHER NOTES	1	4/30/15 TTO UPSTAIRS NOT FINISHED OR USED CK16 FOR COMPLETION AW RR
OTHER NOTES	1	9/21/15 ZPERMIT 8X6 GARAGE ADDN \$1,100 EB
OTHER NOTES	1	8/24/16 NC16 TTO ADD 5X40 LN-TO W/ELEC @ 100% FOR 1/1/16 MW CW

Property Image



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

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Data For Parcel 124020005000

Base Data

Parcel: 124020005000
Owner: MILLER STACY A
Address: 242 S STATE ST MARION OH 43302



Mailing Address

Mailing Name: WEBB STACY A
Address: 2620 HILLMAN FORD RD
City State Zip: MORRAL OH 43337-9363

Geographic

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

Current Legal

Legal Description: PT OL 119 PG 2 240 2.00 50.00
Legal Acres: 0
Tax District: 12 MARION CORP-MARION CITY
Net Annual Tax: \$1,287.08
CAUV Application Number:

Land Use: 520 TWO FAMILY DWELLING
Number of Cards: 1
Neighborhood: 0200

Current Valuation

	Appraised (100%)	Assessed (35%)
Land Value:	\$22,430.00	\$7,850.00
Building Value:	\$70,460.00	\$24,660.00
Total Value:	\$92,890.00	\$32,510.00
CAUV Value:	\$0.00	\$0.00
Taxable Value:	\$32,510.00	

Following Year (TY 2021) Valuation/Legal Description

Legal Description:	PT OL 119 PG 2	
Acreage:	0	
	Appraised (100%)	Assessed (35%)
Land Value:	\$22,440.00	\$7,850.00
Building Value:	\$70,470.00	\$24,660.00
Total Value:	\$92,910.00	\$32,510.00
CAUV Value:		
Taxable Value:	\$32,510.00	

Notes

Note Type	Card	Notes
SALES NOTES	1	2/19/08 RECD VQ,BY OWNER,CONV LOAN CW 3/31/09 FILED BOR 09-185 CW 7/29/09 BOR SET VALUE AT \$73,800 FOR 1/1/08 CW 8/21/09 REFUND #4003 \$284.48 CW

Property Image



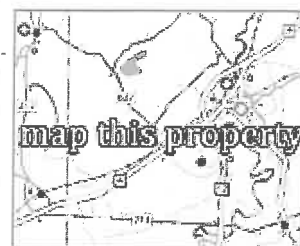
[Click here to view a larger image.](#)

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Data For Parcel 124020005100

Base Data

Parcel: 124020005100
Owner: SMITH JOHN P
Address: 254 S STATE ST MARION OH 43302-3939



Mailing Address

Mailing Name: SMITH JOHN P
Address: 254 S STATE ST
City State Zip: MARION OH 43302-3939

Geographic

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

Current Legal

Legal Description: OL 562 MAP 14 PG 2 240 2.00 51.00
Legal Acres: 0
Tax District: 12 MARION CORP-MARION CITY
Net Annual Tax: \$1,352.40
CAUV Application Number:
Land Use: 510 SINGLE FAMILY DWELLING
Number of Cards: 1
Neighborhood: 0200

Current Valuation

	Appraised (100%)	Assessed (35%)
Land Value:	\$10,800.00	\$3,780.00
Building Value:	\$86,800.00	\$30,380.00
Total Value:	\$97,600.00	\$34,160.00
CAUV Value:	\$0.00	\$0.00
Taxable Value:	\$34,160.00	

Following Year (TY 2021) Valuation/Legal Description

Legal Description:	OL 562 MAP 14 PG 2	
Acreage:	0	
	Appraised (100%)	Assessed (35%)
Land Value:	\$10,790.00	\$3,780.00
Building Value:	\$86,790.00	\$30,380.00
Total Value:	\$97,580.00	\$34,160.00
CAUV Value:		
Taxable Value:	\$34,160.00	

Notes

Note Type	Card	Notes
SALES NOTES	1	1/23/06 NOH LEFT DH RECD DH 2/6 ADD FIREPL & STACK FOR 1/1/06 CB RB 5/20/20 PR20-173 DUE TO 10% PENATLY,5/21 GRANTED CW

Property Image



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

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DESCRIPTION OF 0.1006 ACRE TRACT:

BEING A PART OF LOT 248 IN HENRY PETER'S ADDITION (PLAT BOOK 1, PAGES 21 AND 75) AND A PART OF LOT 147, ORIGINAL PLAT OF MARION (PLAT BOOK 1, PAGE 3) IN THE CITY OF MARION; MARION COUNTY; STATE OF OHIO; AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A SURVEY NAIL FOUND AT THE INTERSECTION OF THE NORTH LINE OF PLEASANT STREET (22.5 FEET IN WIDTH) AND THE WEST LINE OF SOUTH STATE STREET (66 FEET IN WIDTH; SOME SURVEYS SAY 64 FEET IN WITH), AND AT THE S.E. CORNER OF LOT 248;

THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST; WITH THE NORTH LINE OF PLEASANT STREET, A DISTANCE OF 83.20 FEET TO A SURVEY NAIL SET AND THE TRUE PLACE OF BEGINNING;

THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST; WITH THE NORTH LINE OF PLEASANT STREET, A DISTANCE OF 12.00 FEET TO A RAILROAD SPIKE FOUND;

THENCE NORTH 01 DEGREES, 00 MINUTES, 00 SECONDS WEST; WITH THE EAST LINE OF LANDS, NOW OR FORMERLY, IN THE NAME OF CIPRIANO PINEDA, AS RECORDED IN OFFICIAL RECORDS VOLUME 1523, PAGE 542; AND CROSSING THE NORTH LINE OF LOT 248 (SOUTH LINE OF LOT 147) AT 66.00 FEET, MORE OR LESS; A TOTAL DISTANCE OF 74.84 FEET TO A POINT; SAID POINT BEING REFERENCED BY AN IRON PIN FOUND BEARING SOUTH 42 DEGREES, 17 MINUTES WEST; A DISTANCE OF 1.90 FEET;

THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST; WITH A DIVISION LINE, A DISTANCE OF 95.07 FEET TO A SURVEY MARKER FOUND IN THE WEST LINE OF SOUTH STATE STREET;

THENCE SOUTH 01 DEGREES, 06 MINUTES, 00 SECONDS EAST; WITH THE WEST LINE OF SOUTH STATE STREET AND CROSSING THE SOUTH LINE OF LOT 147 (NORTH LINE OF LOT 248) AT 8 FEET, MORE OR LESS; A TOTAL DISTANCE OF 41.84 FEET TO AN IRON PIN SET;

THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST; WITH A DIVISION LINE, A DISTANCE OF 82.57 FEET TO A SURVEY NAIL SET;

THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST; A DISTANCE OF 33.00 FEET TO THE PLACE OF BEGINNING.

CONTAINING 0.1006 ACRE OF LAND, MORE OR LESS, (0.0.193 ACRE IN LOT 147 AND 0.0813 ACRE IN LOT 248, BOTH MORE OR LESS) AND SUBJECT TO ALL LEGAL HIGHWAYS, RIGHT-OF-WAYS, EASEMENTS, RESTRICTIONS, AND AGREEMENTS OF RECORD.

ALL SET IRON PINS ARE SOLID, 5/8 INCH, AND BEAR A PLASTIC CAP STAMPED "GARVERICK L.S. 6816".

PRIOR DEED: OFFICIAL RECORDS VOLUME 112, PAGE 684; IN THE NAME OF JOANN K. VANOOSTEN.

BASIS OF BEARINGS: ASSUMED.

THE ABOVE DESCRIPTION IS BASED UPON A SURVEY BY JAN K. GARVERICK, L.S. 6816; DATED JANUARY 2021.

REQUESTED BY: CHRIS VANOSTEN

16.5' PUBLIC ALLEY

749

JOHANN K. VANDOSTEN
O.R. 112/884
(235 S STATE ST)

LO 14248

0°00'00" W 82.57°
JOANN K. WANDOSTEN

S 90° 00' 00" W 168.20'
POB

SOUTH STATE ST. 66
(REF 3 - 64 IN WIDTH)



30 30
S.M. - DENOTES METAL SURVEY MARKER END
PLE

LEGEND

SURVEY NAIL FOUND TO SET IN
RAILROAD SPIKE FOUND A SET A
STONE FOUND IN
IRON PIN/BOLT FOUND O
5/8 INCH IRON PIN SET WITH
A PLASTIC CAP STAMPED
"GARVERICK L.S. 0816" @
SCALE: 1 INCH = 30 FEET

REFERENCE MATERIALS

1 SURVEY LS 7000; 5/23/20
2 SURVEY LS 7000; 11/3/88
3 SURVEY LS 6835; 12/2/86
4)
5)
PRIOR DEED: O.R. 112/864
BASIS OF BEARINGS ASSUMED

I HEREBY STATE THAT THE ABOVE PLAT AND THE
 FIELD SURVEY IT REPRESENTS ARE TRUE TO THE
 BEST OF MY KNOWLEDGE.
 L.S. 8816
 JANUARY 2021
 DATE OF SURVEY
 DRAWN: CHKD: FILE: 4354

OPREMN:

DIARY

FILE: 4354



CARVERICK SURVEYING, LLC

1200 BRUZENA DRIVE
MARIONA, OHIO 43302
740-358-3119

—

it may be non-conforming but they cannot make it more non-conforming without permission of City Planning

Evelyn Warr-Cummings

Planning Director

Marion City/County Regional Planning Commission

222 W. Center St. - 2nd floor

Marion, OH 43302

740-223-4140 main office

740-223-4143 direct line

ecummings@co.marion.oh.us

she/her/hers



Evelyn Warr-Cummings
Planning Director

Please review the want to close.

Zoning/Compliance map
Marion, Ohio

Yes, they will need to go to City Planning for a lot area variance prior to the land division.

Evelyn Warr-Cummings

Planning Director

Marion City/County Regional Planning Commission

222 W. Center St. - 2nd floor

Marion, OH 43302

740-223-4140 main office

740-223-4143 direct line

ecummings@co.marion.oh.us

she/her/hers



Marion City/County Regional Planning Commission

Public Review

Marion City/County Regional Planning Commission

Planning Commission

Marion City/County Regional Planning Commission

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that I, Jo Ann Van Oosten, of the County of Marion, and the State of Ohio, do hereby make, nominate and appoint my son Christopher John Van Oosten, presently residing at 6706 Virginia Avenue, St. Louis, Missouri, for me and in my name, place and stead for the purposes hereinafter set forth;

To buy, receive, lease, accept, or otherwise acquire; to sell, convey, mortgage, hypothecate, pledge, quit claim or otherwise encumber or dispose of, or to contract or agree for the acquisition, disposal or encumbrance of, any property whatsoever, or any custody, possession, interest or right therein, upon such terms as my said attorney shall think proper;

To take, hold, possess, invest, lease or let, or otherwise manage any or all of my said property or any interest therein; to eject, remove or relieve tenants or other persons from and recover possession of, such property by all lawful means, and to maintain, protect, preserve, insure, remove, store, transport, repair, rebuild, modify or improve the same or any part thereof;

To make, do, and transact all and every kind of business of whatsoever kind or nature, including the receipt, recovery, collection, payment, compromise, settlement and adjustment of all accounts, legacies, bequests, interests, dividends, annuities, demands, debts, taxes, and obligations, which may now or hereafter be due, owing or payable to me or by me;

To make, endorse, accept, receive, sign, seal, execute, acknowledge, and deliver deeds, assignments, agreements, certificates, hypothecations, checks, notes, bonds, vouchers, receipts, and such other instruments in writing of whatsoever kind and nature as may be necessary, convenient, or proper in the premises;

To deposit and withdraw for the purposes hereof, in my said attorney's name or my name, or jointly in both our names, in and/or from any banking institution, any funds, negotiable paper, or monies which may come into my said attorney's hands as such attorney, or which I now or hereafter may have on deposit or be entitled to;

To institute, prosecute, defend, compromise, arbitrate and dispose of legal, equitable, or administrative hearings, actions, suits, attachments, arrests, distresses, or other proceedings, or otherwise engage in litigation in connection with the premises;

To act as my attorney or proxy in respect to any stocks, shares, bonds, or other investments, rights or interests I may now or hereafter hold;

To engage and dismiss agents, counsel, and employees, and to appoint and remove at pleasure any substitute for, or agent of my said attorney, in respect to all or any of the matters or things herein mentioned and upon such terms as my attorney shall think fit;

To execute vouchers and checks in my behalf for any and all allowances, reimbursements, wages or bonuses, payable to me and to receive, endorse and collect the proceeds of checks payable to the order of the undersigned;

To prepare, execute, and file income and other tax returns, and other government reports, applications, requests and documents;

Giving and granting unto my said attorney full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done in the premises, as fully, to all intents and purposes, as I might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that my said attorney or substitute shall lawfully do or cause to be done by virtue hereof.

This Power of Attorney shall not be affected by the future disability, incapacity, or adjudged incompetency of the principal.

IN WITNESS WHEREOF, I have hereunto set my hand this 25th day of August, 2020.


Jo Ann Van Oosten

Signed and delivered in the presence of:

Wm Thomas of Marion, Ohio.
Cheryl Fox of Marion, Ohio.

STATE OF OHIO}
MARION COUNTY} ss:

Before me, a Notary Public in an for said County and State, personally appeared Jo Ann Van Oosten who, after first being duly sworn, acknowledged the signing of the foregoing instrument to be her voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal at Marion, Ohio, this 25th day of August, 2020.
2020.



CHERYL VAN VOORHIS
Notary Public
State of Ohio
My Comm. Expires
May 4, 2025

Cheryl Van Voorhis
NOTARY PUBLIC

