



Granville Township Board of Zoning Appeals

Stacy Engle, BZA Board Chairperson
79 Llanberis Dr.
Granville, Ohio 43023

February 21, 2023

Dear Neighbor,

The Granville Board of Zoning Appeals will meet Tuesday, March 07, 2023, at 7:00 p.m., at the Township Service Complex located at 1554 Columbus Rd., Granville, Ohio 43023. You are being notified because your property is contiguous to 1400 Newark Granville Rd., Granville, Ohio, for which a front yard setback variance is being requested to erect a porch.

A copy of the application is available on the Granville Township website: granvilletownship.org. You are welcome to attend this hearing should you have any concerns. Please contact the Zoning Inspector, Travis Binckley, at (740) 587-0229, if you have any questions.

Sincerely,

Stacy Engle

Cc: Todd & Nicole Garmin 1382 Newark-Granville Rd. Granville, OH 43023
Ross & Marcella Mehrmann 1420 Newark-Granville Rd. Granville, OH 43023
Karla & Christian Long 71 Clouse Ln. NE. Granville, OH 43023
Village Of Granville 141 E. Broadway Granville, OH 43023



Granville Township

TRAVIS BINCKLEY, ZONING INSPECTOR

Granville Township Service Complex
1554 Columbus Rd. (Physical Location)
PO Box 315
Granville, Ohio 43023-0315
Phone/Fax: (740) 587-0229
Email: roads@granvilletownship.org

Date: February 7, 2023

Justin Rizor
1400 Newark Granville Rd.
Granville, Ohio 43023


Re: Request for a zoning permit

Dear Mr. Rizor,

Your property at Newark Granville Rd. is within the Residential District (R-1). Section 905 of the Zoning Resolution requires a minimum lot size of 5 Acres on a dedicated road to be a legal lot with minimum building setbacks of: front 100', sides 50', rear 100' and 200' at the road and building site for the areas zoned Residential (R-1). You have what we call a legal non-conforming lot and structure, meaning that while your lot and structures met the minimum requirements of the Zoning Resolution at the time it was purchased, but it does not meet the minimum requirements of the current Resolution.

You have requested to erect a porch approximately 36' from the road right of way and 28' from the side property line. In addition to the porch, you are requesting to install a deck to the rear of the house roughly the same distance from the side property line as the porch. You are not enlarging the non-conformity of the side yard, so it does not require a variance. Your request is however enlarging the non-conformity of the front yard and it does not meet the minimum setback requirement of 100'. Therefore, you will require a variance for the front yard setback for your proposed plans for the porch in the described location on your lot. You may apply to the Granville Township Board of Appeals for a variance by contacting the office and requesting an application.

Sincerely,


Travis Binckley
Granville Township Zoning Inspector



APPLICATION FOR ZONING PERMIT

Please include three (3) copies of this application when submitting to the Zoning & Compliance Officer.

Application No. _____

Permit Request for: Dwelling Accessory Structure Addition Other No. of Dwellings _____

1. Applicant: Justin Rizor Telephone: 740 644 0987
(first name) (last name)
Address: 1400 Newark Granville Rd Granville OH 43023
(street) (city) (state) (zip code)

2. Owner (if different than applicant) _____ Telephone _____
(first name) (last name)
Address _____
(street) (city) (state) (zip code)

3. Please attach Legal Description of Property as part of this application.

CRITICAL DIMENSIONS:

- a) Width of property at front of construction: 92 ft.
- b) Set back from right of way: 43 ft.
- c) Side yard clearance (facing construction Main Road): Right Side: 28 ft. Left Side: 35 ft.
- d) Rear yard clearance: 212 ft.
- e) Building height at higher point: N/A ft.

408 sq. ft.

4. Existing use of the property: Residential use

5. Proposed use of the property: _____

6. Zoning District: Residential/R1 General Business/GB Conservation District (C-1)
 Continuing Care Retirement Community (CCRC) Manufacturing/M1
 Agricultural/AG Planned Unit Development/PUD

7. As part of this application, please include one set of sketched plans showing the dimensions and the shape of the lot to be built upon; the size and location of existing buildings on the lot, if any; and the location and dimensions of the proposed building(s) or alteration.

8. Number of off-street parking spaces or loading berths: 4 9. Number of dwellings: 2

10. Such other matters as may be necessary to determine conformance with, and provide for the administration of this resolution as determined by the Board of Township Trustees in accordance with Section 313: N/A

11. I certify the above to be correct and understand that misinformation on this application will cause the issued permit to be void.

Applicant Signature: Justin Rizor Date of Submittal: _____

Zoning & Compliance Officer: _____ Date of Issuance: _____

1400 Newark Gran Rd

*original



GRANVILLE TOWNSHIP BOARD OF ZONING APPEALS
GRANVILLE, OHIO

APPEAL OF A DECISION OF THE ZONING INSPECTOR

The undersigned applicant(s) hereby appeal to the Granville Township Board of Zoning Appeals, the refusal of zoning certificate by the Granville Township Zoning Inspector for the reason below:

- ERROR – There was an error in the zoning inspector decision.
- VARIANCE – There was no error in the zoning inspector’s decision, but a variance should be allowed in order to avoid an “unnecessary hardship” as the phrase is defined in the Granville Township Zoning Resolution.
- BOTH ERROR AND VARIANCE – There was an error in the zoning inspector’s decision and a variance should be allowed in order to avoid an “unnecessary hardship” as the phrase is defined in the Granville Township Zoning Resolution.

DIFFERENCE BETWEEN AN ERROR AND A VARIANCE

Error in Decision: If the applicant’s contention is that there was an error in the decision of the zoning inspector, the applicant is contending that the zoning inspector has misapplied the Zoning Resolution to the property. This is an assertion by the applicant that the Zoning Resolution should not be interpreted in the manner in which the zoning inspector has interpreted the Resolution and that if properly interpreted, the Zoning Resolution would allow the applicant to use the property in question in the fashion urged by the applicant.

Variance: If the applicant is requesting a variance, the applicant acknowledges that the zoning inspector has properly interpreted and applied the rules set forth in the Zoning Resolution, but that the applicant seeks a modification of the specific standards set forth in the Zoning Resolution in order to avoid an “unnecessary hardship” as that phrase is defined in the Zoning Resolution.

Alternative Contentions: An applicant may make alternative contentions. The applicant may first contend that the zoning inspector has erred in applying the specific terms of the Zoning Resolution. Second, the applicant may, in the alternative, assert that if the zoning inspector has correctly applied the rules set forth in the Zoning Resolution, then a variance should be granted.

NEED FOR LEGAL ASSISTANCE

Proceedings before the Board of Zoning Appeals are informal, and there is no requirement that an applicant has to be represented by legal counsel. However, while there is no requirement that legal counsel represent the applicant, the Zoning Resolution is a long and complicated document, which is sometime not easily understood.

2. Hardship may not be self-created. The hardship for which a variance is requested cannot be self-created. That is, the hardship cannot be the result of actions of the applicant(s).

INSUFFICIENT GROUNDS FOR A VARIANCE

Certain conditions, standing alone do not constitute grounds for a variance. For example:

Economic Loss: Under the Resolution, merely showing that the applicant will suffer an economic loss is not sufficient. For economic loss standing alone to be sufficient to grant a variance, it must be shown that the failure to grant the requested variance would render the applicant's property practically valueless. A property is not practically valueless under the Resolution unless it can be shown that the property cannot reasonably be used for "any" productive use allowed within the district.

Other Non-Conformities Insufficient: Merely showing the existence of other non-conforming uses in the same district or in other districts is not, by itself, grounds for granting a variance.

VARIANCE CANNOT BE CONTRARY TO THE PUBLIC INTEREST:

In granting a variance, the Board must observe the spirit of the Resolution and the variance must result in substantial justice. This means that in granting relief to the applicant, the Board cannot grant a variance to permit a use of property expressly or by implication prohibited by the Resolution, nor can the Board grant a variance, which is contrary to the public interest:

SPECIFIC INFORMATION AND QUESTIONS

Describe the variance requested: Replace front stoop w/ a front
Full porch. Plus add patio deck on back of home.

What special circumstances and conditions exist with respect to the property, which require that a variance be granted? Front porch - distance to road
Back patio - distance to side

To your knowledge, do similar circumstances or conditions exist with respect to other properties in the same district as the property for which this variance is requested?

Yes No

OTHER INFORMATION AND DOCUMENTS TO BE SUBMITTED:

1. Description of the property which is the subject of the zoning inspector's decision.
2. A detailed property map from the county engineer's office.
3. A copy of denial letter from the township zoning inspector.
4. A copy of the county auditor's tax appraisal card.
5. A scale drawing of the property and the changes you wish to make to the property, including dimensions.
6. A list of all contiguous property owners, including those across a street, including full name and mailing address.
7. Any other information the applicant believes might be helpful to the Board in deciding whether or not to grant this variance request, such as photographs, letters from neighbors, etc.

Deliver the original and eight copies of the application and attachments, along with a check payable to Granville Township, for the hearing expense fee (*) to:

Zoning Inspector, Travis Binckley
Granville Township Service Complex
1554 Columbus Rd.
Granville, OH 43023
Telephone: 740-587-0229

* The current zoning fees are available at www.GranvilleTownship.org under Development/Zoning/Zoning Fees or by contacting Zoning Inspector Travis Binckley.

Form No. ZBA 1
Adopted: May 28, 2003



First American

Exhibit A

ISSUED BY

First American Title Insurance Company

File No: 2625863NE

Legal Description: Parcel Number

File No.: 2625863NE

The Land referred to herein below is situated in the Township of Granville, County of Licking, State of Ohio, and is described as follows:

Said property being part of Lot 8, Township 2, Range 13, Section 4, U.S.M.L., Licking County, Ohio, and further bounded and described as follows:

Beginning at the intersection of the centerline of County Road 539 and the east line of Lot 8, as aforementioned;

Thence N. 65°13' W., 111.00 feet to a PK spike in County Road 539, the true place of beginning of the herein described parcel;

Thence S.8°42'47" W., 26.02 feet to an iron pin found in the south 25.00 foot right of way line of County Road 539;

Thence over this pin on the same bearing 307.98 feet to an iron pin, for a total distance of 334.00 feet;

Thence N. 81°17'13"W., along the north property line of Wilson and Grace Bradford 90.00' to an iron pin;

Thence N. 8°42'47"E., 333.91 feet to an iron pin found in the south 25.00 foot right of way line of County Road 539;

Thence over this pin on the same bearing 26.02 feet to a PK spike in the centerline of County Road 539 for a total distance of 359.93 feet;

Thence S. 65°13' E., along the centerline of County Road 539, 93.66 feet to a PK spike, the place of beginning.

The Property address and tax parcel identification number listed herein are provided solely for informational purposes, without warranty as to accuracy or completeness.

Property Address: 1400 Newark Granville Road Newark, OH 43055

Parcel No.: 019-050736-00.000

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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RIZOR Residence



19 NORTH 4th
STREET
NEWARK, OHIO 43055

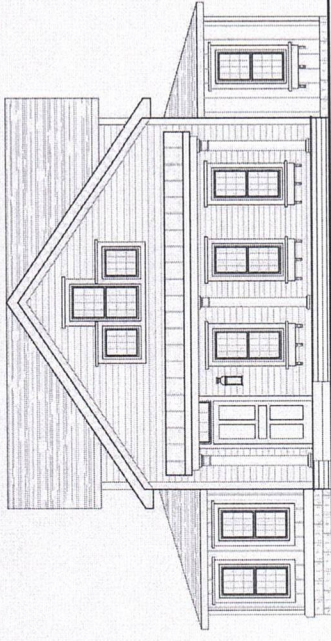
PROVIDING THE LATEST IN
DESIGN & TECHNOLOGY
EST. 1989
TEL: (740) 344-3222
FAX: (740) 344-3281

OWNER	DATE
DESIGNED BY	PROJECT
DRAWN BY	DATE
CHECKED BY	SCALE
DATE	BY

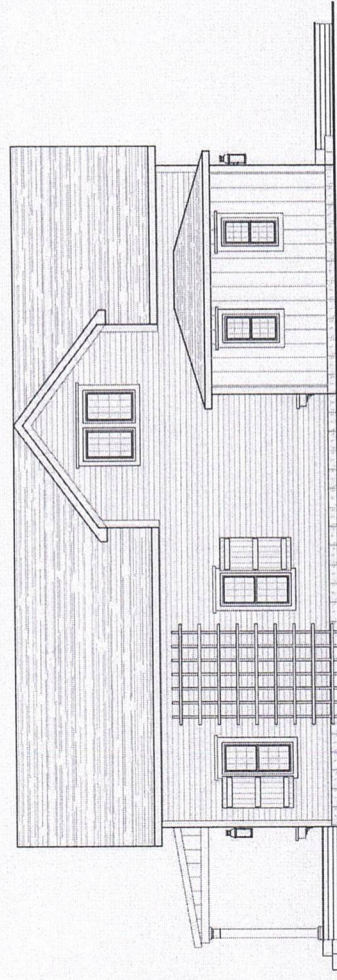
PHILIP M. CLARKE
ARCHITECT
19 NORTH 4th STREET
NEWARK, OHIO 43055
PH: (740) 344-3222
FAX: (740) 344-3281



CODED NOTES



PROPOSED FRONT ELEVATION
1/8" = 1'-0"



PROPOSED RIGHT ELEVATION
1/8" = 1'-0"

RIZOR Residence



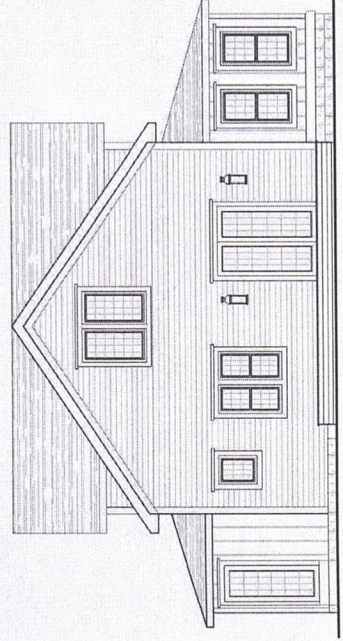
19 NORTH 4th
STREET
NEWARK, OHIO 43055
RESIDUALS: 614.761.7164
ART & TECHNOLOGY
EST. 1989
TEL: (740) 348-3222
FAX: (740) 348-3221

OWNER BY:	DATE:
DESIGNED BY:	PROJECT:
DRAWN BY:	DATE:
DATE:	NO. OF SHEETS:
SHEET NO.:	TOTAL SHEETS:

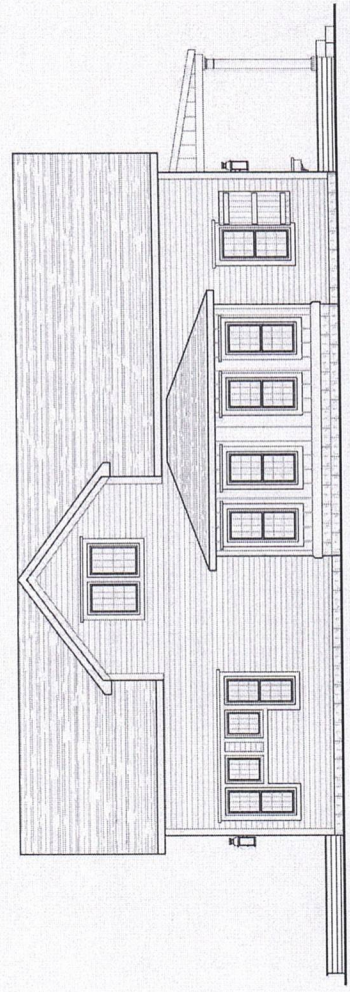
PHILIP M. CLARKE
ARCHITECT
OHIO NO. 11847



CODED NOTES



PROPOSED REAR ELEVATION
1/8" = 1'-0"



PROPOSED LEFT ELEVATION
1/8" = 1'-0"

RIZOR Residence



19 NORTH 4th
STREET
NEWARK, OHIO 43055

BRIDGING THE GAP BETWEEN
ART & TECHNOLOGY
EST. 1989

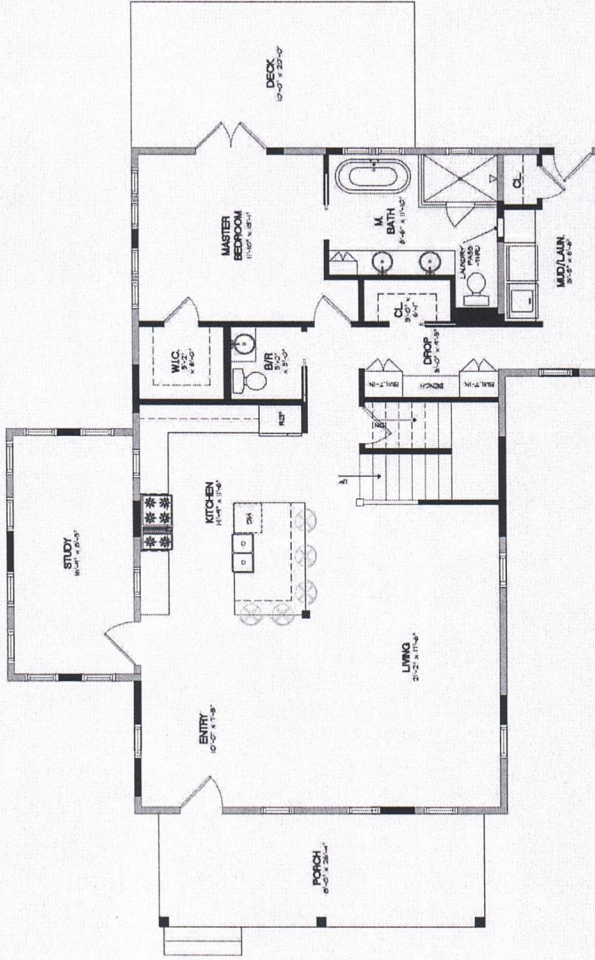
TEL: (740) 344-2822
FAX: (740) 344-2821

OWNER BY	DATE
DESIGNED BY	DATE
CONTRACT NO.	PROJECT NO.
DATE 2D WORKING SET	DATE 3D WORKING SET
DATE 3D WORKING SET	DATE 3D WORKING SET
DATE 3D WORKING SET	DATE 3D WORKING SET
DATE 3D WORKING SET	DATE 3D WORKING SET

PHILIP M. CLARKE
ARCHITECT
OHIO NO. 11847



CODED NOTES



PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"



Michael L. Smith

Auditor, Licking County, Ohio

JUST HOMES OF OHIO LLC
1400 NEWARK-GRANVILLE RD

Parcel #: 019-050736-00.000

Rt #: 019-117.06-022.000

Tax District: 019 - GRANVILLE T-GRANVILLE EVSD
 School District: GRANVILLE EVSD
 Neighborhood: 05400 Granville Twp
 Classification: 511 Single family unplatted 0-09.9
 Acreage:
 Property Desc: 0.58 AC LOT 8 R13 T2 Q4

1 of 1



ATTRIBUTES

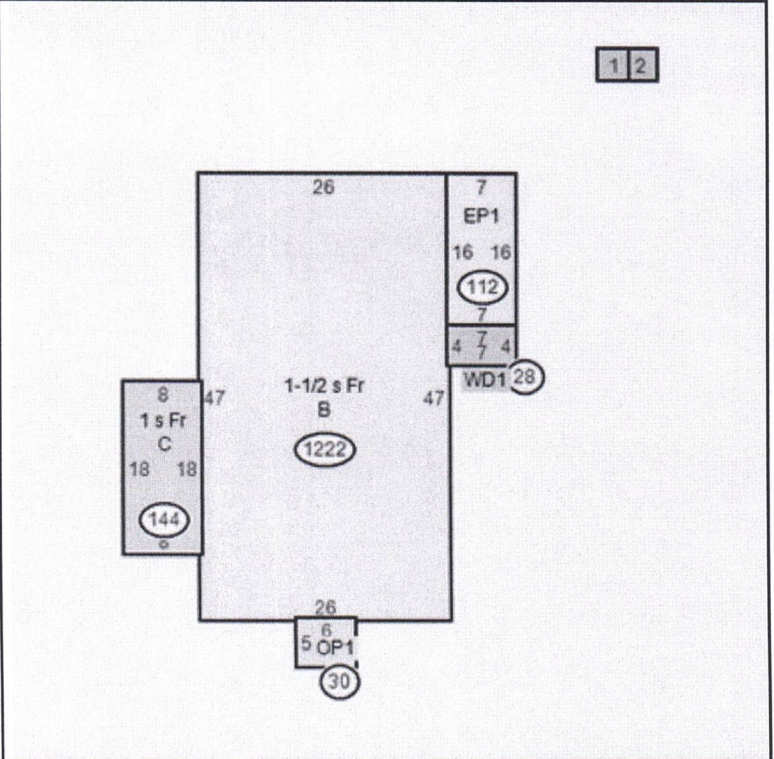
Story Height: 1 1/2
 Exterior Wall: Frame
 Heating: Central Warm Air
 Cooling: None
 Basement: Pt Bsmt/Pt Crawl
 Attic: None

Total Rooms: 8.0
 Bedrooms: 4.0
 Family Rooms: 1.0
 Dining Rooms: 1.0
 Full Baths: 2.0
 Half Baths: 0.0
 Other Fixtures: 0.0

Year Built: 1928
 Finished Living Area: 2,344

Fireplace Openings: 1.0
 Fireplace Stacks: 1.0

Basement Garage(s): 0.0
 Basement Finished: No



AREA

First Floor: 1,366
 Upper Floor: 0
 Attic: 0
 Half Story: 978
 Crawl: 144
 Basement: 1,222

VALUES

(by tax year)		Land	Improvement	Total
2021	Market	82,900	153,500	236,400
	CAUV	0	0	0
2020	Market	82,900	153,500	236,400
	CAUV	0	0	0
2019	Market	82,900	123,700	206,600
	CAUV	0	0	0

SALES HISTORY

Pcl #	Instrument Type	Sale Price	Conv #	V	LO	Previous Owner
01/28/2021	1 EX - EXEMPT CONVEYANCE	0.00	99999	N	N	RIZOR JUSTIN M
01/28/2021	1 EX - EXEMPT CONVEYANCE	0.00	99999	N	N	RIZOR EDWIN L JR & TRACY L
01/28/2021	1 EX - EXEMPT CONVEYANCE	0.00	99999	N	N	BLUE DOOR HOMES LLC
04/06/2020	1 WD - WARRANTY	229900.00	948	Y	N	NUTTER LAVONNE A & MARK E

IMPROVEMENTS

Description	Yr Built	SqFt	Value
2 GD8 - Detached Fr, Stco or Pole Garage	1990	728	14,800
1 CS1 - Carport	1990	392	5,600

TAXES

	Prior	1st Half	2nd Half	Total
Taxes/Reductions	0.00	2387.66	2387.66	4775.32
Pen/Int/Adj	0.00	0.00	0.00	0.00
Recoupment	0.00	0.00	0.00	0.00
Specials	0.00	3.00	3.00	6.00
Gross Due	0.00	2390.66	2390.66	4781.32
Payments	0.00	0.00	0.00	0.00
Net Due	0.00	2390.66	2390.66	4781.32

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1400 Newark Granville Road
Granville, Ohio 43023

RIZOR Residence



19 NORTH 4th
STREET
NEWARK, OHIO 43055
PHILIP M. CLAGGETT
MECHANICAL ENGINEER
EST. 1999
TEL: (740) 348-2522
FAX: (740) 348-2521

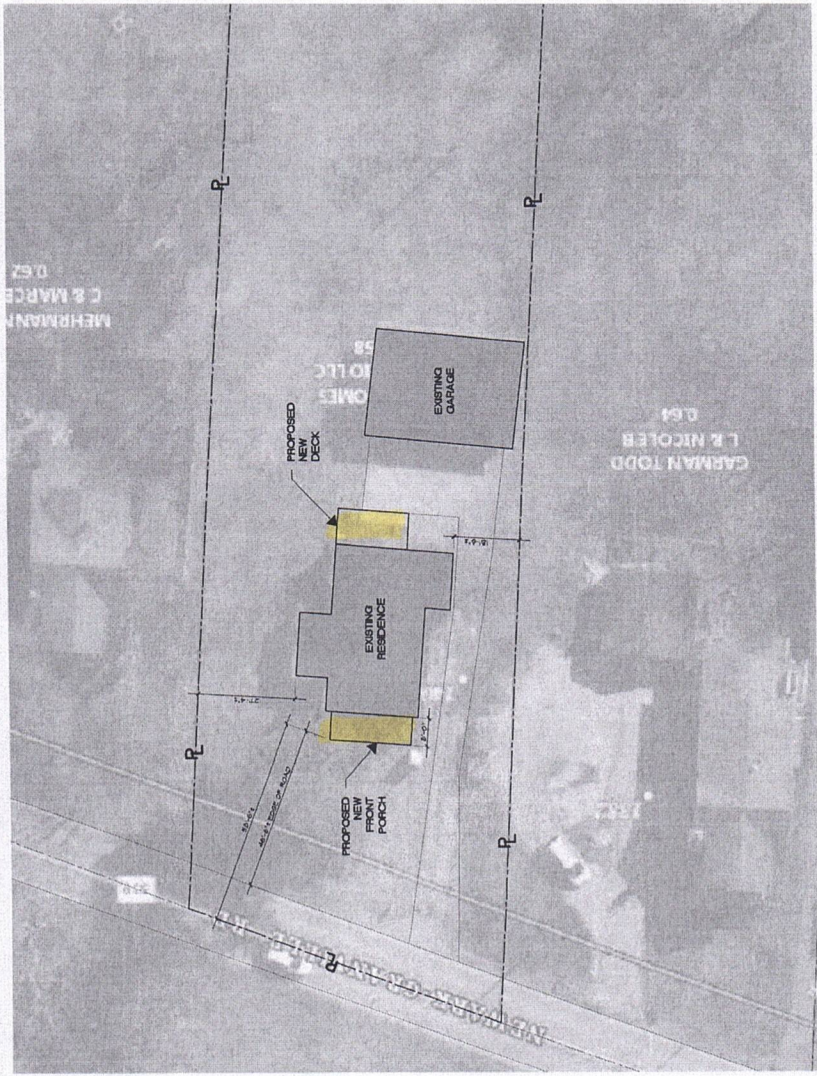
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PROJECT	RIZOR RESIDENCE
CLIENT	PHILIP M. CLAGGETT
SCALE	AS SHOWN
DATE	04/11/2022
PROJECT	RIZOR RESIDENCE
CLIENT	PHILIP M. CLAGGETT
SCALE	AS SHOWN

PHILIP M. CLAGGETT
OHIO No. 11937

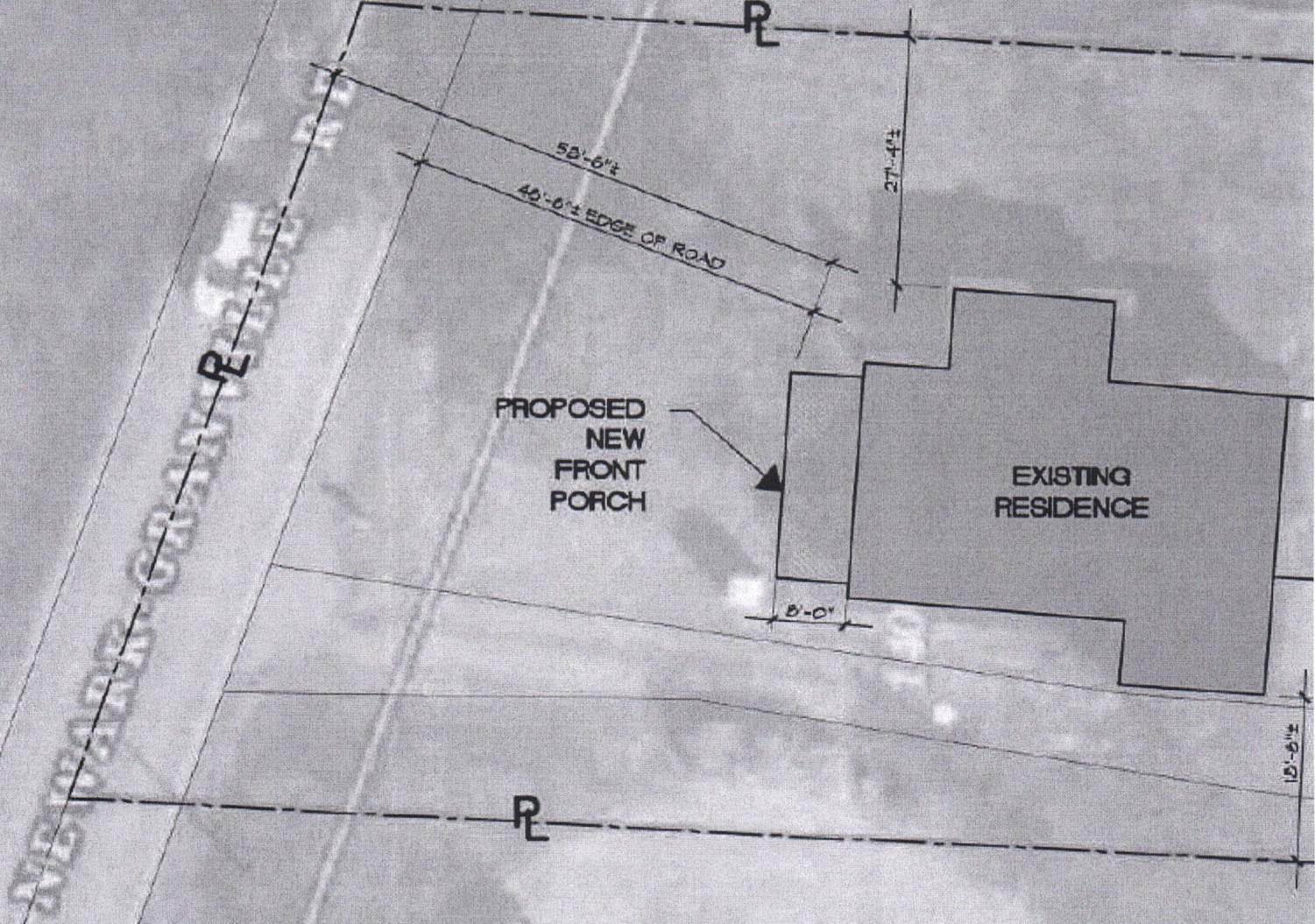


CODED NOTES

NOTE: SCOPE OF WORK / PROJECT INFORMATION FOR THESE SERVICES IS LIMITED TO THE INFORMATION PROVIDED BY THE CLIENT. THE ENGINEER HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED AND HAS FOUND IT TO BE REASONABLY ACCURATE. THE ENGINEER HAS NOT CONDUCTED ANY SURVEYING OR FIELD INVESTIGATION. THE ENGINEER HAS NOT CONDUCTED ANY TESTING OR ANALYSIS. THE ENGINEER HAS NOT CONDUCTED ANY FIELD INVESTIGATION. THE ENGINEER HAS NOT CONDUCTED ANY TESTING OR ANALYSIS. THE ENGINEER HAS NOT CONDUCTED ANY FIELD INVESTIGATION. THE ENGINEER HAS NOT CONDUCTED ANY TESTING OR ANALYSIS.



PROPOSED ARCHITECTURAL SITE PLAN
1/8" = 1'-0"



1400 Newark Granville Rd Granville, OH 43023

This 2-story yellow home was built in 1928 is seeking a total home renovation. The home has not been update since approx. late 1970's. The home has been vacant the past two years and prior it was a rental. I am looking to model the inside and exterior while still maintaining its "charm." We are seeking approval for a front porch and rear deck. The structure of the home will not be altered other than new siding, windows and doors.

The front porch would be 58 ft from the middle of the road and 46-6 from the edge, thus the request for the variance. Yet the porch would add to the overall appeal of the home vs the current plain front stoop.

If you have any questions please feel free to contact me at 740-644-0987

Thank you

Justin Rizor

Contiguous Property Owners

Todd & Nichole Garman: 1382 Newark-Granville Rd Granville OH 43023

Ross Mehrman: 14200 Newark-Granville Rd Granville OH 43023

Karla Baldikoski & Christian Long: 71 Clouse Lane NE Granville OH 43023

Village of Granville (across the street): 141 E Broadway Granville OH 43023

