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

The undersigned Cory Rogers Christ United Ministres Now-Denoning hereby	on behalf of
Zoning Appeals under its powers defined in Title X, C	• •
Jurisdiction Application.	hapter 1103, Section 1103.01 Original
Julisdiction Application.	
Application to the Board of Zoning Appeals for Section 1154 titled Undermed Binglolanuly has 274 Pattern St.	a permit is hereby made in reference to the property for the property
Applicant further states the following to be the	e grounds on which the approval should
be granted:	
This is a pilot program to build 12	X14 = 367 SF transitional
work force housing. The pare is 105	x 511, Homeswould
front on Patter St. Hormal re	igurement is 90059 ft home.
min & 22'x22'	<i>D</i>
	1
Applicant's Signature	Owner's Signature
	91.61.9
Mailing Address	Date
740-244-19110	
Telephone Number	
Application Filed: . 09. 26. 2019	
Notice to abutting property owners completed on	
Secretary, Board of Zoning Appeals	

740-387-4935

Procedure for a Variance Permit

- 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.

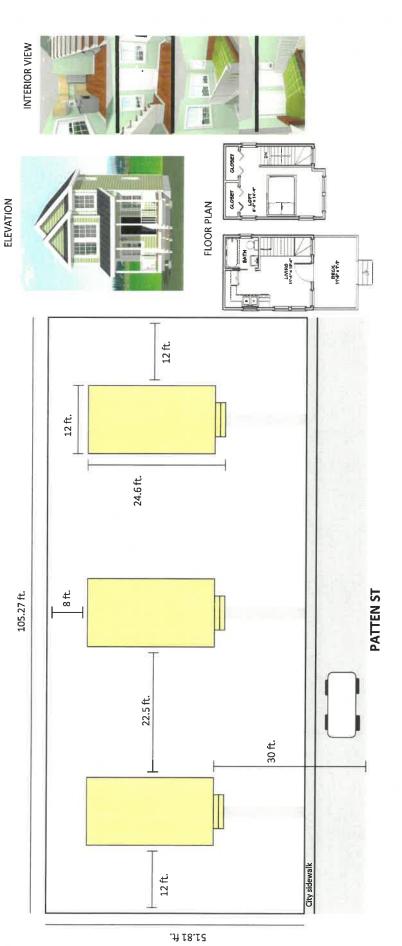
Abutting is defined as property contiguous (touching) and directly across the street or alley from the parcel, tract or lot which is being considered by the Board of Zoning Appeals for said permit.

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

ADJOINING AND ABUTTING LISTING

Lot Number	Owner	Tax mailing Address	Property Address	
				,
hereby certify st.	that the above	list was obtained from the		urrent tax ว่นอ-244
		Applicant		
Date		Marion County Au	uditor's Office	n

WORKFORCE HOUSING PROJECT SITE PROPOSAL 274 PATTEN STREET MARION, OH



Est. elect tap in $3000 \times 3 = 9000$ Est. water tap in $1400 \times 3 = 4200$ Est. concrete slabs/walks $459 \times 5.20/sf = 2390$ Est. construction $67/sf \times = 24,600 \times 3 = 73,800$ Est. grass and plantings = 1000Est. furniture and finishings $2000 \times 3 = 6000$ Est. contingency = 1500

- Loft, bath, w/d, refrigerator, range Sq. Ft. 367 (192 1st, 175 2nd) 12-0" wide, 24-6" deep (w/porch & steps) Main roof pitch: 11/12 Ridge height: 25' Wall heights: 8' Foundation: Slab Lap siding (vinyl)



X

274 Pattern St.



- 5,454.04 sq ft. (51.81'x105.27') / R1-C; allows single family

980 Bryant St.



7,999.35 sq ft. (51'x156.85') / R1-C; allows single family / (2494+2495)

My sit



ADJOINING AND ABUTTING LISTING

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

274 Patten St. Marion, OH 43302

Lot/M	ap# Owner	Tax Mailing Address	Property Address
54	Tom Hoffman	110 St Rt. 4 Marion, OH 43302	292 Patten St.
64-79	u u	ии	265 Patten St.
53	Joseph Alaura	3331 Co Rd. 172 Cardington, OH 433315	585 Ballentine Ave.
9794	Brad & Tricia Seiter	674 Somerlot Hoffman RD W. Mario, OH 43302	264 Patten St.
7319	Philip Grate	2424 Pole Lane Rd. Marion, OH 43302	273 Patten St.
7318	Gary Price	401 Rosery Rd. NE Apt 318 Largo, FL 33770	277 Patten St.
7317	Mayberry Prop. LLC	PO Box 139 Waldo, OH 43356	281 Patten St.
7316	Glorysten Roberts	1215 Pinewood DR. Marion, OH 43302	285 Patten St.

Applicant Signature:

Date:

Marion Co. Auditor

OF LINES: ___8 ____ # OF COPIES: ___10 ____ Color Map: ___0 ____

TOTAL: \$1.80

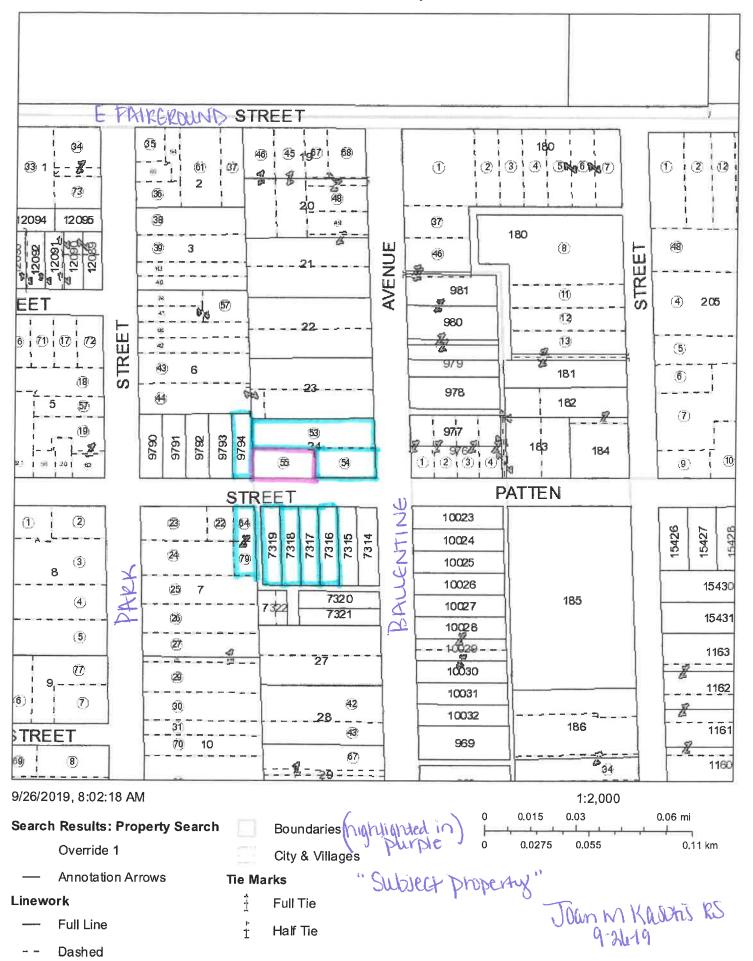
"Subject property"

John M. Kasahis KS

Property

code 0100	Year land bldg total net tax 2014 2170 217	sale# #p mm dd yy to/remarks type/invalid? 272 1 3/29/1 MARTON CTTY OF LAND BANKSHE* 1496 1 10/29/97 DAVIS BILL WAR* 755 1 7/08/93 WILLIAMSON LINDA S WAR*	1/26/06 NOH ADD 12X7 PATIO FOR 1/1/06 TS RB; 5/28/13 DP FILED DUE TO DWLG RAZED 5/9/13, VERIFIED 6/17/13 PER ORC 319.38 REMOVED 75% OF VALUE FOR 1//13 & REWAINING VALUE TO BE REMOVED FOR 1/1/14 CW;2/11/14 REMOVED THE REMAINING VALUE OF DWLG FOR 1//14 CW;	VACANT	2020		2019		LAND BANK 3/29/13 SHE	MARION CITY OF LAND BANK 3/29/13 MARION CITY OF LAND BANK 3/29/13 MARION CITY OF LAND BANK 3/29/13	ION TWP ION CORP/MRN CITY LSD 00120
front lot 105.27		sale\$ co:land 7030 3000 4200 12000 4340	IED			105.27 x 51.8		PG 5 210 5.00 162.00	BALLENTINES LOT 24 MAP 55	ot : 24	property r
efectv dpth frntge dpth fctr 105.00 52 .65	274	38170 3370 9460	1		owner oc hmstd rb net tax	hmstd35%	land 35%	tot1100%	land100%	tax year prop cls	7:44:29
actual ed rate 95	PATTEN					2170t	2170	6200t	6200	2016	43
rate value 62 6510						2170t	2170	6200t	6200	2017	
0	ø H			1		2170t	2170	6200t	6200	2018	, онто
e e e e v				1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		r		٦			AUDITOR
true value 6510				1		rt		řŧ		2018	
12-1050						rt		e		2019	12-105001.6200 05.00-167.00
11.6200-v						r	1	ř		2020 c	01.6200 -167.00
				-		2280t	2280	6510t	6510	a m a 640	exm

GIS Map





Base Data

Parcel:

121050016300

Owner:

HOFFMAN TOM

Address:

292 PATTEN ST MARION OH 43302



Mailing Address

Geographic

Mailing Name:

HOFFMAN TOM

City:

MARION

12

Tax District:

Township:

City State Zip:

Address:

110 STATE ROUTE 4 MARION OH 43302

School District:

MARION CITY

Current Legal

Legal Description:

BALLENTINES E1/2 S1/2 LOT 24 MAP 54 PG 5 210 5.00 163.00

Legal Acres:

0

Land Use:

510 SINGLE FAMILY DWELLING

Tax District:

Net Annual Tax:

12 MARION CORP-MARION CITY \$350.50 Number of Cards: Neighborhood: 0100

CAUV Application Number:

Current Valuation

	Appraised (100%)	Assessed (35%)
Land Value:	\$4,890.00	\$1,711.50
Building Value:	\$20,430.00	\$7,150.50
Total Value:	\$25,320.00	\$8,862.00
CAUV Value:	\$0.00	\$0.00
Taxable Value:	\$8,8	62.00

Following Year (TY 2018) Valuation/Legal Description

Legal Description:

Acreage:

0

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

Notes

Note Type

Card

1

Notes

SALES NOTES

NOU

10/19/01 INFORMAL HEARING, NO CHANGE

1/26/06 NOH CHG CPY/STP TO STP FOR 1/1/06 TS RB

10/10/13 DUE TO INFORMAL HEARING 9/25/13 NO VALUE CHG RS



Click here to view a larger image.

The CAMA data presented on this website is current as of 9/25/2019 6:18:49 AM.

Base Data

Parcel:

121040011800

Owner:

HOFFMAN THOMAS H

Address:

265 PATTEN ST MARION OH 43302



Mailing Address

Geographic

Mailing Name:

HOFFMAN THOMAS H

City:

MARION 12

Tax District:

Address:

110 STATE ROUTE 4

Township:

City State Zip:

MARION OH 43302

School District:

MARION CITY

Current Legal

Legal Description:

BALLENTINES 1ST LOT 7 MAP 64-79 PG 4 210 4.00 118.00

Legal Acres:

0

\$134.12

land

Land Use:

510 SINGLE FAMILY DWELLING

Tax District:

1

12 MARION CORP-MARION CITY Number

Number of Cards: Neighborhood: 1 0100

Net Annual Tax: CAUV Application Number:

Current Valuation

	Appraised (100%)	Assessed (35%)
Land Value:	\$3,600.00	\$1,260.00
Building Value:	\$6,090.00	\$2,131.50
Total Value:	\$9,690.00	\$3,391.50
CAUV Value:	\$0.00	\$0.00
Taxable Value:	\$3.391	1.50

Following Year (TY 2018) Valuation/Legal Description

Legal Description:

Acreage:

0

	Appraised (100%)	Assessed (35%)
Land Value:	\$0.00	\$0.00
Building Value:	\$0.00	\$0.00
Total Value:	\$0.00	\$0.00
CAUV Value:	\$0.00	\$0.00
Taxable Value:	\$0.	.00

Notes

Note Type
BUILDING NOTES

Card Notes 1 NC19

SALES NOTES

1 9/18/95 VQ

10/26/98 REMOVED XTRA 3 FIX & CHANGED EFP TO OFP

4/1/02 FILED BOR 02-756 ON 2001 VLAUE

9/17/02 REMIT #829 DUE TO BOR 02-756 SET VALUE AT \$19,140

9/18/02 REFUND #2656 FOR \$28,50

10/01/10 PER RP LIST TO DEMO DF

10/10/13 DUE TO INFORMAL HEARING 9/25/13 RMVD CENT HEAT/FA GAS & ADDED FNC DPR OF 75% FOR 1/1/13 NC14 RS

4/17/14 VAC NO CHG CK15 AW RR 5/13/15 LEFT DH EST SOME

1 REPAIRS DONE CHG DWLG FNC DPR 75% TO 65% FOR 1/1/15 CK16 FOR COMPLETION AW RR

OTHER NOTES 1 8/19/16 NC16 NOH LEFT DH,EST SOME REPAIRS,CHG FNC DPR TO 60% FOR 1/1/16 CK17 MW CW

OTHER NOTES 1 5/24/17 NC17 NOH LEFT DH EST NO CHGS CK18 MW CW
OTHER NOTES 1 4/25/18 NC18-EST NO CHGS DWLG VACANT LEFT DH MW CW

Property Image

OTHER NOTES



Click here to view a larger image.

The CAMA data presented on this website is current as of 9/25/2019 6:18:49 AM.

Base Data

Parcel:

121050016400

Owner:

ALAURA JOSEPH

Address:

585 BALLENTINE AV MARION OH 43302-2455



Mailing Address

Geographic

Mailing Name:

ALAURA JOSEPH

City:

MARION

Tax District:

12

Address:

City State Zip:

3331 CO RD 172

CARDINGTON OH 43315

Township:

School District:

MARION CITY

Current Legal

Legal Description:

BALLENTINES N1/2 OL 24 MAP 53 PG 5 210 5.00 164.00

Legal Acres:

0

Land Use:

Tax District:

12 MARION CORP-MARION CITY

Number of Cards:

510 SINGLE FAMILY DWELLING

Net Annual Tax:

\$452.16

Neighborhood:

1 0100

CAUV Application Number:

Current Valuation

	Appraised (100%)	Assessed (35%)
Land Value:	\$7,000.00	\$2,450.00
Building Value:	\$25,660.00	\$8,981.00
Total Value:	\$32,660.00	\$11,431.00
CAUV Value:	\$0.00	\$0.00
Taxable Value:	\$11,4	331.00

Following Year (TY 2018) Valuation/Legal Description

Legal Description:

Acreage:

Land Value: **Building Value:** Total Value:

0

Appraised (100%)	Assessed (35%)
\$0.00	\$0.00
\$0.00	\$0.00
\$0.00	\$0.00
\$0.00	\$0.00

CAUV Value: Taxable Value:

\$0.00

Notes

Note Type Card **DWELLING NOTES** 1 LAND NOTES

1

GRADE FROM 70% TO 100%

COND FROM P TO G FOR 1/1/98 PER MAD 8/27/97

Notes

OUTBUILDING NOTES Property Image



Click here to view a larger image.

The CAMA data presented on this website is current as of 9/25/2019 6:18:49 AM.

Base Data

Parcel:

121050016100

Owner:

SEITER BRAD A & TRICIA K SURV

Address:

264 PATTEN ST MARION OH 43302



Mailing Address

Geographic

Mailing Name:

SEITER BRAD A & TRICIA K SURV

City:

MARION

Tax District:

12

Address:

674 SOMERLOT HOFFMAN RD W

Township:

City State Zip:

MARION OH 43302

School District:

MARION CITY

Current Legal

Legal Description:

HOFSTETTERS 6TH LOT 9794 PG 5 210 5.00 161.00

Legal Acres:

Land Use:

510 SINGLE FAMILY DWELLING 1

Tax District: **Net Annual Tax:**

12 MARION CORP-MARION CITY **Number of Cards:**

0100

\$449.80 Neighborhood:

CAUV Application Number:

Current Valuation

	Appraised (100%)	Assessed (35%)
Land Value:	\$3,230.00	\$1,130.50
Building Value:	\$29,260.00	\$10,241.00
Total Value:	\$32,490.00	\$11,371.50
CAUV Value:	\$0.00	\$0.00
Taxable Value:	\$11,3	71.50

Following Year (TY 2018) Valuation/Legal Description

Legal Description:

Acreage:

Land Value:

Total Value:

CAUV Value:

Building Value:

0

Appraised (100%)	
\$0.00	
\$0.00	
\$0.00	
\$0.00	

Assessed (35%) \$0.00 \$0.00

> \$0.00 \$0.00

Taxable Value: \$0.00

Notes

Note Type

Card 1

Notes

SALES NOTES

#1202 ETAL BRAD SEITER



Click here to view a larger image.

The CAMA data presented on this website is current as of 9/25/2019 6:18:49 AM.

Base Data

Parcel:

121040018100

Owner:

GRATE PHILIP

Address:

273 PATTEN ST MARION OH 43302-2432



Mailing Address

Geographic

Mailing Name:

GRATE PHILIP

City:

MARION

Tax District:

12

Address:

2424 POLE LANE RD

Township:

City State Zip:

MARION OH 43302

School District:

MARION CITY

1

Current Legal

Legal Description:

HOFSTETTERS 4TH LOT 7319 PG 4 210 4.00 181.00

Legal Acres:

\$468.00

Land Use:

510 SINGLE FAMILY DWELLING

Tax District:

Net Annual Tax:

12 MARION CORP-MARION CITY **Number of Cards:**

Neighborhood: 0100

CAUV Application Number:

Current Valuation

	Appraised (100%)	Assessed (35%)		
Land Value:	\$3,370.00	\$1,179.50		
Building Value:	\$30,430.00	\$10,650.50		
Total Value:	\$33,800.00	\$11,830.00		
CAUV Value:	\$0.00	\$0.00		
Taxable Value:	\$11,830.00			

Following Year (TY 2018) Valuation/Legal Description

Legal Description:

Acreage:

Land Value:

Total Value:

CAUV Value:

Building Value:

0

Appraised (100%)	
\$0.00	
\$0.00	
\$0.00	
\$0.00	

Assessed (35%) \$0.00

> \$0.00 \$0.00 \$0.00

Taxable Value: \$0.00

Notes

Note Type

Card 1

Notes

DWELLING NOTES LAND NOTES

PICKED UP PP SHED 9/27/99

1 SALES NOTES 1

1/25/17 RECD VQ,FRM BANK,CASH \$14,500 CW



Click here to view a larger image.

The CAMA data presented on this website is current as of 9/25/2019 6:18:49 AM.

Base Data

Parcel:

121040018000

Owner:

PRICE GARY E

Address:

277 PATTEN ST MARION OH 43302-2432



Mailing Address

Geographic

Mailing Name:

PRICE GARY E

City:

MARION

Tax District:

12

Address: City State Zip: 401 ROSERY RD NE APT 318

LARGO FL 33770-1461

Township:

School District:

MARION CITY

Current Legal

Legal Description:

HOFSTETTERS 4TH LOT 7318 PG 4 210 4.00 180.00

Legal Acres:

\$540.76

Land Use:

510 SINGLE FAMILY DWELLING

Tax District:

Net Annual Tax:

12 MARION CORP-MARION CITY

Number of Cards: Neighborhood:

1 0100

CAUV Application Number:

Current Valuation

Garrotte termonion			
	Appraised (100%)	Assessed (35%)	
Land Value:	\$3,370.00	\$1,179.50	
Building Value:	\$36,800.00	\$12,880.00	
Total Value:	\$40,170.00	\$14,059.50	
CAUV Value:	\$0.00	\$0.00	
Taxable Value:	\$14.0	059,50	

Following Year (TY 2018) Valuation/Legal Description

Legal Description:

Acreage:

Land Value:

Total Value: CAUV Value:

Building Value:

0

Appraised (100%) \$0.00 \$0.00 \$0.00

\$0.00

Assessed (35%) \$0.00

> \$0.00 \$0.00

> > \$0.00

Taxable Value: \$0.00

Notes

Note Type

Card 1

Notes

SALES NOTES

4/1/16 AUDIT LETTER FOR OWN OCC MAILED JG



Click here to view a larger image.

The CAMA data presented on this website is current as of 9/25/2019 6:18:49 AM.

Base Data

Parcel:

121040017900

Owner:

MAYBERRY PROPERTIES LLC

Address:

281 PATTEN ST MARION OH 43302



Mailing Address

Geographic

Mailing Name:

MAYBERRY PROPERTIES LLC

City:

MARION

Tax District:

12

Address:

PO BOX 139

Township:

City State Zip:

WALDO OH 43356

School District:

MARION CITY

Current Legal

Legal Description:

HOFSTETTERS 4TH LOT 7317 PG 4 210 4.00 179.00

Legal Acres:

\$403.12

Land Use:

510 SINGLE FAMILY DWELLING

Tax District:

Net Annual Tax:

12 MARION CORP-MARION CITY

Number of Cards: Neighborhood:

1 0100

CAUV Application Number:

Current Valuation

	Appraised (100%)	Assessed (35%)
Land Value:	\$3,370.00	\$1,179.50
Building Value:	\$25,740.00	\$9,009.00
Total Value:	\$29,110.00	\$10,188.50
CAUV Value:	\$0.00	\$0.00
Taxable Value:	\$10,1	.88.50

Following Year (TY 2018) Valuation/Legal Description

Legal Description:

Acreage:

Land Value:

CAUV Value:

Taxable Value:

Building Value: Total Value:

0

Appra	ised	(10

00%) \$0.00

\$0.00 \$0.00

\$0.00

Assessed (35%) \$0.00 \$0.00

> \$0.00 \$0.00

\$0.00

Notes

Note Type

SALES NOTES

Card Notes

3/28/02 FILED BOR 02-557 ON 2001 VALUE 6/7/02 SENT DP VB

8/28/02 REMIT #786 DUE TO BOR 02-557 SET VAL AT \$7280

9/10/02 REFUND #2628 FOR \$26.38

1/30/03 VQ FOR SALE BY OWNER CASH VB

4/27/04 OMP CHG GRADE TO 90% COND TO A PHY TO 30% & REMOVE FNC EFFECTIVE 1/1/04 PER VB 1/10/06 REC VQ LOAN FRM SELLER CW

5/1/09 RECD VQ OPEN MKT FRM BANK, CASH CW

3/23/10 BOR 10-101 FILED ON 2009

OTHER NOTES

VALUES CW

OTHER NOTES

9/24/13 INFORMAL HEARING, ADJUST PHY DPR TO 70% FOR 1/1/13 EC CW

Property Image



Click here to view a larger image.

The CAMA data presented on this website is current as of 9/25/2019 6:18:49 AM.

Base Data

Parcel:

121040017800

Owner:

ROBERTS GLORYSTEN

Address:

285 PATTON ST MARION OH 43302-2432



Mailing Address

Geographic

Mailing Name:

ROBERTS GLORYSTEN

City:

MARION

Tax District:

rict:

12

Address:

1215 PINEWOOD DR

Township:

City State Zip:

MARION OH 43302-8741

School District:

MARION CITY

Current Legal

Legal Description:

HOFSTETTERS 4TH LOT 7316 PG 4 210 4.00 178.00

Legal Acres:

0

Land Use:

500 RESIDENTIAL VACANT LAND

Tax District:

12 MARION CORP-MARION CITY

Number of Cards:

1

Net Annual Tax:

\$46.68

Neighborhood:

0100

Current Valuation

CAUV Application Number:

	Appraised (100%)	Assessed (35%)
Land Value:	\$3,370.00	\$1,179.50
Building Value:	\$0.00	\$0.00
Total Value:	\$3,370.00	\$1,179.50
CAUV Value:	\$0.00	\$0.00
Taxable Value:	\$1,1	79.50

Following Year (TY 2018) Valuation/Legal Description

Legal Description:

Acreage:

Land Value:
Building Value:
Total Value:
CAUV Value:
Taxable Value:

0

Appraised (100%)	Assessed (35%)
\$0.00	\$0.00
\$0.00	\$0.00
\$0.00	\$0.00
\$0.00	\$0.00
	\$0.00

Notes

Note Type

Card Notes

1

2/9/05 VQ CASH CW

3/27/08 FILED BOR 08-98 SH

8/20/08 BOR 08-98 VALUE SET @ \$34,720, CHG PHY DPR FRM 40 TO 60% FOR 1/1/07 CW

SALES NOTES

9/18/08 REFUND #3724 \$211.52 CW 5/9/11 EX362 FAMILY TRANSFER DF

2/5/15 D DWLG BURNT & HAS BEEN RAZED DP SENT CW

4/22/15 RECD DP DWLG RAZED DUE TO FIRE RS

4/22/15 DP FILED DWLG RAZED 10/31/13 100% RELIEF FOR 1/1/15 PER ORC 319.38 AW VERIFIED 5/13/15 RR

Property Image

An image not available for this property. Click here to view a larger image.

The CAMA data presented on this website is current as of 9/25/2019 6:18:49 AM.

PAYMENT DATE 09/26/2019 COLLECTION STATION

Auditor 2

RECEIVED FROM Cory Rogers

DESCRIPTION

Variance Request 274 Patten Street

City of Marion 233 West Center Street Marion, Ohio 43302 740-387-2020 www.marionohio.us BATCH NO. 2019-09006713 RECEIPT NO. 2019-00081922 CASHIER

CASHIER Cathy Chaffin

PAYMENT CODE VAR/ZON AMND FEE	RECEIPT DESC Variance/Zoning Amendment Fee 101.1000 Fahey Cash General \$100.00 101.1018.4620 Zoning Code Amendmen	RIPTION t Fees \$100.00	TRANSACTION AMOUNT \$100.00
Payments:	Type Detail Cash	Amount \$100.00	
	Customer Copy	Total Amount:	\$100.00