



# City of Canal Winchester

36 South High Street  
Canal Winchester, Ohio 43110  
Development Department  
Phone (614) 837-7501 Fax (614) 837-0145

## VARIANCE APPLICATION

rev. 09/24/2013

### PROPERTY OWNER

Name JOHN PATRICK

Address 251 CHEROKEE COURT SOUTH CANAL WINCHESTER, OH 43110

Daytime Phone 614-256-7642

Email Johnpatrick129@gmail.com

### APPLICANT

Name JOHN PATRICK

Address 251 CHEROKEE COURT SOUTH CANAL WINCHESTER, OH 43110

Daytime Phone 614-256-7642

Email Johnpatrick129@gmail.com

Address of Subject Property same

Current Zoning: R-3

Variance Request to Section Chapter 1115.03(70)

Requested Variance Remove sidewalk requirements.

Attach a legal description and current survey (within 2 years) of the subject property and all supporting materials as required by Section 1147.02(c) (see attachment). Additional information may be required by the Planning and Zoning Administrator or the Planning and Zoning Commission.

I certify that the information provided with this application is correct and accurate to the best of my ability.

[Signature]  
Property Owner's or Authorize Agent' Signature

1/24/18

Date

DO NOT WRITE BELOW THIS LINE

Date Received: \_\_\_/\_\_\_/\_\_\_

Fee: \$ \_\_\_\_\_  
Paid

Historic District: \_\_\_ Yes \_\_\_ No

Preservation District: \_\_\_ Yes \_\_\_ No

Date of Action: \_\_\_/\_\_\_/\_\_\_

Application \_\_\_ No

Expiration Date: \_\_\_/\_\_\_/\_\_\_

Approved: \_\_\_ Yes

\_\_\_ Yes, with conditions

Tracking Number: VA - \_\_\_\_\_

**Variance Application Attachment**  
Required Materials per Section 1147.02 (c)

1. Name, address and phone number of the applicant(s) and representative(s), if any, and the signature of the property owner(s).
2. A current and accurate legal description of the property(s) in question and a current survey prepared by a licensed surveyor.
3. The nature of the variance required to include what provisions of the Zoning Code are affected.
4. A statement pertaining to and explaining the relation of the variance(s) requested to the following criteria for approval as listed under Section 1147.03:
  - A. That special circumstances or conditions exist which are not applicable to other lands or structures in the same zoning district.
  - B. That a literal interpretation of the provisions of this Zoning Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the provisions of this Zoning Code.
  - C. That the special conditions and circumstances do not result from the actions of the applicant.
  - D. That the granting of the variance will not confer on the applicant any undue privilege that is denied by this Zoning Code to other lands or structures in the same zoning district.
  - E. That the granting of the variance will in no other manner adversely affect the public health, safety, convenience, comfort, prosperity, and general welfare.
  - F. That the granting of the variance is not solely based upon the showing that the property could be put to better economic use than presently permitted by zoning regulations.
  - G. That the granting of the variance will not permit a use that is otherwise not permitted within the respective zoning district.
5. A list of all property owners within, contiguous to and directly across the street from the property(s) in question. The list of addresses may correspond to the County Auditor's current tax list.
6. A plot plan to show the following:
  - A. Boundaries and dimensions of the property and the size and location of all proposed and existing structures.
  - B. The nature of the special conditions or circumstances.
  - C. The proposed use of all parts of the lot and structures.
  - D. The use of land and location of structures on adjacent properties.
  - E. Such additional information as may be required by the Zoning Code and/or requested by the Planning & Zoning Administrator or the Planning & Zoning Commission.

01/24/2018

1. John Patrick  
251 Cherokee Court South  
Canal Winchester, Ohio 43110

2. Cherokee Ct S  
Winchester Manor 16

Current Lot Survey (ATTACHED)

Legal description per Franklin County Auditor Website (ATTACHED)

3. I am requesting a variance to remove the requirement to place sidewalks at my residence.

Chapter 1115.03(10) "Sidewalks shall be installed inside the right-of-way along all streets, constructed of Portland cement concrete and located one (1) foot off the right-of-way, unless otherwise approved by the Technical Review Group. Sidewalks shall be a minimum width and thickness as indicated below. At driveways and other points of vehicle crossing, the thickness shall be six inches. Sidewalks shall extend to the curbs at all intersections and include wheelchair ramps compliant with current ADA requirements. ADA detectible waning devises on ramps shall be 'brick red'."

4. I am requesting a variance to remove the requirement to place sidewalks at my residence.
- A. The neighborhood does not currently have sidewalks at any of the residences.
  - B. Installing sidewalks would interrupt the use of the green space on the property and would therefore deprive me rights commonly enjoyed by other residents in the neighborhood.
  - C. This is not being requested because of any fault of my own.
  - D. Correct
  - E. Correct
  - F. Correct
  - G. Correct

5. **NEIGHBOR SOUTH**  
Lot 17  
261 Cherokee Ct South  
Canal Winchester, Ohio 43110

**NEIGHBOR EAST**  
Lot 14  
218 Mohican Rd  
Canal Winchester, Ohio 43110

**NEIGHBOR NORTH**  
Lot 31  
370 Cherokee Dr  
Canal Winchester, Ohio 43110

01/24/2018

**NEIGHBOR WEST**

Lot 21

250 Cherokee Court South

Canal Winchester, Ohio 43110

6. This property will be my primary residence. The existing neighborhood has no sidewalks and I am requesting a variance to match the existing aesthetics for the neighborhood and be exempt from having to place sidewalks on my residence.

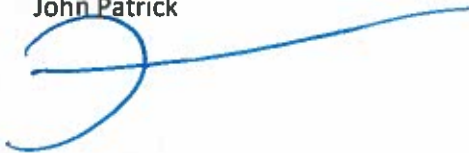
Lot survey for construction of new home **(ATTACHED)**

Neighborhood survey provided by City of Canal Winchester Building Department **(ATTACHED)**

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Thank you for your consideration,

John Patrick

A handwritten signature in blue ink, consisting of a large, stylized 'J' followed by a horizontal line that extends to the right and then curves back down to the left.

#2 FRANKLIN COUNTY AUDITOR



Our Office | Your Property | Search | On-Line Tools | Reference | Contact Us

**Summary** ParcelID: 184-000975-00 Map-Rt: 184-0046F -073-00  
**Land Profile** PATRICK JOHN M 251 CHEROKEE CT  
**Residential** Owner  
**Commercial** Owner PATRICK JOHN M  
**Improvements** PATRICK ALETHEIA M  
**Permits** Owner Address 6389 NOTTINGHILL TRAIL DR  
**Mapping** CANAL WINCHESTER OH 43110  
**Sketch** Legal Description CHEROKEE CT S  
**Photo** WINCHESTER MANOR 16  
**StreetSmart** Calculated Acres .22  
**Aerial Photos** Legal Acres 0  
**Transfers** Tax Bill Mailing VINTON COUNTY NATIONAL BANK  
**BOR Status** ATTN ESCROW DEPT  
**CAUV Status** PO BOX 460 112 W MAIN ST  
**Tax & Payments** MC ARTHUR OH 45651-0460  
**Tax Distribution** View Google Map  
**Value History** Print Parcel Summary  
**Rental Contact**  
**Quick Links** Most Recent Transfer  
 Transfer Date JUN-01-2017  
 Transfer Price \$33,500  
 Instrument Type GW

59 of 77  
[Return to Search Results](#)

- Actions**
- Neighborhood Sales
  - Proximity Search
  - Printable Version
  - Custom Report Builder

- Reports**
- Proximity Report
  - Map Report
  - Parcel Summary
  - Parcel Detail

**Social Media Links**



**2017 Tax Status**

Property Class	R - Residential
Land Use	500 - VACANT PLATTED RES LAND
Tax District	184 - MADISON TWP-CANAL WINCHESTER CORP
School District	2502 - CANAL WINCHESTER LSD
City/Village	CANAL WINCHESTER CORP
Township	MADISON TWP
Appraisal Neighborhood	07200
Tax Lien	No
CAUV Property	No
Owner Occ. Credit	2017: No 2018: No
Homestead Credit	2017: No 2018: No
Rental Registration	No
Board of Revision	No
Zip Code	43110

**2017 Current Market Value**

	Land	Improvements	Total
Base	34,100	0	34,100
TIF Exempt			
Total	34,100	0	34,100
CAUV	0		

**2017 Taxable Value**

	Land	Improvements	Total
Base	11,940	0	11,940

1 of 2

TIF  
 Exempt  
 Total 11,940 0 11,940

2017 Taxes

Net Annual Tax	Total Paid	CDQ
933.90	466.95	

Site Data

Frontage	Depth	Acres	Historic District
82	110	.2071	

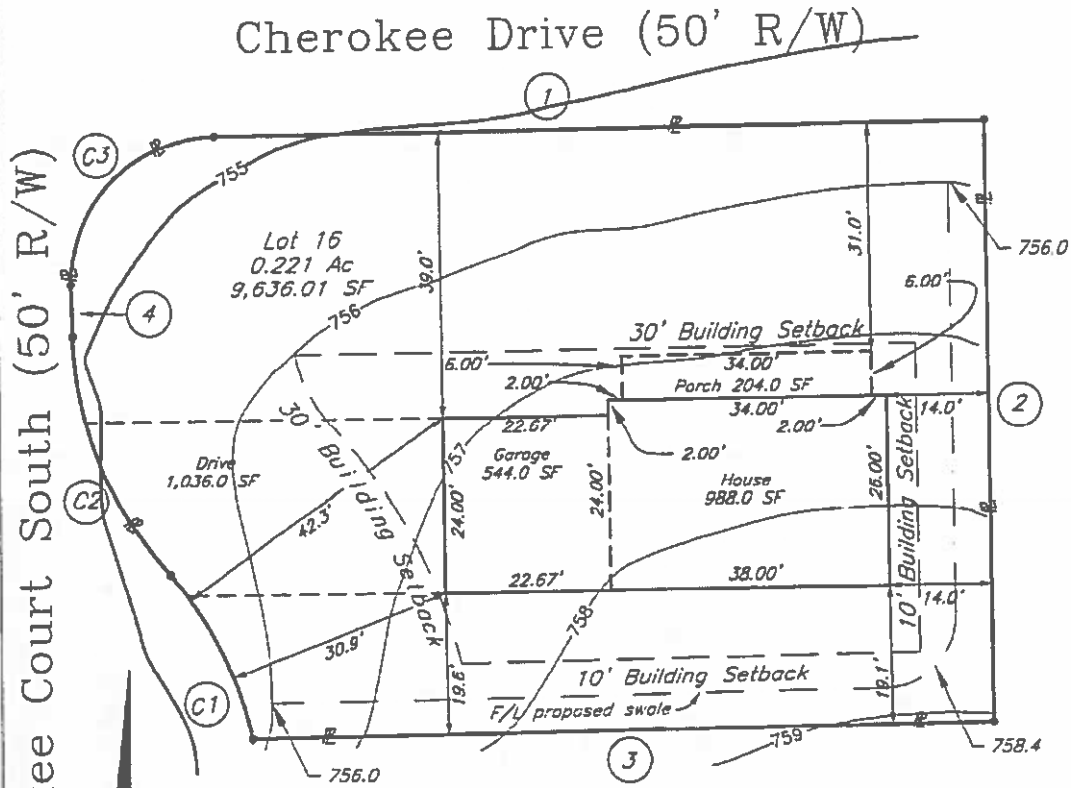
**Disclaimer:**  
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2 of 2

# LOT SURVEY

For: John Patrick House Style: 2 Story Framed w/Basement  
 Lot/Subdivision: 16/Winchester Manor City of Canal Winchester  
 Scale: 1"=20' PB. 37 PG. 58 Date: 6/22/17 Drawn: TF CK: JC Co. of: Franklin  
 Flood Zone: X Community Panel: 390169 Panel No.: 0454K Effective Map Date: 6/17/08  
 Minimums: F=30' S=10' Imp. Lot Coverage: 28.77%



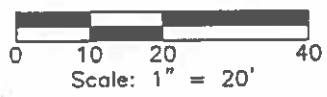
No.	Delta=	Rad=	Lc=	Brg=	Chd=
C1	29°27'17"	49.92	25.66	N 25°49'24" W	25.38
C2	41°24'35"	50.00	36.14	N 21°46'47" W	35.36
C3	90°00'00"	20.00	31.42	N 44°38'30" E	28.28

Lot Calculation information is for estimate purposes only and should be verified by the contractor or builder.

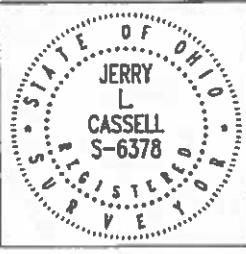
Lot Calculation Information	
Lot	9,636.01 SQ.FT.
House	1,532 SQ.FT.
Drive	1,036 SQ.FT.
Approach	N/A SQ.FT.
Walk	N/A SQ.FT.
Sod Coverage	N/A SQ.YDS.
Porch	204 SQ.FT.
Acerage	0.221

No.	Bearing	Distance
1	N 89°38'30" E	105.00'
2	S 00°21'30" E	82.00'
3	S 89°10'20" W	101.09'
4	N 01°04'30" W	7.00'

FF=760.73  
 T.O.W.=759.73  
 F.G.=758.90



## PLOT PLAN



We hereby certify that the foregoing PLOT PLAN was prepared from information provided by the Client and data obtained from Engineered Subdivision Plan. This Plot Plan is to be used by the Client for the sole purpose of obtaining a building permit. The use of the Plot Plan for any other purpose is strictly prohibited.

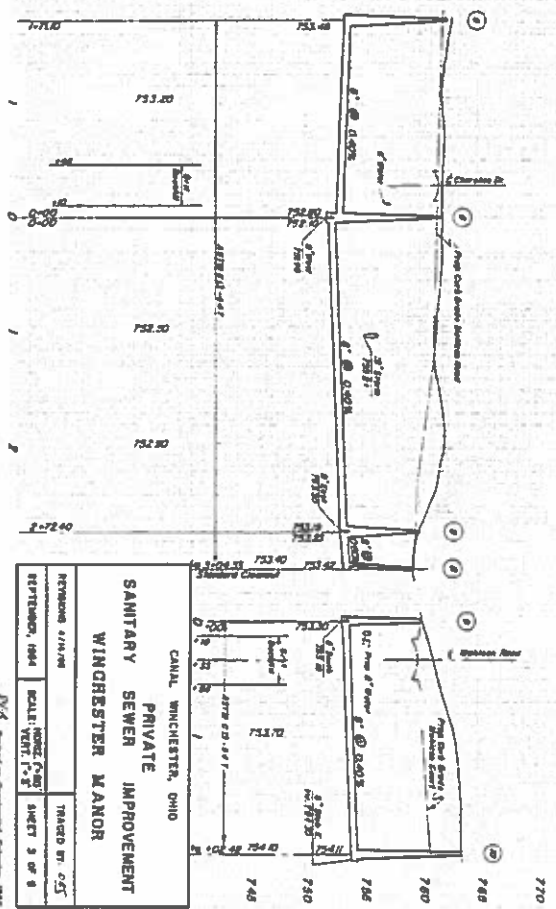
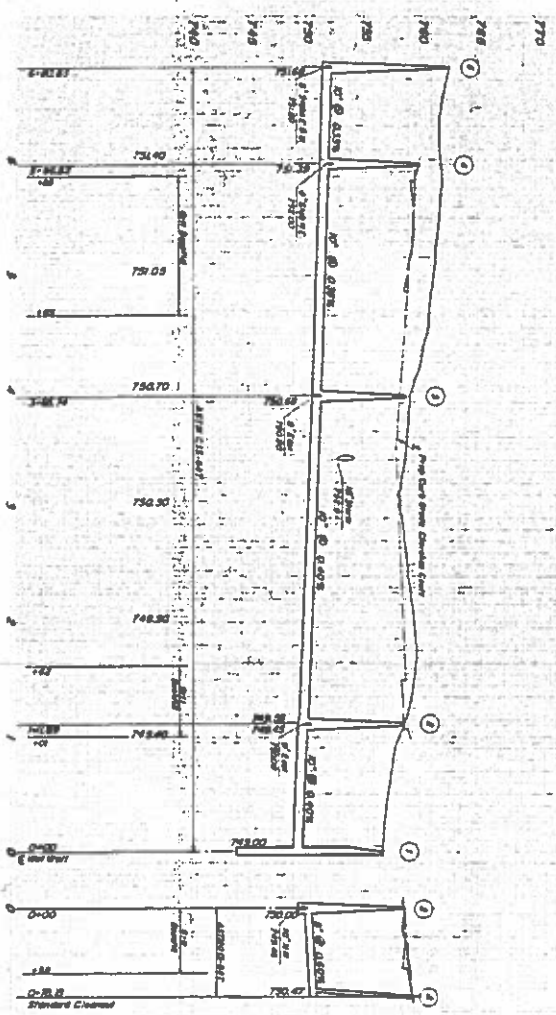
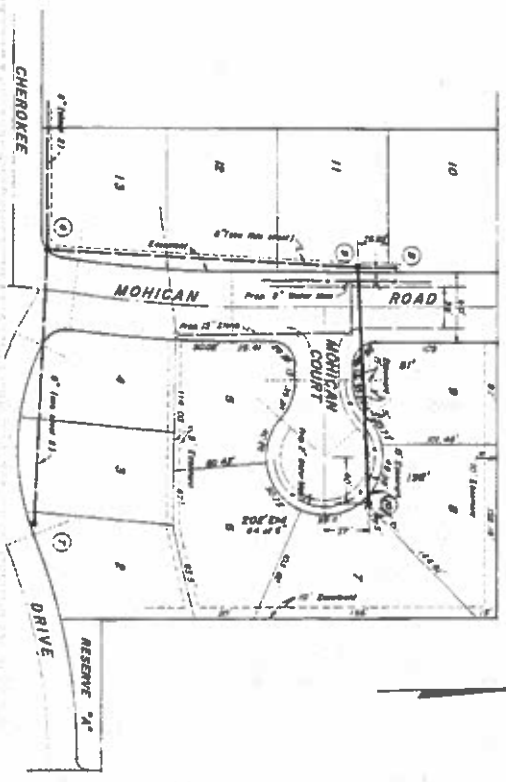
By: *Jerry L. Casseel*



**CASSEL &  
ASSOCIATES, LLC**  
 PROFESSIONAL  
 LAND SURVEYING

20525 Buena Vista Road Rockbridge, Ohio 43149  
 (740) 989-0024

NEIGHBORHOOD SURVEY FROM CIV. BUILDING DEPT.



CIVIL, WINCHESTER, OHIO  
 PRIVATE SEWER IMPROVEMENT  
 WINCHESTER MANOR

REVISION 11/1/94  
 REFERENCE: 1994  
 SCALE: HORIZ. 1" = 30'  
 VERT. 1" = 5'

DESIGNED BY: [Name]  
 DRAWN BY: [Name]  
 SHEET 3 OF 8

NOTED: [Text]