

# — THE VILLAGE OF — SWANTON

Planning Commission  
Meeting Agenda  
October 3, 2023 • 6:30 p.m.

1. Call to Order
2. Roll Call: Mr. DeGood, Mr. Erdman, Mayor Toeppe, Mrs. Disbrow, and Mr. Young
3. Approval of Minutes: *August 8, 2023*
4. Old Business
  - a. Proposed Variance Request: 112 Pennsylvania
    1. Acknowledge applicant, or representative, to speak on behalf of application
5. New Business
  - a. Birchwood Meadow Cabins
  - b. Holly Jolly Sheds
6. Zoning Report
7. Adjourn

## VARIANCE REQUEST

APPLICANT: Habitat for Humanity  
112 Pennsylvania Ave.  
Swanton, Ohio 43558

REQUEST: Variance Single-Family Dwelling

LOCATION: 112 Pennsylvania Ave.

DESCRIPTION: Parcel: 28-054136-00.00  
Map: 28-06M-108-00  
Acres: 0.1619  
Legal: Laceys Addition Lot 4 Ex N 22 ½ Ft

LAND USE: 500- Residential Vacant Land

ZONING: One- Family Residential R2

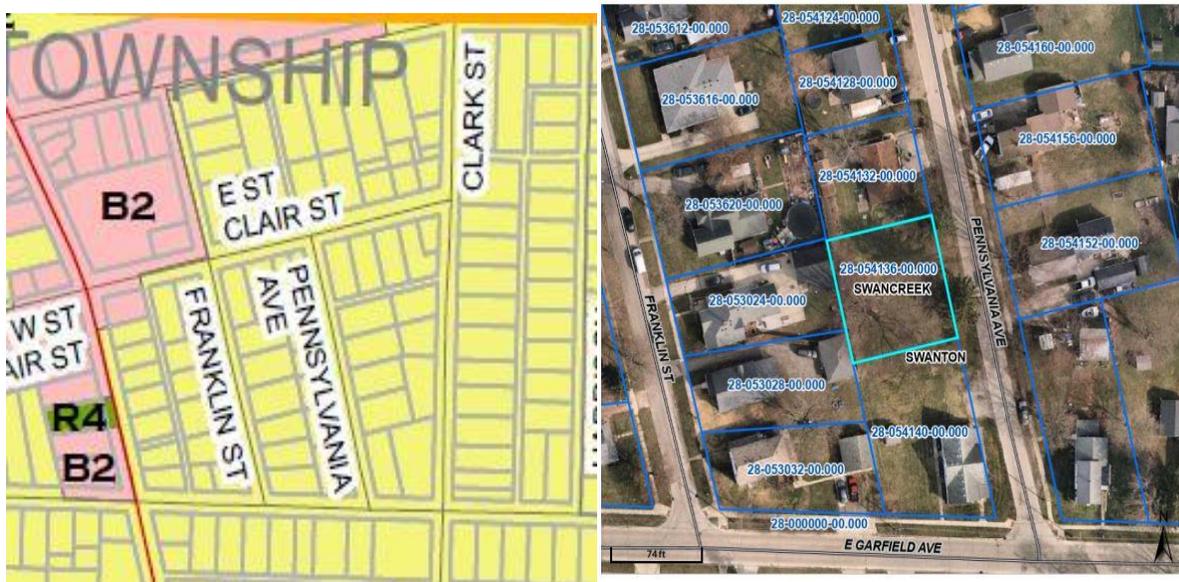
HISTORY: James Abel owned the property from 1990-2000  
Duval Ltd from 2000-2015

Village of Swanton from 2015-2018  
Habitat for Humanity 2018-Present

### AREA DESCRIPTION: EXISTING ZONING

NORTH: One- Family Residential R2  
EAST: One- Family Residential R2  
SOUTH: One- Family Residential R2  
WEST: One- Family Residential R2

The Zoning Map Indicates the location of the property



Parcel 28-054136-00.000. Said parcel; located on 112 Pennsylvania Ave. according to the Village of Swanton's Code of Ordinances § 150.333 **Supplementary Regulations** the **R-2 Zoning District**, requires a minimum lot area of 8,400 square feet. The property owner is requesting approval from the Planning Commission for a 1,268.54 square foot variance in order to build a Single-Family Dwelling.

As Village Administrator & Zoning Inspector my recommendation is to approve the variance in order for the current land owner to proceed with the development of this property, which is currently on hold, until the variance has been approved. The property owner of the parcel has been in contact with me several times over the last few months and understands the 25 ft. front yard depth, 7ft side yards, and 25ft rear yard depth that is required. They have submitted a design print of the Single-Family Dwelling.

(a) Where the literal application of the provisions of this zoning code would result in  
PC Mtg 10.3.2023

unnecessary hardships peculiar to the property involved and not based on conditions created by the owner (a theoretical loss or limited possibilities of economic advantage and general hardships, not unnecessary hardships);

- By not granting this variance, we will prohibit the development of this parcel and development there upon.

(b) Where other exceptional circumstances or geographical or geological conditions, or type of adjoining development, are only applicable to the property within the same zone unless the same exceptional circumstances prevail;

- The parcel was plotted with a lot area 7,131.46 square feet which does not conform to adjoining parcels.

(c) Where granting of a variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the neighborhood in which the property is located; and

- The potential purchaser understands the frontage and other contiguous property boundary restrictions and will build a residence that conforms to the remainder of the zoning code requirements.

(d) The granting of a variance will not be contrary to the general purposes, intent and objectives of this zoning code. When applying for a variance or modification, the applicant shall substantiate and state his or her claim for granting of the variance.

- As previous this variance will allow for development within the Village and increase in tax revenue.
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Approval of Variance :  Yes  
 No

DeGood\_\_\_\_\_ Erdman\_\_\_\_\_ Toeppe\_\_\_\_\_ Disbrow\_\_\_\_\_ Young\_\_\_\_\_

Respectfully Submitted:

Shannon Shulters

*Village Administrator and Zoning Inspector*