

JIM AND JEANNE NALLY OF 601
TIMBERLINE TRAIL REQUEST A VARIANCE TO
BUILD A PAVILION SHED ON THEIR PROPERTY.
THE PAVILION SHED COMBINATION IS A
14' X 20' STRUCTURE, THE STRUCTURE WILL
SIT ON A 14' X 20' CONCRETE PAD.

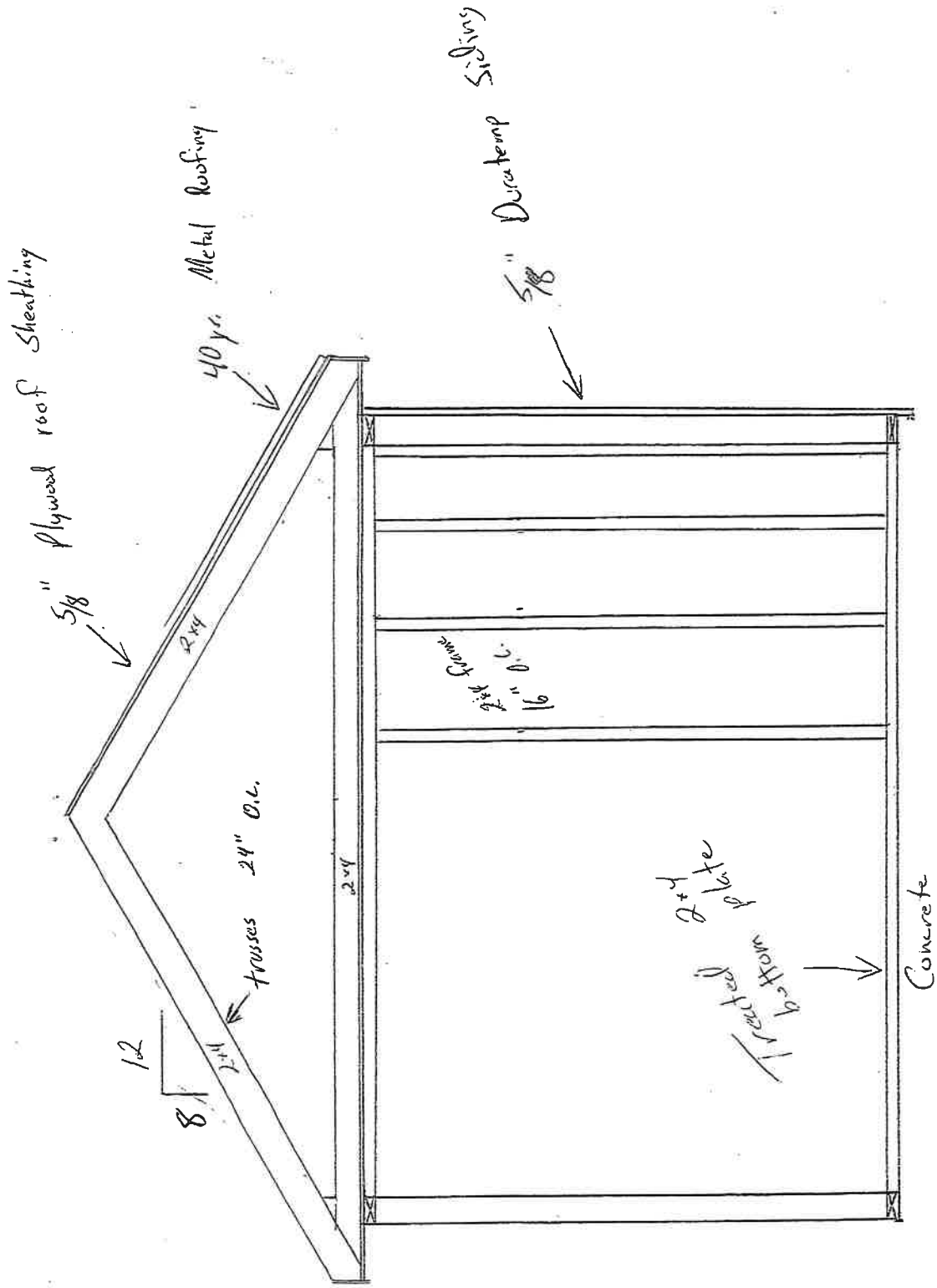
THE FRONT PAVILION IS AN OPEN
AREA WITH SOLID PINE TIMBERS AND
MEASURES 14' X 10'. THE BACK AREA IS
THE STORAGE SHED WITH FOUR WALLS AND
ALSO MEASURES 14' X 10'.

TWIN OAKS BARNS OF MIDDLEFIELD
WILL DO THE CONSTRUCTION. TITAN CEMENT
COMPANY WILL LAY THE CEMENT PAD.
THE PAVILION SHED WILL BE PAINTED
AND STAINED TO MATCH THE HOUSE.

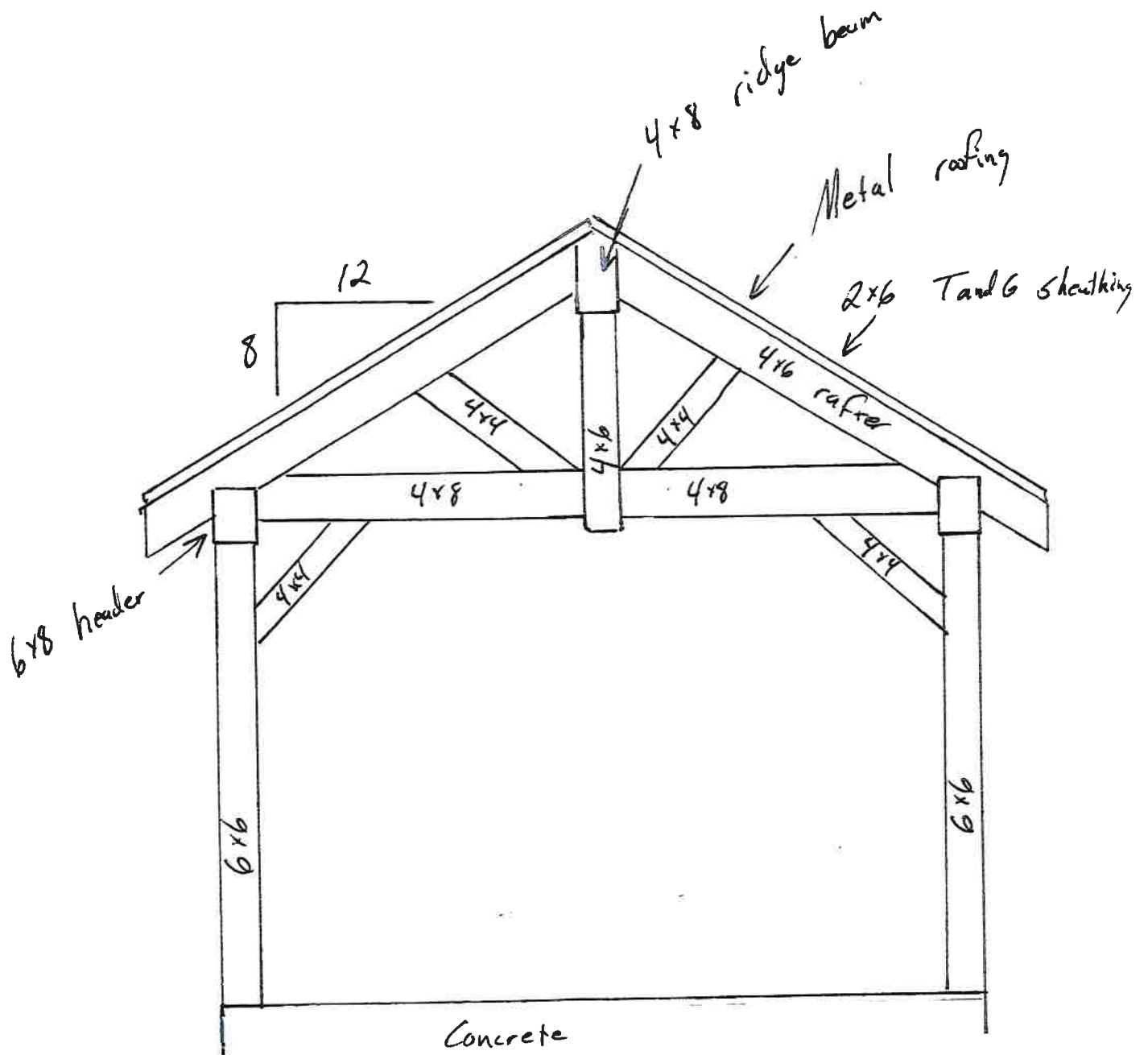
WE ARE COMBINING THE SHED AND
PAVILION TO LIMIT OUR BACKYARD TO
ONLY ONE STRUCTURE CONSTRUCTED OF
THE HIGHEST QUALITY MATERIALS.

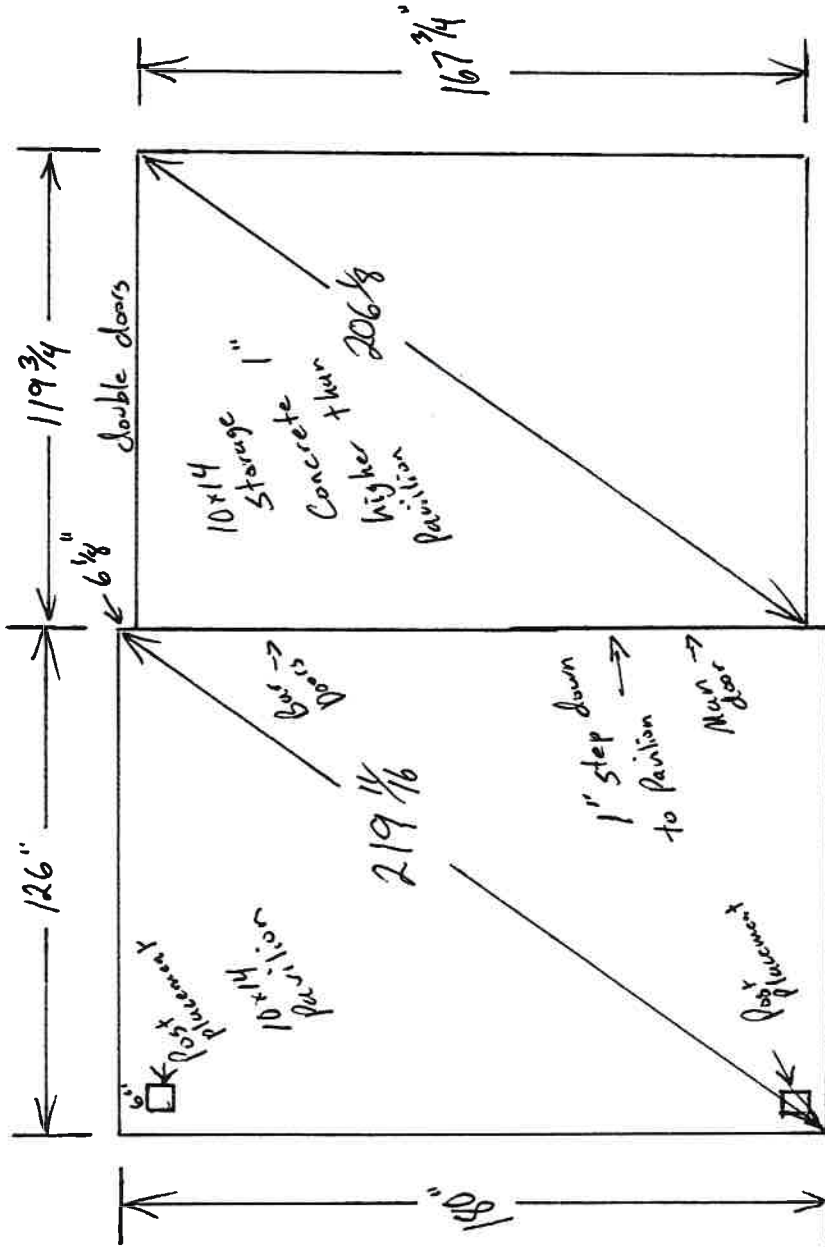
Janet Nally
3-6-23

Storage Area



Pavilion Area





100

ramp similar

Property Line

NALLY
601 Timberline Tr

16'

55'

10'

SHED

20'

10'

PAVILION

Deck

PARK

Property Line

SIDE WALK

36'

POOL

3' SIDEWALK

Deck

18'

SIDEWALK

10' SIDEWALK

McSteen

LAND SURVEYORS

1415 E. 286th Street
Wickliffe, Ohio 44092
W mcastleen.com
P 800.250.3451 F 800.897.9722



PROPERTY ADDRESS: 601 TIMBERLINE TRAIL,
MAYFIELD VILLAGE, OH 44143

DATE: 11/22/16 TIME: 12:50 PM FILE #: 473825

PREPARED FOR: FIRST USA TITLE AGENCY, LP
VANDYK MORTGAGE CORP.

PRESENT OWNER: NOALL, KELLY ANN

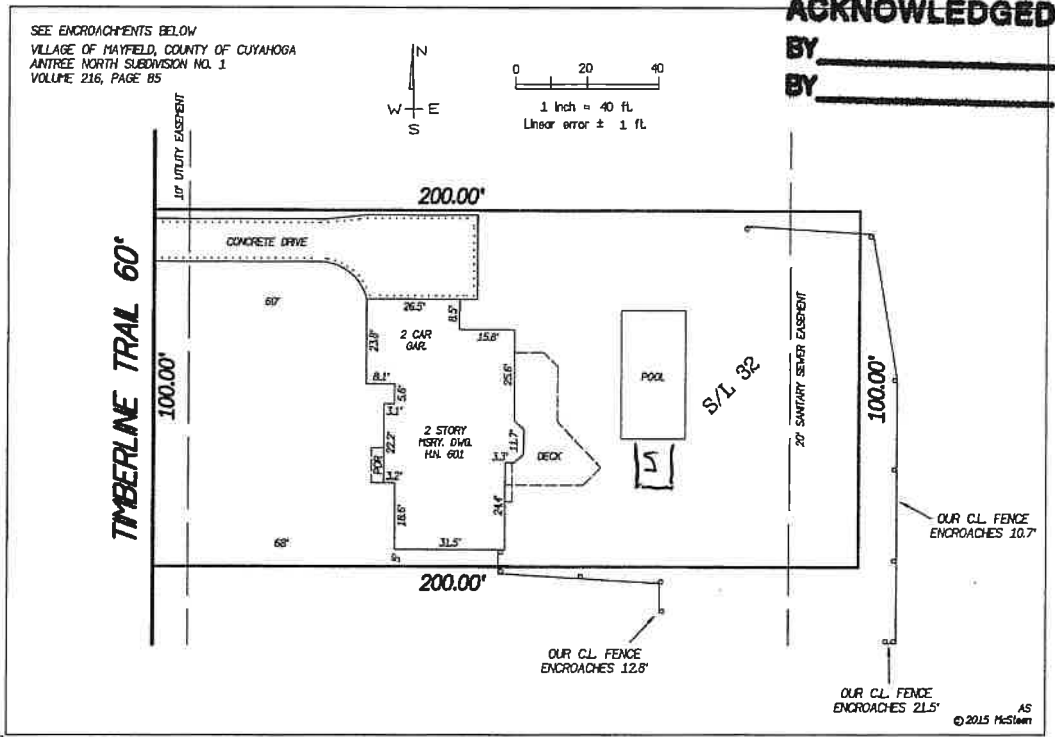
NEW OWNER: HALLY, JAMES T & JEANNE L

OCCUPIED BY: No Answer

WORK: None Observed

STREET IMPROVEMENTS: None Apparent

TITLE CO. FILE #: 86021E



McSteen
Proudly Surveying all 88 Ohio
Counties



THIS SURVEY IS A MORTGAGE LOCATION SURVEY PREPARED IN ACCORDANCE WITH CHAPTER 4733-38, OHIO ADMINISTRATIVE CODE AND IS NOT A BOUNDARY SURVEY PURSUANT TO CHAPTER 4733-37, OHIO ADMINISTRATIVE CODE. A MORTGAGE LOCATION SURVEY DOES NOT LOCATE OR DETERMINE BOUNDARY LINES AND IS INTENDED FOR LENDING AND UNDERWRITING PURPOSES ONLY. ANY OTHER USE OF THIS SURVEY IS UNAUTHORIZED, AND THE USER ASSUMES ALL RISK. LIABILITY FOR THIS SURVEY IS LIMITED TO FEES CHARGED IN PREPARATION.



attached a picture of a Farmhouse Pavilion

Frame – 2x4 – 16" O.C.

Siding – 5/8" Duratemp T1-11 (50 yr)

Sheathing – 5/8" BC Plywood

Synthetic Felt under metal

Roofing – 40 yr Legacy panel metal

Interior of building has exposed framing (not finished)

Exterior will be painted with Sherwin Williams paints color matched to house

Pavilion –

Solid Pine Timbers

2x6 T&G White pine Sheathing

Timbers and Pine sheathing finished with a log siding stain

FEATURES



open ceiling with timber rafters and stained wood sheathing.



double doors leading to the storage area. This area also includes 2 windows.



timber frame gable



live edge bar with sliding barn doors



OPTIONS



SHED DORMER
add this working shed dormer to your farmhouse pavilion for added appeal. Transom windows will let in extra light from above your pavilion area.



CUPOLAS
available in cedar (stained to match your pavilion) or AZEK vinyl. many different options shown in our cupola brochure; request yours today.



SHOWN IN PHOTO
10 x 20 farmhouse pavilion light gray, white, graphite, butternut stain, textured black metal roof.

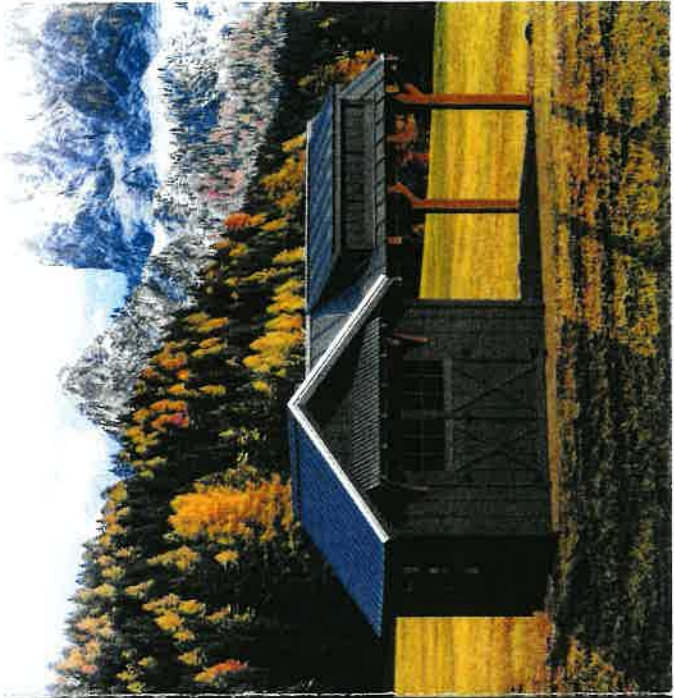


GALLERY



FARMHOUSE pavilion

taking backyard entertainment to the next level



3337 US 62 | Millersburg, Ohio 44654
phone 330.893.3126 | sales@tobarns.com
www.twinoakbarnsllc.com

Use Variance Application Supplemental Information

Application for property located at:

601 Timberline Trail

"Use" Variances from the terms of the Code shall not be granted by the Board of Zoning Appeals unless the "evidence demonstrates that the literal enforcement of this Planning and Zoning Code will result in practical difficulty."

In determining "practical difficulty", the Board of Zoning Appeals will consider the following factors:

1. Do special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable generally to other lands or structures in the same zoning district?

THE BACKYARD HAS A SLOPE ON THREE SIDES. THIS SPOT IS THE ONLY AREA THAT HAS A FLAT AREA FOR THE STRUCTURE

2. Will the property in question yield a reasonable return or can there be any economical beneficial use of the property without the variance?

THE STRUCTURE WILL INCREASE THE PROPERTY VALUE.

3. Is the variance substantial and is it the minimum necessary to make possible the economically reasonable use of the land or structures?

THE VARIANCE IS TO MAKE THE STRUCTURE 4 FT. WIDER TO ACCOMMODATE FAMILY AND INCREASE STORAGE SPACE

4. Would the essential character of the neighborhood be substantially altered or would adjoining properties suffer substantial detriment as a result of the variance?

IT IS A BEAUTIFUL STRUCTURE AND WILL ENHANCE THE LOOK OF THE PROPERTY

5. Would the variance adversely affect the delivery of governmental services, such as water, sewer, or trash pickup?

THE VARIANCE WILL HAVE NO EFFECT ON ANY SERVICES

6. Can the property owner's predicament feasibly be obviated through some method other than a variance?

WE NEED THE SPACE TO STORE POOL AND OUTDOOR EQUIPMENT I'm 68 YEARS OLD AND CAN'T KEEP DRAGGING STUFF TO THE ATTIC

7. Would the spirit and intent behind the zoning requirement be observed and substantial justice done by granting a variance?

WE ARE NOT TRYING TO TAKE ADVANTAGE OF ANY REQUIREMENTS. I UNDERSTAND THAT AN INCREASE IN STRUCTURES MAY SOON BE ADDRESSED.

8. Will the granting of the variance requested confer on the applicant any special privilege that is denied by this regulation to other lands, structures, or buildings in the same district:

NOT TO MY KNOWLEDGE.

9. Would a literal interpretation of the provision of this Code deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Code?

I'm SURE THAT THERE MANY STRUCTURES IN THE VILLAGE THAT HAVE HAD A VARIANCE APPROVED FOR A LARGER STRUCTURE

10. The Applicant may submit evidence and the Board may also consider whether the property cannot be put to any economically viable use under any of the permitted uses in the zoning district in which the property is located.

SIGNATURE

Jamie Mally

DATE

3-6-23

1157.03 OCCUPANCY REGULATIONS.

(a) **Family.** In a Class U-1 and U-2 Use District, the definition of "family", as found in Section 1145.01(k) is hereby modified and amended to read as follows:

"Family" means one or more persons, related by blood, marriage or adoption, or a family foster home or not more than three persons not related by blood, marriage or adoption, who live together in a dwelling unit as a nonprofit housekeeping unit, as distinguished from a group occupying a boarding, lodging or tourist house, sorority or fraternity house, hotel or motel. A "family foster home" means a family related by blood, adoption or marriage as defined above with no more than five (5) foster children.

(b) **Number of Persons Who May Occupy a Dwelling Unit.** No person shall maintain, own or lease a dwelling unit (which is defined as a single dwelling house or half of a two family dwelling house) unless it contains at least 300 square feet of habitable floor area for the first occupant and at least 200 additional square feet of habitable floor area for every additional occupant thereof, but in no case shall any dwelling unit contain less than the minimum number of square feet of habitable area required by any ordinance of the Municipality. Habitable floor area shall be considered to mean the floor area in rooms used for living, sleeping, eating or cooking, and complying with Chapter 1321 of the Building Code, as amended, pertaining to height and area, and not counting bathrooms, lavatories, closets or basement rooms.
(Ord. 2018-18. Passed 7-16-18.)

1157.04 APARTMENT HOUSE DISTRICT.

In a Class U-3 District no building or premises shall be used, and no building shall be erected which is arranged, intended or designed to be used for a Local Business District or Class U-5, U-6 or U-7 use. In a Class U-3 District no building or premises shall be used and no building shall be erected which is arranged, intended or designed to be used except for a class U-1, U-2 or U-3 use.
(Ord. 159. Passed 5-20-35; Ord. 960. Passed 7-18-66.)

1157.05 RESTRICTED MULTI-STORY APARTMENT HOUSE DISTRICT.

(EDITOR'S NOTE This section was repealed by Ordinance 89-25, approved by voters November 7, 1989.)

1157.06 ACCESSORY USES.

(a) An accessory use customarily incident to a Class U-1, U-2 or U-3 use shall also be permitted in, respectively, a Class U-1, U-2 or U-3 District, provided such accessory use is located upon the same lot with the building or use to which it is accessory. In a U-1 or U-2 District, the total area of any above ground structure, not including swimming pools or buildings directly related to the use or operation of swimming pools, erected separately from the main use structure on any one lot shall not exceed:

- (1) 480 square feet if its use is for storage of a motor vehicle, recreational vehicle or other vehicle;
- (2) 675 square feet if its use is for storage of a motor vehicle, recreational vehicle or other vehicle but also includes a tool shed or other storage area;
- (3) 192 square feet if its use is as a tool shed or other storage building;
- (4) No accessory use referred to herein shall exceed 15 feet in height.
(Ord. 94-20. Approved by electors 11-8-94.)