



RECEIVED FEB 29 2020

NON CONFORMING USE # _____

ZP # _____

CITY OF CIRCLEVILLE APPLICATION FOR CHANGE, EXTENSION, OR EXPANSION OF
NON CONFORMING USEAPPLICANT'S NAME: Vickie SteiningerAPPLICANT'S ADDRESS: 705 S Court Street, Circleville, OH 43113APPLICANT'S PHONE: 614-565-5544E-MAIL: vic12159@aol.comPROPERTY OWNER'S NAME: Vickie SteiningerPHONE #: 614-565-5544PROPERTY ADDRESS: 705 S Court Street, Circleville, OH 43113ZONING DISTRICT: GEPROPOSED USE OF PROPERTY: ResidentialTHE PROPERTY OWNER/APPLICANT MUST SUPPLY A LEGAL DESCRIPTION OF THE PROPERTY, AS RECORDED IN THE PICKAWAY COUNTY RECORDER'S OFFICE. LEGAL DESCRIPTION ATTACHED: YES ☒ NO ☐ Mr Spring has all pertinent informationA SCALE PLOT MUST BE PROVIDED. PLOT PLAN ATTACHED: YES ☒ NO ☐ for this property received from Terry Frazier.CURRENT NON CONFORMING USE: ResidentialPROPOSED NON CONFORMING USE OR PLAN OF EXTENSION OR EXPANSION: Residential - no extension or expansion plans

THE NAMES AND MAILING ADDRESSES OF ALL PROPERTY OWNERS WITHIN 100 FEET, CONTIGUOUS TO, AND DIRECTLY ACROSS THE STREET FROM THE PROPERTY, AS APPEARING ON THE PICKAWAY COUNTY AUDITOR'S CURRENT TAX LIST, IN THE PICKAWAY COUNTY COURTHOUSE, MUST BE PROVIDED.

LIST OF ADJACENT PROPERTY OWNERS (WITHIN 100 FEET) ATTACHED: YES ☒ NO ☐DATE: 02/28/2020APPLICANT'S SIGNATURE: Vickie Steininger

DO NOT WRITE BELOW THIS LINE

APPLICATION RECEIVED BY: B. ShortDATE: 3/9/2020FEE PAID \$ 100.00

CASH: _____

CHECK #: 5059

ACTION BY ZONING COMMISSION: ON THE _____ DAY OF _____, 20____.

THE PLANNING AND ZONING COMMISSION (APPROVED) ☐ (DENIED) ☐ THE REQUEST FOR CHANGE, EXPANSION OR EXTENSION OF AN EXISTING NON CONFORMING USE WITH THE FOLLOWING CONDITIONS:

FOR THE FOLLOWING REASONS: _____

IF THE ZONING COMMISSION APPROVES THE ABOVE REQUEST FOR A CHANGE, EXPANSION OR EXTENSION OF A NON CONFORMING USE, THE ZONING INSPECTOR IS NOW AUTHORIZED TO ISSUE ANY NECESSARY PERMITS: THE FOLLOWING PERMITS WILL BE NECESSARY: ZONING PERMIT ☐ VARIANCE ☐ OTHER ☐ (EXPLAIN OTHER) _____ NONE ☐

IF ADDITIONAL PERMITS ARE UNNECESSARY, THIS WILL SERVE AS ZONING APPROVAL FOR BUILDING PERMITS TO BE ISSUED.

DATE: _____ ZONING COMMISSION: _____

February 4, 2020

Vickie Steininger

705 S. Court Street

Circleville, OH 43113

Zoning Board of Appeals

City of Circleville

Circleville, OH 43113

RE: Application for Conditional Use Permit

705 S. Court Street, Circleville, OH

Non Conforming Use (TLF)

Please find attached my application for a conditional use permit, legal description, property record cards of owners' contiguous to and across the street, as well as county maps for the above reference property.

My home is in the GE Zoning however I am surrounded with houses which have always been homes and the use is compatible with adjoining development and conforms to all applicable regulations governing the district in which it is located. A conditional use permit will not alter the character of the vicinity, or unduly interfere with or adversely impact the use of adjacent homes. A conditional use permit will allow me to finance my home which local banks will not due without it.

Your consideration of this application is very much appreciated.

Sincerely,

Vickie Steininger

Vickie Steininger

614-565-5544

EXHIBIT A

The Site

Address: 705 South Court Street
Circleville, OH 43068

LEGAL DESCRIPTION

Situated in the City of Circleville, County of Pickaway and in the State of Ohio:

Being Lots Numbered Nine Hundred Twenty-three (923) and thirty-two (32) feet off of the north side of Lot Numbered Nine Hundred Twenty-two (922) according to the Revised numbering of the lots of said City of Circleville; excepting therefrom twenty-eight (28) feet off of the west end of said premises. There is also granted with said premises the right of ingress and egress over the south end of said excepted twenty-eight (28) feet to and from the alley along the west side of said lots.

Parcel No: A0530710001200 & A 0530710001100



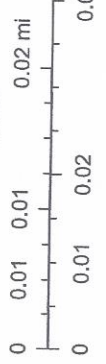
Pickaway County Web Map



January 16, 2020

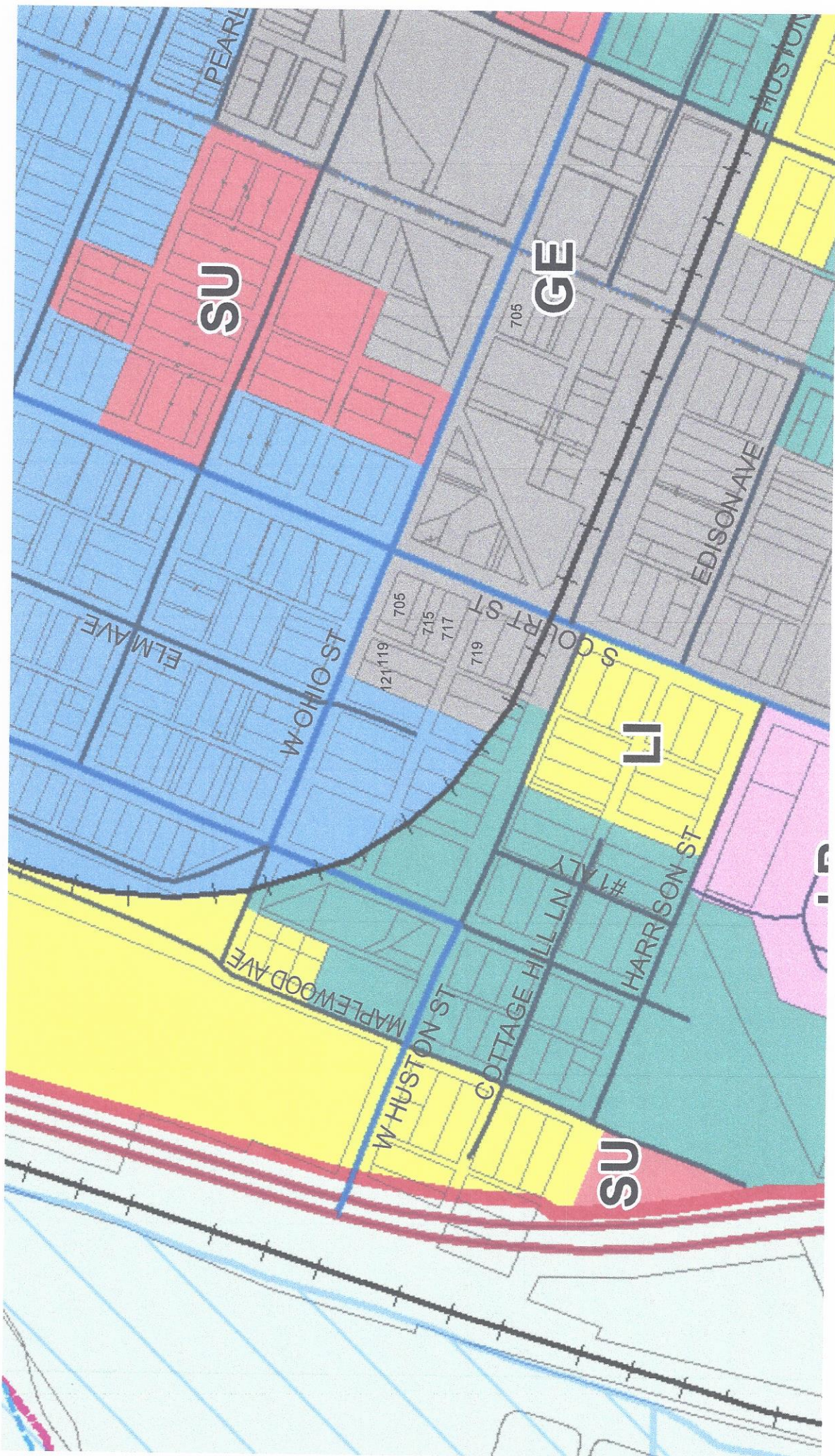
- Override 1
- Parcels
- County Boundary
- Corp Boundary
- Townships

1:1,128



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan,

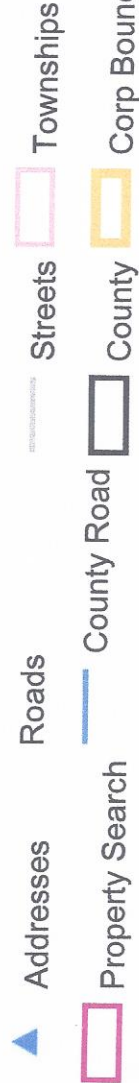
Pickaway County Web Map
For Reference Only Please see the Pickaway County Disclaimer. <http://pickaway.viewauditor.com/Disclaimer.aspx>



Pickaway County, Ohio

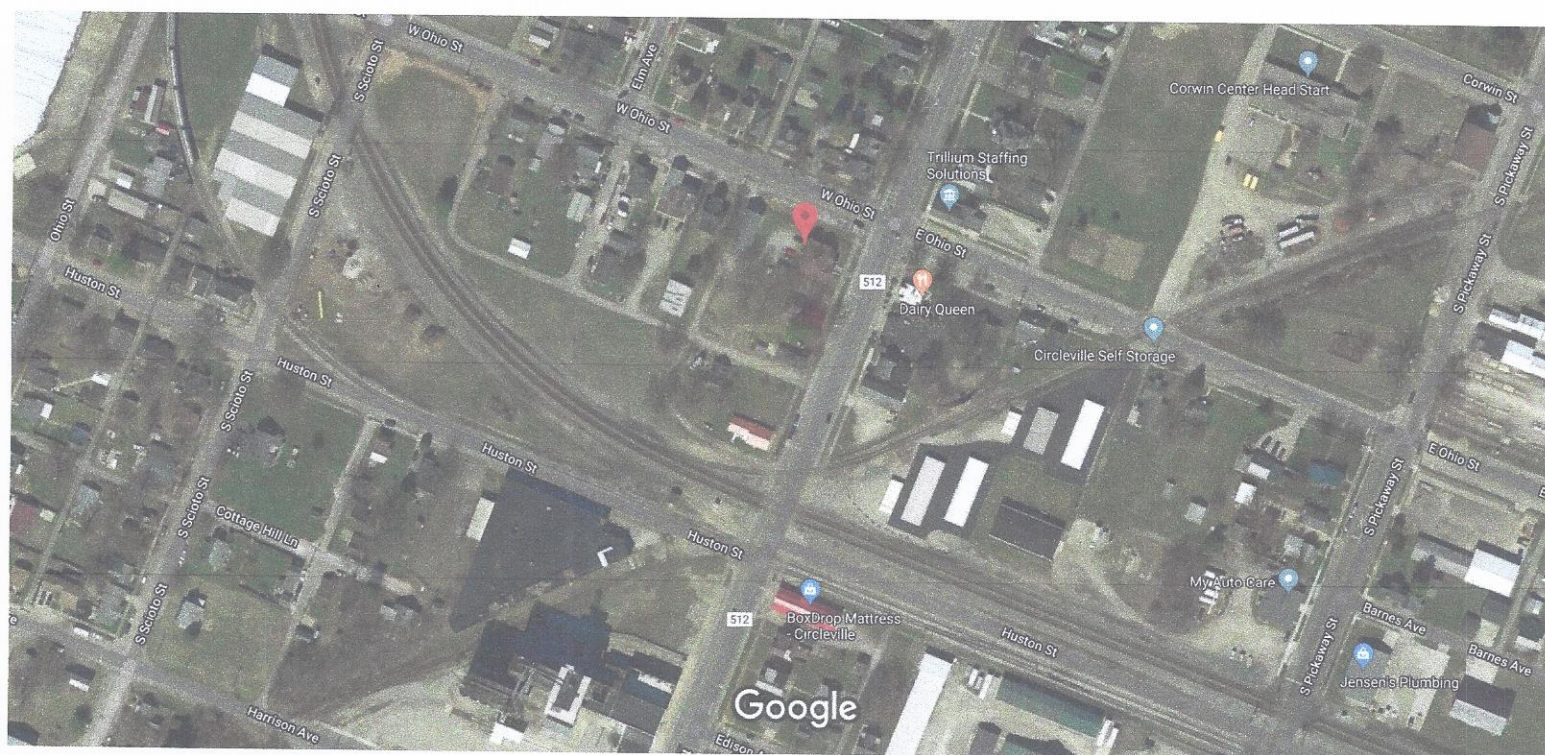


1/16/2020, 4:31:25 PM



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS,

Pickaway County GIS Dept.
DISCLAIMER: FOR REFERENCE ONLY - All data has been developed from public records that are constantly undergoing change and is not warranted for content, completeness or accuracy. Pickaway County does not warrant, guarantee or represent the data to be fit



Imagery ©2020 Maxar Technologies, USDA Farm Service Agency, Map data ©2020 100 ft



39°35'42.2"N 82°56'56.4"W

39.595055, -82.949007



Directions



Save



Nearby



Send to your
phone



Share



705 S Court St, Circleville, OH 43113



H3W2+29 Circleville, Ohio

Photos

Pickaway County, Ohio - Property Record Card

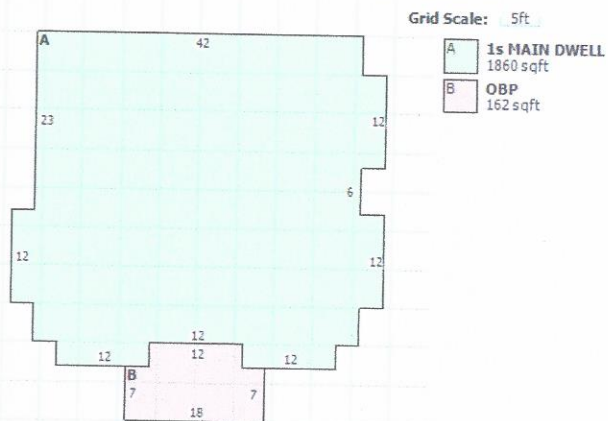
Parcel: A0530710001200 Card: 1

Owner	STEININGER VICKIE L
Address	705 S COURT ST
Land Use	(510) R - SINGLE FAMILY DWELLING, PLATTED LOT
Class	RESIDENTIAL
Legal Description	LT-923 66 X 137

MAP



SKETCH



RESIDENTIAL

Building Style	OTHER	FullBaths	0
Sq.Ft.	1860	Half Baths	1
Year Built	1918	Basement	FULL
Stories	1	Basement Area	0
Exterior Wall	BRICK	Rec Room Area	0
Rooms	6	Heat Fuel Type	GAS
Bedrooms	0	Heat/Cool	CENTRAL AIR CONDITION
Family Rooms	0	Attic	NONE
Fireplace Openings(Stacks)	0(0)	Trim	0

LAND

Code	Frontage	Depth	Acreage	SqFt	Value
1	0	0	N/A	9042	\$18,080.0

VALUATION

	Appraised	Assessed
Land Value	\$18,080.00	\$6,330.00
Building Value	\$104,920.00	\$36,720.00
Total Value	\$123,000.00	\$43,050.00
CAUV Value		\$0.00
Taxable Value		\$43,050.00

PERMITS

IMPROVEMENTS

SALES

Date	Buyer	Seller	Price	Validity
6/4/2013	STEININGER VICKIE L	STEININGER PETER C	\$0.00	4 RELATED
6/19/2007	STEININGER PETER C		\$105,000.00	1 MULTI-PARCEL

Pickaway County, Ohio - Property Record Card

Parcel: A0530710001100 Card: 1

Owner	STEININGER VICKIE L
Address	0 S COURT ST
Land Use	(500) R - RESIDENTIAL, VACANT LAND, LOT
Class	RESIDENTIAL
Legal Description	LT-922 32 X 137

MAP



SKETCH

A sketch is unavailable for this parcel.

RESIDENTIAL

LAND

Code	Frontage	Depth	Acreage	SqFt	Value
1	32	137	N/A	N/A	\$6,370.00

VALUATION

	Appraised	Assessed
Land Value	\$6,370.00	\$2,230.00
Building Value	\$0.00	\$0.00
Total Value	\$6,370.00	\$2,230.00
CAUV Value		\$0.00
Taxable Value		\$2,230.00

PERMITS

IMPROVEMENTS

SALES

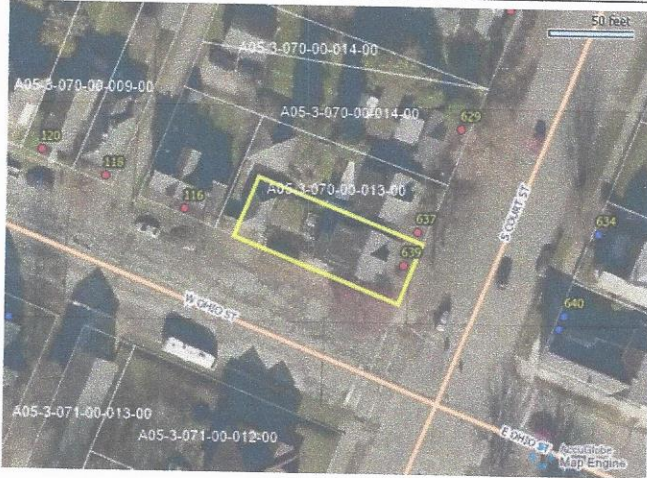
Date	Buyer	Seller	Price	Validity
6/4/2013	STEININGER VICKIE L	STEININGER PETER C	\$0.00	4 RELATED
6/19/2007	STEININGER PETER C		\$105,000.00	1 MULTI-PARCEL

Pickaway County, Ohio - Property Record Card

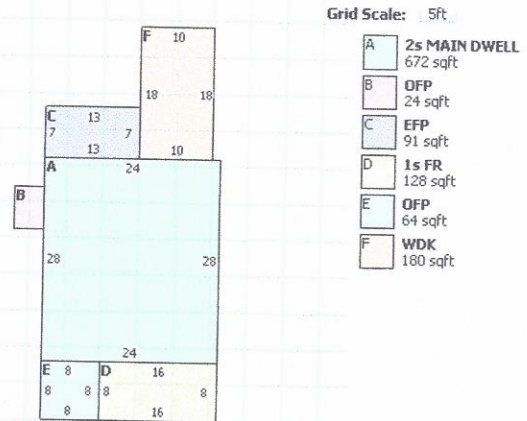
Parcel: A0530700001200 Card: 1

Owner THOMAS DANIEL J
 Address 639 S COURT ST
 Land Use (510) R - SINGLE FAMILY DWELLING, PLATTED LOT
 Class RESIDENTIAL
 Legal Description PT NW 1/4

MAP



SKETCH



RESIDENTIAL

Building Style	OTHER	Full Baths	1
Sq.Ft.	1472	Half Baths	1
Year Built	1922	Basement	FULL
Stories	2	Basement Area	0
Exterior Wall	ALUMINUM/VINYL	Rec Room Area	0
Rooms	6	Heat Fuel Type	GAS
Bedrooms	1	Heat/Cool	CENTRAL
Family Rooms	0	Attic	NONE
Fireplace Openings(Stacks)	1(1)	Trim	0

LAND

Code	Frontage	Depth	Acreage	SqFt	Value
1	35	105	N/A	N/A	\$10,200.0

VALUATION

	Appraised	Assessed
Land Value	\$10,200.00	\$3,570.00
Building Value	\$70,620.00	\$24,720.00
Total Value	\$80,820.00	\$28,290.00
CAUV Value		\$0.00
Taxable Value		\$28,290.00

PERMITS

IMPROVEMENTS

Card	Description	Year Built	Dimensions	Value
1	RG1 - FRAME	1950	12x24	\$1,550.00

SALES

Date	Buyer	Seller	Price	Validity
1/11/2019	DICKEY JULIANA E	THOMAS DANIEL J	\$95,500.00	0 VALID
9/10/2018	THOMAS DANIEL J	GOODE JACQUELINE A	\$0.00	4 RELATED
2/24/2003	GOODE JACQUELINE A	GOODE JOHN S	\$82,000.00	0 VALID
6/11/2001	GOODE JOHN S	BANK SAVINGS	\$62,000.00	0 VALID
3/1/2001	BANK SAVINGS	NANCE JAMES D	\$213,333.00	1 MULTI-PARCEL

Pickaway County, Ohio - Property Record Card
Parcel: A0540980001100 Card: 1

Owner	WARNER WESLEY L
Address	702 S COURT ST
Land Use	(435) C - DRIVE-IN REST/FOOD SERVICE FACILITY
Class	COMMERCIAL
Legal Description	PT LOTS 918, 919 & 920 SEC 30

MAP



SKETCH

A sketch is unavailable for this parcel.

COMMERCIAL

Improvement Name	DAIRY QUEEN
Description	
Year Built	1960
Number of Units	1
Identical Units	1
Building Number	1
Card	1

COMMERCIAL FEATURES

Code	Description	+/-	Measurements
CP6	CANOPY ROOF/SLAB		5 x 14

LAND

Code	Frontage	Depth	Acreage	SqFt	Value
1	0	0	N/A	16465	\$32,930.0

VALUATION

	Appraised	Assessed
Land Value	\$22,480.00	\$7,870.00
Building Value	\$72,210.00	\$25,270.00
Total Value	\$94,690.00	\$33,140.00
CAUV Value	\$0.00	
Taxable Value	\$33,140.00	

PERMITS

IMPROVEMENTS

Card	Description	Year Built	Dimensions	Value
1	PA1	1982	0x0	\$1,970.00

SALES

Date	Buyer	Seller	Price	Validity
2/12/2018	WARNER WESLEY L	HUFFER ROY H	\$75,000.00	1 MULTI-PARCEL
9/21/2017	HUFFER ROY H	HUFFER S TODD	\$0.00	1 MULTI-PARCEL
12/19/1995	HUFFER S TODD	NANCE JAMES D	\$200,000.00	1 MULTI-PARCEL

Pickaway County, Ohio - Property Record Card

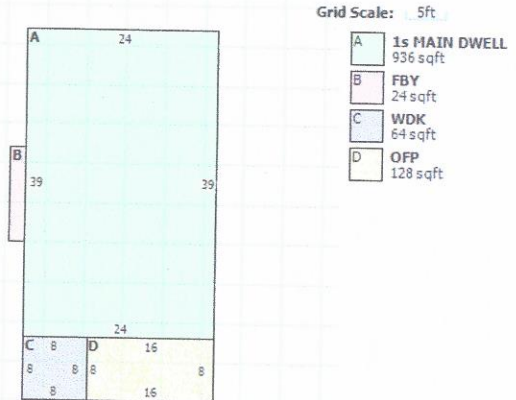
Parcel: A0530710001000 Card: 1

Owner METZGER C RANDALL & CYNTHIA A
Address 715 S COURT ST
Land Use (510) R - SINGLE FAMILY DWELLING, PLATTED LOT
Class RESIDENTIAL
Legal Description LT-922 34 S SIDE

MAP



SKETCH



RESIDENTIAL

Building Style	OTHER	FullBaths	1
Sq.Ft.	960	Half Baths	0
Year Built	1927	Basement	FULL
Stories	1	Basement Area	0
Exterior Wall	ALUMINUM/VINYL	Rec Room Area	0
Rooms	5	Heat Fuel Type	GAS
Bedrooms	2	Heat/Cool	CENTRAL AIR CONDITION
Family Rooms	0	Attic	NONE
Fireplace Openings(Stacks)	1(1)	Trim	0

LAND

Code	Frontage	Depth	Acreage	SqFt	Value
1	34	165	N/A	N/A	\$15,030.0

VALUATION

	Appraised	Assessed
Land Value	\$15,030.00	\$5,260.00
Building Value	\$43,320.00	\$15,160.00
Total Value	\$58,350.00	\$20,420.00
CAUV Value	\$0.00	
Taxable Value	\$20,420.00	

PERMITS

IMPROVEMENTS

SALES

Date	Buyer	Seller	Price	Validity
6/6/2001	METZGER C RANDALL	BANK SAVINGS	\$68,000.00	0 VALID
3/1/2001	BANK SAVINGS	NANCE SHEILA	\$213,333.00	1 MULTI-PARCEL
3/15/1994	NANCE SHEILA	NANCE NICHOLAS	\$0.00	4 RELATED

Pickaway County, Ohio - Property Record Card

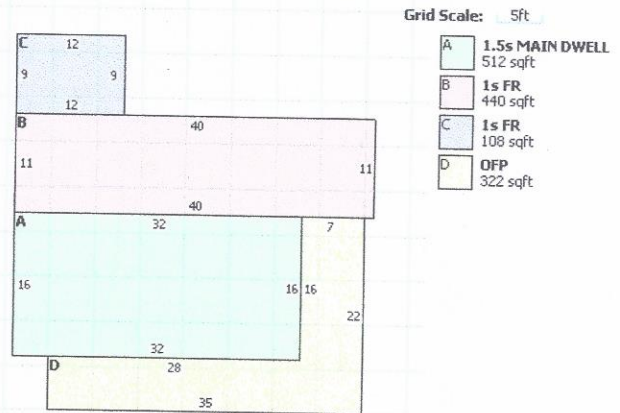
Parcel: A0530700001100 Card: 1

Owner	SANDOVAL ALBERT & CONNIE S MCCAIN
Address	116 W OHIO ST
Land Use	(510) R - SINGLE FAMILY DWELLING, PLATTED LOT
Class	RESIDENTIAL
Legal Description	PART NW 1/4

MAP



SKETCH



RESIDENTIAL

Building Style	OTHER	FullBaths	1
Sq.Ft.	1444	Half Baths	0
Year Built	1900	Basement	CRAWL
Stories	1.5	Basement Area	0
Exterior Wall	ALUMINUM/VINYL	Rec Room Area	0
Rooms	6	Heat Fuel Type	GAS
Bedrooms	3	Heat/Cool	CENTRAL AIR CONDITION
Family Rooms	0	Attic	NONE
Fireplace Openings(Stacks)	1(1)	Trim	0

LAND

Code	Frontage	Depth	Acreage	SqFt	Value
1	48	70	N/A	N/A	\$11,530.0

VALUATION

	Appraised	Assessed
Land Value	\$11,530.00	\$4,040.00
Building Value	\$49,000.00	\$17,150.00
Total Value	\$60,530.00	\$21,190.00
CAUV Value	\$0.00	
Taxable Value	\$21,190.00	

PERMITS

IMPROVEMENTS

SALES

Date	Buyer	Seller	Price	Validity
6/25/1999	SANDOVAL ALBERT	MCKNIGHT BETH	\$64,900.00	0 VALID
6/25/1999	MCKNIGHT BETH	MCKNIGHT WILLIAM	\$0.00	4 RELATED
9/21/1995	MCKNIGHT WILLIAM	WESE DOROTHY L	\$36,000.00	0 VALID
11/1/1985			\$26,500.00	0 VALID

Pickaway County, Ohio - Property Record Card

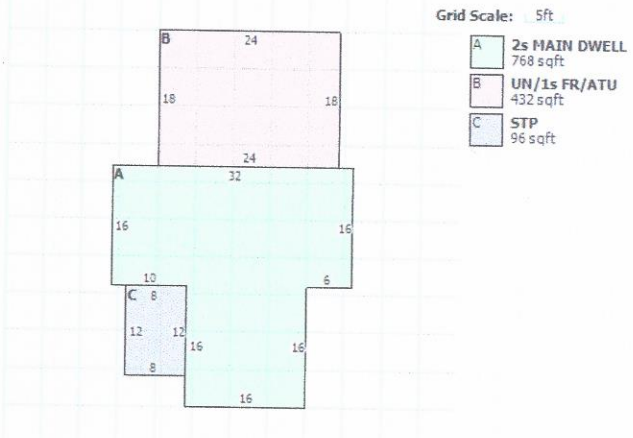
Parcel: A0530710001500 Card: 1

Owner MARSHALL KEVIN & KATHY
 Address 119 W OHIO ST
 Land Use (510) R - SINGLE FAMILY DWELLING, PLATTED LOT
 Class RESIDENTIAL
 Legal Description LT-924 WHOLE

MAP



SKETCH



RESIDENTIAL

Building Style	OLD STYLE TWO STORY	FullBaths	1
Sq.Ft.	1968	Half Baths	1
Year Built	1900	Basement	PART
Stories	2	Basement Area	0
Exterior Wall	ALUMINUM/VINYL	Rec Room Area	0
Rooms	7	Heat Fuel Type	GAS
Bedrooms	3	Heat/Cool	CENTRAL
Family Rooms	0	Attic	NONE
Fireplace Openings(Stacks)	0(0)	Trim	0

LAND

Code	Frontage	Depth	Acreage	SqFt	Value
1	56	198	N/A	N/A	\$19,880.0

VALUATION

	Appraised	Assessed
Land Value	\$19,880.00	\$6,960.00
Building Value	\$64,970.00	\$22,740.00
Total Value	\$84,850.00	\$29,700.00
CAUV Value	\$0.00	
Taxable Value	\$29,700.00	

PERMITS

IMPROVEMENTS

Card	Description	Year Built	Dimensions	Value
1	RG1 - FRAME	1960	32x43	\$6,250.00

SALES

Date	Buyer	Seller	Price	Validity
7/22/2019	STONEROCK JOANN	MARSHALL KEVIN	\$65,000.00	0 VALID
1/30/2003	MARSHALL KEVIN	RHYMER LEEWOOD R	\$68,000.00	0 VALID
6/3/2002	RHYMER LEEWOOD R	GOLDSCHMIDT DAVID S	\$61,000.00	0 VALID
8/23/1996	GOLDSCHMIDT DAVID S	GOLDSCHMIDT DAVID S	\$0.00	4 RELATED