

Holmes County Planning Commission
Office of Economic Development
 10 South Clay Street - Suite 202
 Millersburg, OH 44654
 (330) 674 - 8625
 Fax (330) 674 - 1582

RECEIVED
 NOV 17 1997
 REC. CL. THE REG. OFFICE

November 14, 1997

Landes & Landes Realtors
 Attn: Jacqueline Rice
 389 West Liberty Street
 Wooster, OH 44691

Re: Honabarger Variance Request (Use of less than 50' Access for Split),
 Washington Twp.

Dear Mrs. Rice:

The variance request for Gerald, Kenneth, and John Honabarger regarding property they own off of SR 39 in Washington Twp. (outside of Nashville) was reviewed at the November 12, 1997 meeting of the Holmes County Planning Commission. At that time, the members reviewed the request to split the existing 15.453 acre parcel into two parcels (approximately a 6 acre parcel and a 9 acre parcel).

The variance was being requested because the proposed split did not have its own minimum 50 feet of continuous frontage or a 50 foot easement as required by the Holmes County Subdivision Regulations. The parcel has approximately 60 feet of frontage at the road but narrows to 20 feet. A barn is also located within the access area which prevents the provision of the necessary access for a split.

After discussion of the request, the members voted to deny the variance request. The variance was denied because the owners could not provide the necessary 50 foot access for a split as required by the Holmes County Subdivision Regulations. Additionally, part of the access restriction was self-imposed by actions of the former owners - the Donohues. This resulted from the way in which the land was split at the time the Honabargers purchased their parcel. At the time of the split of land in 1987, it was stated by the former County Planning Director that:

"Further division of this tract shall require minimum 50' access to body of parcel or waiver of same by Holmes County Planning Commission."

For informational purposes, a copy of the lot split application has been included with this letter.

ACTION: DATE RECEIVED: 7-6 19 1987

DATE RECEIVED: 01/17/87

BY: J

COMMENTS: access narrower to less than 50'

APPROVED: NOT APPROVED
 Signed: J
 HOLMES COUNTY TAX MAP OFFICE

(FOR HOLMES COUNTY PLANNING COMMISSION USE ONLY)

ACTION: DATE REVIEWED: 2/24/87

BY:

COMMENTS: Further division of this tract shall require minimum 50' access to body of parcel or waiver of same by Holmes County Planning Commission.

APPROVED: NOT APPROVED
 Signed: TM
 HOLMES COUNTY PLANNING COM. 14

ADDITIONAL COMMENTS:

ACRES	QTR.	LOT	SEC.	TWP.	RNG.	PLAT						
						DEED		REFERENCE		DATE		
15.173 45.18			13	19	15	Washington Twp.						
OUTSALE						GRANTEE		VOL.	PG.	VOL.	PG.	DATE
12.93 ac and 7.25 ac tracts combined to split 2 ac & 3 ac.						Allison, Lester & Cleo		109	388			3-26- 1940
						William L. Allison, Cleo D. & Eugene E. &		130	135	109	388	9-28- 1954
<i>and has 12.75 ac total</i>						Keyser, Arthur R. & Virginia		456	135	109 130	388	7-19- 1965
						Keyser, Virginia F.		174	651	156	135	9-14- 1970
						Donahue, Richard & Bettie J.		174	653	156 174	135	9-14- 1970
						Donahue, Bettie J.		176	343	174	653	3-20- 1971
.007	Brewster, Theodore R. & Deltha J.							Surv 234	deed 397	10	699	3-3 1987
<i>bal. res.</i>						VOID: BALANCE COMBINED & RESURVEYED						
SEE NEXT CARD												

ACRES	QTR.	LOT	SEC.	TWP.	RNG.	PLAT						
						DEED		REFERENCE		DATE		
.112 4.25			13	19	15	Washington Twp.						
OUTSALE						GRANTEE		VOL.	PG.	VOL.	PG.	
						Allison, Lester & Cleo		409	388			3-26-1940
						William L. Allison, Cleo D. & Eugene E. &		130	435	109	388	9-28-1954
						Keyser, Arthur R. & Virginia		156	435	109 130	388 135	7-19-1965
						Keyser, Virginia F.		174	651	156	135	9-14-1970
						Donahue, Richard & Bettie J.		174	653	156 174	135 651	9-14-1970
						Donahue, Bettie J.		176	343	174	653	3-20-1971
1.138						Brewster, Theodore R. & Deltha J.		Surv 234	deed 397	10	699	3-3 1987
bal. res.						VOID: BALANCE COMBINED & RESURVEYED						
						SEE NEXT CARD						