



VARIANCE APPLICATION

Wellington Township
Lorain County, Ohio 44090

PROPERTY ADDRESS: 22032 Fairgrounds Rd. Wellington, Ohio 44090

PARCEL #: 1800034000008

PROPERTY ZONED: HB-1 (Highway Business)

PROPERTY OWNER: BAM Real Estate Holdings, LLC

PHONE #: (440) 647-4316

APPLICANT/AGENT: Mohr Stamping (Brian Mohrman-Owner)

ADDRESS: Same

VARIANCE REQUESTED: Seeking 2nd variance from front setback requirement (Article 5.04) and lot coverage (Article 5.06). Reference BZA Mohr Variance 11.22.22.

LEGAL PROPERTY DESCRIPTION: See attached property description

To be submitted: Site plan showing lot(s) and building(s) size, location, standard setbacks, drives, structures, and natural features, and any onsite changes associated with the Variance Request.

The undersigned state(s) that this Application is complete with all required documentation and addresses all the requirements as indicated below.

Signature of Applicant (s):

Date: 2/8/2025

Signature of Property Owner(s):

Date: 2/8/2025

REQUIREMENTS FOR A VARIANCE REQUEST: SEE ARTICLE 12 - WELLINGTON TOWNSHIP ZONING RESOLUTION

A variance from the terms of this Resolution shall not be granted by the BZA unless and until a written application for variance is submitted to the Zoning Inspector and the BZA containing:

- 1) Name, address, and phone number of applicants.
- 2) Legal description of property.
- 3) Description of nature of variance requested.
- 4) A narrative statement demonstrating that the requested variance conforms to the following standards:
 - That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures; or buildings in the same district.
 - That a literal interpretation of the provisions of this Resolution would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Resolution.
 - That special conditions and circumstances do not result from the actions of the applicant.
 - That granting the variance requested will not confer on the applicant any special privilege that is denied by this Resolution, to other lands, structures, or buildings in the same district.

(OFFICE USE ONLY)

Date Rec'd. 2/8/25

Fee Paid: \$ 350.⁰⁰

Check # 06336