

City of Sunbury

Zoning Department

Joe St John, Mayor
 Daryl Hennessy, Administrator
 Dana Steffan, Finance Director
 Alex Nelisse-Blankenship, Zoning Inspector

PO Box 508
 Sunbury, OH 43074
 740-965-2684 OFFICE
 740-965-9633 FAX
www.sunburyohio.org



Date: 1/26/2026

CONDITIONAL USE APPLICATION

OWNER/APPLICANT	Karen Davis Yost Barns	
OWNER/ APPLICANT ADDRESS	100 North St 3436 82-61	
OWNER/APPLICANT PHONE / E-MAIL	740-963-0270	Davis_251@gmail.com barnexpert@gmail.com
PROPERTY ADDRESS	100 North St.	
ZONING DISTRICT	R-3	
EXISTING USE	Single family dwelling	
PROPOSED CONDITIONAL USE	Front porch over existing concrete Pad for single family	
SECTION OF ZONING ORDINANCE PROVIDING FOR CONDITIONAL USE REQUESTED:	581.07.02	

ADDITIONAL SUBMISSION REQUIREMENTS

1. Legal description of property (1 copy)
2. A plan of the proposed site showing the location of all buildings, parking and loading area, traffic circulation, open spaces, landscaping, refuse and service areas, utilities, signs, yards and such other information as the Commission may require determining if the proposed conditional use meets with the intent and requirements of the Ordinance. Include information regarding conformance with the requirements of the particular conditional use requested and Section 81.11.29 – General Standards for all conditional Uses (copy attached).
3. A narrative statement evaluating the economic effects on adjoining property; the effect of such elements as noise, glare, odor, fumes and vibration; a discussion of the general compatibility with adjacent and other properties in the district.
4. Names and address of all property owners adjacent to and within 200 feet.

FEES:

- \$400.00

The undersigned is either the property owner or a duly authorized agent of the property owner and verifies the information provided in this application is correct.

Karen Davis
 Signature of Owner/Applicant

1/26/2026
 Date

Application received the _____ day of _____.

A public hearing will be held by Sunbury Planning & Zoning Commission at the next meeting which is the fourth Monday of each month on the third floor of the Town Hall at 6:30pm.

Narrative Statement for Conditional Use Application: 100 North St. Sunbury, Ohio

We are writing to request approval for the continuance of an existing nonconforming use in connection with a proposed open front porch addition to the existing residence located at 100 North St. Sunbury, Ohio.

The existing structure was established prior to the current zoning regulations and is recognized as an existing nonconforming use. The proposed front porch addition is intended to cover the existing concrete pad and not expand the nonconformity, but rather maintains the established building footprint and character of the property.

The proposed porch will not encroach into any side or rear setbacks, nor will it adversely impact the adjacent properties. It has been carefully designed to respect the neighborhood by maintaining appropriate separation and preserving sightlines. No portion of the addition will cross property lines or reduce existing buffers between neighboring structures.

Structurally, the porch will be consistent with the scale, materials, and design features commonly found within the surrounding neighborhood. The intent is to enhance the appearance of the home while maintaining visual harmony with nearby residences.

This improvement will enhance the functionality and livability of the home while preserving the intent of the zoning ordinance and the character of the community. The project does not increase density, alter the use of the property, or create any new impacts beyond those already existing under the legal nonconforming status.

For these reasons, we respectfully request approval of the continuance of the legal nonconforming use to allow the proposed front porch addition. Thank you for your time and consideration.

John Gest
Gest Bains
614 565-1337

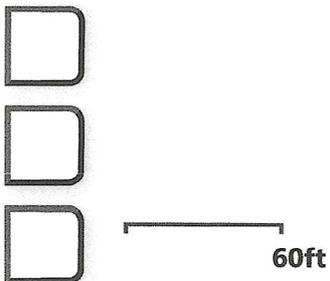


Delaware County GIS
 George Kaisa, MBA, County Auditor
 About the Auditor

Robert Parsons, GIS Director
 Report an Issue

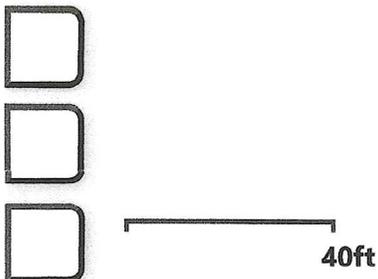
Search Advanced Subdivision Intersection Sales

Layers Map Tools Help





9'w x 5'l x 9'h
 open porch
 with steel
 ceiling



Property Owners Within 200ft Adjacent to 100 North St. Sunbury, Ohio

Owner Name: BENNETT ROBERT JOE & RENDA RAE
Address: 95 HARRISON ST, SUNBURY 43074

Owner Name: BELL CHARLOTTE L
Address: 97 N MORNING ST, SUNBURY 43074

Owner Name: SPARROW LODGE #400 FREE & ACCEPTED MASONS
Address: 87 N MORNING ST, SUNBURY 43074

Owner Name: STURGILL ROY D & DAY CAROLE D
Address: 105 HARRISON ST, SUNBURY 43074

Owner Name: DE FARIAS ANDRE H & APRIL M
Address: 94 NORTH ST, SUNBURY 43074

Owner Name: ADRION MARIA R & RESCH NORA J
Address: 84 NORTH ST, SUNBURY 43074

Owner Name: CAMPBELL RAYMOND LEE
Address: 78 NORTH ST, SUNBURY 43074

Owner Name: VANCE SHAWN
Address: 60 N VERNON ST, SUNBURY 43074

Owner Name: LEHNER KATHY S
Address: 118 NORTH ST, SUNBURY 43074

Owner Name: BENNETT RENDA R & ROBERT JOE
Address: 126 NORTH ST, SUNBURY 43074

Owner Name: CROTHERS DORIS M
Address: 134 NORTH ST, SUNBURY 43074

Owner Name: WATT LARRY A & JACQUELINE L
Address: 47 N MORNING ST, SUNBURY 43074

Owner Name: HOOVER BECKY
Address: 39 N MORNING ST, SUNBURY 43074

Owner Name: HAMBURGER JOSHUA M
Address: 33 N MORNING ST, SUNBURY 43074

Owner Name: E SQUARED VENTURES LLC
Address: 44 N MORNING ST, SUNBURY 43074

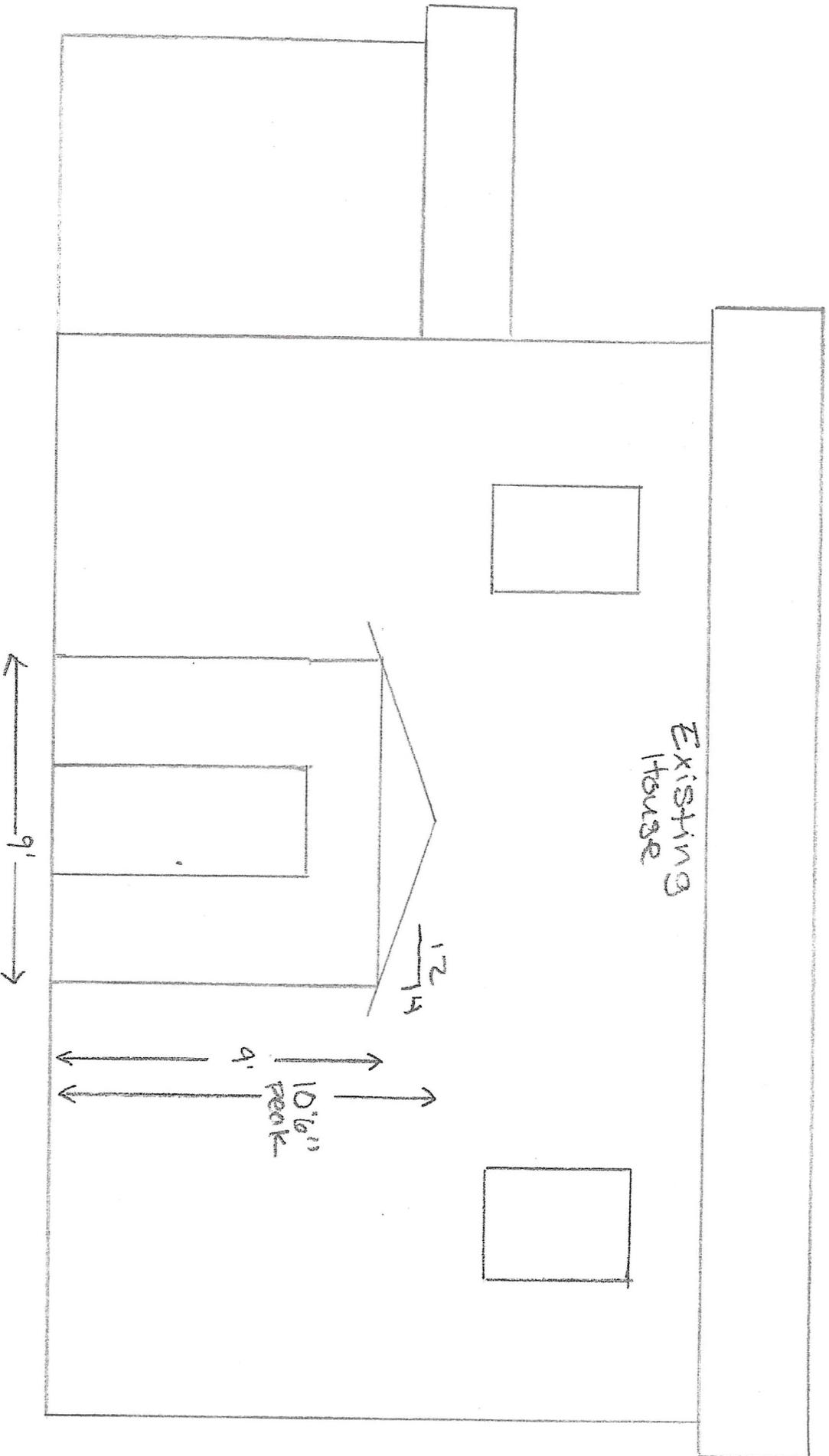
**Property Owners Within 200ft Adjacent to 100 North St. Sunbury,
Ohio**

Owner Name: LEHRKE ELMER J & ELMA J
Address: 34 N MORNING ST, SUNBURY 43074

Owner Name: MITCHELL SHIRLEY R TRUSTEE
Address: 26 N MORNING ST, SUNBURY 43074

Karen Davis
100 North St.
Sunbury, Ohio

YOSTBARNUS.COM
614-565-1337
barthelexpert@gmail.com

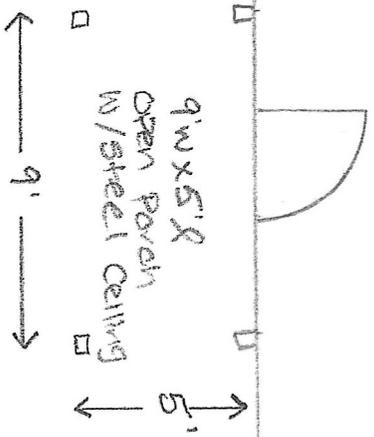


1/4 Scale

Karen DAVIS
100 North St.
Sunbury, Ohio

YOSTBARIUS.COM
614-565-1337
barnexpert@gmail.com

Existing
House



3/16 Scale

YOST BARN

3436 St. Rt. 61

Cardington, OH 43315

614-565-1337

barnexpert@gmail.com

"Get the MOST with YOST"

Established 1974

CELEBRATING 51 YEARS IN BUSINESS

- 9'w x 5'l x 9'h open porch, with steel ceiling
 - With white vinyl dutch lap and steel roof
 - Connecting with existing house
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