



For Office Use Only
Application#: HTZC 26-02
Date Received: 3-9-2026

Hearing Date and Time: 3-30-2026 @ 7:05pm

Harlem Township Zoning Commission
3883 S St. Rt. 605, Galena, Ohio, 43021
www.harlemtwp.com

Application to Amend the Text of Township Zoning Resolution

Date: 3-9-2026

Application # HTZC 26-02

Application submitted by: Zoning Commission

Street Address: 3883 South State Route 605

City, State, Zip: Sunbury, Oh 43074

Proposed Changes:

New Article(s) for adoption: _____

Revisions in Existing Article(s): XXXIV Non-Conforming Lots

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Section 24.05 – NON-CONFORMING LOTS

The construction of a conforming structure and/or the conduct of a permitted use shall be allowed on any lot of record at the time of the enactment of this resolution, which has an area and/or lot width less than that required for such structure or permitted use in the Zoning District in which the lot is located. Variance of any development standard other than minimum lot area and/or minimum lot width shall be obtained only through action of the Board of Zoning Appeals in accordance with the provisions of Article XXVIII. Such non-conforming lots must be in separate ownership and not have continuous frontage with other land in the same ownership on the effective date of the applicable amendment to the Zoning Resolution. Otherwise, development shall be permitted only in accordance with the development standards of the Zoning District in which such ownership is located. **Legal non-conforming AR-1 lots having less than 300 feet of road frontage, but not less than 235 feet of road frontage can request to be rezoned to FR-1.**