



Jackson Township, Franklin County, Ohio

Board of Trustees

David Burris
Ron McClure
Jim Rauck

Fiscal Officer

Ron Grossman

Township Administrator

Shane Farnsworth
Assist. Twp. Administrator/HR/AFO
Angela Lee

Variance 8-VA-2024

Property Owner: Eddie Hill

Property: 4430 Grove City Road (parcel #160-001086)

108.01 Nature of a Variance

On a particular property, extraordinary circumstances may exist making a strict enforcement of the applicable Development Standards of the Zoning Resolution unreasonable. Therefore, the procedure for Variance from Development Standards is provided to allow the flexibility necessary to adapt to changed or unusual conditions, both foreseen and unforeseen, under circumstances which do not ordinarily involve a change in the application of this Zoning Resolution. Applications for Variances are heard by the Board of Zoning Appeals, hereinafter the Board.

Sections of the Jackson Township Zoning Regulations requesting a Variance:

The applicant is requesting to construct an accessory structure larger than permitted by lot size. Proposed building is 30' x 50' x 12' (1,500 square feet).

303.02 Development Standards

- A. Location. Accessory uses and structures shall be located completely to the rear of the principal structure and shall be no closer than ten (10) feet from any part of the principal structure. Accessory uses and structures shall be no closer than five (5) feet to any rear and side property line. Accessory uses and structures shall not be located within a recorded easement.
- B. Quantity. A lot in a residential zoning district and residential portion of a planned district shall not contain more than two (2) accessory structures. A second accessory structure of the same purpose (i.e., a second storage barn, a second swimming pool, etc.) may not be constructed without first securing Variance approval from the Board of Zoning Appeals. The additional structure may only be permitted as a conditional use with the approval of the Board of Zoning Appeals.
- C. Exterior. In order to protect property values and encourage neighborhood stability an accessory structure shall have an exterior which meets these standards and is compatible in appearance to the principal residential structure on the parcel or lot. Compatibility shall be determined based upon the following criteria: exterior building materials, color, architecture, roof style, and siding.
- D. Area. The maximum permitted area of an accessory structure placed on a lot in a residential zoning district shall be based on the following lot categories on which the accessory structure is to be located.



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1. Lot Size Two (2) Acres or Less. An accessory structure shall be no larger than one thousand two hundred (1200) square feet, shall contain no more than one (1) story nor shall it exceed a total height of twenty-two (22) feet as measured from the floor to the top of the roof with a minimum roof pitch of 4':1', and no door serving the accessory structure shall exceed fourteen (14) feet in height.

The parcel is 1.957 acres. The applicant is requesting to construct an accessory building of 30' x 50' x 12' (1,500 square feet).

Action by the Board

The Board shall only approve a variance or modification thereof if the following findings are made

- That special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the same Zoning District.
- *No special conditions exist.*
- That a literal interpretation of the provisions of this Zoning Resolution would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under terms of this Zoning Resolution.
- *Interpretation of this zoning resolution would not deprive this property owner rights commonly enjoyed by neighboring property owners within the same zoning district.*
- That the special conditions and circumstances do not result from the action of the applicant.
- *Special conditions and circumstances do not result from the action of the applicant.*
- That granting the variance requested will not confer on the applicant any special privilege that is denied in this Zoning Resolution to other lands or structures in the same Zoning District.
- *Granting of the variance will allow for the construction of an accessory building to be built to the rear of the lot.*



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- That granting the variance will not adversely affect the health or safety of persons residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare, or injurious to private property or public improvements in the vicinity.
- *Applicant states they wish to construct the structure to store vehicles and storage.*
- *The applicant desires to be able to store out of the weather and secure.*
- *The existing small shed would be removed prior to construction.*
- Structure will comply with 5' side and 5' rear property line setback requirements.
- Building height and exterior requirements will be in compliance with Township zoning.

Attachments:

1. Variance Application
2. Site Map
3. Proposed Building Elevation Images

Fee Paid by Cash / Check # Credit card

Application # 13 -VA-2024

APPLICATION FOR VARIANCE

JACKSON TOWNSHIP BOARD OF ZONING APPEALS

3756 Hoover Road Grove City, OH 43123 (614) 875-2742

Property Owner: Eddie Hill Applicant: Self

Address: 4430 Grove City Rd Grove City O.H Zoned: Residential

PID: 160-001086-00 Area/Acres: 1.96 Floodplain: _____

(Home): 614-753-9190 (Work): 614 753-9190 (Cell): 614-753-9190

Email Address: Ed Hill 1012 @ gmail . com

Summary of Variance: *On a particular property, extraordinary circumstances may exist making a strict enforcement of the applicable Development Standards of the Zoning Resolution unreasonable or impractical. Therefore, the procedure for Variance from Development Standards is provided to allow the flexibility necessary to adapt to changed or unusual conditions, both foreseen and unforeseen, under circumstances which do not ordinarily involve a change in the application of this Zoning Resolution.*

To the Board of Zoning Appeals, the Applicant requests Appeal from Section: _____

- | | | |
|---|---|---------------------------------------|
| <input checked="" type="checkbox"/> Accessory Structure | <input type="checkbox"/> Access Driveway | <input type="checkbox"/> Setbacks |
| <input type="checkbox"/> Lot Requirements | <input type="checkbox"/> Landscaping | <input type="checkbox"/> Fence / Wall |
| <input type="checkbox"/> Development Standards | <input type="checkbox"/> Violation Appeal | <input type="checkbox"/> Other |

Requesting the following specific variance:

30x50x12 Building

Under Ohio Law (519.14) the Board of Zoning Appeals may only approve a Variance that (A.) will not be contrary to the public's best interest and (B.) that the spirit and intent of the Zoning Resolution will be observed. The applicant summarizes below the following (Attach extra sheets if necessary):

- Describe the special conditions and/or circumstances that exist and which are peculiar to the land and/or structures for the property seeking Variance. Did the property owner / applicant create the unique circumstances? Yes No (circle one).

2. Describe how the Township's Zoning Code restrictions will deprive the property owner of property rights commonly enjoyed by other properties in the area. Did the property owner / applicant purchase the property knowing of these restrictions? Yes / No (circle one).

3. Describe in specific detail why this Variance request **WILL NOT** adversely affect the health, safety or general welfare of adjacent property owners or neighbors.

Would Not adversely affect neighbors in any way

The reason for the extra 10 feet is I have 2 car trailers, a bike, 2 classic cars and lawn equipment to store. I would like to store inside out of weather and to secure them away from thieves. There is a small shed that will be torn down (it is falling apart) I believe that everything but up and inside the building looks nicer + cleaner

SUBMITTAL CHECKLIST

- | | |
|--|---|
| <input type="checkbox"/> Legal Description / Deed | <input type="checkbox"/> Photos documenting requested use |
| <input type="checkbox"/> Plot Plan / Site Plan | <input type="checkbox"/> Date Filed _____ |
| <input type="checkbox"/> Detailed Building Plan | <input type="checkbox"/> Legal Ad _____ |
| <input type="checkbox"/> Property Owners within 500' | <input type="checkbox"/> Notices Sent _____ |
| <input type="checkbox"/> Application Fee | <input type="checkbox"/> Hearing Date _____ |

APPLICANT'S AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

I/We Eddie Hill
(Name of property owner / applicant)

4430 Grove City Rd Grove City 0.16 43123 Home: 614 753-9190
(Address) (City, State, Zip Code) (Phone)

Cell: 614-753-9190 Business: 614-753-9190
(Phone) (Phone)

“the above named Owner / Applicant being duly sworn, depose and say that I/We are the owner(s) of the land included in the application and that the foregoing statements contained herein and attached hereto, and any and all supplemental information, attachments or exhibits accurately describe the request to the best of my ability. By filing this Application for Variance. I/We do hereby grant permission to Jackson Township and its employees to enter upon my property and to photograph and document all conditions observed therein and to post all application materials upon the Township’s website for public information purposes.”

Eddie Hill
(Owner Signature)

(Co-Owner Signature)

Subscribed and sworn before me this 23 day of Sept 2024
(Day) (Month) (Year)

Angela Lee
(Notary Signature)



ANGELA R. LEE
Notary Public, State of Ohio
My Commission Expires 3-15-26

ACTION BY TOWNSHIP

Application Received & Accepted by: _____ Date: _____

Hearing Date: _____ 7:00pm at the Jackson Township Hall, Grove City, Ohio



All-American Steel LLC

320 Dover Church Road, Mount Airy, North Carolina
 Mount Airy, Surry, North Carolina 27030
 orders@all-americansteel.com
 (336) 816-8808
 https://www.all-americansteel.com

Sales: All American Steel Sales

320 Dover Church Road, Mount Airy, North Carolina
 Mount Airy, Surry, North Carolina 27030
 orders@all-americansteel.com
 (743) 212-0105

Building Quote
QTE-000042

Date
09/17/2024

Total
\$15,030.00

CUSTOMER DETAILS

Ed Hill

Billing Address
 Shipping Address
 Ohio
 edhill1012@gmail.com
 (614) 753-9190

Triple Wide Garages - 30 x 50 x 12

- Roof Color: White
- Trim Color: White
- Sides/Ends Color: Slate Blue
- Wainscot Color: Slate Blue



Ready for installation? _____ Jobsite Level? _____ Permit Required? Yes _____ Inside City Limit? _____ Electricity Available? _____ Installation Surface? Concrete _____

Building Dimension **30'W x50'L x12'H** Roof Style **Vertical** Gauge **14 Gauge** Wind/Snow Rating **150 MPH + 40 PSF Certified** Distance on Center **4 Feet**

30X50' (Roof 51') Vertical Roof	1	\$9,190.00
12' Height	1	\$1,990.00
Gauge : 14	1	\$0.00
150 MPH + 40 PSF Certified	1	\$0.00
3/12' Roof Pitch	1	\$0.00
Front Wall Closed Horizontal	1	\$2,215.00
Back Wall Closed Horizontal	1	\$2,215.00
Left Closed Horizontal	1	\$1,040.00
Right Closed Horizontal	1	\$1,040.00
30x30 inch Window (4 Grid Window) on Right Wall	1	\$200.00
30x30 Inch Window (4 Grid Window) on Right Wall	1	\$200.00
30x30 inch Window (4 Grid Window) on Right Wall	1	\$200.00
30x30 inch Window (4 Grid Window) on Back Wall	1	\$200.00
30x30 inch Window (4 Grid Window) on Left Wall	1	\$200.00
10x10 ft Garage Door (Roll-Up) on Front Wall	1	\$800.00
10x10 ft Garage Door (Roll-Up) on Right Wall	1	\$950.00
10x10 ft Garage Door (Roll-Up) on Right Wall	1	\$950.00
36x80 inch Walk-in Door (Man Door) on Right Wall	1	\$300.00
36x80 inch Walk-in Door (Man Door) on Front Wall	1	\$300.00
30x30 inch Window (4 Grid Window) on Left Wall	1	\$200.00
Wainscot Slate Blue	1	\$0.00

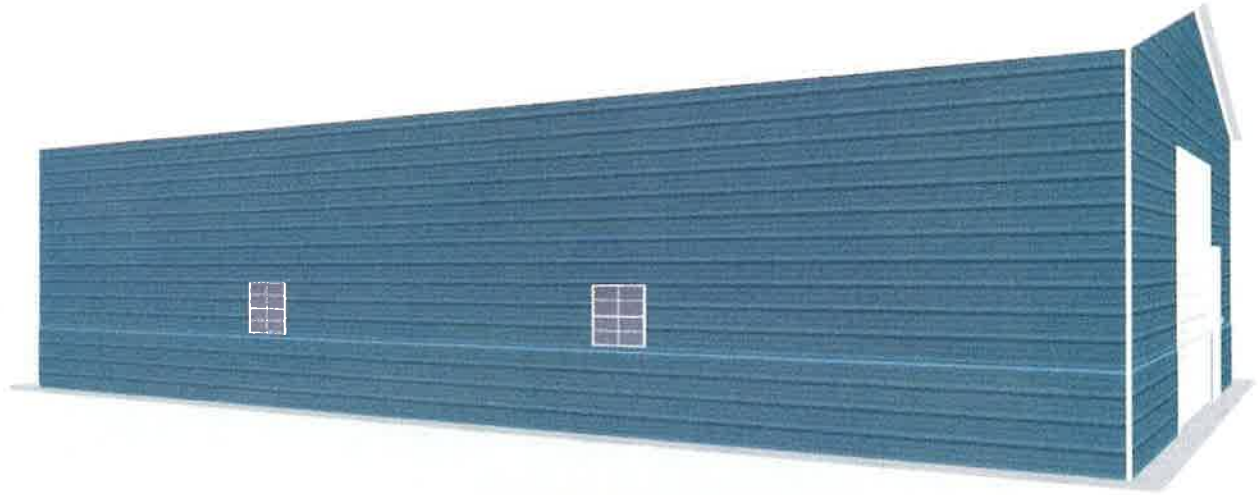
Dealer Discount	1	\$503.00
Manufacturer Discount	1	\$6,657.00
Permit Required : Yes		
NOTES	Building Amount:	\$22,190.00
	Manufacturer Discount:	\$6,657.00
	Sub Total:	\$15,533.00
	Additional Charges	\$0.00
	Grand Total	\$15,030.00
	Pay Now	
	Downpayment	\$2,603.60
Balance Due	\$12,426.40	

BUILDING VIEW



FRONT

BUILDING VIEW



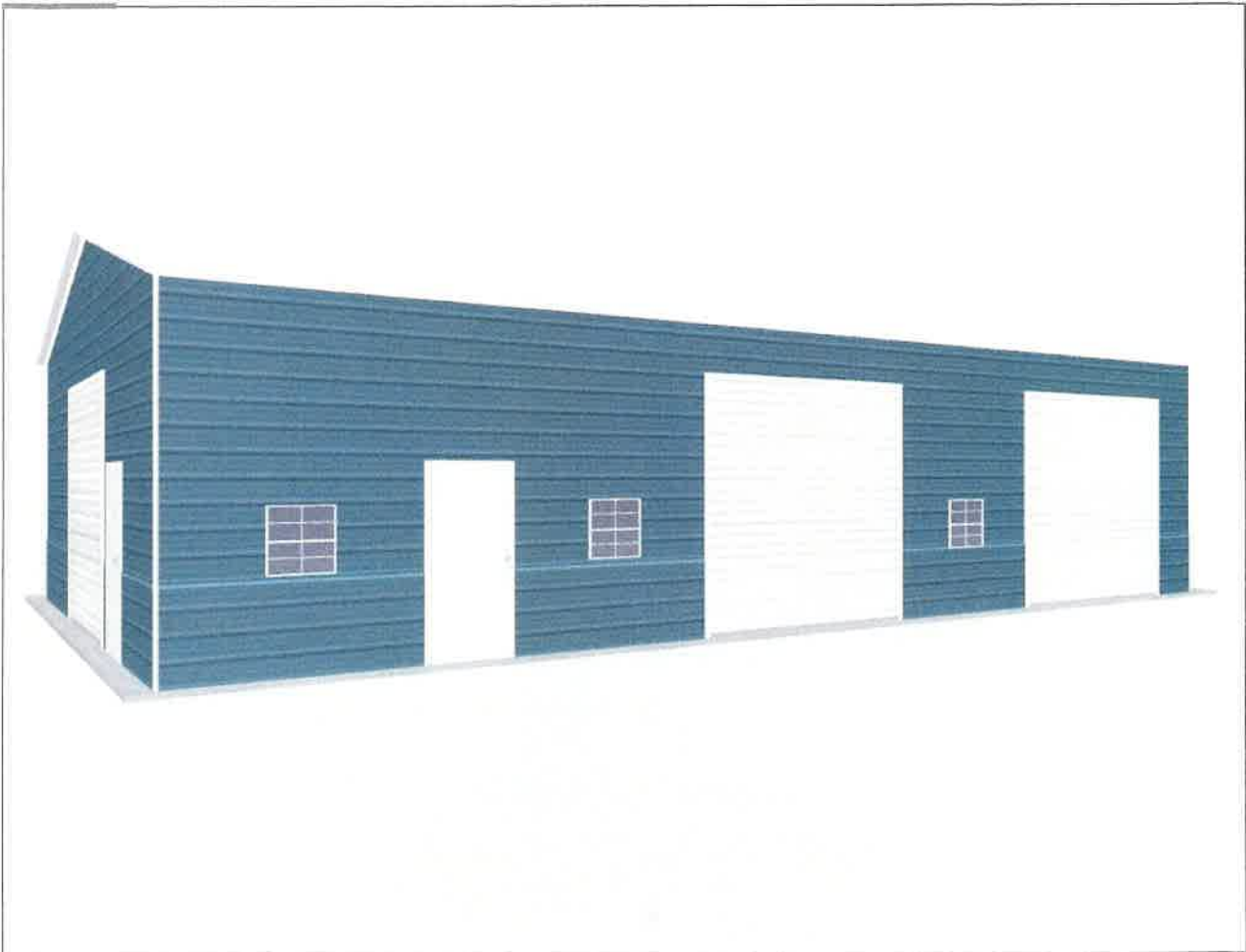
LEFT

BUILDING VIEW

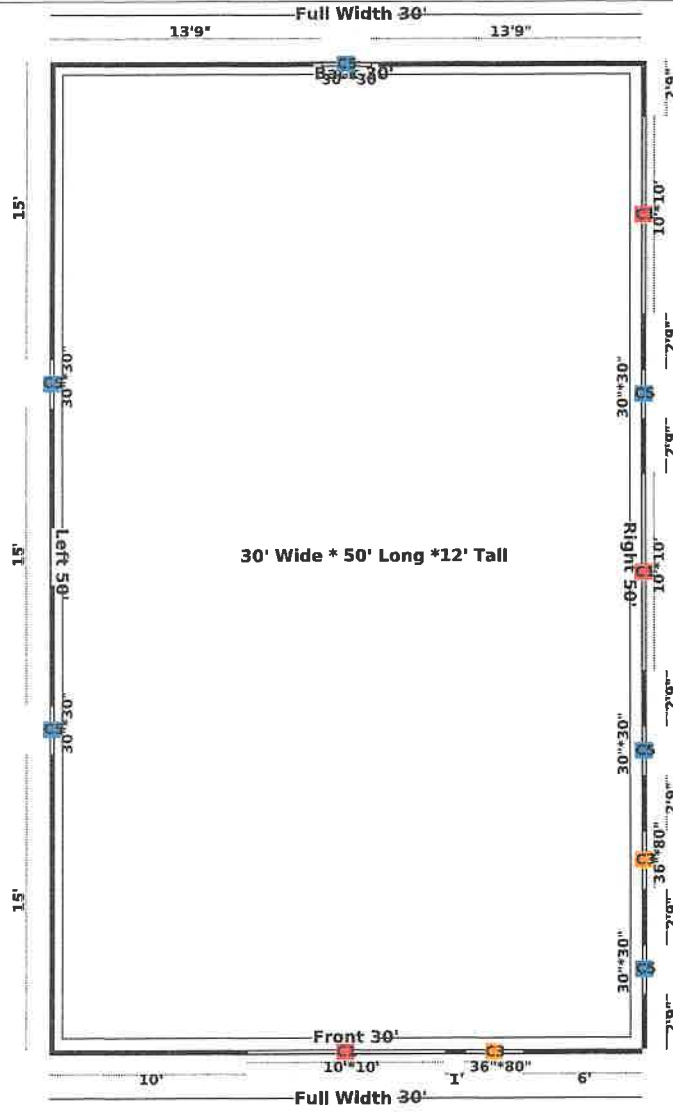


BACK

BUILDING VIEW



RIGHT



LEGENDS

- Garage Door
- Garage Door Frameout
- Walk in Door
- Walk in Door Frameout
- Windows
- Windows Frameout
- Open Wall
- Close Wall
- Distance
- Storage Length (Utility)
- Cupola



Like



Comment



Send



Share



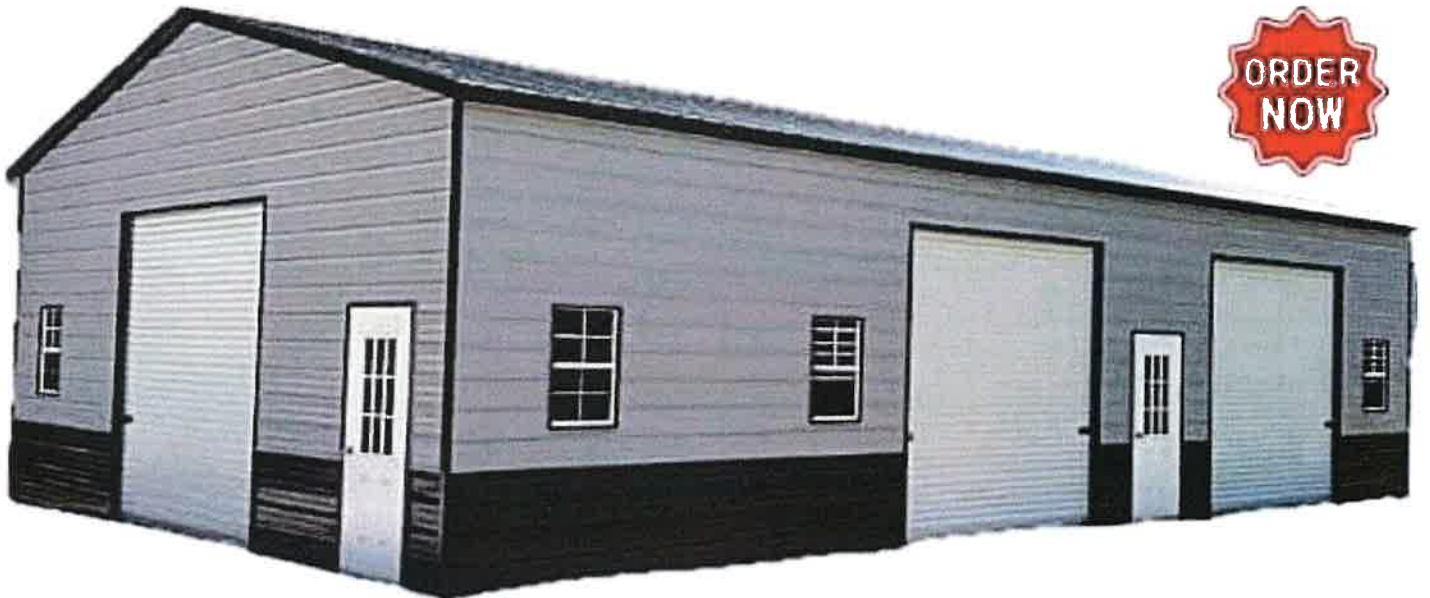
Top Rank Steel Structures



Sponsored ·



Unlock this big sale starting at \$... See more



ORDER NOW

WIDTH: 30' LENGTH: 50' HEIGHT: 12'

~~\$~~14,350.00

Variance #13-VA-2024 Zoning Hearing October 21, 2024 at 7:00 p.m.

Applicant: Hill, Eddie
Property: 4430 Grove City Road (Parcel #160-001086)
Section: Chapter 303.01 Accessory Structures Permitted
Appeal: Requesting a Variance to build an Accessory building larger than permitted



Excerpt from Zoning Code

303.02 Development Standards

D. Area. The maximum permitted area of an accessory structure placed on a lot in a residential zoning district shall be based on the following lot categories on which the accessory structure is to be located.

1. Lot Size Two (2) Acres or Less. An accessory structure shall be no larger than one thousand two-hundred (1200) square feet, shall contain no more than one (1) story nor shall it exceed a total height of twenty-two (22) feet as measured from the floor to the top of the roof with a minimum roof pitch of 4':1', and no door serving the accessory structure shall exceed fourteen (14) feet in height.