



Jackson Township Franklin County, Ohio

Fiscal Officer
Ron Grossman

Board of Trustees
Ron McClure
David Burris
Jim Rauck

Administrator
Shane W. Farnsworth

Variance 3-VA-2025

Property Owner: Steven & Sarah Isaac
Property: 1330 Borrer Road (parcel #160-003108)

Background

The applicant purchased the property in March, 2021. The applicant constructed a house in 2022.

The applicant is requesting a variance to allow for an accessory structure in the front yard setback.

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.

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.



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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.

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.
- *The property is a corner lot.*
- *The rear lot requirement for accessory structures will place the proposed building on or too close to the septic system.*
- 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 deprive this property owner rights commonly enjoyed by other property owners within the same zoning district.*
- That the special conditions and circumstances do not result from the action of the applicant.
- *The septic system was required to be located north of the house limiting space for an accessory structure.*
- 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.



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- *Granting of the variance will allow for the accessory structure to be located within the front yard setback.*
- *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.*
- *Proposed structure would be 14' x 26' (364 square feet)*
- *Building height and exterior requirements will be in compliance with Township zoning.*
- *Surface drainage was rerouted to roadside ditch on west side of property. The surface swale will not be impacted by proposed accessory structure.*

Attachments:

1. Variance Application
2. Site Map

Fee Paid by Cash Check # _____

Application # 3 -VA-2025

APPLICATION FOR VARIANCE

JACKSON TOWNSHIP BOARD OF ZONING APPEALS

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

Property Owner: Sarah & Steven Isaac Applicant: _____

Address: 1330 Borror Rd, Grove City, OH 43123 Zoned: _____

PID: 160- 003108-00 Area/Acres: 1.9 acres Floodplain: _____

(Home): 614-395-3359 (Work): — (Cell): 614-395-3359

Email Address: luckyisaac@columbus.rr.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 checked="" 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:

(see attached)

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).

(see attached)

Requesting the following specific variance:

- Allowance of a single car garage (matching the farmhouse style of our home) along the north side of the driveway, perpendicular to the existing garage
1. Special conditions exist specific to being a corner lot and that building a garage within the boundaries of our home would place it in a natural drainage easement, and it would not be in an accommodating or attractive location. The drainage has been redesigned to divert water back to Berror Road and this has decreased the natural drainage via the existing easement.
 2. Current Township Zoning Code restrictions limit construction of an accessory structure (ie. single car garage) on a corner lot, depriving us of similar properties in the area.
 3. This Variance request **WILL NOT** adversely affect the health, safety, or general welfare of any adjacent property owners. The foundation will be 'poured' concrete and constructed with rigid framing, roofing, doors, and windows, to match the existing house (see attached diagram / photo) adhering to necessary building codes. Additionally, the structure will not obstruct or limit any adjacent property owners' natural views, nor will there be any safety hazards.

Thank you,

Steven (Brad) and Sarah Isaac

614.464.7632 / 614.395.3359

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).

(see attached)

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.

(see attached)

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 _____ |

Q Search

680490VR Images Floor Plans Plan Detail

Add to Cart



VIEW ALL

Plan 680490VR

Detached Garage with ~~Apartment~~ Upstairs - 682 Sq Ft

LOFT

Total S.F.

682



Beds



Baths

1



Stories

2

Cars

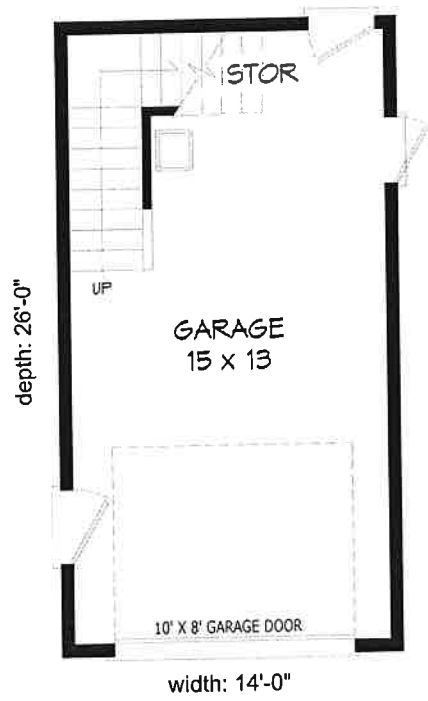
1

Start Chat Now

Detached Garage with Studio
Apartment Upstairs - 682 Sq
Ft

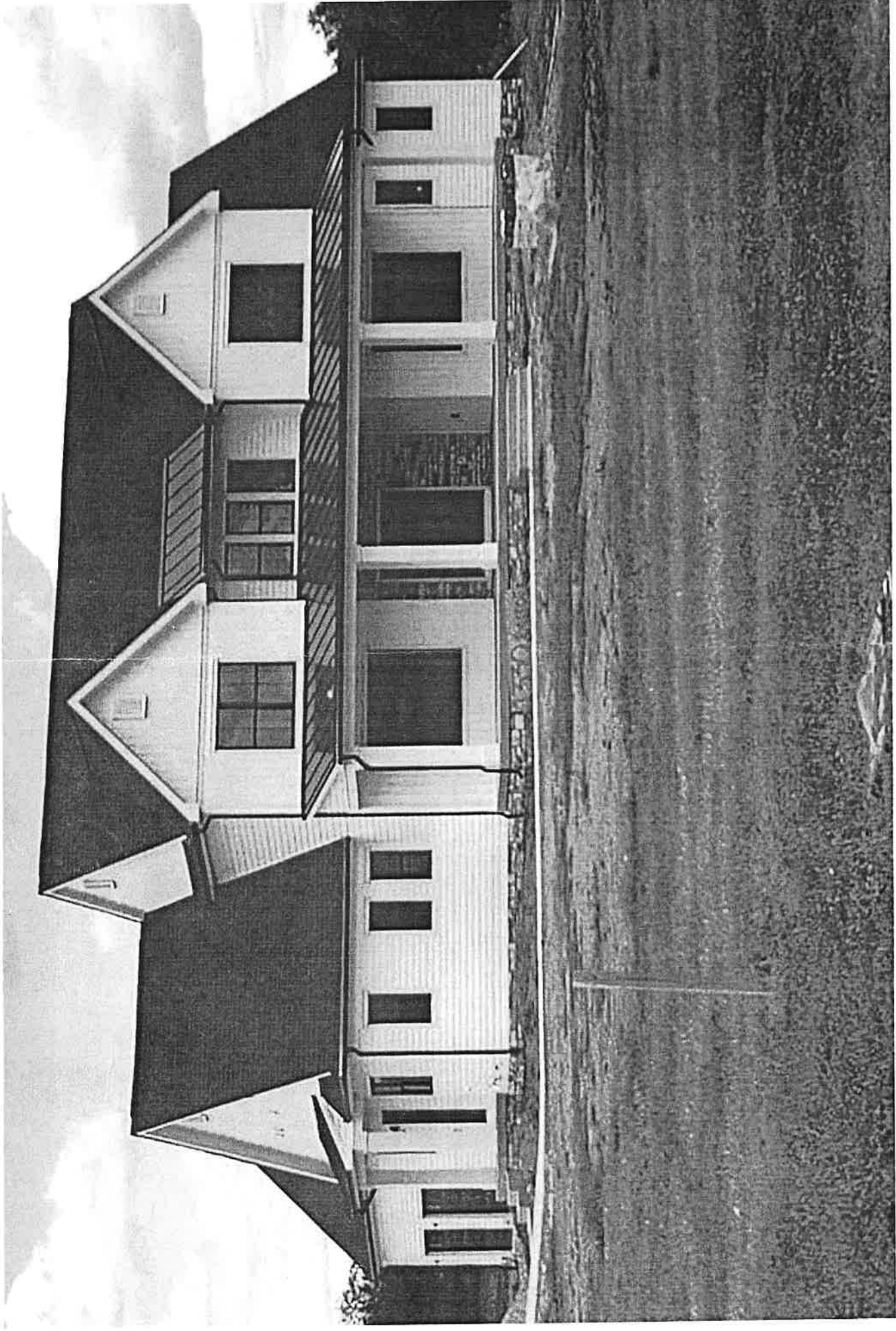
Plan 680490VR

PRINT IMAGES



Reverse





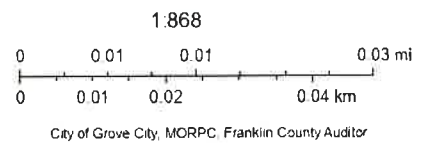
160-003108 09/12/2022

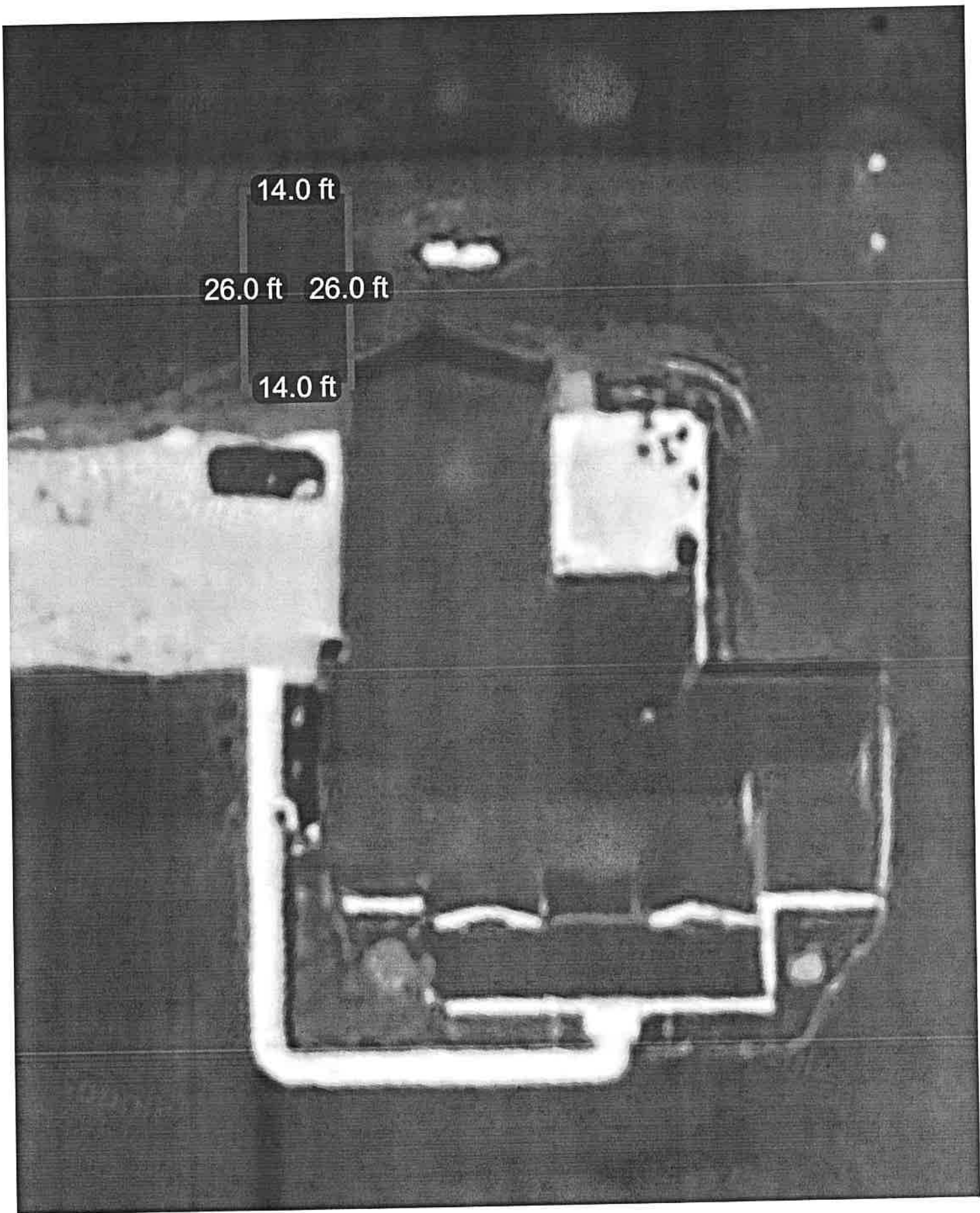
Grove City, Ohio Web GIS



1/2/2025, 10:51:59 AM

N = Notual Drains Esent
*NE = Newly constructed
drains esentment*





14.0 ft

26.0 ft 26.0 ft

14.0 ft

