



## Jackson Township, Franklin County, Ohio

### Board of Trustees

David Burris  
Ron McClure  
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### Fiscal Officer

Ron Grossman

### Township Administrator

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

### Variance 8-VA-2024

Property Owner: Daryl Cox

Property: 1766 Thraikill Road (parcel #160-000925)

### 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 a variance to allow for the parking of 10 additional pieces of recreational equipment.**

### 305.07 LIMITATIONS IN RESIDENTIAL DISTRICTS

The provision of parking space, either open or enclosed, for the parking or storage of vehicles in a residential zoning district or PUD relative to residential uses shall be subject to the following:

B. Recreational Vehicles The parking of recreational vehicles and equipment, including travel trailers, motor homes, pickup campers, folding tent trailers, boats or boat trailers, and other similar recreational equipment, shall not be permitted to be stored in residential zoning districts or PUD relative to residential uses unless the following is met:

1. Such vehicles and equipment shall not be parked on a public street.
2. Such recreational equipment shall not be stored unless located within an enclosed structure or, if stored outside, unless all of the following requirements are satisfied:
  - a. Such recreational equipment shall to the extent possible be stored behind the building line and shall not be stored within a required side and/or rear yard.
  - b. Not more than two (2) pieces of personal recreational equipment.
  - c. Recreational equipment must be legally operable and have current license tags.
  - d. Recreational equipment must be parked so as not to obscure vision to or from the roadway so as to create a safety hazard.
3. For multi-family uses, an area shall be designated for outdoor storage of recreational equipment and shall be limited in area to accommodate no more than one (1) piece of



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recreational equipment for each fifteen (15) dwelling units and shall meet the screening requirements herein.

4. All recreational equipment stored outside shall be screened from view from all contiguous dwellings and public right-of-ways by a six-foot privacy fence or row of evergreen shrubs planted four feet tall and four-foot on center.
5. Recreational equipment shall not be occupied or used for living, sleeping, housekeeping, storage or business purposes.

**The parcel is 1.716 acres. The applicant is requesting to store 10 recreational vehicles on the property.**

### 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 located along the northbound on ramp for interstate 71 to Interstate 270 eastbound.*
- 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 the property owner to store ten recreational vehicles on his property.*



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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 the recreational vehicles will be stored in the north and northeast corner of the property along Interstate 270.*
  - *The property is the last house on a dead end road.*
1. Such vehicles and equipment shall not be parked on a public street.
    - a. *Proposed parking is to the rear of the property.*
  2. Such recreational equipment shall not be stored unless located within an enclosed structure or, if stored outside, unless all of the following requirements are satisfied:
    - a. Such recreational equipment shall to the extent possible be stored behind the building line and shall not be stored within a required side and/or rear yard.
      - i. *Proposed storage area is to the rear of the property.*
    - b. Not more than two (2) pieces of personal recreational equipment.
      - i. *Variance requested*
    - c. Recreational equipment must be legally operable and have current license tags.
      - i. *Vehicles must be legally operable and have current tags.*
    - d. Recreational equipment must be parked so as not to obscure vision to or from the roadway so as to create a safety hazard.
      - i. *Property is at the end of a dead end road. No vehicle parking in the road right-of-way.*

#### Attachments:

1. Variance Application
2. Site Map

Fee Paid by Cash / Check # 1149

Application # 14-VA-2024

# APPLICATION FOR VARIANCE

JACKSON TOWNSHIP BOARD OF ZONING APPEALS

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

Property Owner: DARYL R. COX Applicant: DARYL COX

Address: 1766 Thrailkill Rd Zoned: Suburban Residential

PID: 160- 925 Area/Acres: 1.7 Floodplain: NO

(Home): \_\_\_\_\_ (Work): \_\_\_\_\_ (Cell): 614-905-7759

Email Address: Brewtusrules@yahoo

**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: \_\_\_\_\_

- Accessory Structure
- Lot Requirements
- Development Standards
- Access Driveway
- Landscaping
- Violation Appeal
- Setbacks
- Fence / Wall
- Other

**Requesting the following specific variance:**

I would like a variance to allow me to park approximately 10 additional pieces of equipment, i.e. (boat, camper, truck or trailer), outlined in red on photo

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).

My property is encased on three sides by freeway and a apartment complex I would like to park family & friends trailers in the north and north east part of my lot by the out building

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).

ACROSS THE STREET GATEWAY LAKES APT HAS 3 STORY Bldg, AND PARKS HUNDREDS OF VEHICLES. 3285 RABBIT RD IS A CONTRACTOR BUSINESS, 3310 CABIN RD. IS A CONSTRUCTION Co. 1719 THRAILKILL RD RESTORES & REPAIRS VEHICLES WITH CARS TRUCKS & TRAILERS ALL OVER THE YARD. 1691 THRAILKILL HAS BUILT 2 ADDITIONAL BUILDING TO STORE EQUIPMENT AND VEHICLES. 1655 THRAILKILL RAISES CHICKENS AND SELLS EGGS COMMERCIALLY. 1611 THRAILKILL HAS A FIREWOOD BUSINESS SELLING FIREWOOD TO CAMP GROUNDS & PARKS.

Boydex  
Construction

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.

~~AND~~ I AM THE LAST HOUSE ON A DEAD END STREET. THE NORTH EAST CORNER OF MY LOT IS NEARLY VISIBLE TO ANY OF MY NEIGHBORS. SEVERAL OF WHOM RUN BUSINESS OUT OF THEIR PROPERTY. MY NEXT DOOR NEIGHBOR NOT ONLY APPROVES OF THIS. HE AUTHORIZED ME TO EXTEND GRAVEL INTO HIS PROPERTY FOR PARKING. HE HAS STRAILERS OF HIS OWN.

### 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 Daryl R. Cox  
(Name of property owner / applicant)

1766 Thrailkill Rd. Grove City 43123 Home: \_\_\_\_\_  
(Address) (City, State, Zip Code) (Phone)

Cell: 614-905-7759 Business: \_\_\_\_\_  
(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."

Daryl R. Cox  
(Owner Signature)

\_\_\_\_\_  
(Co-Owner Signature)

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

Linda S. Smith  
(Notary Signature)

Stamp or Seal



Linda S. Smith  
Notary Public, State of Ohio  
My Commission Expires 7/2/25

## ACTION BY TOWNSHIP

Application Received & Accepted by: \_\_\_\_\_ Date: \_\_\_\_\_

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

**Variance #14-VA-2024 Zoning Hearing October 21, 2024 at 7:00 p.m.**

Applicant: Cox, Daryl  
Property: 1766 Thrailkill Road (Parcel #160-000925)  
Section: Chapter 305.07 Limitations in Residential Districts  
Appeal: Requesting a Variance to park more than two recreational vehicles



Excerpt from Zoning Code

**305.07 LIMITATIONS IN RESIDENTIAL DISTRICTS**

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