



Jackson Township Franklin County, Ohio

Fiscal Officer
Ron Grossman

Board of Trustees
Ron McClure
David Burris
Jim Rauck

Administrator
Shane W. Farnsworth

Variance 9-VA-2025

Property Owner: Michael Wright
Property: 1424 Hiner Road, (parcel #160-002253)

Background

The property received a variance to construct a 1,200 square foot accessory structure in 2014. The building was built in 2015. A zoning permit was approved for a rear porch in 2019. The property shows two additional accessory structures. A 14' x 15' and a 15' x 30' accessory buildings.

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 another accessory structure.

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

3756 Hoover Road - P.O. Box 517 - Grove City, Ohio 43123
Phone: 614-875-2742 - Fax: 614-871-6456 - jacksontwp.org



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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.

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.
- *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 does not 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.
- *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 a fourth accessory building.*



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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 intend to use the proposed accessory structure for classic cars and tools to repair the vehicles.*
- *The applicant is requesting a 30, x 50' (1,500 square feet) accessory structure.*
 - *The parcel is 0.60 acres.*
- *The parcel is zoned Rural Residential (RR)*
 - *This zoning district has a maximum lot coverage of 10%.*
 - *The property has a current lot coverage of 35.83%.*
 - *The additional structure would increase lot coverage to 41.55%.*
- *Structure shall comply with 5' side and rear property line setback requirements.*
- *Building height and exterior requirements must be in compliance with Township zoning.*

Attachments:

1. Variance Application
2. Drawings

Fee Paid by Cash / Check # Credit card

Application # 9-VA-2005

APPLICATION FOR VARIANCE

JACKSON TOWNSHIP BOARD OF ZONING APPEALS

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

Property Owner: Michael Wright Applicant: Michael Wright

Address: 1424 Hiner Road, Orient OH 43146 Zoned: _____

PID: 160- _____ Area/Acres: .59 acres Floodplain: No

(Home): _____ (Work): _____ (Cell): 614.725.9132

Email Address: mike21@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 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: Place a 4-6" slab on grade 32'x52'
for a proposed metal building garage 30'x50' as shown in the
attached rendering. No footers required.

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):

1. 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).

I called the Jackson Township office and described what I would
like to do. Shane reviewed my property and indicated I need
to apply for a variance.

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).

I purchased ~~with~~ the property with the large permanent structure on the property's small shed. I added an additional shed. There are other properties in the area which have other structures similar to mine along Hiner Road. I enjoy as a hobby automobile classic cars and mechanical repairs of these. I find pleasure in this hobby with my son & I.

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.

There is a 6' privacy fence on each side of my property as well as large pine trees the neighbor planted along the back line of his property for privacy. The proposed structure is professional grade construction materials, architecturally color matches my house, existing garage and sheds. There are no health, safety or general welfare impacts to adjacent property owners and neighbors.

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 Michael Wright
(Name of property owner / applicant)

1424 Hiner Road Orient, OH 43146 Home: _____
(Address) (City, State, Zip Code) (Phone)

Cell: 614.725.9132 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."

Michael Wright
(Owner Signature)

(Co-Owner Signature)

Subscribed and sworn before me this 27th day of May 2025
(Day) (Month) (Year)

Krysta Funk
(Notary Signature)

Stamp or Seal

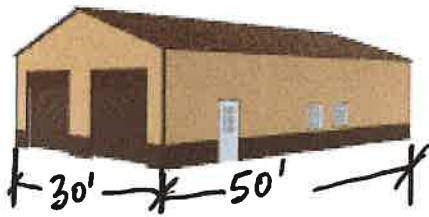


Krysta Funk
Notary Public
State of Ohio
My Commission Expires
February 1, 2028

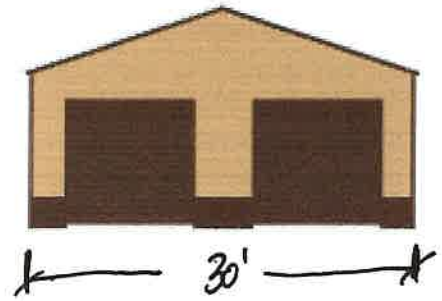
ACTION BY TOWNSHIP

Application Received & Accepted by: _____ Date: _____

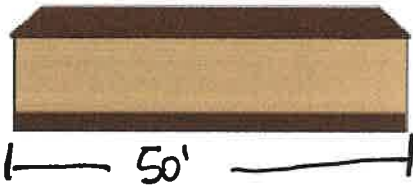
Hearing Date: _____ 7:00pm at the Jackson Township Hall, Grove City, Ohio



Perspective View



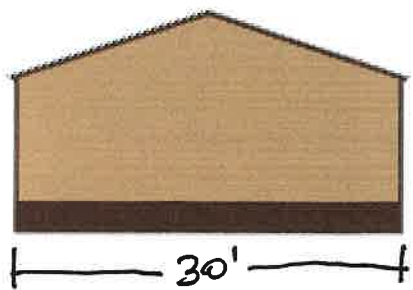
Front



Left Side



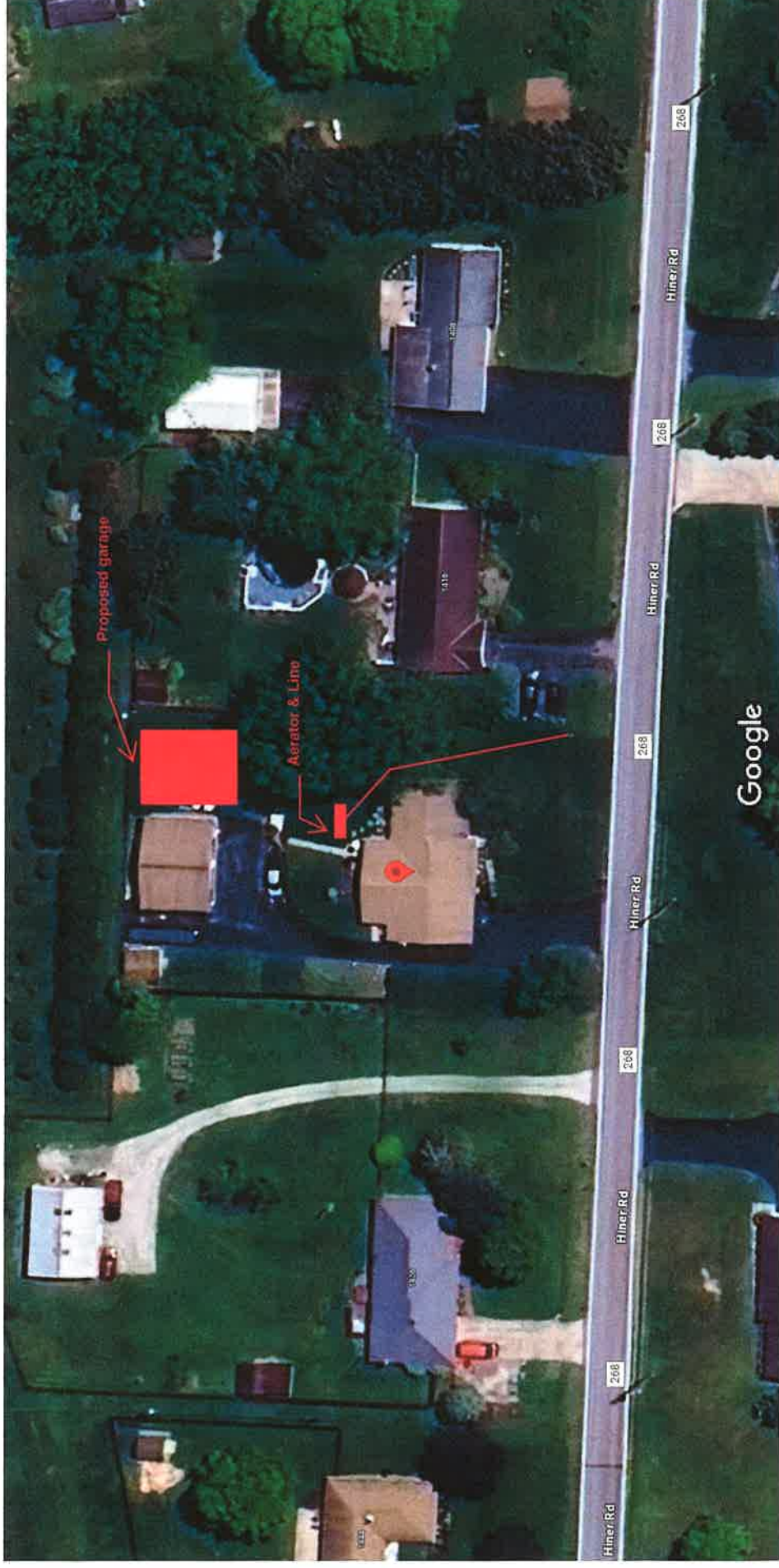
Right Side



Back

Google Maps

1424 Hiner Rd



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