



## 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 15-VA-2024

Property Owner: Steven Myers

Property: 4550 Anglebrook Drive (parcel #160-001681 & 160-001554)

### 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 add onto an existing 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 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 1.19 acres and currently has per the Franklin County Auditor's records a 24 x 68 (1,632 square feet) existing structure. The applicant is requesting to construct an 24 x 32 addition (768 square feet) to the north side of the existing structure. This would make the existing structure 2,400 square fee**

### Action by the Board

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

- 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 owner owns two parcels, (160-001681 & 160-001554). 1681 contains the single family home on 0.49 acres and the second parcel 1554 is where the accessory structure is located on 1.19 acres. The 1.19 acre lot is landlocked.*
- 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 a 768 square foot addition to an existing nonconforming accessory structure.*



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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 add the square footage onto their existing shop.*
- By combining the two parcels, the accessory structure would then be located on a parcel with a primary structure.
- Structure must comply with 5' side and 5' rear property line setback requirements.
- Building height and exterior requirements must be in compliance with Chapter 303.02 C. Exterior requirements.

**Attachments:**

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

Fee Paid by Cash / Check # credit card

Application # 15-VA-2024

# APPLICATION FOR VARIANCE

JACKSON TOWNSHIP BOARD OF ZONING APPEALS

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

Property Owner: Steven R Myers Applicant: \_\_\_\_\_

Address: 4550 Anglebrook Dr. Grove City OH 43123 Zoned: \_\_\_\_\_

PID: 160- 001554-00 Area/Acres: 1.19 Floodplain: \_\_\_\_\_

(Home): 614-594-2106 (Work): \_\_\_\_\_ (Cell): 614-806-6014

Email Address: smyers0652@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: \_\_\_\_\_

☒ Accessory Structure

☐ Access Driveway

☐ Setbacks

☐ Lot Requirements

☐ Landscaping

☐ Fence / Wall

☐ Development Standards

☐ Violation Appeal

☐ Other

**Requesting the following specific variance:**

To add onto the existing shop structure

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).

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.

It is an addition to the rear of an existing building

### SUBMITTAL CHECKLIST

☒ Legal Description / Deed

☒ Plot Plan / Site Plan

☒ Detailed Building Plan

☐ Property Owners within 500'

☒ Application Fee

☐ Photos documenting requested use

☐ Date Filed \_\_\_\_\_

☐ Legal Ad \_\_\_\_\_

☐ Notices Sent \_\_\_\_\_

☐ Hearing Date \_\_\_\_\_

# APPLICANT'S AFFIDAVIT

STATE OF OHIO  
COUNTY OF FRANKLIN

I/We Steven R. Myers  
(Name of property owner / applicant)

4550 Anglebrook Dr. Grove City, OH 43123 Home: 614-514-2106  
(Address) (City, State, Zip Code) (Phone)

Cell: 44-806-6014 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."

Steven R. Myers  
(Owner Signature)

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

Subscribed and sworn before me this 01 day of October 2024  
(Day) (Month) (Year)



ANGELA R. LEE  
Notary Public, State of Ohio  
My Commission Expires 5-15-26

Angela R. Lee  
(Notary Signature)

Stamp or Seal

## ACTION BY TOWNSHIP

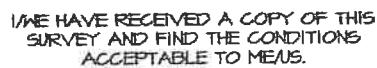
Application Received & Accepted by: \_\_\_\_\_ Date: \_\_\_\_\_

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



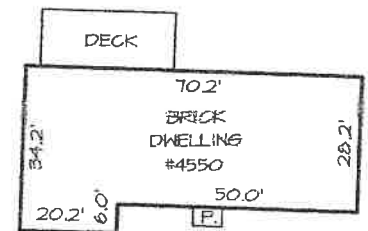
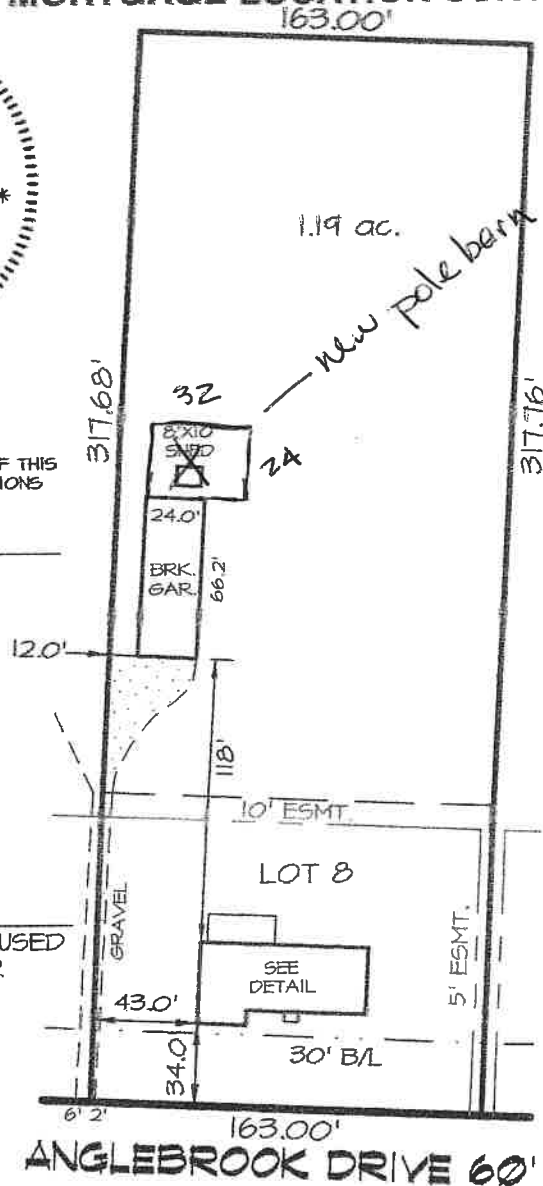
614.785.9340  
Fax: 614.785.9342  
77 E Wilson Bridge Road  
Suite 205  
Worthington, OH 43085  
<http://www.campbellsurvey.com>

# MORTGAGE LOCATION SURVEY

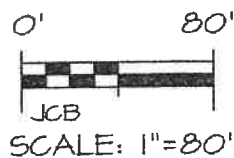


BUYER/OWNER

ACCESS OVER DRIVEWAY USED  
IN COMMON WITH ADJOINER



DETAIL  
SCALE: 1"=40'



Address 4550 Anglebrook Drive

State of Ohio, County of Franklin

City of Grove City, Ohio

**New Owner** Elizabeth A Myers and Steven R Myers

Anglebook

Plat Book 33 Page 78

Client Order No. 84787

Date August 15, 2018

Present Owner Esther M Nester aka Ester Mae Nester

C & A Order No.  
CO152025

This is to certify to Huntington National Bank, ISAOA/ATIMA and/or First Ohio Title Insurance LTD

that a visual inspection of the property and buildings shown (if any) has been made and there are no apparent encroachments or visible easements unless otherwise shown. This service was not performed for the purpose of establishing boundary lines, and is not to be used for that purpose.

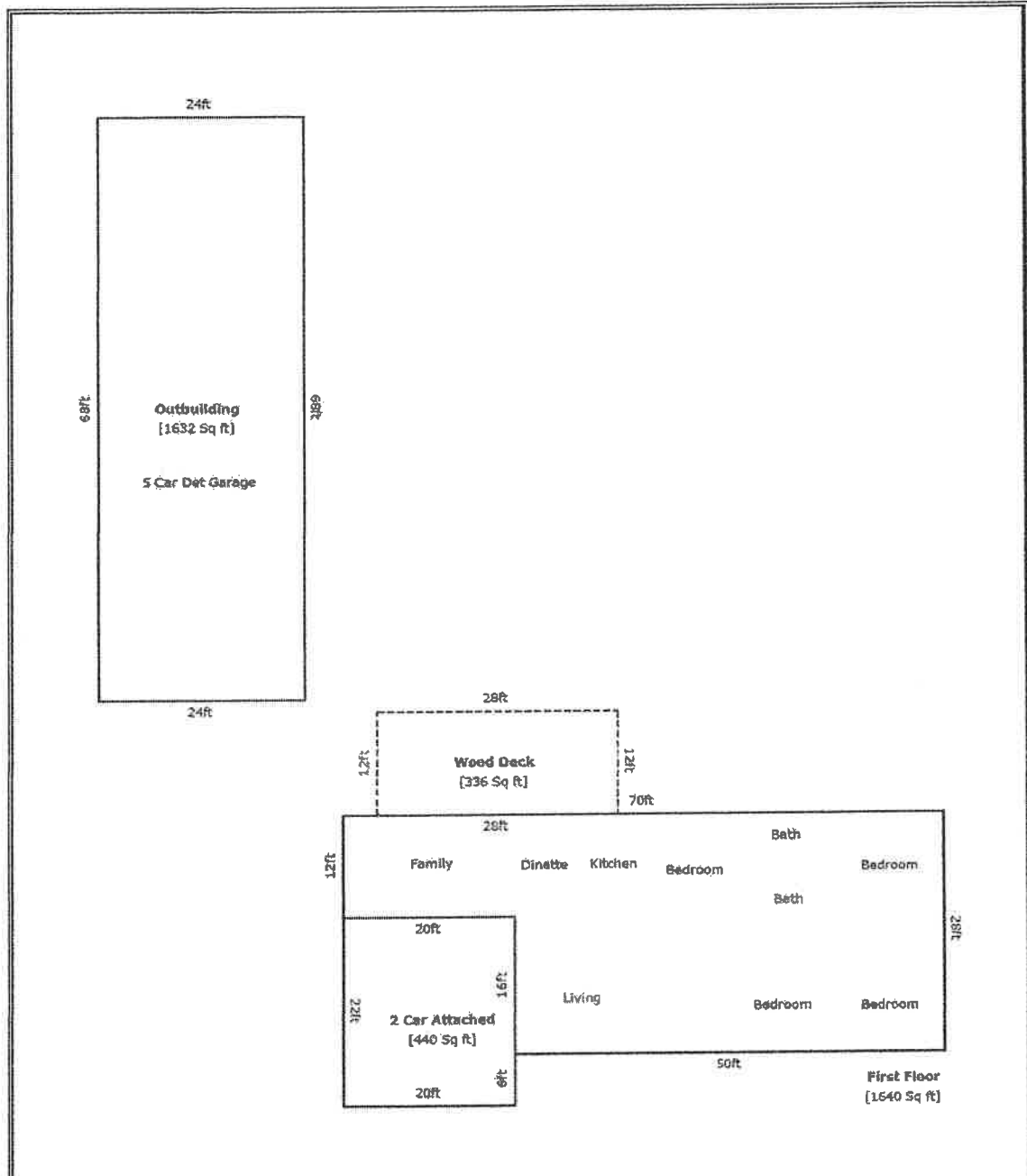
This Mortgage Location Survey has been prepared in accordance with Chapter 4733-38, Ohio Administrative Code, and is not a boundary survey pursuant to Chapter 4733-37, Ohio Administrative Code.

Matthew L. Campbell

Matthew L. Campbell - Reg. Surveyor No. 8546

## SKETCH ADDENDUM

File # 18073001

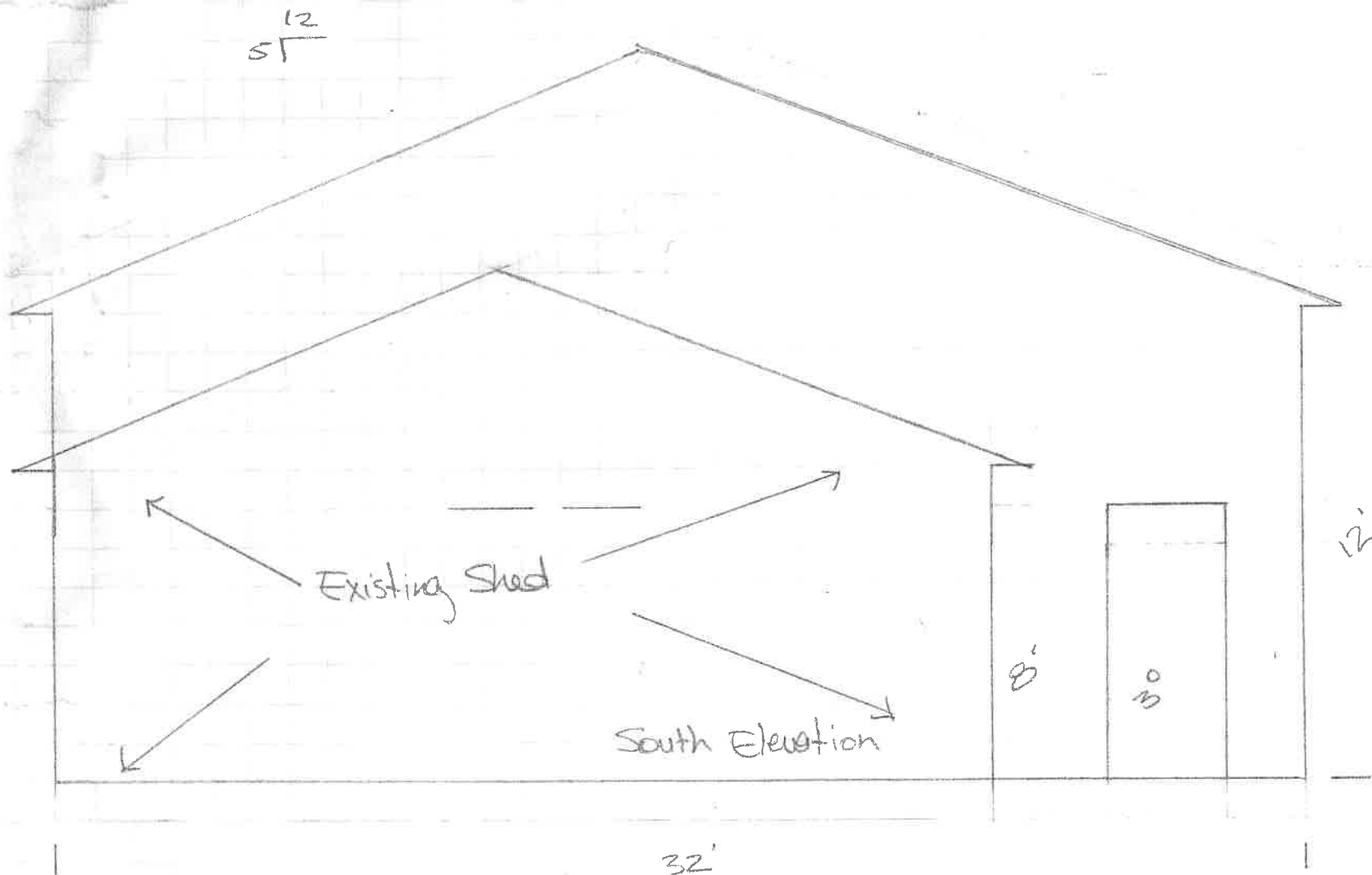
Borrower/Client Steven MyersProperty Address 4550 Anglebrook DrCity Grove CityCounty FranklinState OHZip Code 43123Lender Huntington National Bank

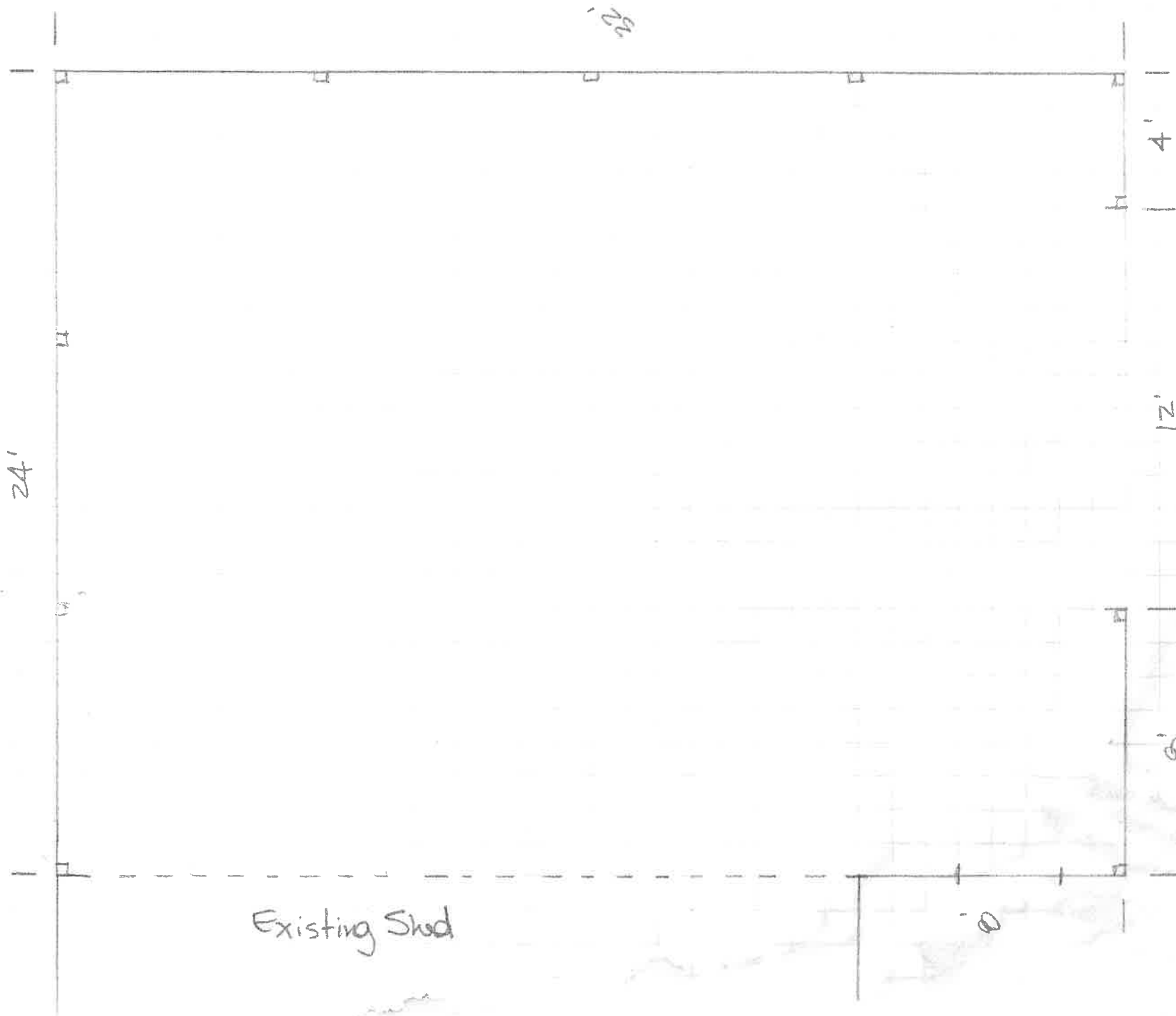
TOTAL Sketch by e to space, inc.

## Area Calculations Summary

Living Area		Calculation Details
First Floor	1400 Sq ft	$12 \times 20 = 240$
		$28 \times 50 = 1400$
<b>Total Living Area (Rounded):</b>		
<b>Non-living Area</b>		
Wood Deck	336 Sq ft	$28 \times 12 = 336$
2 Car Attached	440 Sq ft	$20 \times 22 = 440$
Outbuilding	1632 Sq ft	$68 \times 24 = 1632$

Steve Myers 614-806-6014  
4550 Anglebrook Dr.  
Grove City, OH 43123

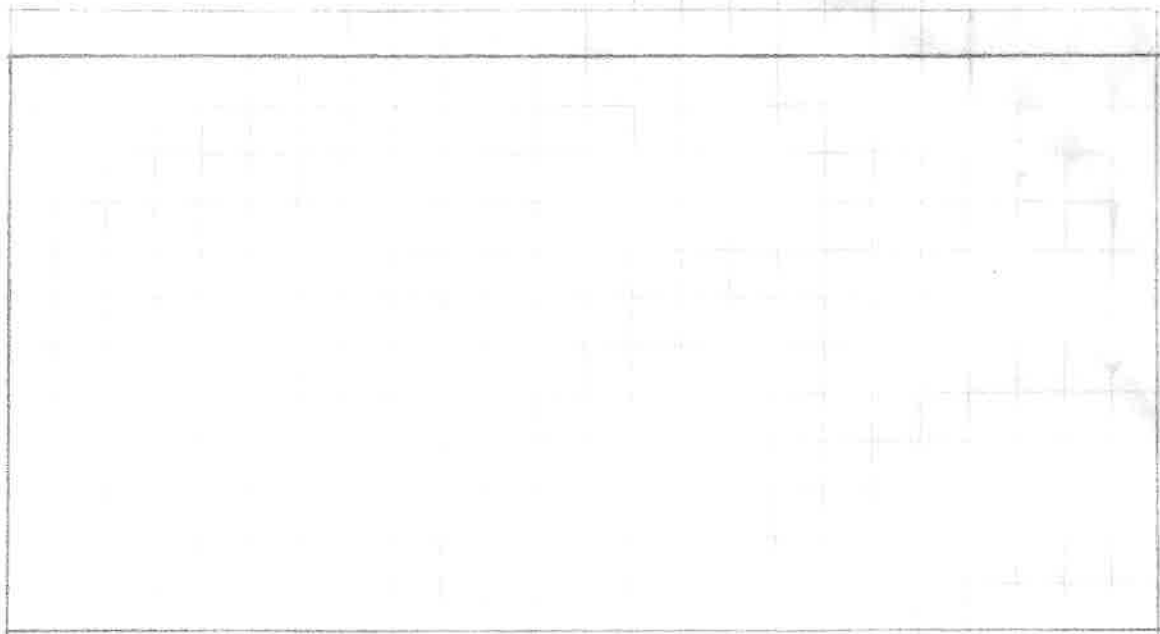




$\frac{12}{5}$

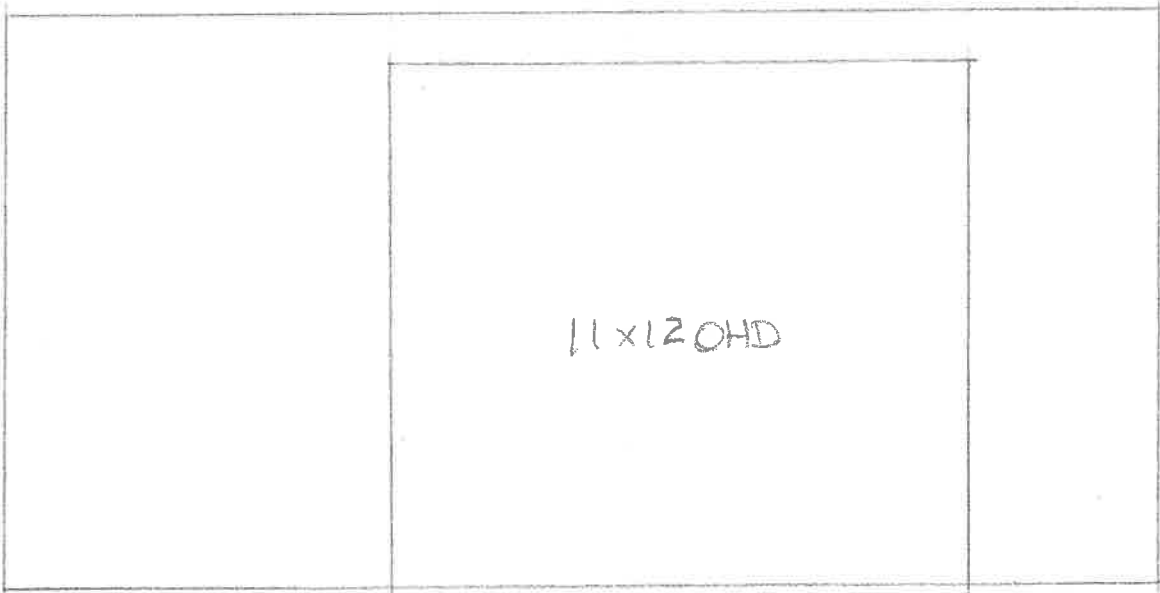
12

North Elevation



12'

24'  
West Elevation



12'

11x12 OHD

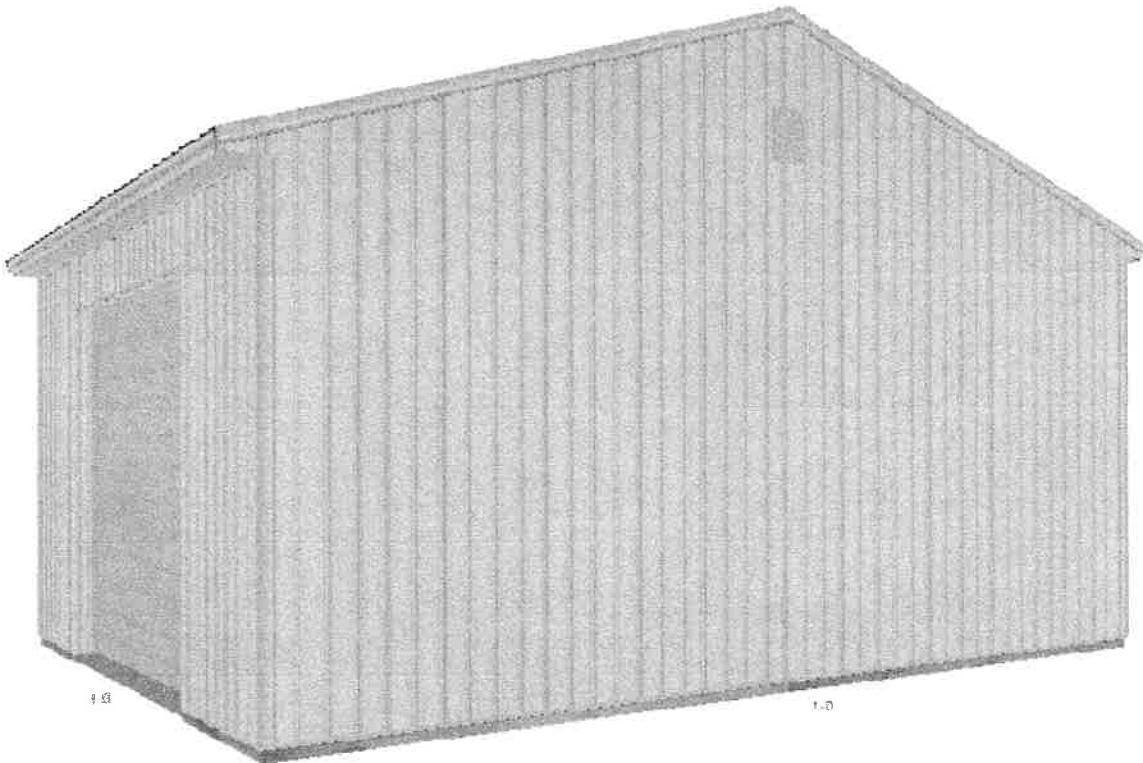
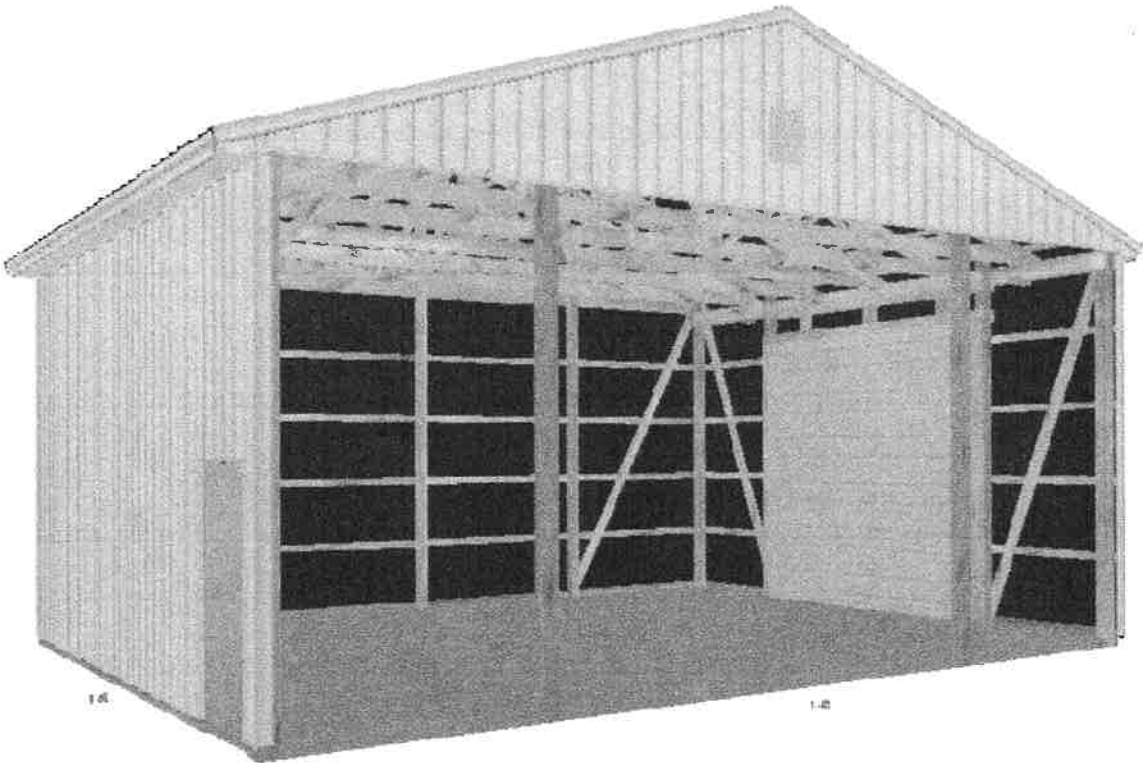
24'  
East Elevation

Design #: 336554786005  
Estimate #: 49974  
Store: COLUMBUS WEST



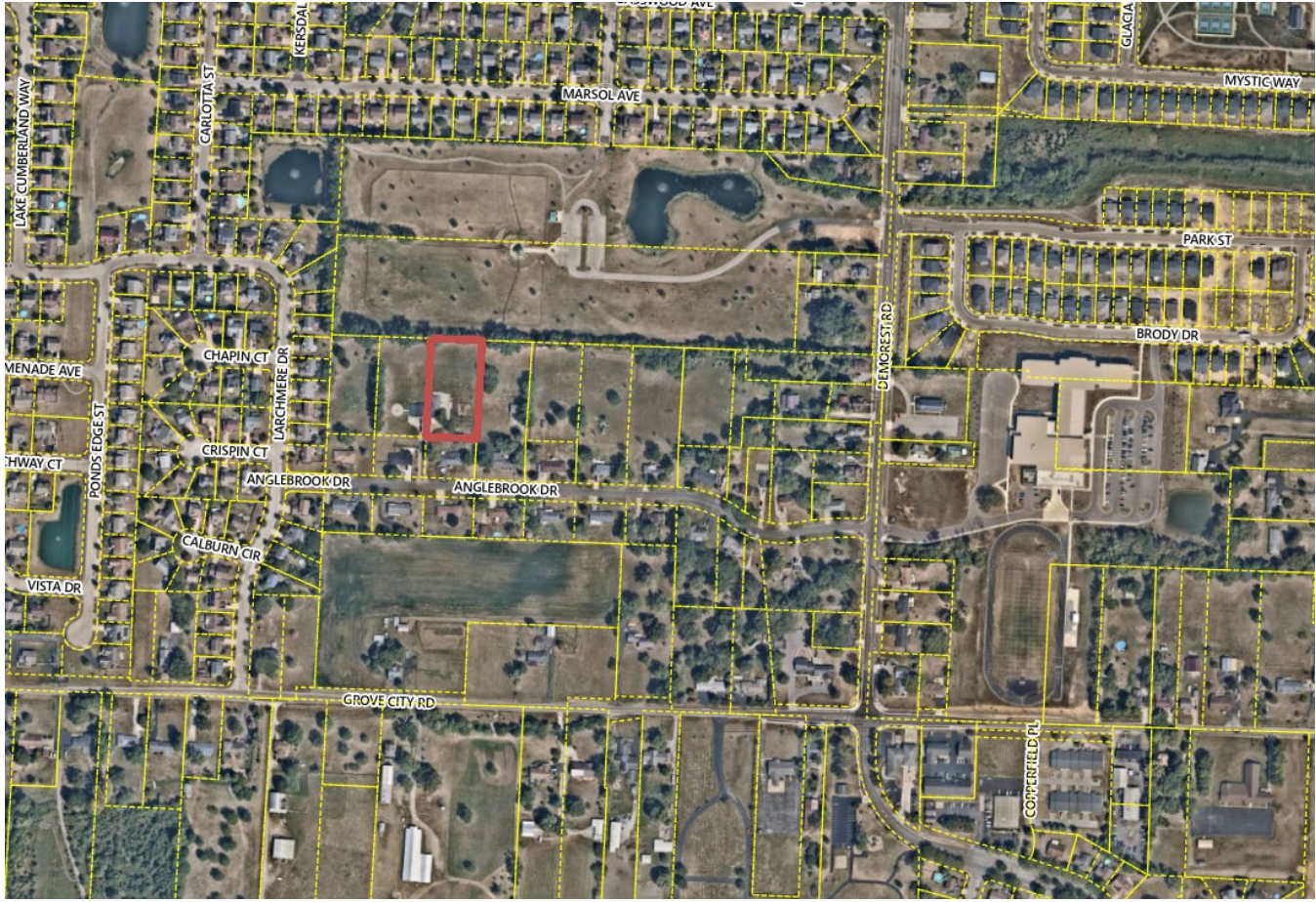
Post Frame Building Estimate  
Date: Sep 10, 2024, 11:12:16 AM

Elevation Views



**Variance #15-VA-2024 Zoning Hearing November 18, 2024 at 7:00 p.m.**

Applicant: Myers, Steven  
Property: 4550 Anglebrook Drive (Parcel #160-001554/160-001681)  
Section: 303.01 Accessory Uses and Structures Permitted  
Appeal: Requesting a Variance to add onto an existing accessory structure 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 nine (9) feet in height.