



Jackson Township Board of Zoning Appeals

Variance 5-VA-2026

Property Owner: Earl & Jayne Smith
Property: 2080 Berry Hill Drive (parcel #160-002055)

Background

The applicant purchased the property in November 2016. The property consists of approximately 0.47 acres with a single-family house with an existing accessory structure located in the rear yard.

The applicant is requesting a variance to build a second accessory structure. The proposed structure would be 22 x 24 (528 square feet) accessory building.

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.

303.01 Accessory Uses and Structures Permitted

Unless otherwise specified, accessory uses and structures shall be permitted on a lot in a residential zoning district and PUD District in association with a residential principal use or structure, except where otherwise noted, provided the accessory use or structure meets the requirements of this chapter and the development standards of the applicable zoning district.

303.02 Development Standards

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.

1. Lot Size Two (2) Acres or Less. An accessory structure shall be no larger than one Thousand two hundred (1,200) 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.



Jackson Township Board of Zoning Appeals

Action by the Board

The Board shall only approve a variance or modification thereof if the following findings are met or determined. The Board will review this application for a Use Variance.

Use Variance

1. Is the property unsuitable for any of the uses permitted by the Zoning Code?
 2. Does the variance result from conditions unique to the property in question and not as a result of actions by the property owner?
 3. That the special conditions and circumstances do not result from the action of the applicant.
 4. 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.
 5. 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 is requesting to relocate the existing accessory structure to the northeast corner and build the new 22' x 24' structure on the southeast side.*
 - *The existing accessory structure is approximately 14' x 15' (210 square feet).*

Attachments:

1. Variance Application
2. Site Maps
3. Elevation of Proposed Building

Fee Paid by Cash / Check # Credit card

Application # 5 -VA-2026

APPLICATION FOR VARIANCE

JACKSON TOWNSHIP BOARD OF ZONING APPEALS

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

Property Owner: Earl and Jayne Smith Applicant: Earl Smith

Address: 2080 Berry Hill Dr. Grove City OH 43123 Zoned: Residential

PID: 160- 002055-00 Area/Acres: .47 Acre Floodplain: _____

(Home): _____ (Work): _____ (Cell): 614 578 2642

Email Address: Oscar08251@Outlook.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 build a 22x24 detached garage with a 6ft lean to on the
southeast side of our property for additional storage.

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).

We currently have a 10x14 shed on the southeast side of our
residence. We want to move the current shed to the northeast side of the
residence and build a 22x24 garage with lean to on the south east side.

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).

Some neighboring properties have been permitted to utilize their land for accessory structures or other improvements that are prohibited under the current zoning code that may be applied to this property. If we were denied the same reasonable opportunity, we would be unable to improve and enjoy the property in a manner consistent with the established character of the neighborhood.

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.

Both the garage and shed are aesthetically appealing as shown in the attached documents and the structures do not present any known health or safety issues. These structures are in good taste and will not disrupt the current character of the neighborhood in any way.

SUBMITTAL CHECKLIST

- | | |
|--|---|
| ☐ Legal Description / Deed | ☐ Photos documenting requested use |
| ☐ Plot Plan / Site Plan | ☐ Date Filed _____ |
| ☐ Detailed Building Plan | ☐ Legal Ad _____ |
| ☐ Property Owners within 500' | ☐ Notices Sent _____ |
| ☐ Application Fee | ☐ Hearing Date _____ |

APPLICANT'S AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

I/We EARL OSCAR SMITH, JR
(Name of property owner / applicant)

2080 BERRY HILL DR. GROVE CITY OHIO 43123 Home: 614-578-2642
(Address) (City, State, Zip Code) (Phone)

Cell: SAME Business: SAME
(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."

[Signature]
(Owner Signature)

(Co-Owner Signature)

Subscribed and sworn before me this 17 day of June 2026
(Day) (Month) (Year)

[Signature]
(Notary Signature)

Stamp or Seal



Amy Zachritz
Notary Public, State of Ohio
My Commission Expires 03-23-31

ACTION BY TOWNSHIP

Application Received & Accepted by: _____ Date: _____

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

Grove City, Ohio Web GIS



6/17/2026, 7:50:01 AM

- Addresses

Parcels
- Other

CITY OF GROVE CITY
- Roads

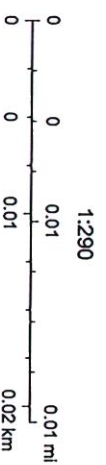
Minor Road

Grove City Boundary (Outline)
- Roads (LBRS)

Buildings

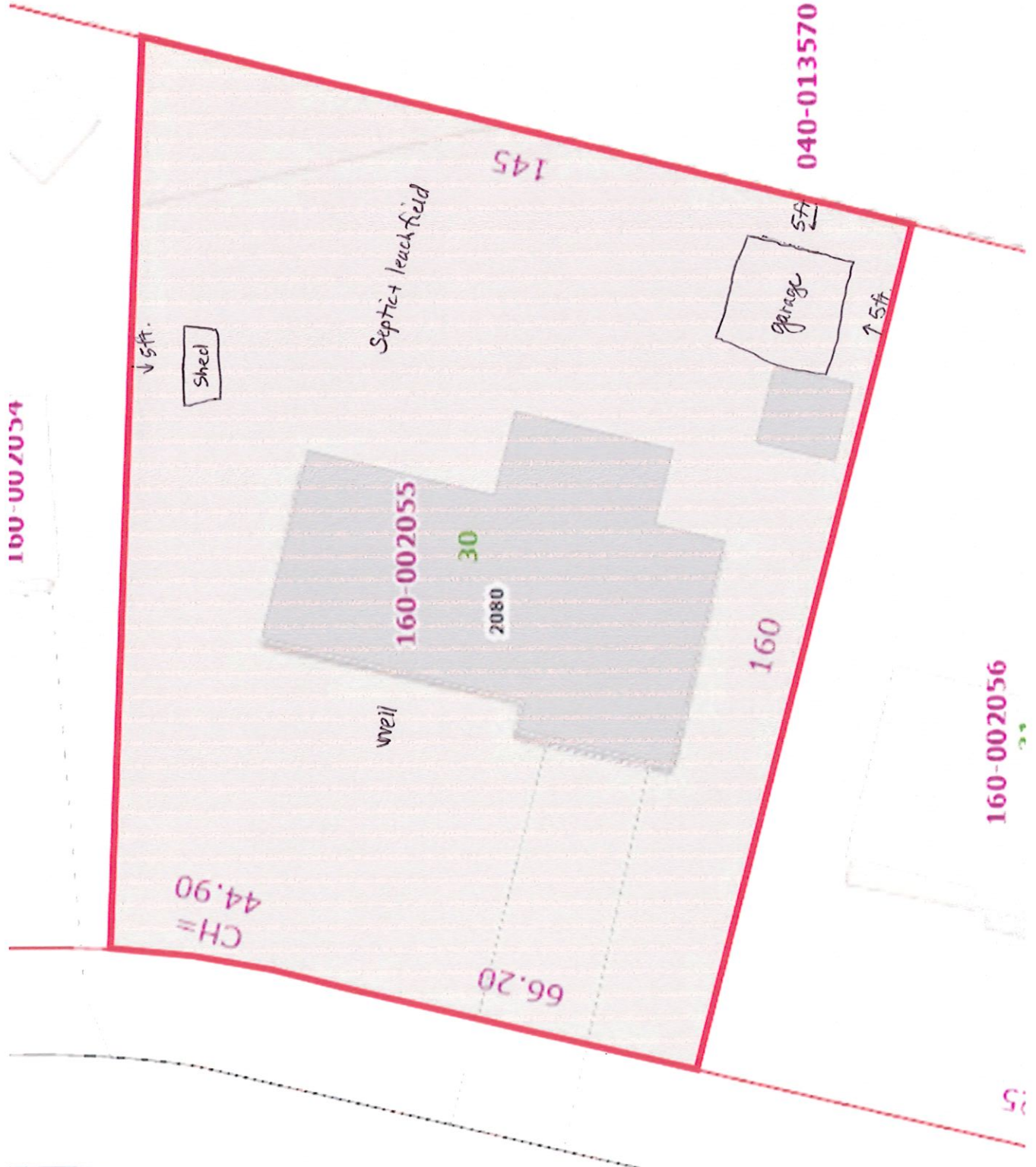
Pavement

GroveCity_Boundary



City of Grove City, MORPC, Franklin County Auditor

Earl + Jayne Smith
2080 Berry Hill Dr.
Grove City OH 43123



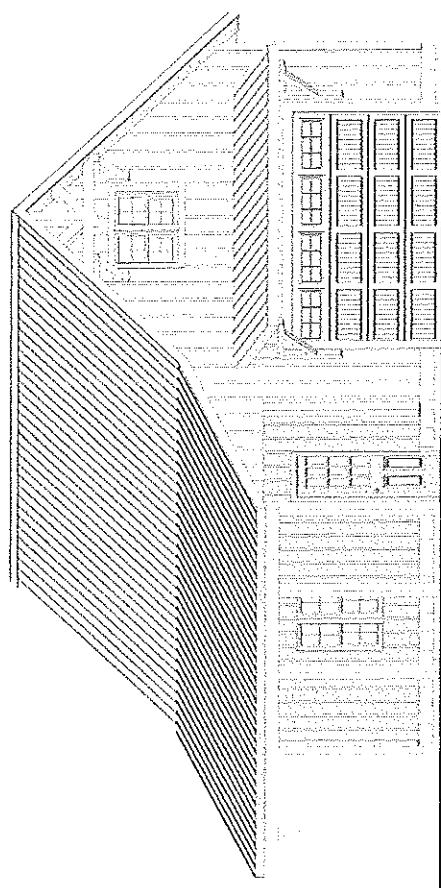
Earl & Jayne Smith

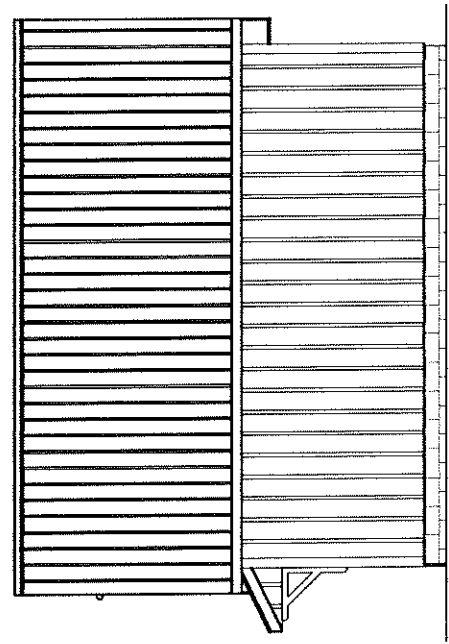
22X24 HERITAGE

June 2026

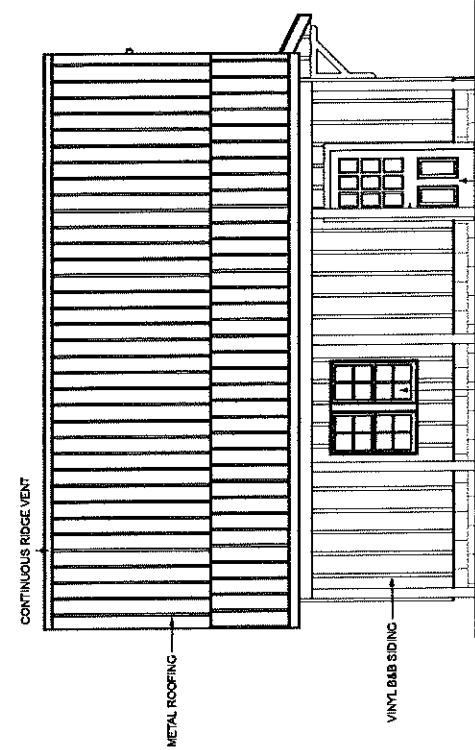
DRAWING INDEX:

- A-1 ELEVATIONS
- A-2 FOUNDATION PLAN
- A-3 FIRST FLOOR PLAN
- A-4 SECOND FLOOR PLAN
- S-1 CROSS SECTIONS

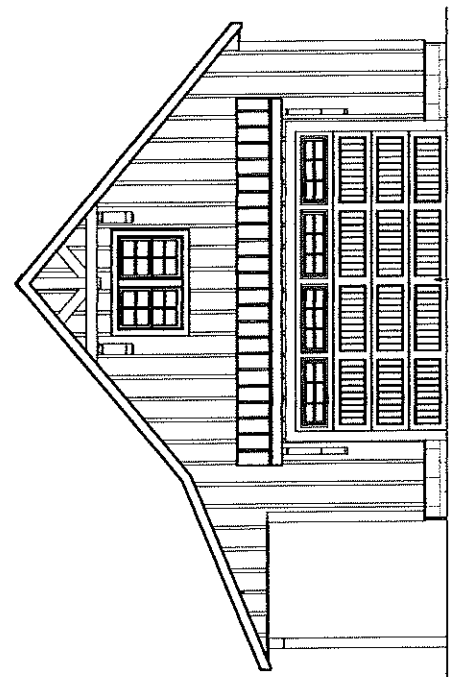




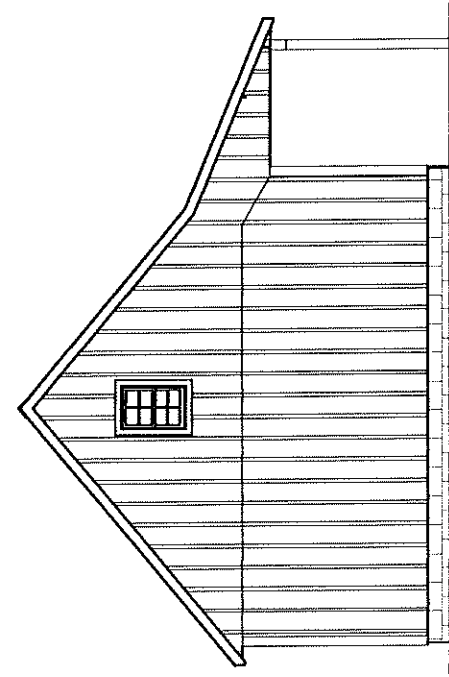
RIGHT EXTERIOR ELEVATION
 3/8" SCALE



LEFT EXTERIOR ELEVATION
 3/8" SCALE



FRONT EXTERIOR ELEVATION
 3/8" SCALE



REAR EXTERIOR ELEVATION
 3/8" SCALE

