



Jackson Township Board of Zoning Appeals

Variance 7-VA-2026

Property Owner: John & Suzan Orban
Property: 2386 Berry Hill Drive (parcel #160-002197)

Background

The applicant purchased the property in April 2001. The property consists of approximately 0.774 acres with a single-family house with an existing accessory structure located in the rear yard and an inground pool with a mechanical building.

The applicant is requesting a variance to build a second accessory structure. The proposed structure would be 14' x 16' (224 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 build a 14 x 16 concrete pad where a second accessory building would be located. The building would be located along the north property line to the rear of the primary structure.*
 - *The existing accessory structure is approximately 10' x 22' (220 square feet).*
 - *The pool is 18' x 36' (648 square feet).*
 - *The utility shed is 8' x 15' (120square feet).*

Attachments:

1. Variance Application
2. Site Map

Fee Paid by Cash / Check # Credit card

Application # 7-VA-2026

APPLICATION FOR VARIANCE

JACKSON TOWNSHIP BOARD OF ZONING APPEALS

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

Property Owner: John & Susan Orban Applicant: John Orban

Address: 2386 BERRY HILL DR. GROVE CITY, OH Zoned: 43123

PID: 160- _____ Area/Acres: _____ Floodplain: _____

(Home): _____ (Work): _____ (Cell): 614-404-5599

Email Address: FORGETABOUTIT777@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:

A 14'x16' concrete pad for a structure, tool & utility shed.
I'm having a new driveway put in and would like to have
this pad poured at the same time to save money.

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 need a shed to store pool items, chairs & table we use outside
and storage space.

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).

There ~~has~~ been at least 3 Very Large Garage/Barn style buildings built in our neighborhood within the last 2 years.

This ~~shed~~ shed will also add value to our property. We have an in ground pool and need the storage.

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.

I have a 1/2 acre lot on a Dead End Street. The I-71 Freeway backs up to our property. My neighbor had a very large Garage built on his property a year ago to house his 35 ft Motor home and yard equipment. My structure will be next to his on my side of the fence. It will cause no health or safety welfare concerns to anyone.

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 John C. Orban
(Name of property owner / applicant)

2386 BERRY HILL DR GROVE CITY Ohio 43123 Home: _____
(Address) (City, State, Zip Code) (Phone)

Cell: 614-404-5399 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."

John C. Orban
(Owner Signature)

(Co-Owner Signature)

Subscribed and sworn before me this 1 day of Sept. 2026
(Day) (Month) (Year)

Angela R. Lee
(Notary Signature)



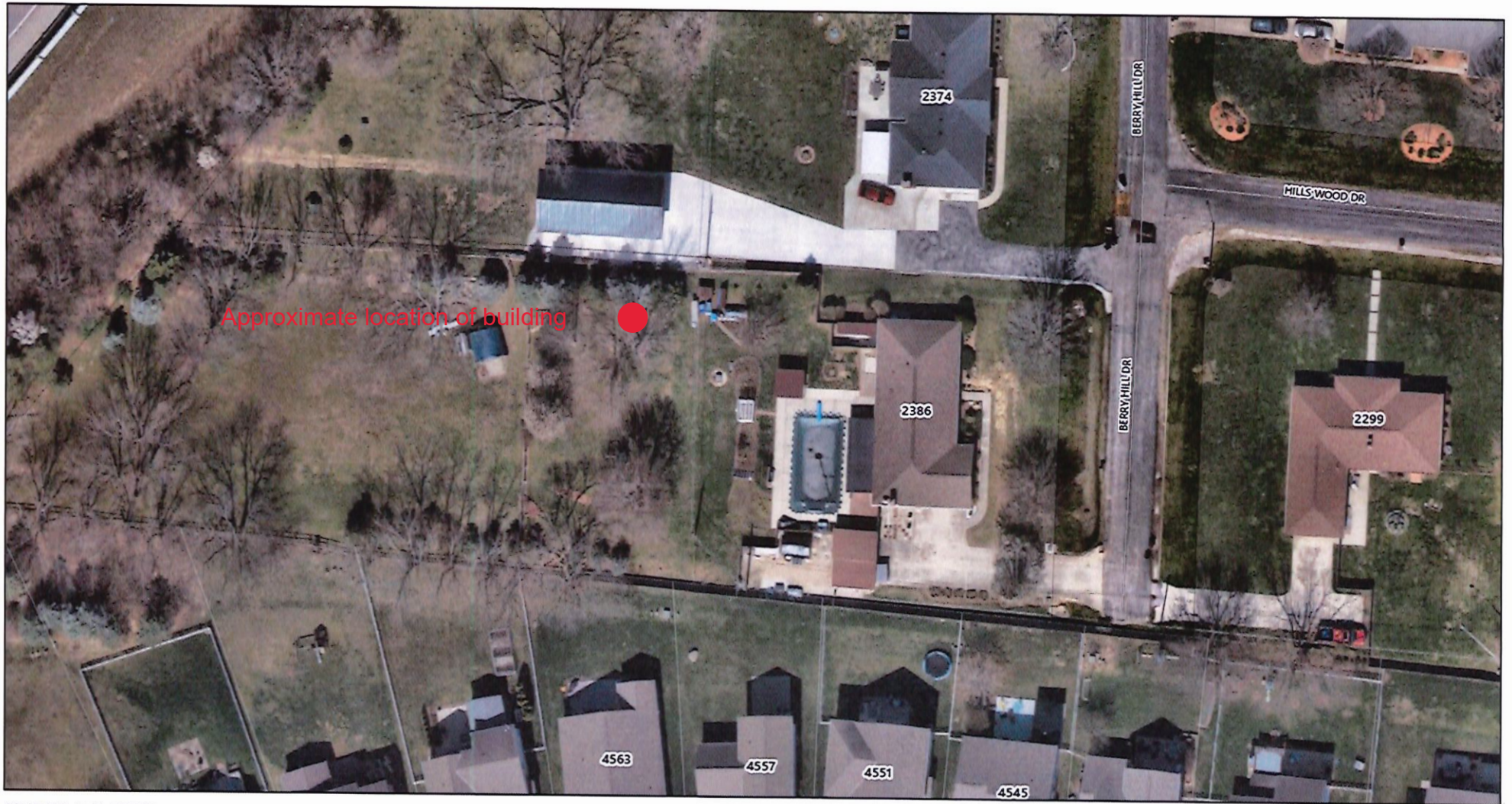
ANGELA R. LEE
Notary Public, State of Ohio
My Commission Expires 3-15-31

ACTION BY TOWNSHIP

Application Received & Accepted by: _____ Date: _____

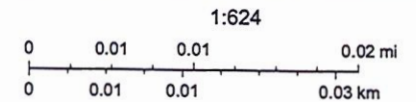
Hearing Date: _____ 7:00pm at the Jackson Township Hall, Grove City, Ohio

Grove City, Ohio Web GIS



9/1/2026, 1:41:37 PM

- | | | |
|--------------------|-------------------------------|--------------------|
| Addresses | — Roads (LBRS) | Buildings |
| Parcels | Roads | Pavement |
| CITY OF GROVE CITY | Minor Road | GroveCity_Boundary |
| Other | Grove City Boundary (Outline) | |



City of Grove City, MORPC, Franklin County Auditor