



Jackson Township Franklin County, Ohio

Fiscal Officer
Glen Basler

Board of Trustees
Ron McClure
Jim Rauck
Bryan Mulvany

Administrator
Shane W. Farnsworth

Variance 1-VA-2026

Property Owner: Armand Medical LLC
Property: 3336 Orders Road (parcel #160-001394)

Background

The applicant purchased the property in October 2025. The property consists of 2.937 acres with a single-family house with attached garage and a 24 x 30 pole building to the rear of the house.

The applicant is requesting a variance to allow for a second access driveway within the required driveway spacing pursuant to section 305.05 (B). The applicant requests a variance from 185 feet to 69 feet from the existing driveway of the property and 52 feet from the existing driveway on the property to the west. The requested driveway will serve the barn.

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.

305.05 ACCESS DRIVES

The frequency of access points along thoroughfares in the Township is to be minimized to reduce vehicle and pedestrian conflict and improve traffic flow. Access drives (driveways) leading to and from a street shall be developed according to the following standards.

- A. **Width.** The minimum width of an access drive shall be ten (10) feet, and the maximum width shall be twenty-five (25) feet, except at curb returns. An additional ten (10) feet of width for access drives may be granted on appeal to the Board of Zoning Appeals for non-residential uses when shown that such addition is necessary to the conduct of business and will not adversely impact traffic flow. Access drive entrances at a street shall be a minimum of eighteen (18) feet in width.
- B. **Spacing.** The following standards shall apply to determining the permitted spacing of access drives.



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1. Street classifications are based upon the Franklin County Thoroughfare Plan-2020, as amended, and interpretation by the Zoning Administrator relative to street classification and posted speed.
2. Access drive spacing shall be related to the classification of the road, the posted speed limit, and the residential density of the zoning district as listed in Table 11a. For those speed limits not listed, the minimum spacing shall be calculated by rounding up the next highest distance.

Table 11a
Access Drive Spacing Requirements

Zoning District	Road Name	Classification	Posted Speed Limit	Driveway Distance
Semi-Rural Residential	Orders Road	Collector	35 MPH	185'

D. Quantity Permitted. The number of access drives shall be kept to a minimum to promote safe and reasonable access, improve the convenience and ease of movement of travelers, and permit reasonable speeds and economy of travel while maintaining roadway capacity. For lots with less than 200 feet of frontage on public right-of-way(s) and with less than five (5) acres in total area, no more than two (2) access drives shall be permitted. For lots with more than 200 feet of road frontage on public right-of-way(s) and/or greater than five (5) acres in total area, additional access drives may be permitted by the Rural Zoning Commission. In all cases the spacing standards of Subsection B shall govern and be met.

E. Surfacing. All access driveways shall be graded for proper drainage and surfaced with concrete, asphaltic concrete, premixed asphalt pavement, blacktop, or brick so as to provide a durable and dustless surface. All access driveway aprons shall be graded for proper drainage and surfaced with concrete. Access driveway and apron designs shall be reviewed and approved by the Zoning Administrator prior to construction. During any construction where an access drive shall be constructed, the stone base for such access drive shall be completed prior to the beginning of any construction activity.

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.



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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.
- *Existing lot has approximately 120' of frontage.*
 - *Existing driveway is approximately 130' from driveway to the west.*

Attachments:

1. Variance Application
2. Site Map
3. Legal Description

Fee Paid by Cash / Check # 9064355

Application # 1 -VA-2026

APPLICATION FOR VARIANCE

JACKSON TOWNSHIP BOARD OF ZONING APPEALS

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

Property Owner: Armand Medical LLC Applicant: Armand Medical LLC c/o Rebecca Mott, Esq.

Address: 411 East Town Street, Floor 2, Columbus, Ohio 43215 Zoned: SR

PID: 160- 001394 Area/Acres: 2.937 acres Floodplain: AE

(Home): _____ (Work): 614-947-8600 (Cell): _____

Email Address: rjm@planklaw.com; ztw@planklaw.com ZAC WALKER

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: 305.05(B)

- | | | |
|--|---|---------------------------------------|
| <input type="checkbox"/> Accessory Structure | <input checked="" 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:

See Exhibit A

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).

See Exhibit A

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).

See Exhibit A

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.

See Exhibit A

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 _____ |

Exhibit A
Background

Armand Medical LLC (the “Applicant”) owns the real property located at 3336 Orders Road, Grove City, Ohio 43123 (the “Property”). The property is developed with a dwelling and a metal barn, along with a driveway that provides access only to the dwelling. The Applicant leases the dwelling while using the metal barn as a storage location including storage for the local fundraiser, the Grove City Firecracker that benefits the Grove City Buddy Ball. A site plan, dated January 27, 2026, depicts the proposed installation of a new driveway and is attached as **Exhibit B**.

The properties to the west and east are within Jackson Township, are zoned Semi-Rural Residential, and operate as residential dwellings. The properties to the south and north are within Grove City and are zoned a mix of PUD-R and R-1. The northern properties operate as residential dwellings, while the southern properties are a church and agricultural field.

Variance Request

The Applicant requests a variance from Jackson Township Zoning Resolution Section 305.05(B) requiring that driveways be located 185 feet from other driveways on collector roads with a 35mph speed limit. The Applicant requests a variance from 185 feet to 69 feet from the existing driveway on the Property and 52 feet from the existing driveway on the western neighboring property.

Statement of Support

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?

Special conditions exist on the Property, and the Applicant did not create the unique circumstances. Special conditions exist due to the configuration of the existing driveway, dwelling, and metal barn. The Property contains a dwelling that is currently operated as a rental residence and a detached metal barn that is used for storage of equipment associated with a charitable 5K event. The existing driveway primarily serves the dwelling and does not currently provide access to the metal barn. The driveway ends at the current house, and the driveway has an extended maneuverability area that does not extend to the metal barn

The tenants do not have access to the barn. Extension of the current driveway would hinder the tenant’s use of the dwelling and reduce available parking and maneuvering space. More importantly, this would force shared use between the residential dwelling and access to the barn, which is prohibited by lease agreement. Reduction of the existing parking and maneuvering space

could create further access issues than adding a second drive due to parking location and lack of internal maneuverability.

The practical difficulty arises from the layout, orientation, and use of the existing improvements. The Applicant purchased the Property in 2025 and did not create the lot configuration. The need for relief is a result of site layout and lack of access to the barn rather than any voluntary act by the Applicant.

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?

The Applicant recently purchased the Property with knowledge that other properties have added additional access to their property. The Applicant was aware that some form of access would need to be created to effectively utilize the barn, but was unaware of such zoning restriction. Applicant intends to establish that access in a safe, orderly, and minimally impactful manner consistent with the surrounding development pattern.

Strict application of the driveway separation requirement would deprive the Applicant of the ability to establish functional, independent access to the metal barn in a manner consistent with neighboring properties. Two similarly sized properties to the west on Orders Road that lack rear access due to the layout of their dwellings and driveways have installed secondary access points with separation distances comparable to the variance requested here. The requested relief is consistent with what other similarly situated properties have been able to implement. Denial would effectively place this property in a uniquely restricted position relative to surrounding parcels.

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.

Granting the variance will not adversely affect the health, safety, or general welfare of neighboring properties or the community. First, the variance will not impact the delivery of governmental services. Second, the request does not involve construction of additional structures, so it will not intensify the use of the Property.

Properties in the surrounding area have similar access point separation distances, so this request will not introduce a new or inconsistent development pattern. Moreover, the metal barn will generate nominal traffic because it is modest in size and has a limited and occasional use. Additionally, such use of the metal barn will not introduce commercial traffic, create excessive noise, or congestion.

The Applicant's metal barn is smaller and more limited in scope than others in the area, so its proposed access point should generate less traffic than others with similarly spaced secondary access points.

4. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance.

Denial of the variance would significantly impair the practical and beneficial use of the metal barn. The Applicant stores equipment for a charitable 5K event within the barn and requires sufficient access to move that equipment. The use is infrequent and low impact, but adequate access is necessary for its intended function.

The request is reasonable in scope. The proposed driveway will not generate frequent traffic, nor will it intensify the use of the Property. Instead, it simply allows the barn to function independently from the rental dwelling, which is important by contract terms.

5. Whether the variance is substantial.

Although the requested reduction is approximately one-half of the required driveway separation distance, the variance is not substantial in practical effect. The proposed driveway will serve a low-frequency use. The barn is not a commercial operation and will generate minimal or nominal traffic. The proposed solution is the most practical and least disruptive means of addressing access needs.

6. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.

The essential character of the neighborhood will not be substantially altered. The surrounding area includes properties with second access points along Orders Road. The Applicant's request is consistent with this established pattern. Moreover, the metal barn is modest in scale and will generate nominal traffic due to its limited and occasional use.

Adjoining properties will not suffer a substantial detriment. The proposed driveway will not introduce commercial traffic, excessive noise, or congestion. In fact, the impact of the Applicant's proposed driveway is likely less than that of neighboring properties with secondary access points, as the barn is smaller and its use is limited. The proposed driveway will serve a low-frequency, low-impact use so it will not create unsafe traffic conditions or excessive access points along Orders Road.

7. Whether the variance would adversely affect the delivery of governmental services (e.g. water, sewer, garbage).

The proposed driveway will not interfere with existing septic systems or wells on the property. It will not increase demand for governmental services, nor will it create additional burdens on public utilities or infrastructure. The request does not involve construction of additional structures or intensification of land use.

8. Whether the property owner purchased the property with knowledge of the zoning restriction.

The Applicant was not aware of the zoning restriction when he purchased the Property; however, the zoning restriction was in place at the time of purchase.

9. Whether the property owner's predicament feasibly can be obviated through some method other than a variance.

The Applicant's predicament cannot feasibly be obviated through any reasonable method other than granting the requested variance. The only theoretical alternative would be to extend the existing driveway from the dwelling to the metal barn. However, that option is not practical. The existing driveway was designed solely to serve the residential dwelling and includes designated parking and maneuvering space for tenant use. Extending the driveway would significantly reduce available parking and internal circulation area, impairing the functional use of the residence.

In addition, extending the driveway would require shared access between the rental dwelling and the barn. The tenants do not have rights to the barn under the lease agreement, and forced shared use would interfere with established property rights and create circulation conflicts between residential parking and equipment access. Given the layout and orientation of the existing improvements, no alternative exists that would provide safe and functional access to the barn. Accordingly, the practical difficulty cannot be resolved through any reasonable alternative other than approval of the variance.

10. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

The spirit and intent of driveway separation requirements are generally to promote traffic safety, prevent excessive curb cuts, and maintain orderly development patterns along public roadways. The requested variance does not undermine these purposes. The proposed driveway will serve a low-frequency, low-impact use. It will not create unsafe traffic conditions or excessive access points. The request does not seek to alter the permitted use of the property, increase density, or intensify activity. It allows a lawful accessory structure to be accessed safely and independently without creating harm to neighboring properties or the public. Substantial justice will be achieved by permitting reasonable use of the property while maintaining the overall intent of the Zoning Resolution.

EXHIBIT B

BOUNDARY SURVEY

STATE OF OHIO, COUNTY OF FRANKLIN, TOWNSHIP OF JACKSON

VIRGINIA MILITARY SURVEY #1383

BASIS OF BEARINGS

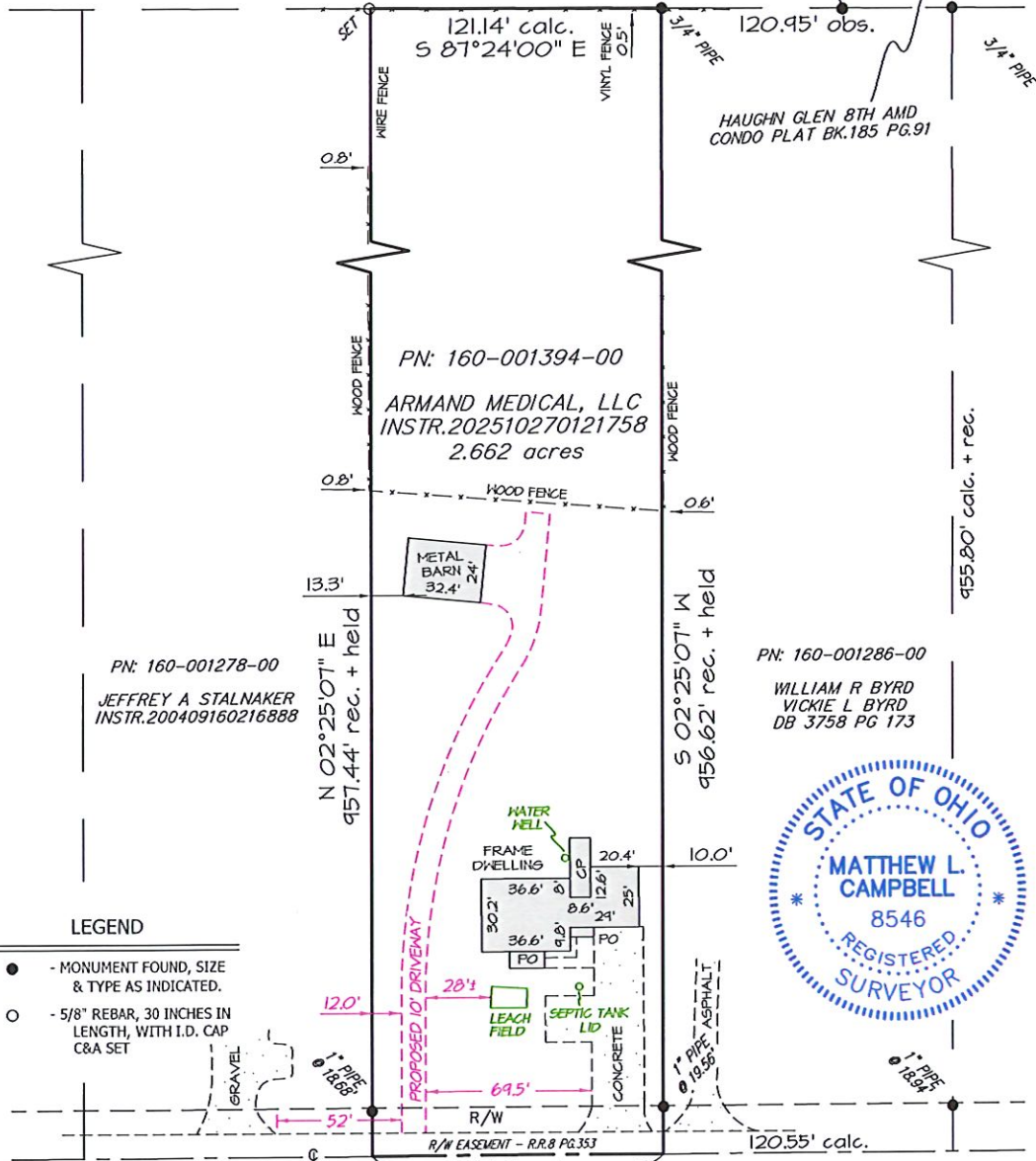
THE BASIS FOR BEARINGS FOR THIS SURVEY IS GRID NORTH OF THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011).



0 60'
SCALE: 1"=60'

HAUGHN GLEN 19TH AMD CONDO PLAT BK.217 PG.10

HAUGHN GLEN 8TH AMD CONDO PLAT BK.185 PG.91



PN: 160-001278-00
JEFFREY A STALNAKER
INSTR.200409160216888

PN: 160-001286-00
WILLIAM R BYRD
VICKIE L BYRD
DB 3758 PG 173



LEGEND

- - MONUMENT FOUND, SIZE & TYPE AS INDICATED.
- - 5/8" REBAR, 30 INCHES IN LENGTH, WITH I.D. CAP C&A SET

DOCUMENTS USED:
-deeds and plat of record

ORDERS ROAD (public right-of-way)
POSTED SPEED LIMIT: 35MPH

NOTE: DIMENSIONS SHOWN HEREON ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.

NOTE: THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND NO SEARCH OF PUBLIC RECORDS WAS MADE FOR EASEMENTS, RIGHT-OF-WAYS & ETC.

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO AS DESCRIBED IN O.A.C. CHAPTER 4733-37.

REVISED 2/23/2026
-ADDED WELL & SEPTIC
REVISED 2/26/2026
-ADDED LEACH FIELD

Matthew L. Campbell
MATTHEW L. CAMPBELL REG. NO. 8546
CAMPBELL & ASSOCIATES, INC.

2/26/2026
DATE

PROPERTY ADDRESS:	3336 Orders Road Grove City, OH 43123
FIELDWORK COMPLETED:	1/16/2026
JOB #:	CO221556
(800)233-4117 campbellsurvey.com	 CAMPBELL & ASSOCIATES, INC. Land Surveyors

Exhibit D

Exhibit "A" Legal Description For File: 77180374

Situated in the State of Ohio, County of Franklin and in the Township of Jackson and bounded and described as follows:

Being in Virginia Military Survey #1383 and bounded and described as follows;

Beginning at a point in the center line of Orders Road which is S. 86° 24' East 726 feet from a point at the southeast corner of the William and Many Butts tract (southwest corner of the Allen E. McDowell tract) thence N. 3° 58' E. (passing an iron pipe in the north road fence at 19 feet, being parallel to and 726 feet east of the east lines of the William and Mary Butts tract and the Bert and Allie Prater tracts), 957.44 feet to an iron pipe; thence S. 86° E. 121 feet to an iron pipe; thence S. 3° 58' W. (passing an iron pipe at 937.62 feet) 956.62 feet to a point in the center line of Orders Road; thence along the center line of said road, N. 86° 24' W. 121 feet to the place of beginning, containing 2.937 acres, more or less. Subject to all legal highways.

ALL OF
(160)
001394

Parcel No: 160-001394-00
Known As: 3336 Orders Road, Grove City, OH 43123

DESCRIPTION VERIFIED
ADAM W. FOWLER, P.E., P.S.

faretlke
10/07/2025 8:55:04 AM



*Submitted via Digital Format

DESCRIPTION VERIFIED
ADAM W. FOWLER, P.E., P.S.

BY: AO
DATE: Oct 22, 2025



APPLICANT'S AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

I/We Joel Wichtman Member of Armand Medical, LLC
(Name of property owner / applicant)

1049 Pinnacle Club Drive, Grove City, Ohio 43123 Home: _____
(Address) (City, State, Zip Code) (Phone)

Cell: 614-579-6919 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."

Joel Wichtman
(Owner Signature)

(Co-Owner Signature)

Subscribed and sworn before me this 22nd day of March 2026
(Day) (Month) (Year)

Zachary Walker
(Notary Signature)

Stamp or Seal



Zachary Walker
Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration Date
Sec 147.03 RC

ACTION BY TOWNSHIP

Application Received & Accepted by: _____ Date: _____

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