



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 8-VA-2024

Property Owner: Viktor Velichko

Property: 3550 Big Run South Road (parcel #160-001274)

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 a variance to allow for an accessory structure larger than permitted by lot size. Building is 40' x 56' (2,240 square feet).

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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3. Lot Size Four (4) or More Acres. An accessory structure shall be no larger than two thousand (2,000) square feet and shall not exceed a 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 14' feet in height.

The parcel is 4.535 acres. The accessory building was constructed without permits. The applicant is requesting a variance to allow for the accessory building of 40' x 56' (2,240) square feet.

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 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.
- *No 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.
- *Applicant states he thought he had to follow Franklin County Development standards that allowed for an accessory structure up to 3,600 square feet.*
- *It is unclear if the property owner submitted a County zoning permit prior to construction.*
- *No building permit application has been submitted to Franklin County Building Department.*



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- *Granting of the variance will allow for the 40' x 56' accessory building to stay. The building is located to the northeast corner of the lot.*
- 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.
- *Structure shall comply with 5' side and 5' rear property line setback requirements.*
- *Building height and exterior requirements will be in compliance with Township zoning.*

Attachments:

1. Variance Application
2. Drawing from Applicant
3. Images of 3550 Big Run South Road

Fee Paid by Cash / Check # Credit card

Application # 1 -VA-2025

APPLICATION FOR VARIANCE

JACKSON TOWNSHIP BOARD OF ZONING APPEALS

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

Property Owner: Viktor Velichko Applicant: Viktor Velichko

Address: 3550 S. Big Run Rd. Zoned: Semi-Residential (SR)

PID: 160-001274-00 Area/Acres: 4.69 acres Floodplain: N/A

(Home): _____ (Work): _____ (Cell): (916) 990-3369

Email Address: VANDACARRIER@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: 303.02 (3)

- | | | |
|---|---|---------------------------------------|
| <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:

An Accessory structure shall be no larger than 2,000 sqft . The variance request is to increase the sqft allowance to 2,240 sqft, I am in the process of building my house and already prepared the pad and ordered the barn kit for 40' x 56' barn as I thought I had to follow Franklin County development standarts that allow acsery building size of 3,600 sqft for a property my size, so while developing that is the pad that I prepared for the barn and ordered the material for this size, then realized Jackston township had different standarts, so this is variance request to allow an incresed sqft allowed for my property to build my barn that I already have material for.

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).

The ask is for just a slight increase in allowable sqft for a Pole Barn. I was under impression of following Franklin county developing standarts as my building permit and inspections were done through Franklin County Buidling department, so I prepared the pole barn pad and bought the pole barn kit material for a size that is a little bit too large for Jackson Township zoning standarts that is why I'm asking for this 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).

Trying to build a pole barn for my house, like other properties have around me, was not aware that Jackson township had their own developing standards for accessory building thought it was following Franklin County developing standards, so I already prepared the pad and bought the material for a barn that is a little bit bigger than what Jackson Township allows so I need this variance to build the pole barn

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.

This variance is just an increase of 475 sqft bigger than what standards allow, 2,000 sqft to 2,240 sqft so it will not adversely affect the health, safety or general welfare of adjacent property owners or 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 Viktor Velichko
(Name of property owner / applicant)

3550 S. Big Run Rd. Grove City, Ohio 43123 Home: _____
(Address) (City, State, Zip Code) (Phone)

Cell: 916-990-3369 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.”

[Signature]
(Owner Signature)

(Co-Owner Signature)

Subscribed and sworn before me this 10 day of December 2024
(Day) (Month) (Year)

[Signature]
(Notary Signature)

Stamp or Seal

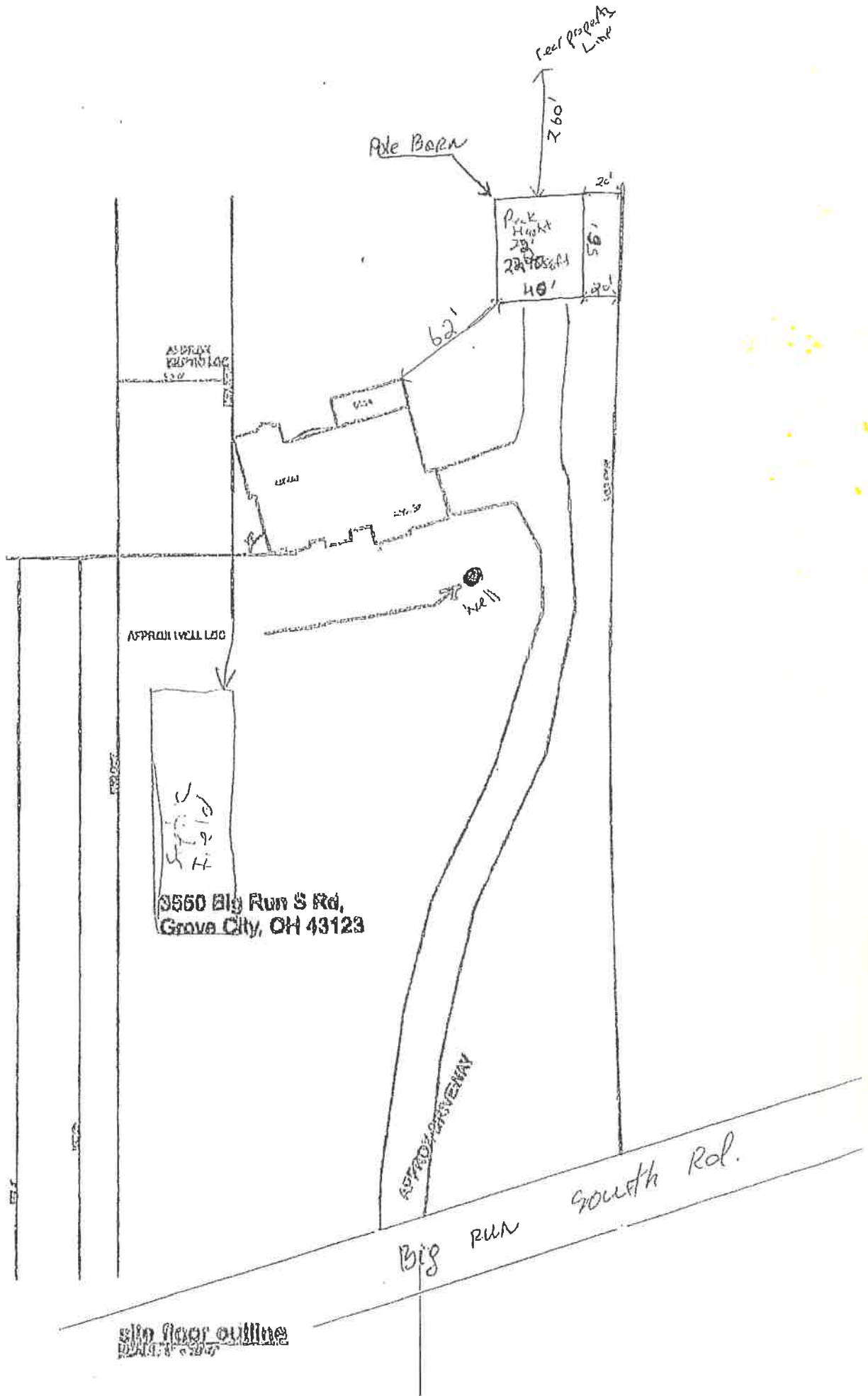


ANTHONY JOHNSON
Notary Public, State of Ohio
My Comm. Expires 09/19/2028

ACTION BY TOWNSHIP

Application Received & Accepted by: _____ Date: _____

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



slip floor outline

Images of 3550 Big Run South Road

Taken 2/3/2025

