



Jackson Township Board of Zoning Appeals

Variance 4-VA-2026

Property Owner: Bryan Meade
Property: 6670 Ridpath Road (parcel #160-002451)

Background

The applicant purchased the property in October 2025. The property consists of 0.966 acres with a single-family house with an “In-law” suite and an in-ground pool and a small accessory structure to the rear of rear of the pool. The pool was permitted in July 1991.

The In-law suite received a Conditional Use approval in August 2007. A Variance was also approved in 2007 to allow for the In-Law suite to be built within the side yard setback along the north property line.

The applicant is requesting a variance to build within the front yard setback for a porch, entryway and garage addition.

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.

206.01 TABLE 2 - DIMENSIONAL REQUIREMENTS

Table 2 identifies the dimensional requirements for all districts. In some cases, dimensional requirements are provided based upon the wastewater and water systems available to a given property. As a result, where indicated by the symbol "Sewer", dimensional requirements apply where central sanitary sewer and water service is available to the subject site. Where indicated by the symbol "No Sewer" dimensional requirements apply without central sanitary sewer and water service.

**Table 2
Dimensional Requirements**

Zoning District	Minimum Lot Size	Minimum Lot Width	Rear Yard Setback	Side Yard Setback	Total Side Yards	Maximum Lot Coverage
Rural Residential	1.5 Acres	300'	100'	20'	50'	20%



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 an Area Variance.

Area Variance

1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance.
 2. Whether the variance is substantial.
 3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer substantial detriment as a result of the variance.
 4. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, garbage).
 5. Whether the property owner purchased the property with knowledge of the zoning restrictions.
 6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance; and
 7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting a variance.
- *Setbacks*
 - *The proposed addition is 22' closer to Ridpath Road.*
 - *The current front yard setback is approximately 124'.*
 - *The proposed front yard setback would be reduced to approximately 122'.*
 - *Lot Coverage*
 - *Current Lot Coverage is 19.69%*
 - *Lot Coverage as proposed 21.42%*

Attachments:

1. Variance Application
2. Applicant's Drawings
3. Deed

Fee Paid by Cash / Check # Credit card

Application # 4 -VA-20

APPLICATION FOR VARIANCE

JACKSON TOWNSHIP BOARD OF ZONING APPEALS

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

Property Owner: BRYAN MEADE Applicant: BRYAN MEADE

Address: 6670 RIDPATH Zoned: RR

PID: 160- 002451-00 Area/Acres: 0.966 AC Floodplain: NO

(Home): 614-260-9836 (Work): SAME (Cell): 614-260-9836

Email Address: BRYNWOODHOMES@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: CH 206

- Accessory Structure
- Access Driveway
- Setbacks
- Lot Requirements
- Landscaping
- Fence / Wall
- Development Standards
- Violation Appeal
- Other

Requesting the following specific variance: ADDITION TO HOME FACE REQUIRES SIDEYARD SET-BACK REDUCTION DUE TO HOME NOT BEING ORIGINALLY BUILT PARALLEL TO PROPERTY LINES

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):

- 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). TO ADD MORE GARAGE SPACE/ENLARGE TO 3⁺ CAR GARAGE, THE ADDITION WILL ANGLE CLOSER TO THE SIDEYARD DUE TO SKEWED ANGLE STATED ABOVE PLEASE SEE ATTACHED DRAWING

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).

THE HOUSE IS CONSTRUCTED PARALLEL TO RIDPATH RD. BUT THE LOT IS A PARALLELOGRAM. THE LOT'S FRONT RIGHT CUTS INTO THE BUILDING AREA DIRECTLY IN FRONT OF THE GARAGE WHERE THE ADDITIONAL BAY SPACE IS DESIRED. PLEASE SEE ATTACHED DRAWING.

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.

THE PROPOSED ADDITION WILL NOT IMPACT 6682 RIDPATH'S 60' ACCESS LANE (WHERE BUILDING IS NOT ALLOWED). THE SURROUNDING PROPERTIES WILL NOT SUFFER ANY DISABILITIES/DISADVANTAGES.

SUBMITTAL CHECKLIST

Legal Description / Deed

Plot Plan / Site Plan

Detailed Building Plan

Property Owners within 500'

Application Fee

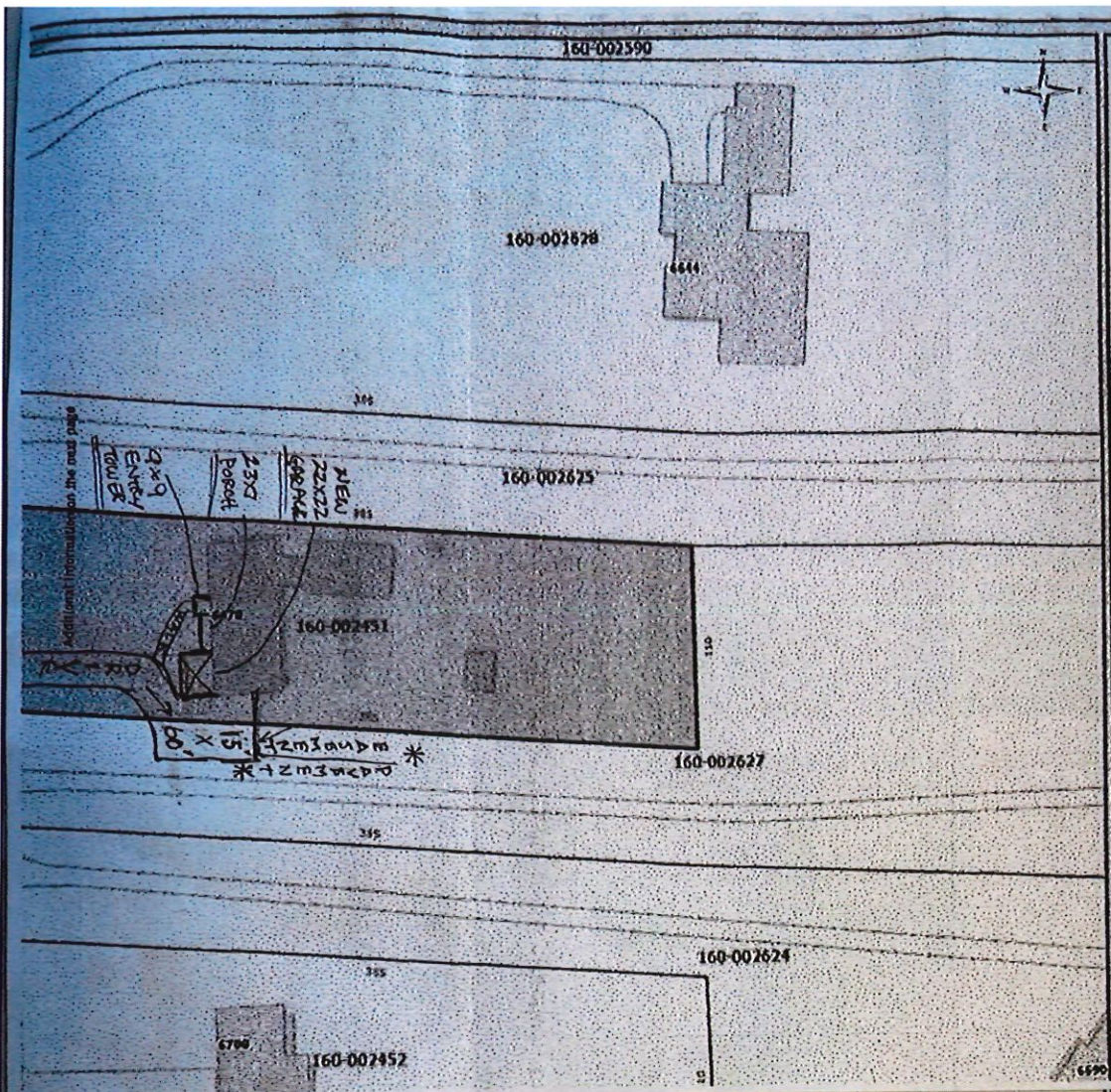
Photos documenting requested use

Date Filed _____

Legal Ad _____

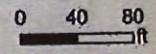
Notices Sent _____

Hearing Date _____



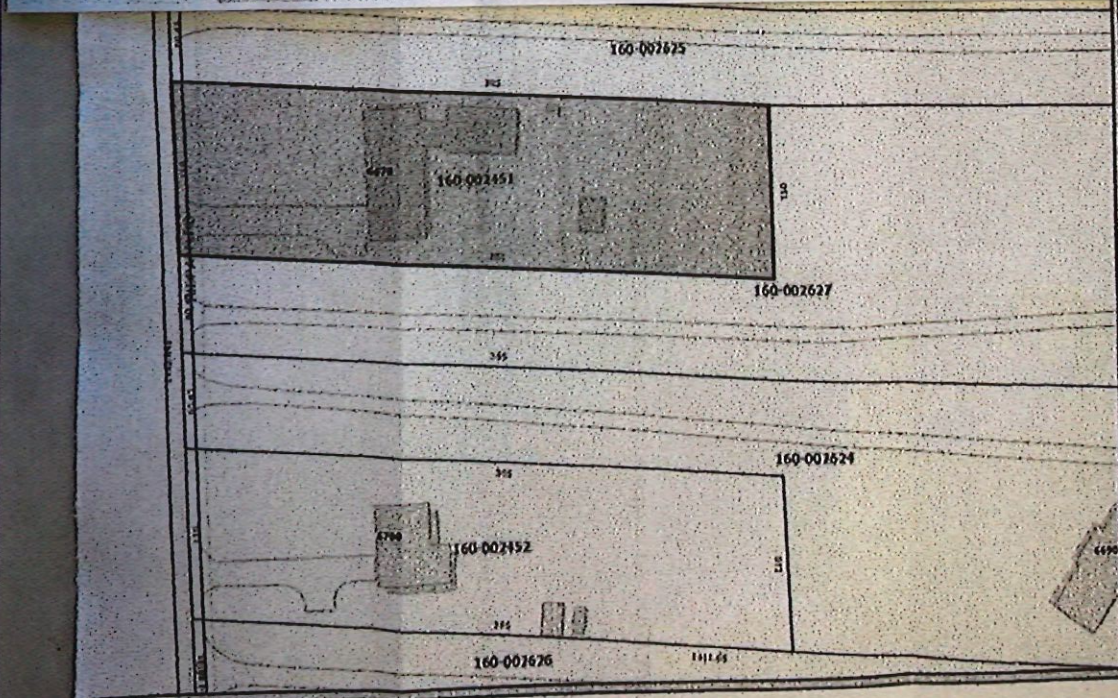
- Planimetric Legend**
Source: 2021 Aerial Photography
- Edge of Pavement
 - Roadway Centerlines
 - Railroad Centerlines
 - Building Footprints
 - Building Under Construction
 - Creeks, Streams, Ditches
 - Rivers & Ponds
- Topographic Legend**
Source: 2019 LIDAR Collection
- ▲ Spot Elevation
 - Index Contour
 - Intermediate Contour
- Appraisal Legend**
Source: Franklin County Auditor & Engineer
- Parcel IDs
 - Parcel Dimensions
 - Lot Numbers
 - Site Address
 - Parcel Boundary
 - Subdivision Boundary
 - Condominium Boundary
 - County Boundary
 - City or Village Boundary
 - Tax District Boundary
 - School District Boundary
 - Zip Code Boundary

The information on this map is prepared from the most accurate information available to the Franklin County Auditor's Office. Users of this map are advised that the primary information source should be considered for verification of the information presented herein. The county and auditor assume no legal responsibility for any inaccuracies contained in this map. Franklin County Auditor's Office, Franklin County, Ohio.



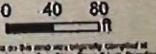
The data on this map was originally compiled at 1"=100' based on the Ohio State Plane South Coordinate System, North American Datum 1983 with 2' contour based on the North American Vertical Datum 1988 (latest datum).

MICHAEL STINZIANO
Franklin County Auditor
CONNECT. PROTECT. REASSESS.



- Parcel Dimensions
- Lot Numbers
- Site Address
- Parcel Boundary
- Subdivision Boundary
- Condominium Boundary
- County Boundary
- City or Village Boundary
- Tax District Boundary
- School District Boundary
- Zip Code Boundary

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CONNECT. PROTECT. REASSESS.

Franklin County Auditor's Office
Auditor
Michael Stinziano
Map Produced March 30, 2020

**EXHIBIT A
LEGAL DESCRIPTION**

FHA Case No.: **413-583091**

Situate in the Township of Jackson, County of Franklin, State of Ohio, and being a part of Virginia Military Survey No. 1294, and being a part of the land conveyed to Melvin E. Martino as Tract 5A in Deed Book 2539, Page 334, Franklin County Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning for reference only, at a stone set by the County Surveyor on the county line between Franklin and Pickaway Counties, thence the following 4 courses to the true point of beginning:

- 1) North 01 Deg. 30 Min. 51 Sec. East 1695.50 feet along a west line of a 175.28 acre tract conveyed to Walter I. and Evelyn Kropp in Deed Book 1446, Page 179, Franklin County Recorder's Office;
- 2) thence with part of a north line of said 175.28 acre tract South 88 Deg. 34 Min. 46 Sec. East 1663.30 feet to the centerline of Ridpath Road;
- 3) thence with said centerline North 03 Deg. 21 Min. 41 Sec. West 2063.72 feet to a point;
- 4) thence continuing with said centerline North 02 Deg. 30 Min. 00 Sec. West 671.68 feet to the true point of beginning;

thence continuing with said centerline, North 02 Deg. 30 Min. 00 Sec. West 110.00 feet to a point;

thence leaving said centerline South 85 Deg. 54 Min. 14 Sec. East 385.00 feet to an iron pin, passing an iron pin at 30.20 feet;

thence South 2 Deg. 30 Min. 00 Sec. East 110.00 feet to an iron pin;

thence North 85 Deg. 54 Min. 14 Sec. West 385.00 feet to the point of beginning, passing an iron pin at 354.80 feet, and containing 0.966 acres of land, more or less, according to a survey by Henderson Aerial Survey, Inc., by James R. Chew, Registered Surveyor #63339, on February 1, 1978.

Parcel Number: 160-002451-00

SPECIAL WARRANTY DEED

FHA Case No.: 413-583091
Deed Effective Date: October 9, 2025

Know All Men By These Presents, that The Secretary of Housing and Urban Development (Hereinafter referred to as "Grantor") who acquired title by deed recorded as Instrument No. 202507140073714, Franklin County Recorder, for the consideration of \$355,000.00 paid by Bryan K. Meade and Shari L. Meade (hereinafter referred to as "Grantee(s)"), whose tax mailing address will be 6670 Ridpath Road, Grove City, OH 43123, the receipt whereof is hereby acknowledged, hath granted, bargained, sold, aliened, eneoffed, released, and confirmed and by these presents doth grant, bargain, sell, alien, eneoff, release and confirm unto the Grantee(s), the following described property;

SEE EXHIBIT A LEGAL DESCRIPTION ATTACHED HERETO

Permanent Parcel: 160-002451-00
Property Address: 6670 Ridpath Road, Grove City, OH 43123

Being the same property acquired by the Grantor pursuant to the provisions of the National Housing Act, as amended (12 U.S.C. 1701) and the Department of Housing and Urban Development Act (42 U.S.C. 3531).

Subject To All covenants, restrictions, easements, conditions, and rights appearing of record; and Subject to any state of facts an accurate survey would show.

To Have And To Hold said premises, with the appurtenances thereunto belonging, to the said Grantee(s), and to the heirs and assigns of said Grantee(s), forever.

And The Said Grantor, and his successors, hereby covenants with the said Grantee(s), and the heirs and assigns of said Grantee(s), that said premises are free and clear from all encumbrances, whatsoever, by, from agreements, covenants and conditions of record; and Except any state of facts with which would be disclosed by an accurate survey of the premises herein conveyed.

Said Grantor, and his successors, hereby further covenants that said Grantor, and his successors, will Forever Warrant and Defend the same with the appurtenances thereunto belonging, unto said Grantee(s), and the heirs and assigns of said Grantee(s), against the lawful claims of all persons claiming by, from, through, or under the said Grantor herein.