



Jackson Township Franklin County, Ohio

Fiscal Officer
Ron Grossman

Board of Trustees
Ron McClure
David Burris
Jim Rauck

Administrator
Shane W. Farnsworth

Variance 8-VA-2025

Property Owner: Richard Fambro & Dana Moore
Property: 7489 Vern Place, (parcel #160-003052)

Background

The property was acquired by the applicant in May 2023. The single-family home was construction in 2024.

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 to construct an accessory structure larger than permitted by code.

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



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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.

1. Lot Size Two (2) Acres or Less. An accessory structure shall be no larger than one thousand two hundred (1200) 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.

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 does not deprive this property owner rights commonly enjoyed by other property owners within the same zoning district.*
- That the special conditions and circumstances do not result from the action of the applicant.
- *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.
- *Granting of the variance will allow for the construction of an accessory building larger than permitted.*

3756 Hoover Road - P.O. Box 517 - Grove City, Ohio 43123
Phone: 614-875-2742 - Fax: 614-871-6456 - jacksontwp.org



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- 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 states they intend to use the proposed accessory structure for storage.*
- *The applicant is requesting a 33, x 42' (1,386 square feet) accessory structure.*
 - *An increase in square footage of 186 square feet.*
 - *The parcel is 2.00 acres limiting the building size to 1,200 square feet.*
- *Structure shall comply with 5' side and rear property line setback requirements.*
- *Building height and exterior requirements must be in compliance with Township zoning.*

Attachments:

1. Variance Application
2. Area Map
3. Drawings

Fee Paid by Cash / Check # 04150

Application # 8 -VA-20 05

APPLICATION FOR VARIANCE

JACKSON TOWNSHIP BOARD OF ZONING APPEALS

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

Property Owner: RICHARD FAMBRO & DANA MOORE Applicant: RICHARD FAMBRO

Address: 7489 DUNDY VERN PL DRIENT, OH 43146 Zoned: _____

PID: 160- _____ Area/Acres: 2.0 Floodplain: _____

(Home): _____ (Work): _____ (Cell): 614-499-2925

Email Address: RE36M310 AOL.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: _____

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

APPROVAL TO ERECT A 33'X42' (1386 SQUARE FEET) ACCESSORY STRUCTURE,
WHICH EXCEEDS THE MAXIMUM 1,200 SQUARE FEET AS REQUIRED BY
CHAPTER 303.11, AREA 2 OF THE JACKSON TOWNSHIP ZONING REGULATIONS.

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).

TO BE TOTALLY TRANSPARENT, THERE ARE NO SPECIAL CONDITIONS OR
OR CIRCUMSTANCES THAT EXIST. WE ARE HOPEFUL TO BUILD A STRUCTURE
THAT WILL ALLOW ADEQUATE LAWN MOWER STORAGE. THE ADDITIONAL
1386 SQUARE FEET WILL BE USEFUL IN OUR STRUCTURE (PROPOSED).

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).

AGAIN, BEING TOTALLY TRANSPARENT WE WILL NOT BE DEPRIVED OF ANY RIGHTS COMMONLY ENJOYED BY OTHERS. WE MISREAD THE ZONING REQUIREMENTS AND THOUGHT 1,386 WAS OUR STRUCTURE MAXIMUM SIZE.

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.

WE ARE OF THE OPINION THAT AN INCREASE IN SIZE OF 186 SQUARE FEET FOR THE STRUCTURE 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 checked="" type="checkbox"/> Plot Plan / Site Plan | <input type="checkbox"/> Date Filed _____ |
| <input checked="" 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 RICHARD S. RAMBER

(Name of property owner / applicant)

7489 VERMIL

(Address)

ORIENT, OH 43146

(City, State, Zip Code)

Home: 614-499-2925

(Phone)

Cell: 614-499-2925

(Phone)

Business: _____

(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

5

(Day)

day of

May

(Month)

2025

(Year)

[Signature]

(Notary Signature)



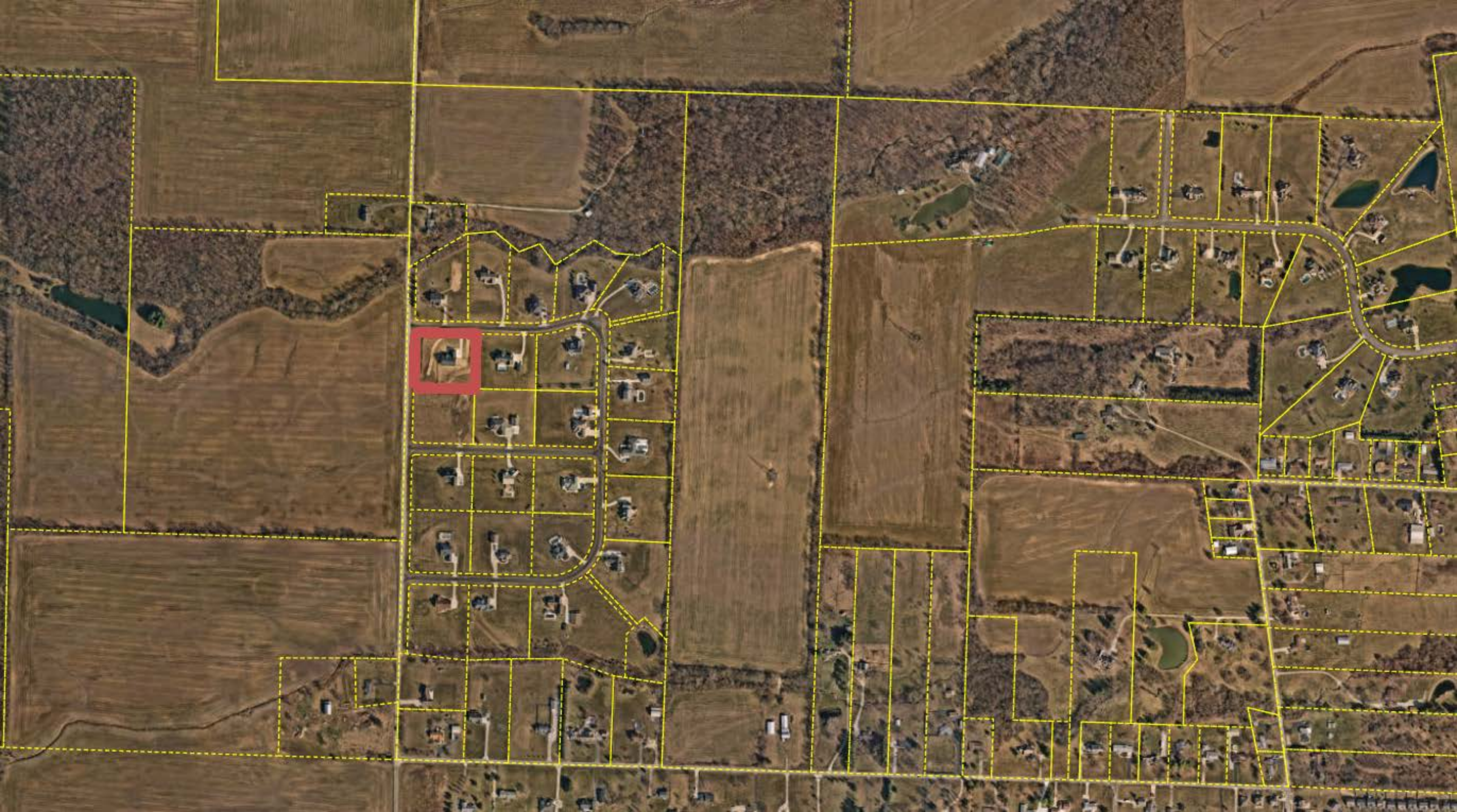
Stamp or Seal

ANGELA R. LEE
Notary Public, State of Ohio
My Commission Expires 3-15-2026

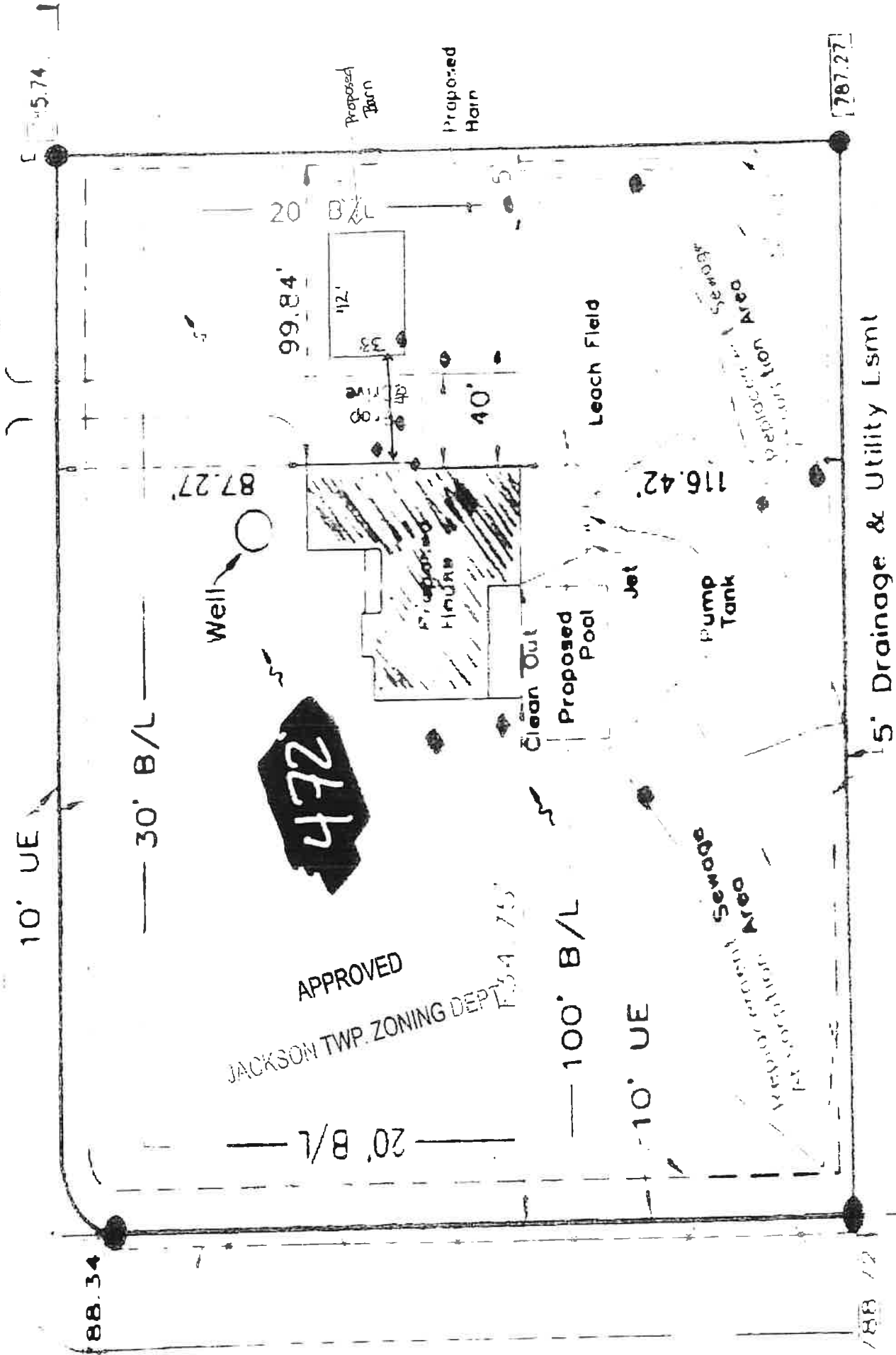
ACTION BY TOWNSHIP

Application Received & Accepted by: _____ Date: _____

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

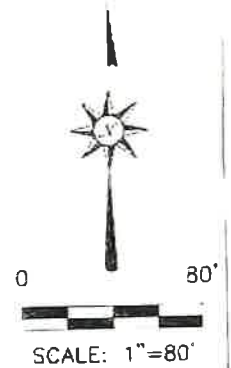
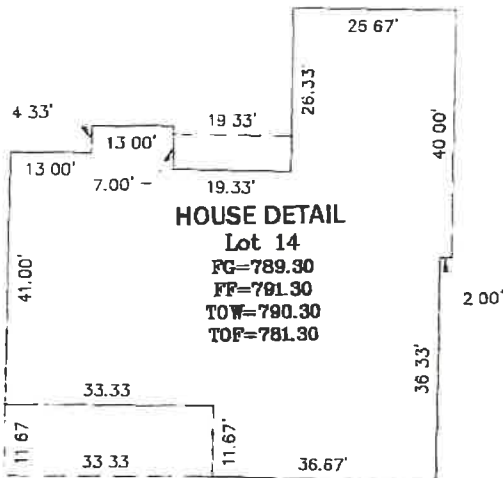


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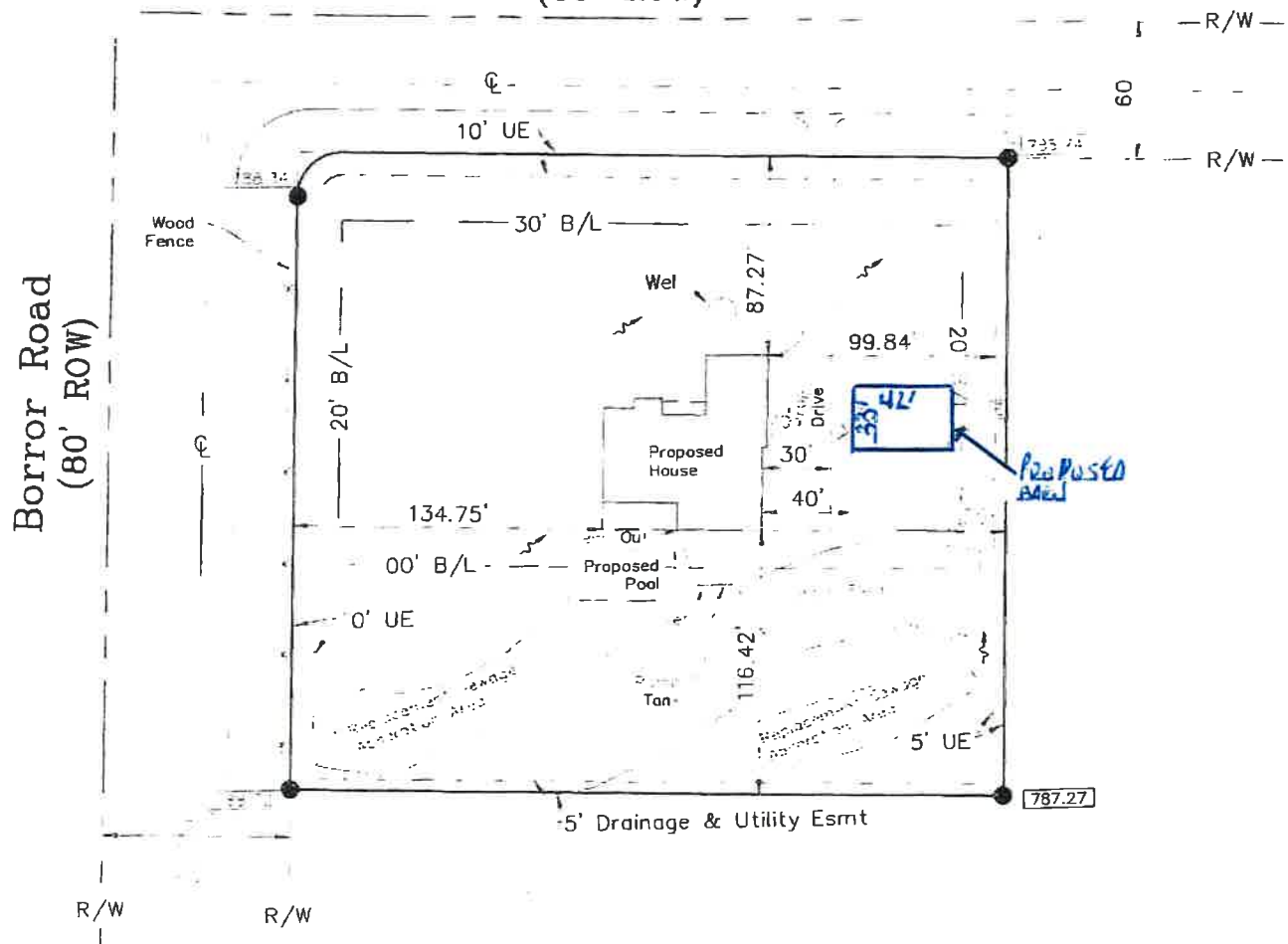


FOR WISENBARGER BUILDERS HOUSE STYLE CUSTOM ADDRESS 7489 VERN PLACE
 LOT/SUBDIVISION LOT 14, GRUBB FARMS SUBDIVISION, SECTION 2 TOWN OF JACKSON
 SCALE 1" = 80' P.D. PG. DATE 12.06.23 DRAWN BY TBL CK. RA CO. OF FRANKLIN
 FLOOD ZONE COMM. PANEL PAGE DATE STATE OF OHIO
 MINIMUMS R: S: DRIVE SLOPE DISTANCE = WALKOUT JOB #

***STABILIZED CONSTRUCTION ENTRANCE**



**Vern Place
(60' ROW)**



N

E

W

S

