



# Jackson Township Franklin County, Ohio

**Fiscal Officer**  
Ron Grossman

**Board of Trustees**  
Ron McClure  
David Burris  
Jim Rauck

**Administrator**  
Shane W. Farnsworth

## **Variance 10-VA-2025**

Property Owner: Bill & Meghan Bolin  
Property: 7619 Vern Place (parcel #160-003063)

### **Background**

The applicant purchased the property in December 2018. The applicant constructed the house in 2020.

**The applicant is requesting a variance to allow for an accessory structure in the front yard setback and larger than permitted by square footage.**

### **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.

### **303.02 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.

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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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.

2. Lot Size Over Two (2) Acres but Less Than Four (4) Acres. An accessory structure shall be no larger than one thousand and four hundred (1,400) 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.

### 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.
- *The property is a corner lot.*
- 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 other 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 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 accessory structure to be located within the front yard setback.*



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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.
- *Proposed structure would be 38' x 48' (1,824 square feet)*
- *Building height and exterior requirements shall be in compliance with Township zoning.*

**Attachments:**

1. Variance Application
2. Site Map
3. Building Plans

Fee Paid by Cash / Check # \_\_\_\_\_

Application # \_\_\_\_\_ -VA-20

# APPLICATION FOR VARIANCE

## JACKSON TOWNSHIP BOARD OF ZONING APPEALS

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

Property Owner: Bill & Meghan Bolin Applicant: Coppertree Homes - Bob Gardner

Address: 7619 Vern Place Zoned: \_\_\_\_\_

PID: 160- 003063 Area/Acres: 2.27 Floodplain: No

(Home): \_\_\_\_\_ (Work): Bill 614 204 6181 (Cell): Bob 614 206 0021

Email Address: Bill = Billbolin35@yahoo.com / Bob = Bob@coppertreehomes.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

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

Requesting variance for structure to be approved as submitted. Borror Road is defined as a second front yard to the property in which an accessory building is not acceptable.

*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).

Property owners were unaware that Borror Road West side of property is considered a front yard. Owners have designed the rear yard improvements of pool, pool cover and apron for accomodating a pool building as submitted. The proposed location of the pool building also takes advantage of the septic tank location to tie in sewer from building. Other areas on the lot would increase costs. The rear yard is not an option due to the 100 foot rear yard setback, further increasing costs for the building to be located on the right rear yard.

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 applicant is unsure if they will proceed due to increase costs of services with the building located to the east side yard line. It will also incur interior dust and dirt from farm fields across Borror Road and directly into the pool building through the sliding doors. There are many homes with pools and accessory buildings in Grubb Farms and the applicant would like this feature and believes the building will add to the neighborhood appeal as well as enjoyment of neighbors and friends as submitted.

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 cannot find any reason how this submittal would affect the safety or general welfare of neighbors or adjacent properties. The building as submitted is over 100 feet from Borror Road, which is larger than our current front yard and more than 112 feet from the North property line. The exterior of the pool building will match our current home with exterior materials and feel it would be a nice addition to our property and our neighborhood.

Also, we believe the building may help act as a barrier against wind, dust & dirt from the fields across Borror Road for our property and the properties to the East of our lot.

## 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 Bill & Meghan Bolin

(Name of property owner / applicant)

7619 Vern Place Orient Ohio 43146

(Address)

(City, State, Zip Code)

Home: \_\_\_\_\_

(Phone)

Cell: 614 204 6181

(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."

William Bolin

(Owner Signature)

Meghan Bolin

(Co-Owner Signature)

Subscribed and sworn before me this

3<sup>rd</sup>  
(Day)

day of

July  
(Month)

2025  
(Year)

Kerry Lynn Gardner  
(Notary Signature)

Stamp or Seal



Kerry Lynn Gardner  
Notary Public, State of Ohio  
Commission #: 2024-RE-884449  
My Commission Expires 12-01-29

## ACTION BY TOWNSHIP

Application Received & Accepted by: \_\_\_\_\_ Date: \_\_\_\_\_

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



DEVELOPMENT PLAN FOR  
**7619 Vern Place**

STATE OF OHIO, FRANKLIN COUNTY, JACKSON TOWNSHIP,  
VMS 6115, GRUBB FARMS SECTION II

PROPERTY INFORMATION:

JURISDICTION: FRANKLIN COUNTY, JACKSON TOWNSHIP, VMS  
6115, GRUBB FARMS SECTION II  
PROPERTY ADDRESS: 7619 VERN PLACE, ORIENT OHIO 43146  
PARCEL NO.: 160-003063-00

NOTE TO BUILDER:

IT IS THE BUILDERS RESPONSIBILITY TO VERIFY  
BUILDING SETBACKS BEFORE BEGINNING  
CONSTRUCTION OF THE BUILDING.

ZONING DISTRICT: PLANNED DEVELOPMENT  
DISTRICT (PD)

BUILDING SETBACKS:

FRONT: 30'  
SIDE (EAST): 20'  
SIDE (WEST): 40'  
REAR: 10'

SANITARY LATERAL LOCATION NOT PROVIDED

BORRER ROAD (80')

S7°14'45"E 298.71'

10' Utility Easement

N82°51'11"E

311.80'

13' Utility Easement

5'

10' Utility Easement

S7°14'45"E 318.18'

40' building setback

William F. & Meghan M. Bolin  
2.277 Ac.  
I.N. 201812130168660

30' building setback

15' Utility Easement

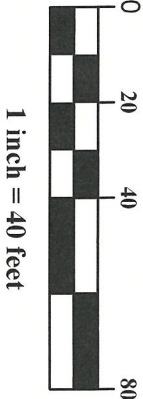
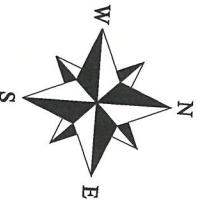
S82°45'15"W

291.80'

VERN PLACE (60')

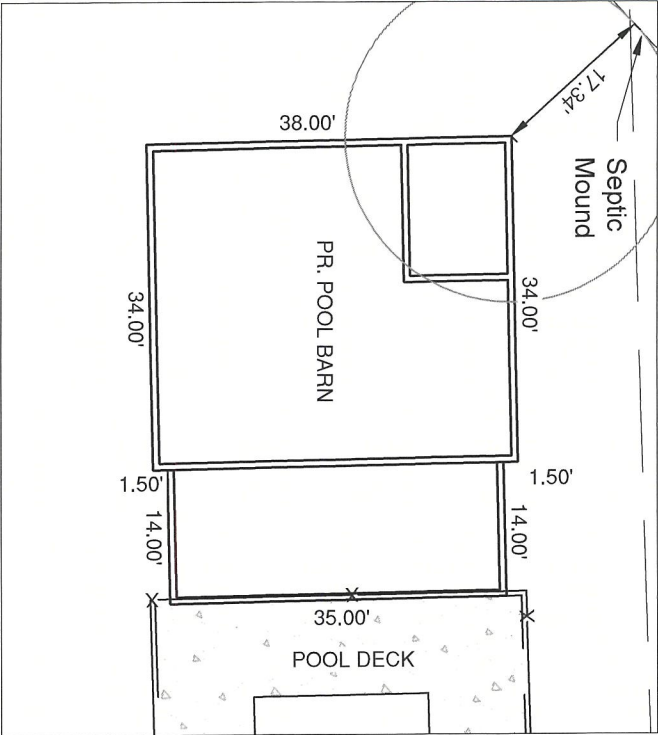
Legend

● - 5/8" Iron pin found



POOL BARN DETAIL

SCALE: 1" = 20'



DISCLAIMER:

DATA PROVIDED BY OGRIP. THE FRANKLIN COUNTY  
AUDITORS OFFICE AND CERTIFIED BY SURVEY  
COMPLETED BY GUIDER WINKLE PARTNERS INC. AND  
ITS EMPLOYEES ARE NOT RESPONSIBLE FOR DAMAGE  
TO OR INJURY FROM, UNDER AND/OR ABOVE GROUND  
UTILITIES. ALWAYS CALL OHIO UTILITY PROTECTION  
SERVICE (OUPS) AT 811 BEFORE DIGGING.

SHEET NAME:

PLOT PLAN

7619 VERN PLACE  
7619 VERN PLACE, ORIENT OHIO 43146

DATE: 06/19/2025

DRAWN BY: SCW

JOB # 25111

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		

PREPARED BY:

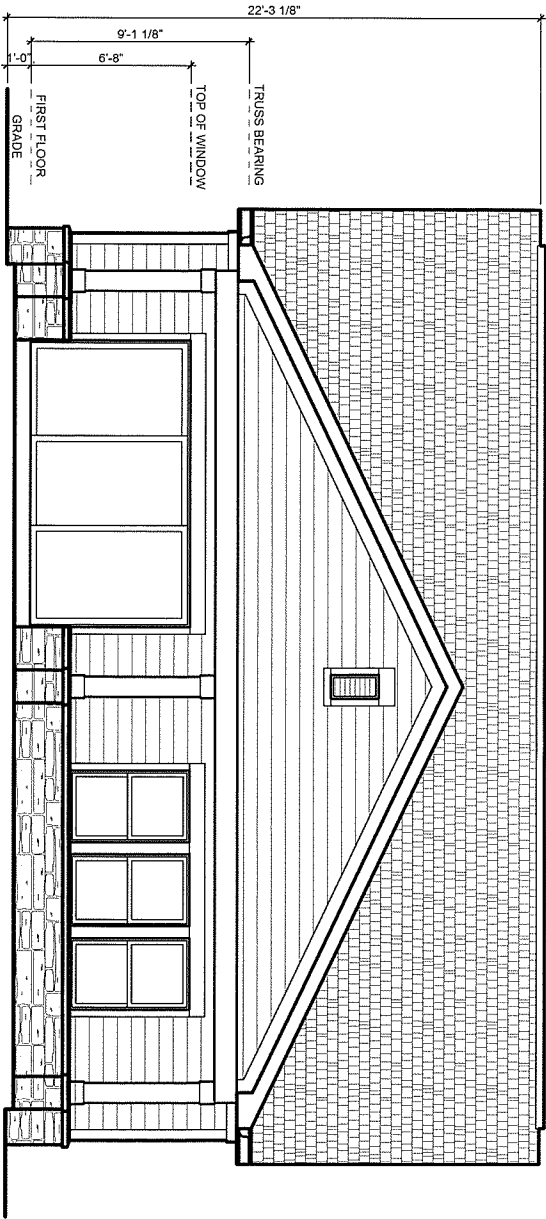


19541 DELAWARE COUNTY LINE  
ROAD, MARYSVILLE, OHIO 43040  
WWW.GUIDERWINKLE.COM  
P: (740) 666-8902

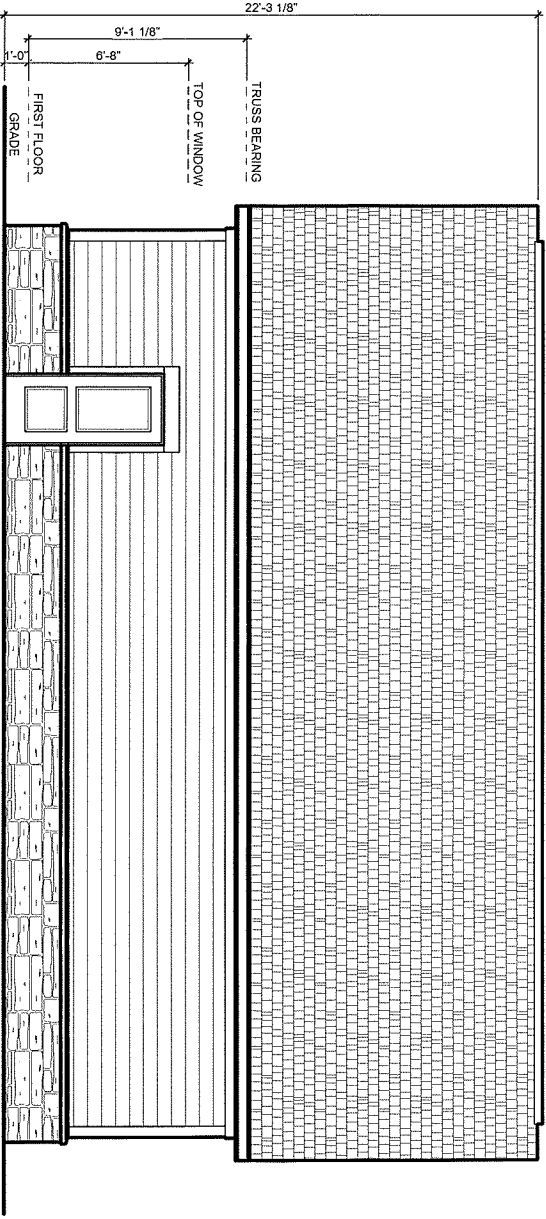
SHEET:

1 / 1

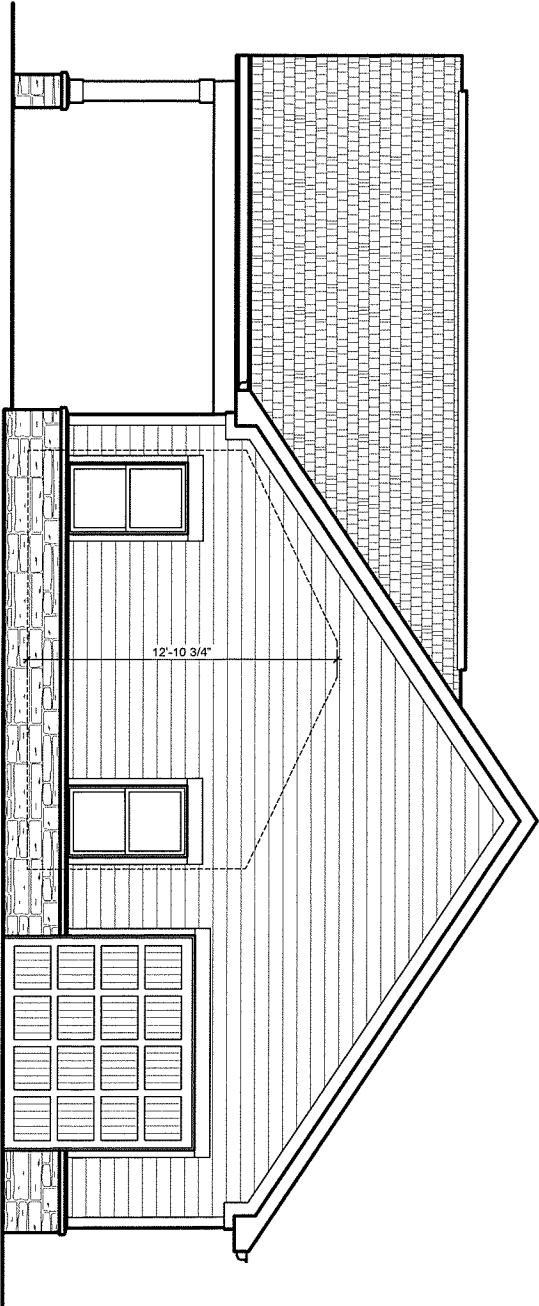
C:\USERS\SCW\ONE DRIVE - GUIDER WINKLE SURVEYING\PROJECTS\WINKLE'S FILES - GWP\PROJECTS\7625111-7619 VERN PLACE ORIENT - SITE PLANS\25 SURVEY\7625111.DWG - 06/19/2025 12:22 PM



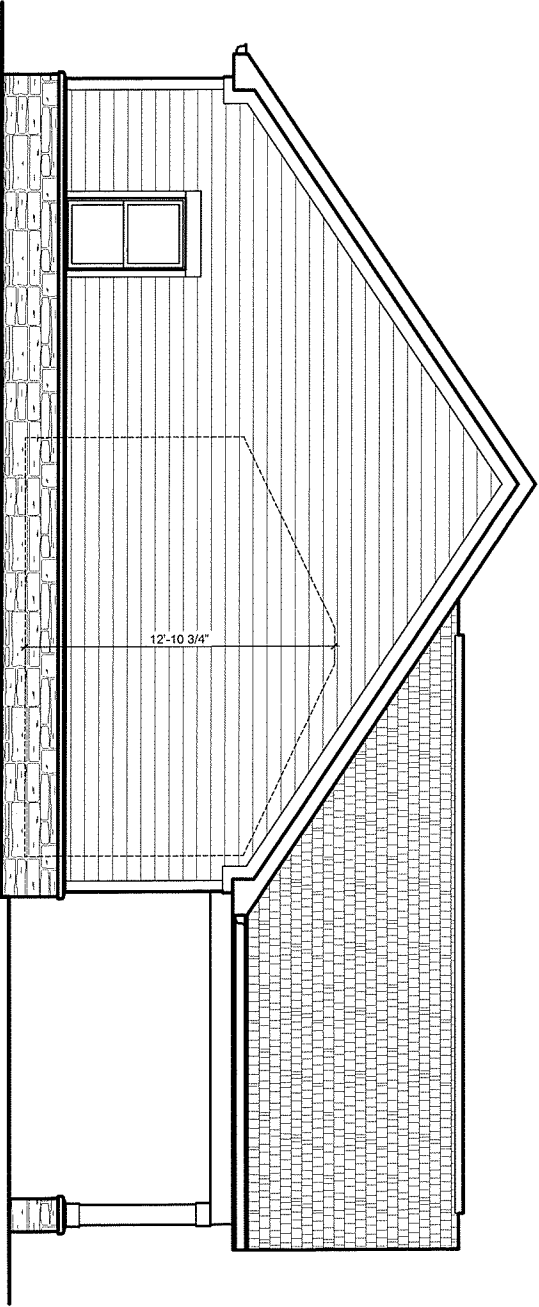
FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

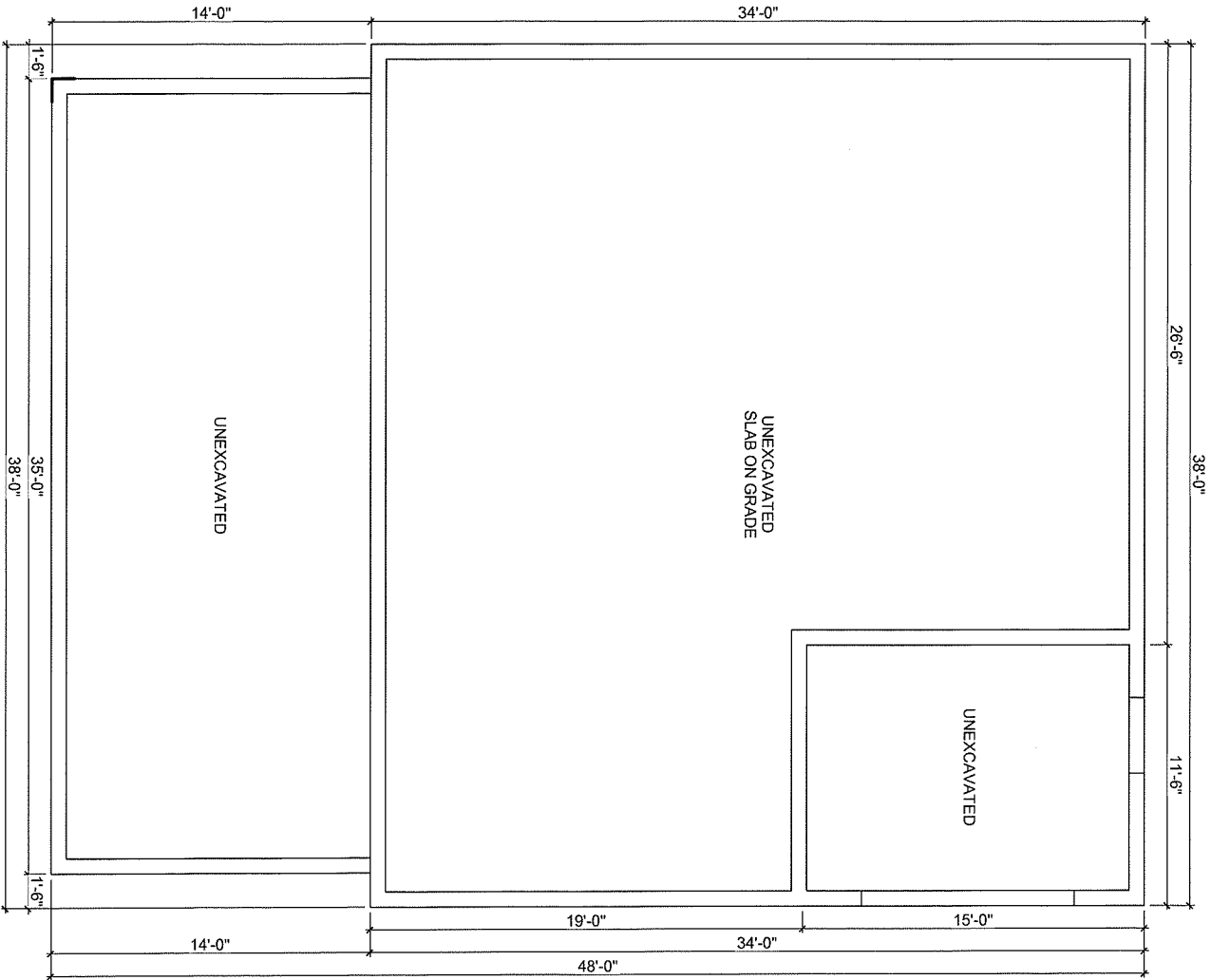


LEFT ELEVATION

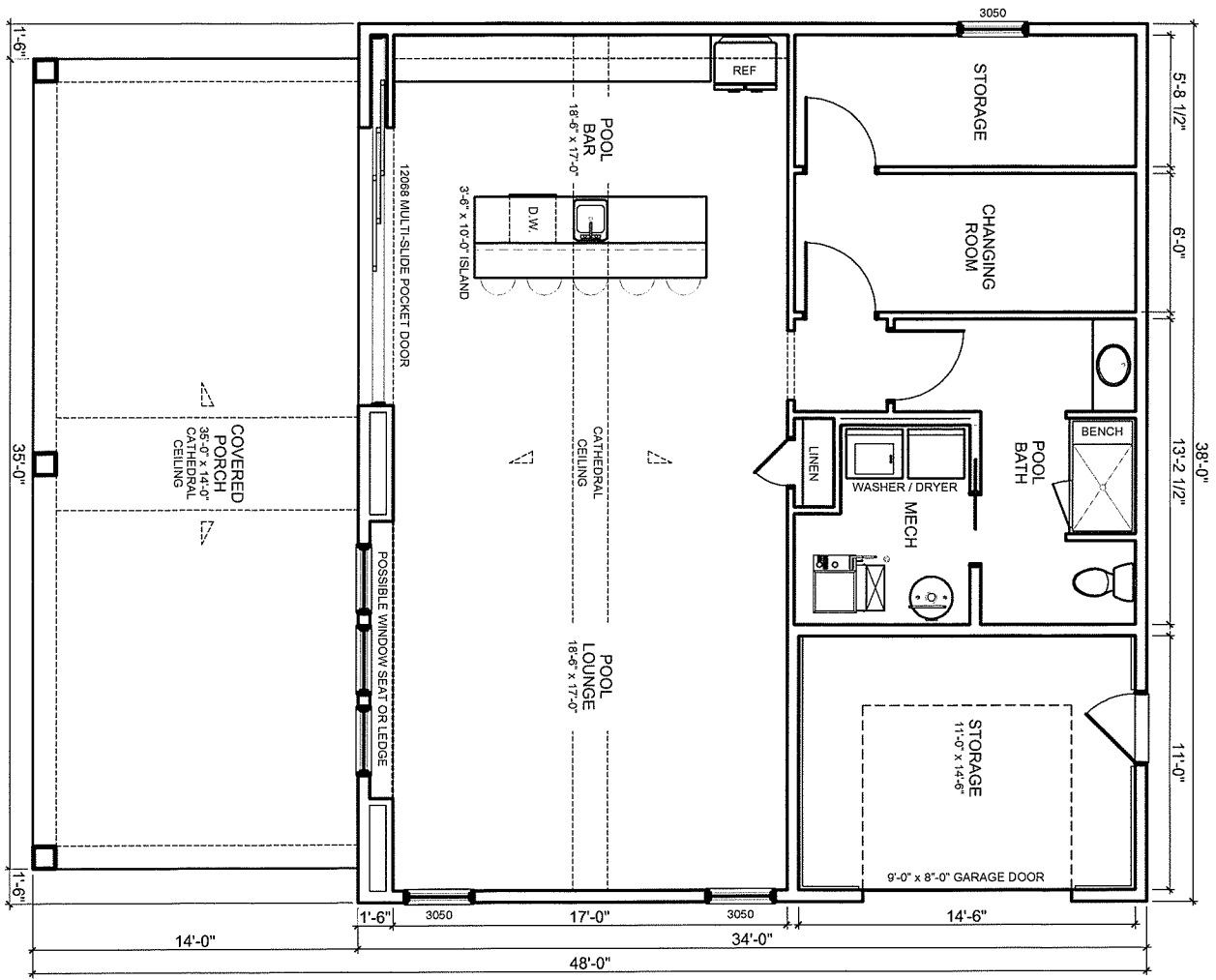


**BOLIN POOL BARN**  
ELEVATIONS  
SCALE: 1/8" = 1'-0"  
DATE: JUNE 4, 2025  
COPPERTREEHOMES.COM





**BOLIN POOL BARN**  
FOUNDATION PLAN  
SLAB ON GRADE  
SCALE: 1/8" = 1'-0"  
DATE: JUNE 4, 2025  
COPPERTREEHOMES.COM



# BOLIN POOL BARN

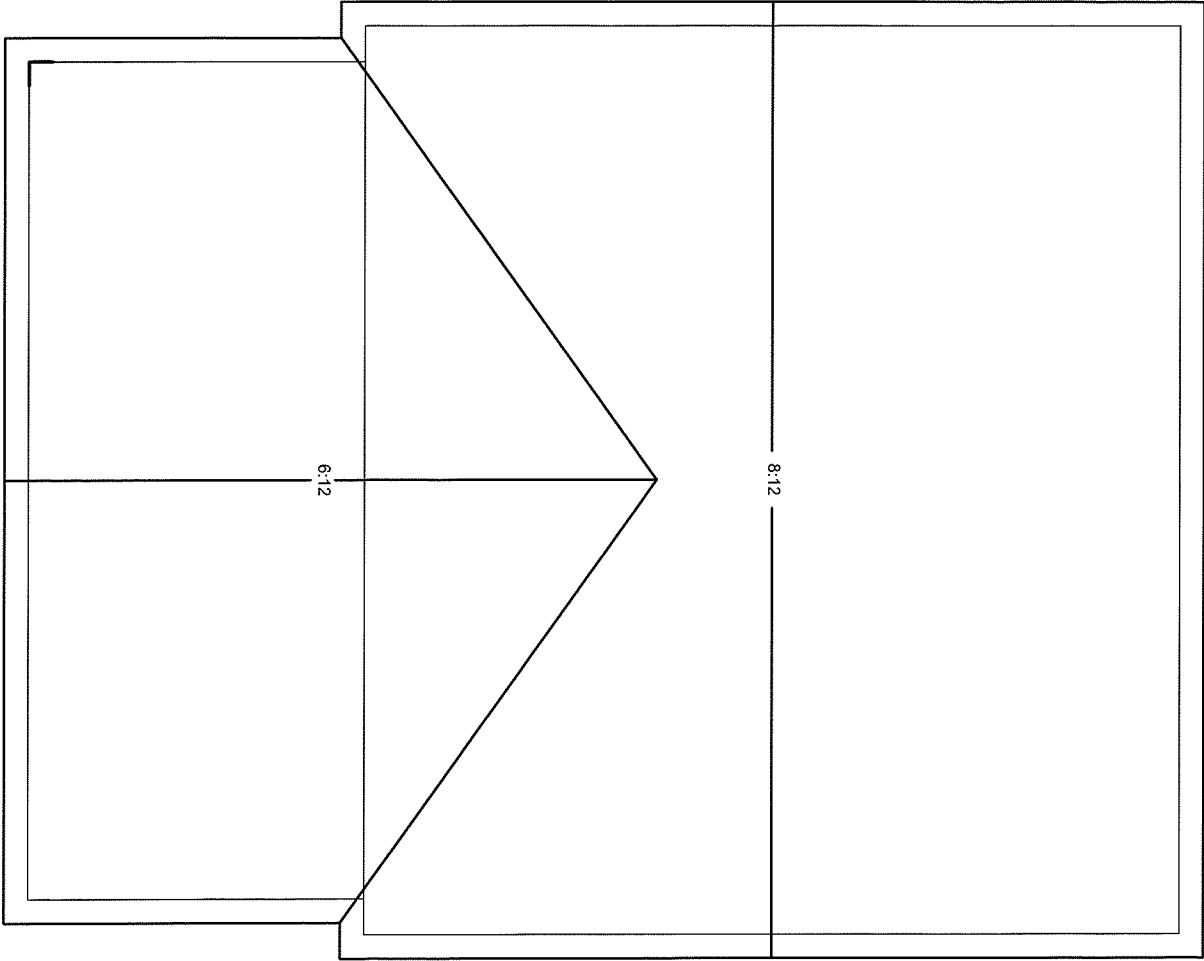
FIRST FLOOR = 1,120 S.F.

9 FOOT CEILING

SCALE: 1/8" = 1'-0"

DATE: JUNE 4, 2025

COPPERTREEHOMES.COM



**BOLIN POOL BARN**  
ROOF PLAN  
SHINGLES: 2,290 S.F.  
SCALE: 1/8" = 1'-0"  
DATE: JUNE 4, 2025  
COPERTREEHOMES.COM