



# Jackson Township Franklin County, Ohio

**Fiscal Officer**  
Ron Grossman

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

**Administrator**  
Shane W. Farnsworth

## Variance 11-VA-2025

Applicant: John Knitter  
Property: 7635 Borror Road, (parcel #160-000337)

### 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 subdivide 5.135 acres into two lots without required lot frontage per lot and a variance to create a lot with less than required acreage.**

### 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.

A. Minimum Lot Width. The minimum lot width shall be measured as the minimum distance that a tax parcel abuts an improved and accepted public right-of-way or an approved private street.

Zoning District	Minimum Lot Size	Minimum Lot Width
ACOS	2.0 acres	300'

- *The applicant is requesting to subdivide the existing 5.135-acre lot into two (2) parcels. The requested lot configuration is attached.*
- *The applicant is requesting to create one flag lot with 42.03 feet of frontage and a 1.613-acre parcel with 244.77 feet of frontage.*
- *The applicant will be required to request a variance from the Franklin County Subdivision Regulations for proposed lot configurations. This is the first step in this process.*

### Action by the Board

The Board shall only approve a variance or modification thereof if the following findings are made:

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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1. 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.*
  2. 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.*
  3. 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.*
  4. That granting the variance requested will not confer on the applicant any special privilege that is denied this Zoning Resolution to other lands or structures in the same Zoning District.
    - *No special privilege would be conferred upon this property owner.*
  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.
    - *Granting of the variance will allow for the subdivision of the 5.135-acre parcel into two lots.*
1. *The applicant will be required to request a variance from the Franklin County Subdivision Regulations for proposed lot configurations. This is the first step in this process.*
  2. *Applicant shall submit a site plan of proposed driveway to Jackson Township Service Department for review and approval.*

**Attachments:**

1. Variance Application
2. Site Map

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

Fee Paid by Cash / Check # 526

Application # 11 -VA-2025

# APPLICATION FOR VARIANCE

## JACKSON TOWNSHIP BOARD OF ZONING APPEALS

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

Property Owner: Jon O. Knitter Applicant: Jon O. Knitter

Address: 7635 Borror Rd. Zoned: Agricultural

PID: 160-0036F Area/Acres: 5.135 Floodplain:

(Home): 614-206-7024 (Work): 614-206-7024 (Cell): 614-206-7024

Email Address: Jon.Knitter@att.net

**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: \_\_\_\_\_

☐ Accessory Structure

☐ Access Driveway

☐ Setbacks

☒ Lot Requirements

☐ Landscaping

☐ Fence / Wall

☐ Development Standards

☐ Violation Appeal

☐ Other

**Requesting the following specific variance:**

Variance due to lack of frontage.

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).

unique Flag Shaped lot that was created before I purchased the property

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).

I did not know of the restrictions prior to my purchase of the property.

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.

Similar single family parcels in the area. Properties will be spaced as to ~~be~~ not infringe on other homes.

### SUBMITTAL CHECKLIST

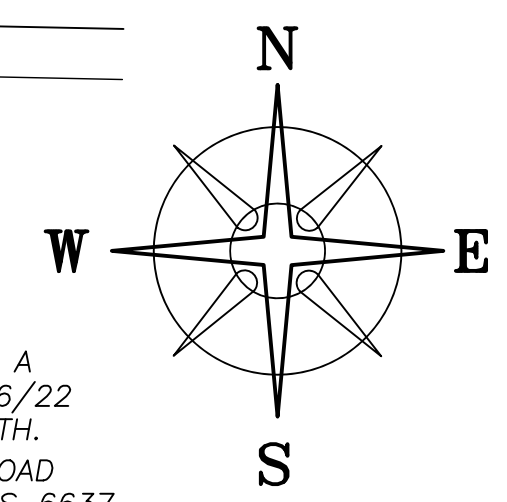
- |  |   |
|--|---|
| <input type="checkbox"/> Legal Description / Deed    | <input type="checkbox"/> Photos documenting requested use |
| <input type="checkbox"/> Plot Plan / Site Plan       | <input type="checkbox"/> Date Filed _____                 |
| <input type="checkbox"/> Detailed Building Plan      | <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 _____               |





FCGS 6637

BETTY LANE



BEARINGS ARE BASED ON A  
GPS OBSERVATION ON 10/06/22  
WGS 1984 GEODETIC NORTH.  
CENTERLINE OF BORROR ROAD  
BETWEEN FCGS SO 43 & FCGS 6637  
IS S 01°24'36" W

### DEED REFERENCE

JON O KNITTER  
INSTR No. 202111080203684  
FRANKLIN CO. SHERIFF'S DEED: CASE No 14-CV-012635  
5.135 ACRES (FRANKLIN CO AUDITOR)  
FRANKLIN PARCEL No. 160-000337-00  
① 5.6736± ACRES

NORTHUP-REINHARDT CORP  
OR 344 PG 522

0.174 ACRES (PICKAWAY COUNTY AUDITOR)  
PICKAWAY PARCEL No. L2700010056400

LOT 8  
RESIDUAL OF 61.656 AC.

PLAT OF THE PARTITION OF LANDS AMONG THE  
HEIRS OF HIRAM BORROR DEC'D  
PLAT BOOK 5 PG 492 (FRANKLIN Co.)

### ACREAGE BREAKDOWN

FRANKLIN CO: 5.6736± ACRES  
PICKAWAY CO: 0.2085± ACRES  
RESIDUAL OF 33.372 AC (LOT 2): 1.1114± AC  
RESIDUAL OF 61.656 AC (LOT 8): 4.7707± AC  
0.260± ACRES IN PRO

### AUDITOR INFO

AUDITOR: 0.174 ACRES  
SURVEYED: 0.2085± ACRES  
DIFFERENCE: 0.0345± ACRES

RYAN J & ELIZABETH E WRITSEL, CO- TRUSTEES  
INSTR No 201103250040923 (FRANKLIN)  
OR 651 PG 290 (PICKAWAY)  
159.299 TOTAL ACRES  
(44.184 AC FRANKLIN)

FRANKLIN COUNTY COMMISSIONERS  
0.555 AC. EASEMENT  
IN. 201102240027479

4.0606± ACRES  
0.0375± ACRES IN PRO

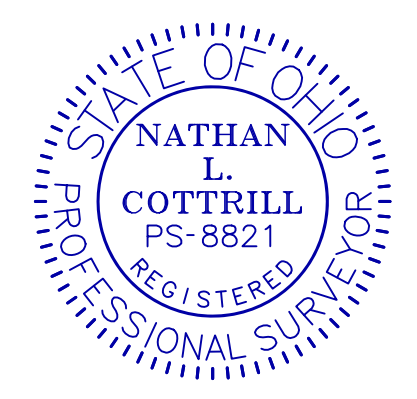
1.6130± ACRES  
0.2231± ACRES IN PRO

DANNY HEMPHILL  
202305150047320  
OR 13231J01  
1.178 ACRES

NORTHUP-REINHARDT CORP  
OR 344 PG 522  
0.174 ACRES (PICKAWAY COUNTY AUDITOR)  
PICKAWAY PARCEL No. L2700010056400

RYAN J & ELIZABETH E WRITSEL, CO-TRUSTEES  
INSTR No 201103250040923 (FRANKLIN)  
OR 651 PG 290 (PICKAWAY)  
159.299 TOTAL ACRES  
(115.115 AC PICKAWAY)

I HEREBY CERTIFY THAT THIS PLAT DEPICTS  
AN ACTUAL FIELD SURVEY PERFORMED BY  
NATHAN L COTTRILL, P.S. #8821  
DATE: 07/22/25



JACKSON TWP/FRANKLIN CO  
SCIOTO TWP/PICKAWAY CO  
LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN  
GOOD CONDITION UNLESS OTHERWISE NOTED.
- MONUMENT BOX (FOUND)
  - COUNTY STONE (FOUND)
  - 5"X10" CONCRETE MONUMENT (FOUND)
  - 3/4" Ø IRON PIPE (FOUND)
  - MAG NAIL (SET)
  - IRON PIN (FOUND)
  - 5/8" Ø IRON PIN (FOUND)
  - 5/8" Ø REBAR & YELLOW PLASTIC  
CAP STAMPED "M.E. CLARK 6808" (FOUND)  
(IP APPEARS TO HAVE BEEN DISTURBED FROM ORG LOCATION)
  - 5/8" Ø REBAR & YELLOW PLASTIC CAP  
STAMPED "COTTRILL SURVEYING" (SET)
  - 5/8" Ø REBAR & YELLOW PLASTIC CAP  
STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

## COTTRILL SURVEYING, INC

James R Cottrill, PS Nathan Cottrill, PE PS  
15882 US Route 62 NE, Mt. Sterling, Ohio 43143  
Office: (740) 869-3811 www.cottrillsurveying.com

1.6130 & 4.0606± ACRE TRACTS  
VMS 6115

JACKSON TWP, FRANKLIN COUNTY,  
STATE OF OHIO, SURVEYED FOR KNITTER

SCALE : 1" = 100'  
100' 50' 0 100'

JOB No. S250606	CREW: MW,AM
SURVEYED 07/25	DWN BY: JRC
DRAWN 07/25	CHECK: RC