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 6-VA-2024

Property Owner:James & Janice BrantleyAgent:Ken BrantleyProperty:920 London Groveport Road (parcel #160-002574)

## 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 three variances; 1. To construct an addition to the primary structure within the front yard setback, and 2. Construction of an accessory structure larger than the 2,000 square foot maximum, and 3. Exceeding the accessory structure height maximum to 33 feet.

## **203.07 BUILDING LINES**

Along every street right-of-way a building line shall be established from the centerline of that right-of-way a distance equal to the width of the existing right-of-way or the width of the rightof-way proposed in the Franklin County Thoroughfare Plan, as adopted by the Mid-Ohio Regional Planning Commission, as amended, whichever right-of-way is greater. A platted building line or a recorded plat shall govern in cases of conflict. For a substandard road or a road not identified on the Franklin County Thoroughfare Plan, a minimum building setback of sixty (60) feet from the centerline of the road shall be required.

Where a property adjoins a limited access right-of-way, a building line shall be established 50 feet from the property line adjoining the limited access line. Where property adjoins a limited access right-of-way, accessory structures may be permitted within the established building line on a condition that the setback of not less than five (5) feet from the property line is provided.

<u>A.</u> <u>Required Setback.</u> A structure or other use of land, except parking, shall locate no closer to a street right-of-way than the established building line.

The building setback requirement for 920 London Groveport Road is 115' from the road right-of-way. The applicant is requesting to reduce the front yard setback to 18.0 feet from the edge of the road right-of-way (73 feet from the road centerline),

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# 303.01 ACCESSORY USES AND STRUCTURES PERMITTED

Unless otherwise specified, accessory uses and structures shall be permitted on a lot in a residential zoning district and PUD District in association with a residential principal use or structure, except where otherwise noted, provided the accessory use or structure meets the requirements of this chapter and the development standards of the applicable zoning district.

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 applicant is requesting to build a 6,768 square foot accessory building with a height that will exceed the 22 feet maximum height to 33 feet.

# Action by the Board

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

- 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 primary structure was built in 1840 and is very close to the intersection of State Route 104 and 665.
- 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 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.
- Special conditions and circumstances do not result from the action of the applicant.

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- 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 addition to the primary structure closer to the road than the existing structure.*
- Granting of the accessory structure variances will permit a 6,768 square feet structure.
- 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 the expansion will not hinder future expansion of State Route 104
- ODOT has responded to the proposed variance application (see attached email).
- Applicant states the accessory structure will provide concealed storage and hobby space.
- The two existing accessory structures will be removed.
- The property has floodplain restrictions.

Attachments:

- 1. Variance Application
- 2. Site Map
- 3. New Construction images
- 4. ODOT email

Fee Paid by Cash / Check # Credit Ford       Application # IF -VA-2004         APPLICATION FOR VARIANCE         JACKSON TOWNSHIP BOARD OF ZONING APPEALS 3756 Hover Road Grove City, OH 43123 (614) 875-2742         The ford of the provide and the provide a state of the special of the provide and the property of the provide and the provide and the provide a		110-21		11 12 NA 2024	
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3756 Hoover Road Grove City, OH 43123 (614) 875-2742         Property Owner: James I Harris Tays         Address:       Tays Colspan="2">Applicant: Jet Barrier         Address:       Tays Colspan="2">Applicant: Jets Barrier         Address:       Tays Colspan="2">Property Owner: James Colspan="2">Just Start         PID: 160-002574       Area/Acres: 4/3 ?       Floodplain: Yes         (Home):       (Work): -       (Cell): (GM) 348-9100         Email Address:       Ken. brantley Chatmaliscom       Twee was making a strict articement of the applicable Development Standards a provide to allow the floodbly necessary to algorithe development standards and the constraints of the applicable Development standards in another of manual conditions, both foreseen and unbrassen, under circumstances which do not ordinary inverse a change on annual conditions, both foreseen and unbrassen, under circumstances which do not ordinary inverse a change on annual conditions, both foreseen and unbrassen, under circumstances which do not ordinary inverse a change on the applicable Development standards         To the Board of Zoning Appeals, the Applicant requests Appeal from Section:       Excessory Structure       Accessory Structure       Access Driveway       Excessory Structure         Development Standards       Usition Appeal       Other         Requesting the following specific variance:       Indicas prover Yarp Sertarce         (1) Convertaver Bourding Appeals may only approve a Variance that (A) will nothe contrary to the public's best interest and					CE
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Property Owner:       JANES IN + JANES L BRANTLEY       Applicant:       Met BRANTLEY         Address:       720 LONDON GROUPPERT RAD       Zoned:       SURB         PID: 160-       025714       Area/Acres:       4.3 ?       Ploodplain:       YES         (Home):       -       (Cell):       (C	3756 Нос	over Road Grove C	City, OH 43123	(614) 875-2742	
PID: 160- D025T4       Area/Acres: 439       Floodplain: 455         (Home): - (Work): - (Cell): (644) 348-9110         Email Adress: Ken, brantley @ hotmail.com         Summary of Variance: On a particular property, extraordinary circumstances may exist making a state enforcement of the applicable Development Standards is provided to allow the flexibility reassary to adapt to theoreget or unsultances which do not ordinarly invoke 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         Accessory Structure       Access Driveway         Development Standards       Violation Appeal         Other       Requesting the following specific variance:         (1) ConvETRAVET BULDING ADD OTION UTTHIN FRONT YARD SETBACK         (1) ConvETRAVET BULDING ADD OTION UTTHIN FRONT YARD SETBACK         (1) ConvETRAVET BULDING ADD OTION UTTHIN FRONT YARD SETBACK         (1) ConvETRAVET BULDING ADD OTION UTTHIN FRONT YARD SETBACK         (1) ConvETRAVET BULDING ADD OTION UTTHIN FRONT YARD SETBACK         (2) ConvETRAVET Standards         (3) 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 c	Property Owner: JAMES W + J	ANICE L BRANTLEY	Applicant:	KEN BRANTLEY	
(Home): →       (Work): →       (Cell): (6/4) 37/8-9/1/0         Email Address:       Ken, brantley@hotmail.com         Summary of Variance:       On a particular property, extraordinary circumstances may exist making a stict enforcement of the applicable Development Standards is provided to entorement of the applicable is provided to entorement of the applicable.         To the Board of Zoning Appeals       Lot Requirements       Landscaping       Fence / Wall         Development Standards       Violation Appeal       Other         Requesting the following specific variance:       (I)       Convertavcet B viuDixly, Appontov w or the provent YARD SETBACK         (I)       Convertavcet B viuDixly, Appontov w or thema fracters tha					
Email Address:       Ken, brantley @ hotmail.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 change in the application of the Zoning Resolution.         To the Board of Zoning Appeals, the Applicant requests Appeal from Section:	PID: 160- 002574 Area	a/Acres: <u>4.39</u>		Floodplain: 🧏	Ξ.
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	CONSTRUCTION WILL IMP PROVIDE CONCERLED STOR PREMOVE (2) TWO EXISTIN SUBMITT Legal Description / Deed Plot Plan / Site Plan	ROUE CUI AGE / HOB IG DILAPIT	BY SPACE. MATED STRUCTURES.
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APPLICANT'S AFFIDAVIT					
STATE OF OHIO COUNTY OF FRANKLIN I/We <u>W. KENNETH BRANTLEY</u> (Name of property owner applicant) <u>G2D LONDON GROVEPORT ROAD</u> Home:					
G2D Lowbon GROVEPORT ROAD       Home:         (Address)       (City, State, Zip Code)       (Phone)         GROVE BTY, OHHO 43123       Cell: (614) 348-9110       Business:         (Phone)       (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 doeunent all conditions observed therein and to post all application materials upon the Township's website for public information purposes."					
(Co-Owner Signature) Subscribed and sworn before me this day of Spf. 2034 (Day) (Month) (Year) Motary Signature) Stamp or Seal MGELA R. LEE Notary Public, State of Ohio My Commission Expires 3					
ACTION BY TOWNSHIP					
Application Received & Accepted by: Date:					
Hearing Date:7:00pm at the Jackson Township Hall, Grove City, Ohio					
Variance Application (Rev 2018) Page 4 of 4					

# Variance #12-VA-2024 Zoning Hearing October 21, 2024 at 7:00 p.m.

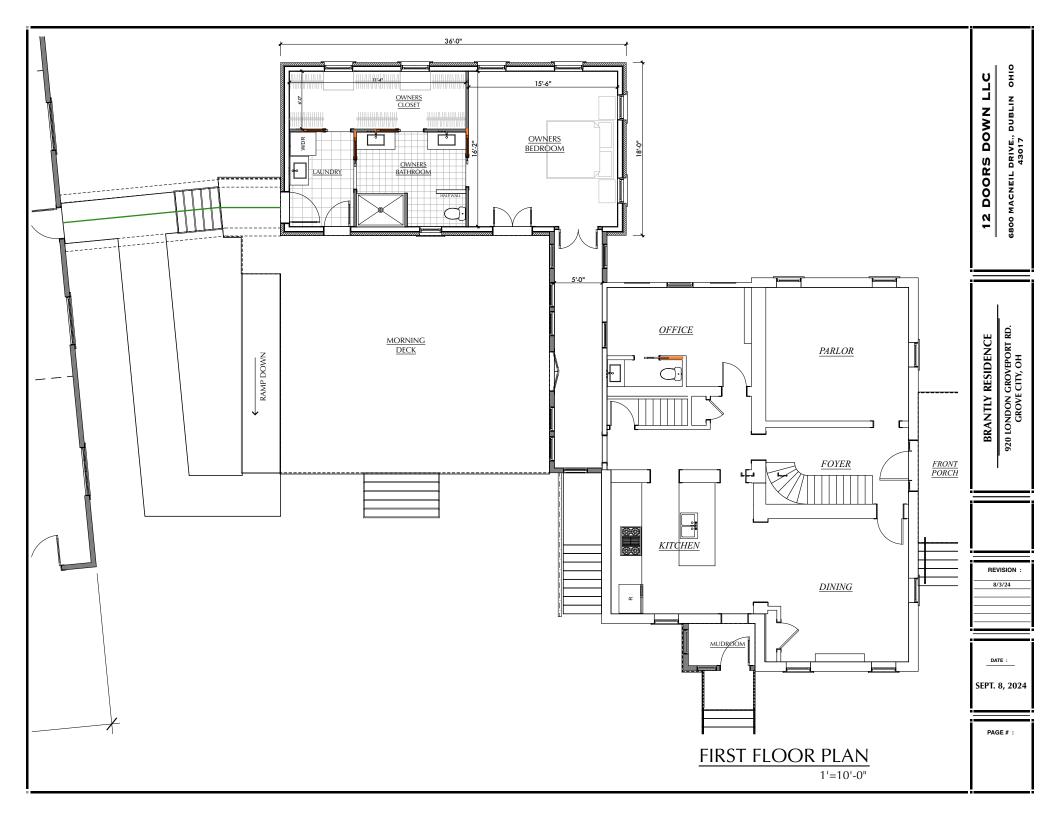
- Applicant: Brantley, James & Janice
- Property: 920 London Groveport Road (Parcel #160-002574)
- Section: Chapter 203.07 Building Lines
- Appeal: Requesting a Variance to an addition to the primary structure closer than the front yard setback requirements.

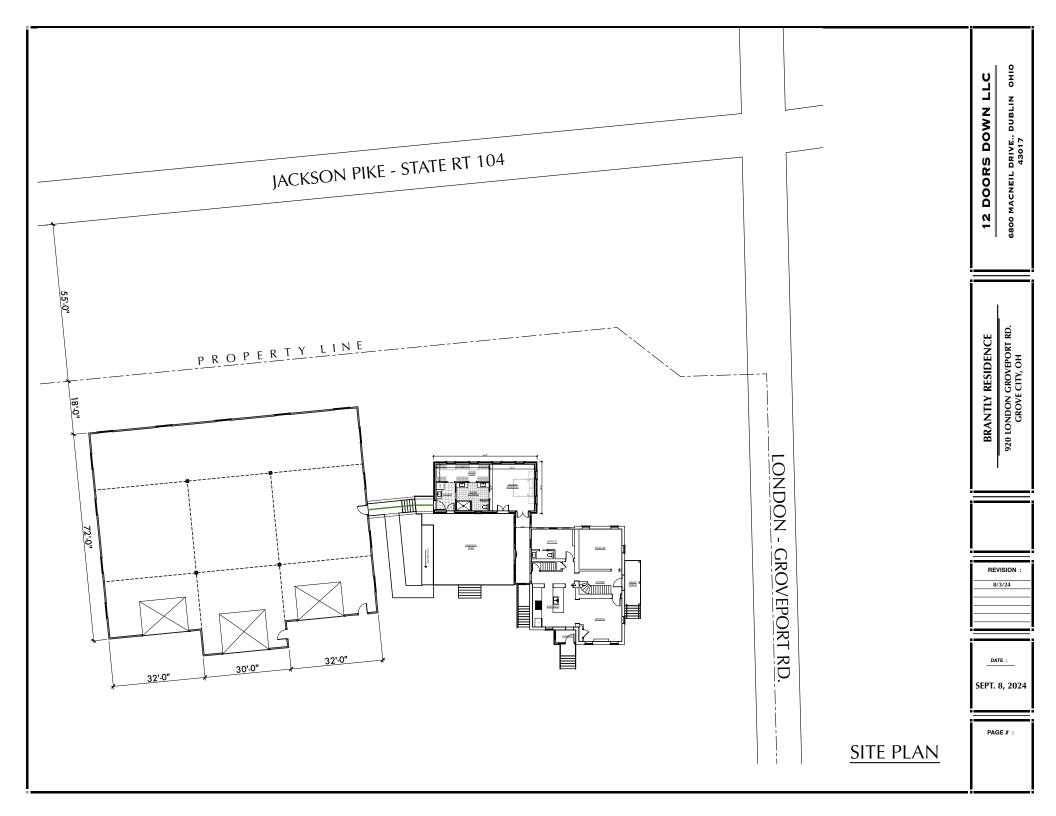


## Excerpt from Zoning Code

## 203.07 BUILDING LINES

Along every street right-of-way a building line shall be established from the centerline of that right-of-way a distance equal to the width of the existing right-of-way or the width of the right-of-way proposed in the Franklin County Thoroughfare Plan, as adopted by the Mid-Ohio Regional Planning Commission, as amended, whichever right-of-way is greater.









	12 DOORS DOWN LLC 6800 MACNEIL DRIVE., DUBLIN OHIO 43017
	BRANTLY RESIDENCE 920 LONDON GROVEPORT RD. GROVE CITY, OH
	1
<u>VIEW 3</u>	<u></u> SEPT. 8, 2024 PAGE # :









