



Jackson Township, Franklin County, Ohio

Board of Trustees

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Township Administrator

Shane Farnsworth
Assist. Twp. Administrator/HR/AFO
Angela Lee

Variance 6-VA-2024

Property Owner: James & Janice Brantley
Agent: Ken Brantley
Property: 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 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. 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.

A. Required Setback. 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 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 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 card

Application # 12-VA-2024

APPLICATION FOR VARIANCE

JACKSON TOWNSHIP BOARD OF ZONING APPEALS

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

Property Owner: JAMES W + JANICE L BRANTLEY TRUST Applicant: KEN BRANTLEY

Address: 920 LONDON GROVEPORT ROAD Zoned: SURB

PID: 160- 002574 Area/Acres: 4.39 Floodplain: YES

(Home): - (Work): - (Cell): (614) 348-9110

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 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 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:

① CONSTRUCT BUILDING ADDITION WITHIN FRONT YARD SETBACK

① CONSTRUCTING ACCESSORY BUILDING LARGER THAN 2000 SF.

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).

HISTORIC HOME EXISTS WHOLLY WITHIN FRONT YARD SETBACK

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).

SET BACK REQUIREMENTS WOULD RESTRICT CONSTRUCTION.

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.

• CONSTRUCTION WOULD NOT GREATLY HINDER FUTURE EXPANSION OF SR104.

• CONSTRUCTION WILL IMPROVE CURB APPEAL.

• PROVIDE CONCEALED STORAGE / HOBBY SPACE.

• REMOVE (2) TWO EXISTING DILAPIDATED STRUCTURES.

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 W. KENNETH BRANTLEY
(Name of property owner (applicant))

920 LONDON GROVEPORT ROAD Home: —
(Address) (City, State, Zip Code) (Phone)

GROVE CITY, OHIO 43123 Cell: (614) 348-9110 Business: —
(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 document all conditions observed therein and to post all application materials upon the Township's website for public information purposes."

W. Kenneth Brantley
(Owner Signature)

(Co-Owner Signature)

Subscribed and sworn before me this 5 day of Sept. 2024
(Day) (Month) (Year)

Angela R. Lee
(Notary Signature)



Stamp or Seal
ANGELA R. LEE
Notary Public, State of Ohio
My Commission Expires 3-15-26

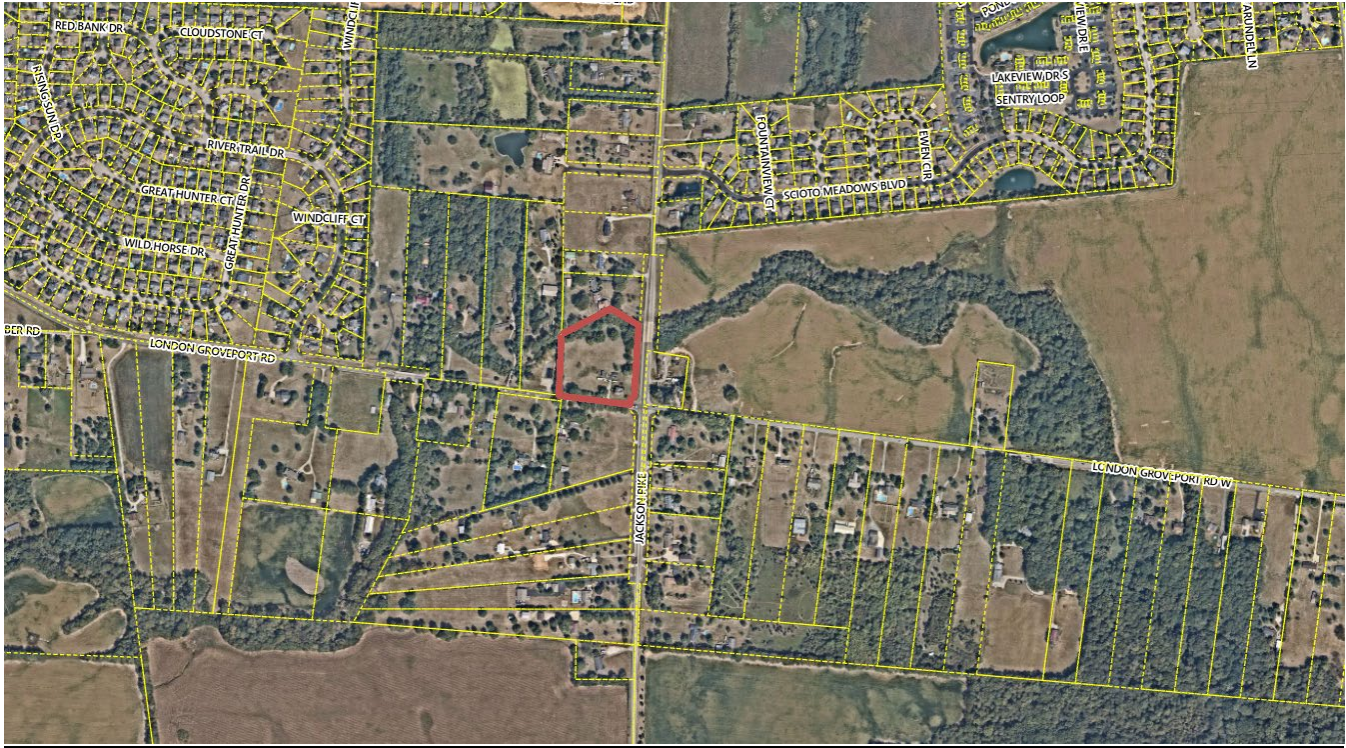
ACTION BY TOWNSHIP

Application Received & Accepted by: _____ Date: _____

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

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

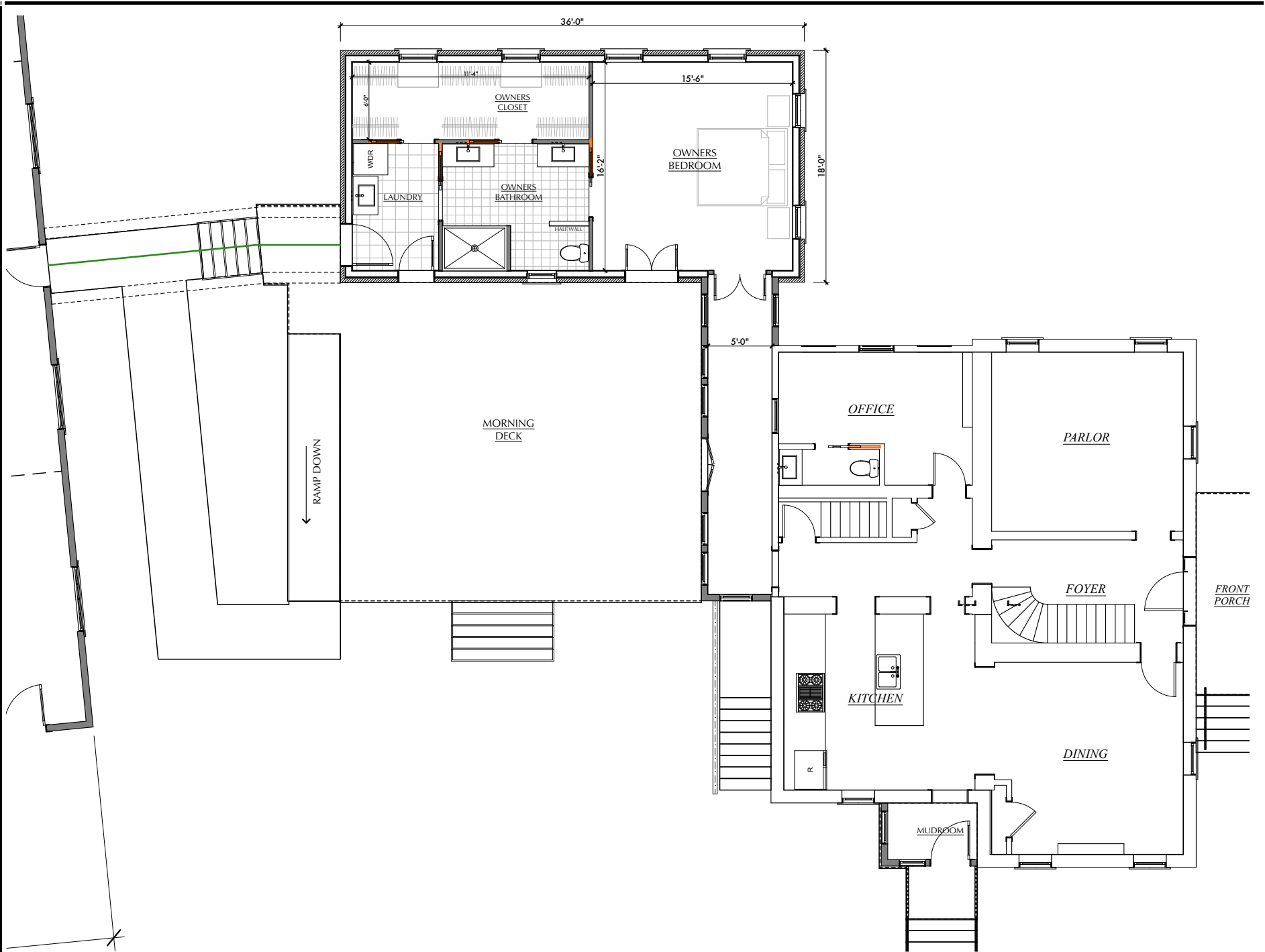
Applicant: Brantley, James & Janice
Property: 920 London Groveport Road (Parcel #160-002574)
Section: Chapter 203.07 Building Lines
Appeal: Requesting a Variance to an addition to the primary structure closer than the front yard setback requirements.



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.



FIRST FLOOR PLAN

1"=10'-0"

12 DOORS DOWN LLC
 6800 MACNEIL DRIVE., DUBLIN OHIO
 43017

BRANTLY RESIDENCE
 920 LONDON GROVEPORT RD.
 GROVE CITY, OH

REVISION :
 8/3/24

DATE :
 SEPT. 8, 2024

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JACKSON PIKE - STATE RT 104

55'-0"

PROPERTY LINE

18'-0"

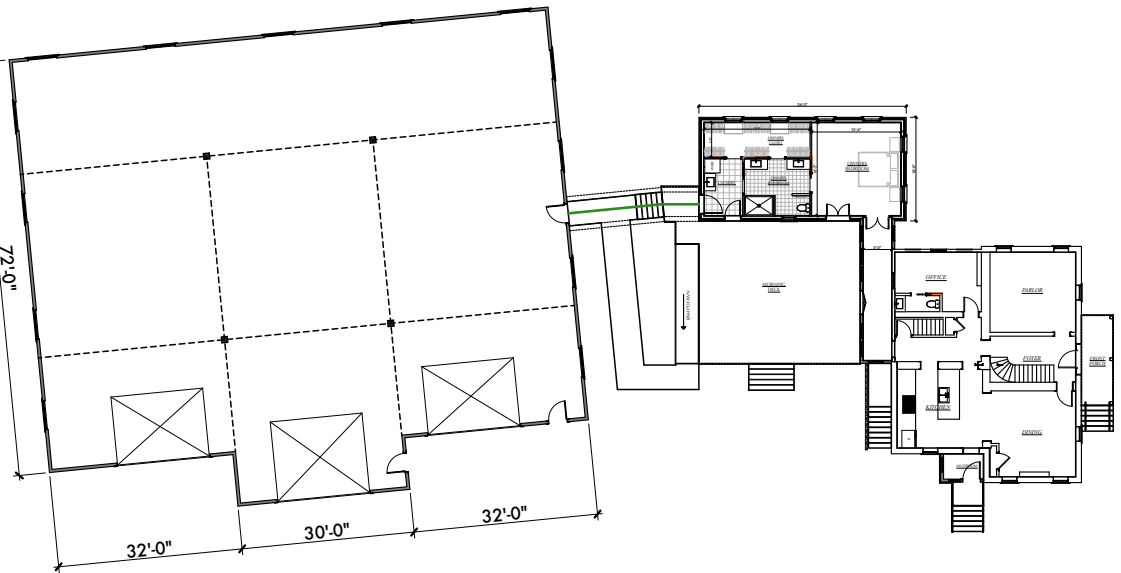
72'-0"

32'-0"

30'-0"

32'-0"

LONDON - GROVEPORT RD.



SITE PLAN

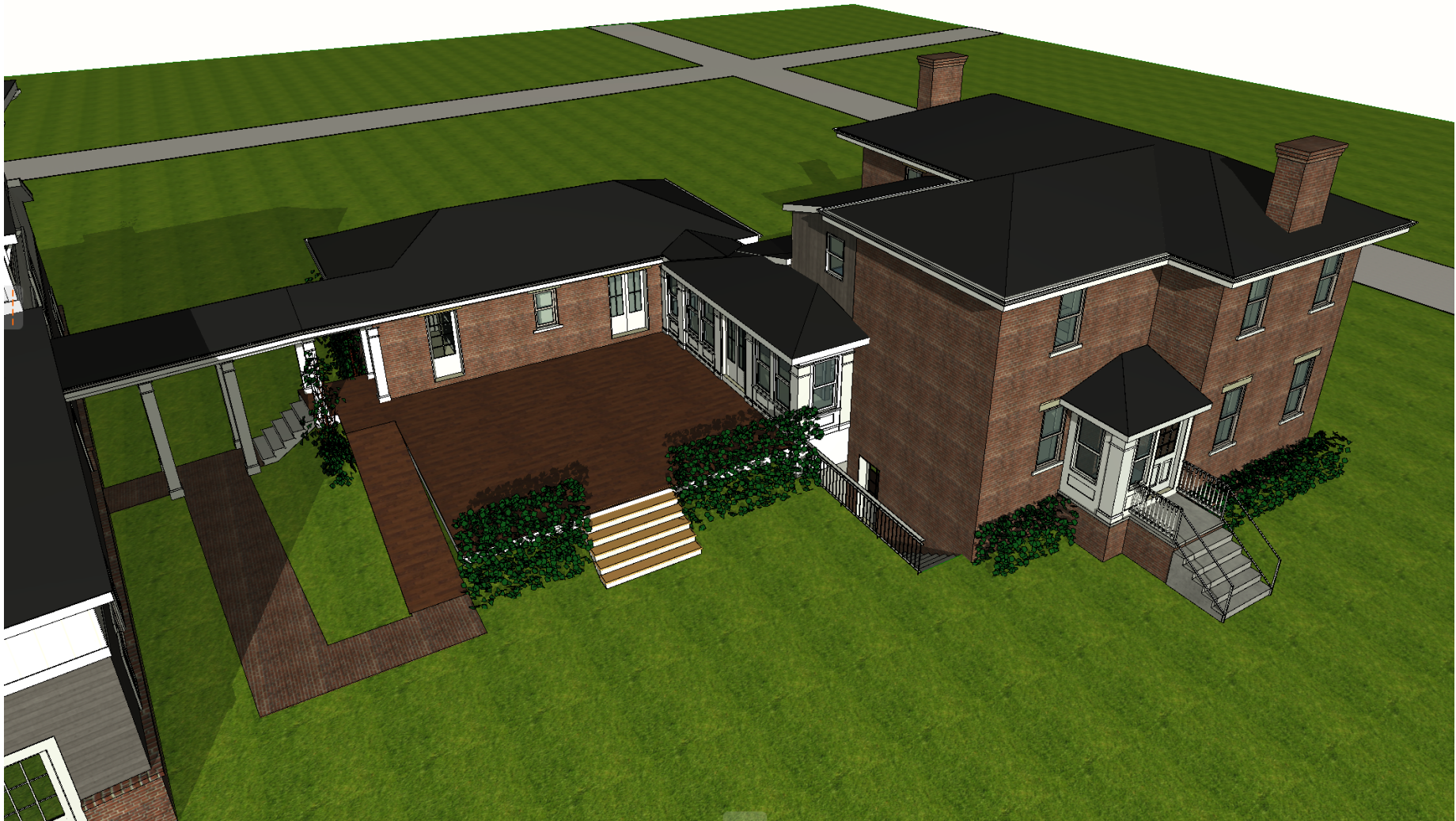
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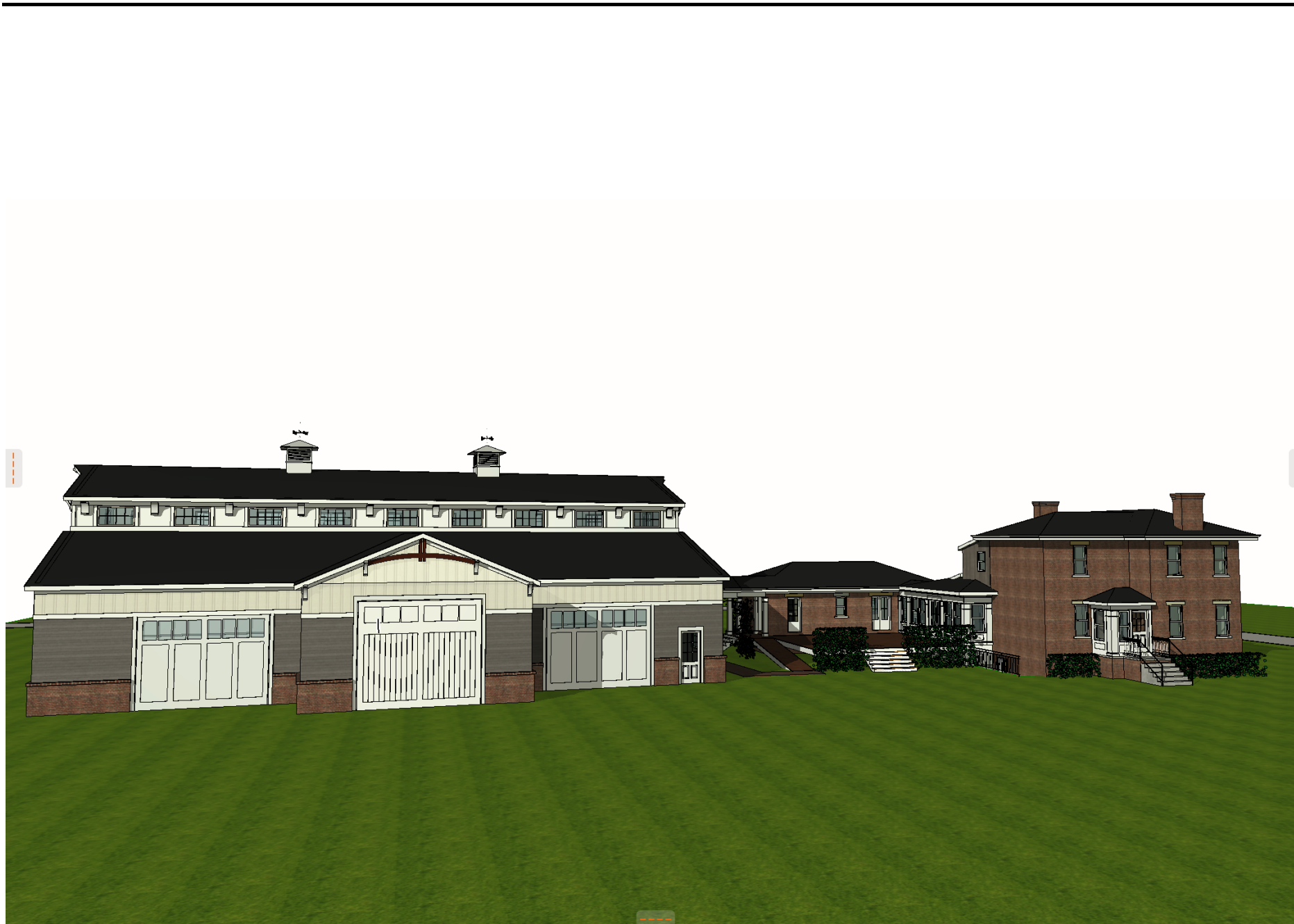
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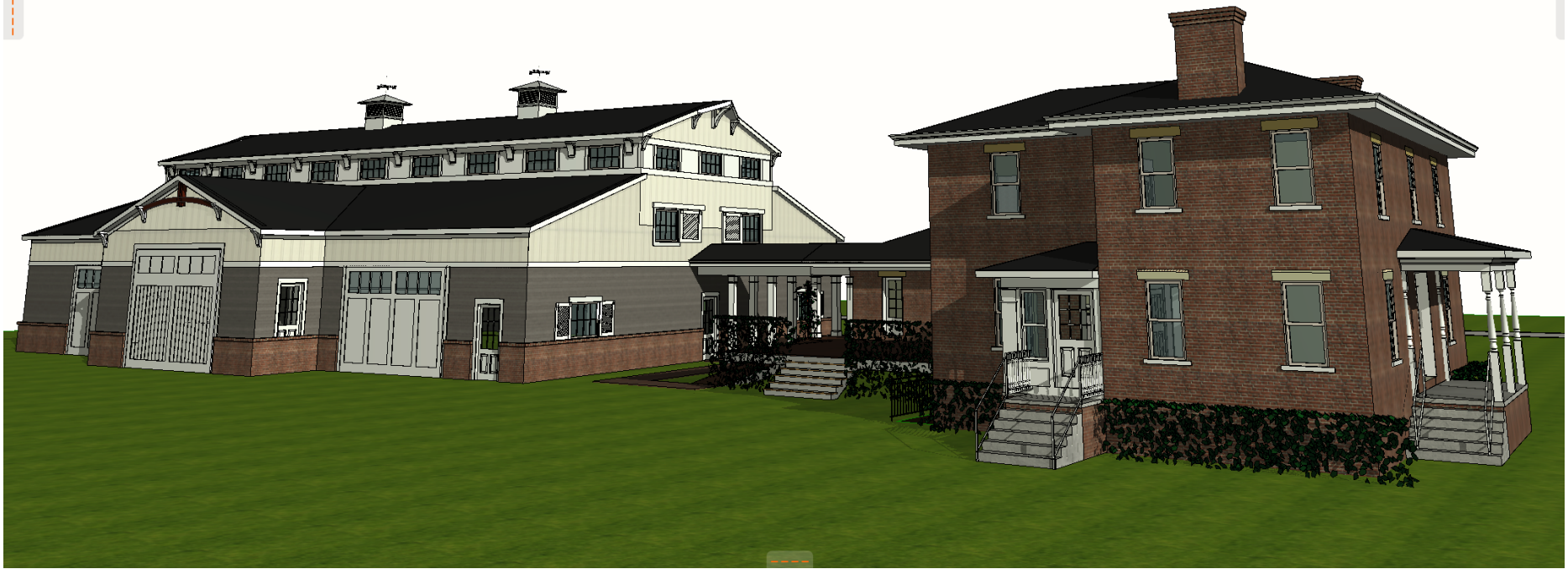
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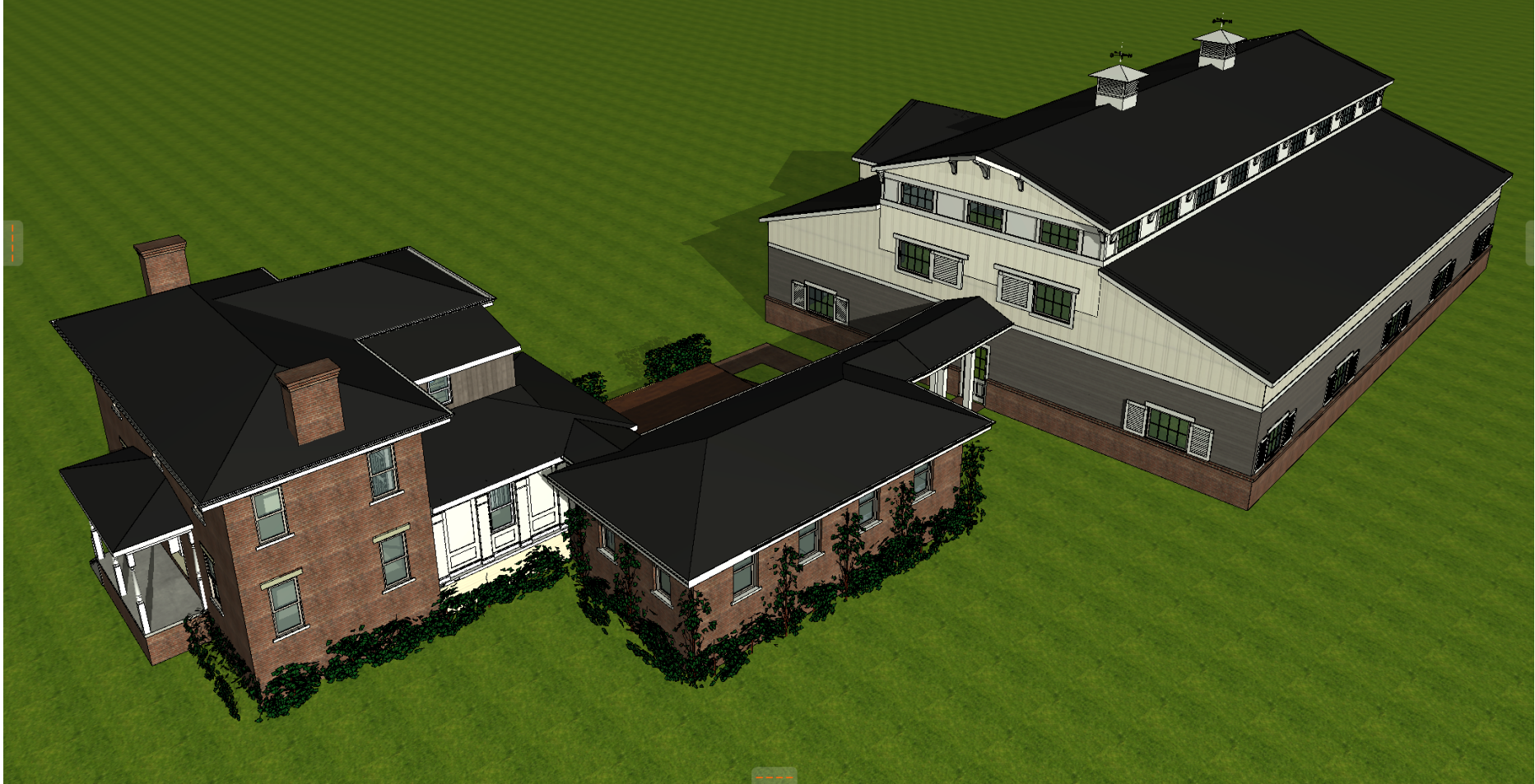
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