



Jackson Township Franklin County, Ohio

Fiscal Officer
Ron Grossman

Board of Trustees
Ron McClure
David Burris
Jim Rauck

Administrator
Shane W. Farnsworth

Variance 4-VA-2023

Applicant: Jesus and Amber Chalco
Property: 2151 London Groveport Road, (parcel #160-001252)

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 addition onto an existing accessory structure to exceed to maximum square footage for the accessory structure.

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.
 - 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.
 - 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.
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.



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Action by the Board

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

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 or circumstances exist which make the property unique that are not applicable to other lands in the same zoning district.*
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.
 - *Granting of the variance will allow for the construction of an accessory building larger than permitted in lots of this size.*
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.



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- *The structure is currently 2,376 square feet per the Franklin County auditor's Office.*
- *The applicant desires to build an addition to the existing barn to allow for the storage of an RV and vehicles.*
- *The addition would be located in the rear lot to the back of the existing barn.*

The variance request is to allow for an accessory structure greater than two thousand (2000) square feet. The zoning classification of Rural Residential zoning district is in place.

Attachments:

1. Variance Application
2. Site Map
3. Building Elevation Plan

Fee Paid by Cash / Check # 589

Application # 4 -VA-2023

APPLICATION FOR VARIANCE

JACKSON TOWNSHIP BOARD OF ZONING APPEALS

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

Property Owner: Jesus R & Amber Chalco Applicant: Jesus R Chalco

Address: 2151 London Groveport Rd Zoned: Residential

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

(Home): 614-622-7334 (Work): 614-515-9570 (Cell): _____

Email Address: rcg978@yahoo.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: _____

- Accessory Structure
- Lot Requirements
- Development Standards
- Access Driveway
- Landscaping
- Violation Appeal
- Setbacks
- Fence / Wall
- Other

Requesting the following specific variance:

We are trying to build a bigger barn for storage of an RV and my working vans. The current barn is too low to store these things. The current barn is being used to store other things that I need but it is too low to store an RV or working van. I am planning on buying another working van and I need a place to store them out of the elements.

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).

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).

This building is needed in order to store an RV and my working vans. The current barn is too low to store these things. I want to protect my working vans from exposure to the outside elements. I used to live in Columbus City but the land/ space was too small to even store my working van. In order to solve this problem I chose to move my family to Grove City so I could store my things on my property but now with these complications I am wondering was my decision a good decision.

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.

This barn will not adversely affect any of my neighbors because the barn will be located at the back of my property behind the current barn. There will not be any blockage of anything to or from any of my neighbors. The neighbor behind my has several out buildings on his property and none of his buildings adversely affect any of the neighbors around our property.

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 Jesus R Chalco & Amber Chalco
(Name of property owner / applicant)

2151 London - Groveport Rd Grove City Home: _____
(Address) (City, State, Zip Code) OH 43123 (Phone)

Cell: 614-515-9570 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.”

Jesus R Chalco
(Owner Signature)

Amber Chalco
(Co-Owner Signature)

Subscribed and sworn before me this 24th day of Feb. 2023
(Day) (Month) (Year)

Clay Holderby
(Notary Signature)



CLAY HOLDERBY
Notary Public, State of Ohio
My Comm. Expires 11/29/2026

ACTION BY TOWNSHIP

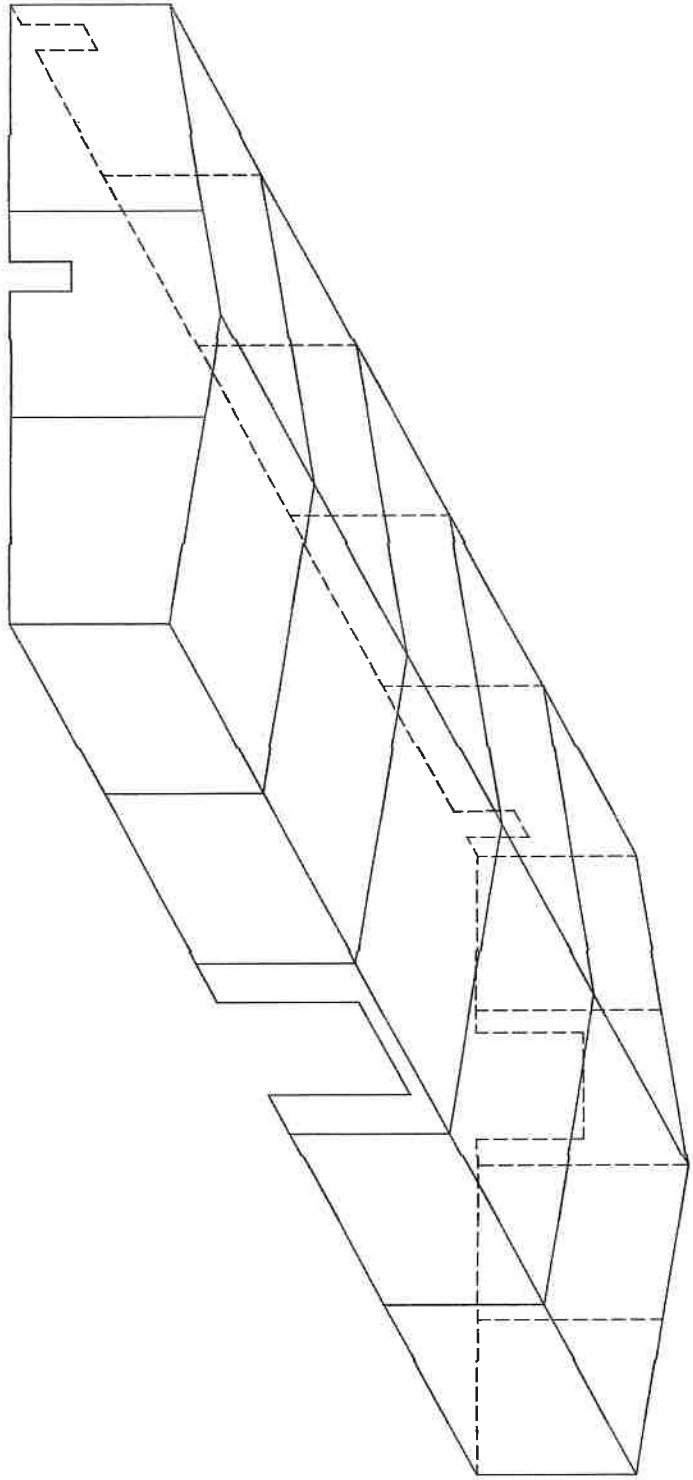
Application Received & Accepted by: _____ Date: _____

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

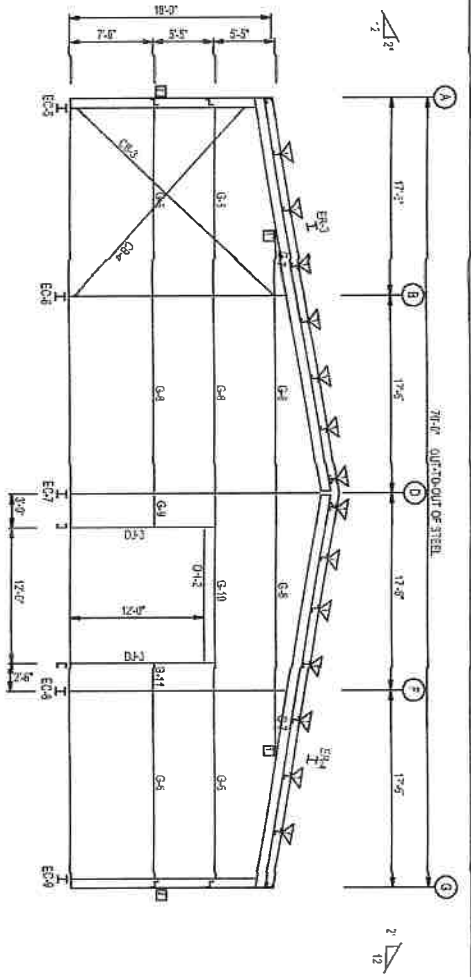
318356387

Building Layout

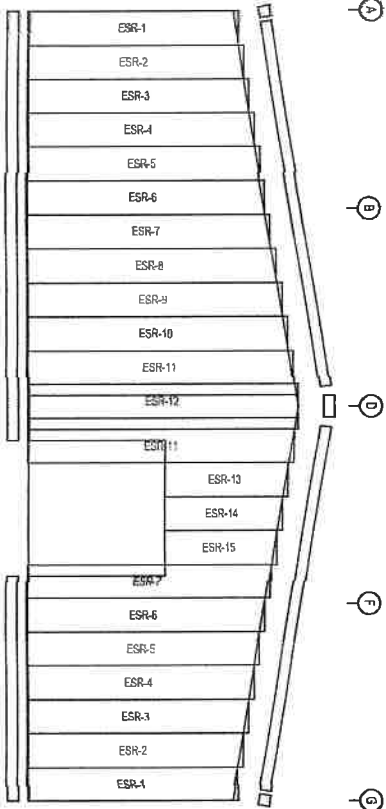
2/2/23



NOT FOR CONSTRUCTION



ENDWALL FRAMING: FRAME LINE 6



ENDWALL SHEETING & TRIM: FRAME LINE 6

PAPER: 26 Gauge PBR - 34W V786

FRAMING	QUANTITY	TYPE	SIZE	LENGTH
ESR-1	2	ALZ	3/4"	17'-5"
ESR-2	2	ALZ	3/4"	17'-5"
ESR-3	2	ALZ	3/4"	17'-5"
ESR-4	2	ALZ	3/4"	17'-5"
ESR-5	2	ALZ	3/4"	17'-5"
ESR-6	2	ALZ	3/4"	17'-5"
ESR-7	2	ALZ	3/4"	17'-5"
ESR-8	2	ALZ	3/4"	17'-5"
ESR-9	2	ALZ	3/4"	17'-5"
ESR-10	2	ALZ	3/4"	17'-5"
ESR-11	2	ALZ	3/4"	17'-5"
ESR-12	2	ALZ	3/4"	17'-5"
ESR-13	2	ALZ	3/4"	17'-5"
ESR-14	2	ALZ	3/4"	17'-5"
ESR-15	2	ALZ	3/4"	17'-5"

REFERENCE NO.	DESCRIPTION
1	ESR-1
2	ESR-2

NOT FOR CONSTRUCTION