



Jackson Township Franklin County, Ohio

Fiscal Officer
Ron Grossman

Board of Trustees
Ron McClure
David Burris
Jim Rauck

Administrator
Shane W. Farnsworth

Variance 5-VA-2023

Applicant: Robert & Kristine Peters
Property: 2250 Demorest Road, (parcel #160-001546)

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 accessory structure within the required yard setback.

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.

Unroe Avenue has a sixty (60) foot right-of-way. The required setback is 60 feet from the centerline of the Unroe Ave. The applicant is requesting to build an accessory structure with 36' setback from the road centerline.

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.
- *The location of the existing septic system prohibits the accessory structure to be placed farther back onto the property. The total lot size is 0.52 acres.*

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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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 within the required yard setback from Unroe Avenue.*
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 a structure to be built within the required front yard setback.*

The variance request is to allow for an accessory structure to be built 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 # Credit Card

Application # 5-VA-2023

APPLICATION FOR VARIANCE

JACKSON TOWNSHIP BOARD OF ZONING APPEALS

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

Property Owner: Robert L & Kristine K Peters Applicant: Robert L. Peters

Address: 2250 Demorest Rd. Grove City, OH 43123 Zoned: Residential

PID: 160-001546 Area/Acres: 100' x 230' Floodplain: NO

(Home): 614-506-9864 (Work): 614-871-3100 (Cell): 614-989-0835

Email Address: rlpeters003@gmail.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:

Pole
To build A GARAGE/BARN 18 FT PAST right hand side of house
due to Septic System. Also would like to Keep garage door
in line with driveway. Attached is drawing of property
layout & Franklin County Auditors Parcel map showing other properties
with Garages built beside House.

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).

The road (UNROE AV.) WAS PUT IN TO ACCESS Sub. division
behind my 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).

To be able to park vehicles inside Garage due to weather and theft. Storage of personal equipment inside Garage to keep a clean appearance of my 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.

Garage is for personal use only. Vehicle parking and storage.

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 Robert L. Peters & Kristine K. Peters
(Name of property owner / applicant)

2250 Demarest Rd. Grove City, OH Home: 614-506-9864
(Address) (City, State, Zip Code) 43123 (Phone)

Cell: 614-989-0835 Business: 614-877-3100
(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."

[Signature]
(Owner Signature)

Kristine K. Peter
(Co-Owner Signature)

Subscribed and sworn before me this 20th day of March 2023
(Day) (Month) (Year)



Amy M. Potts
(Notary Signature)

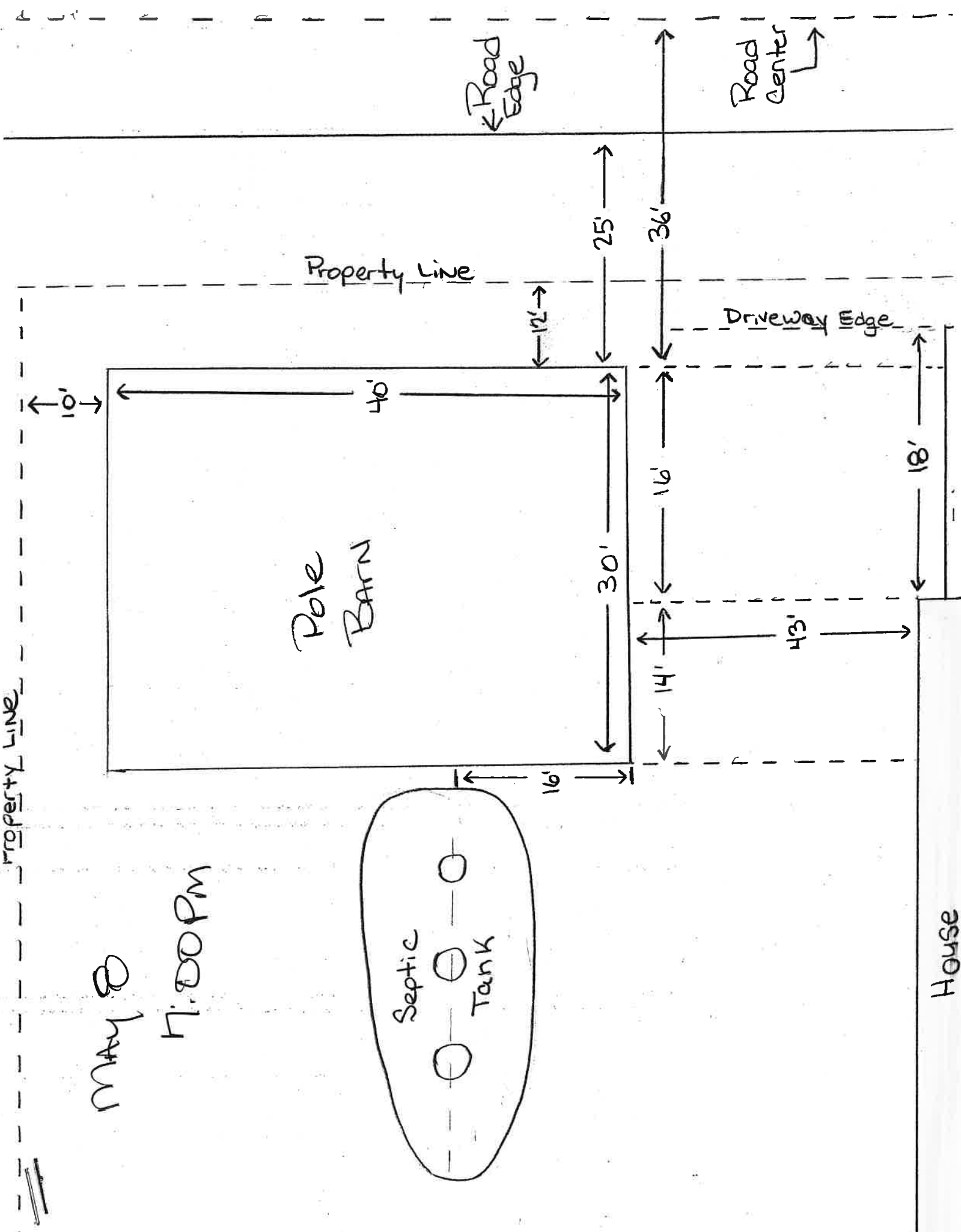
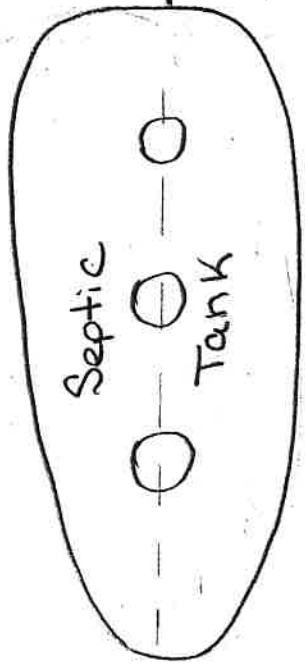
ACTION BY TOWNSHIP

Application Received & Accepted by: _____ Date: _____

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

MAY 8

11:00 PM



Franklin County Auditor's Office

Auditor

Michael Stinziano

Map Produced March 5, 2023

Planimetric Legend

Source: 2021 Aerial Photography

- Edge of Pavement
- Roadway Centerlines
- Railroad Centerlines
- Building Footprints
- Building Under Construction
- Creeks, Streams, Ditches
- Rivers & Ponds

Topographic Legend

Source: OSIP - 2019 JGDAR Collection

- Spot Elevation
- Index Contour
- Intermediate Contour

Appraisal Legend

Source: Franklin County Auditor & Engineer

- Parcel IDs**
- Parcel Dimensions
- Lot Numbers
- Site Address
- Parcel Boundary
- Subdivision Boundary
- Condominium Boundary
- County Boundary
- City or Village Boundary
- Tax District Boundary
- School District Boundary
- Zip Code Boundary

This map is prepared for the real property inventory within the county. It is compiled from record deeds, survey plats, and other public records and data. We warrant that the public primary information source used to create this map is the most current information contained on this map. The county and the mapping companies assume no legal responsibility for the information contained on this map. Please notify the Franklin County Auditor's GIS Department of any discrepancies.

For scaled maps, please visit the parcel viewer at <https://gis.franklincountyohio.gov/parcelviewer>



The data on this map was originally compiled at "1"=100' based on the Ohio State Plane South Coordinate System, North American Datum 1983 with 2' contours based on the North American Vertical Datum 1988 (when displayed).

Franklin County Auditor's Office

Michael Stinziano Auditor

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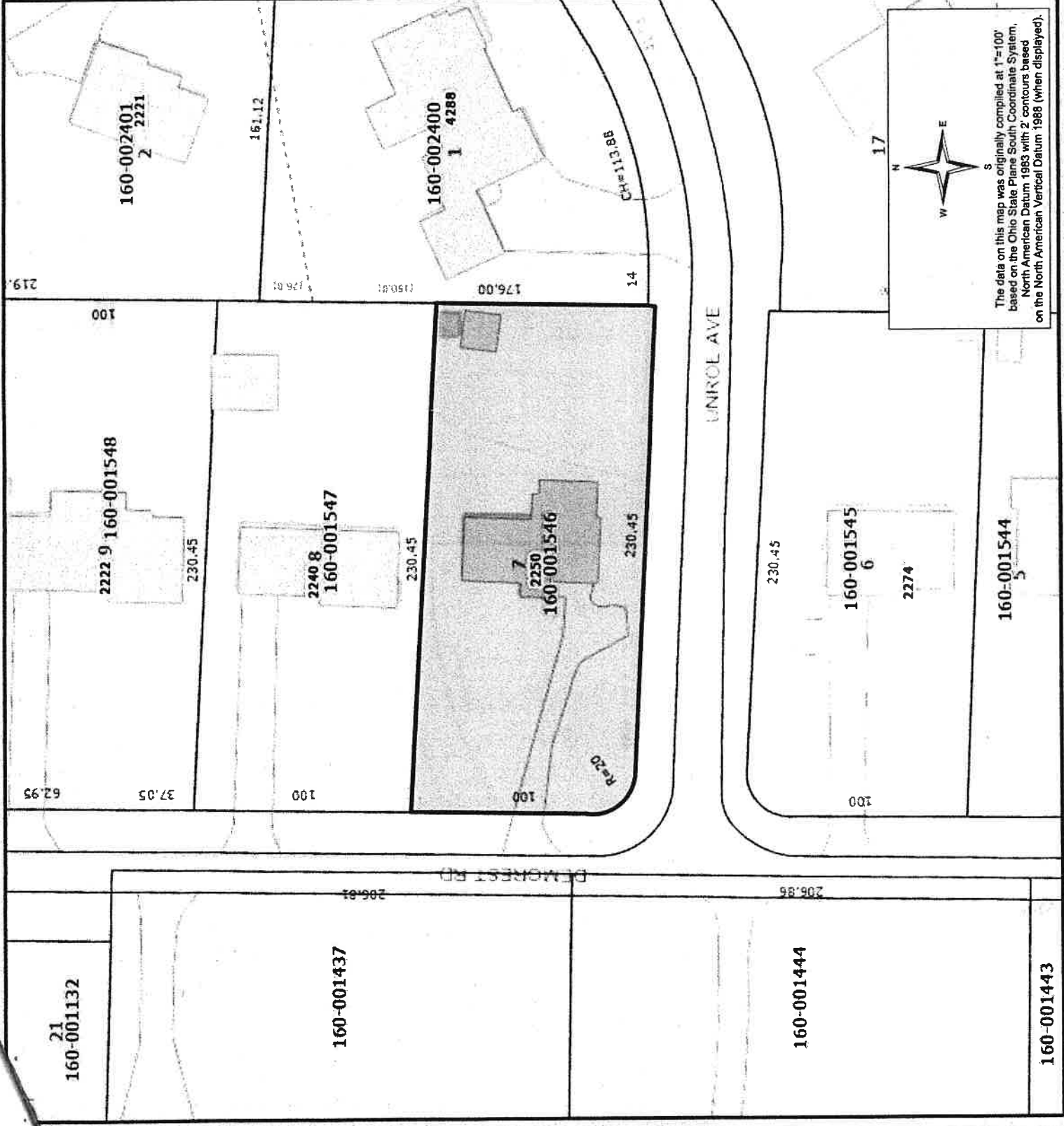
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Edit or Buy Your Design: alansfactoryoutlet.com/design/tobXdUNy/

Delivery Zip Code: 43123



Front



Right



Back

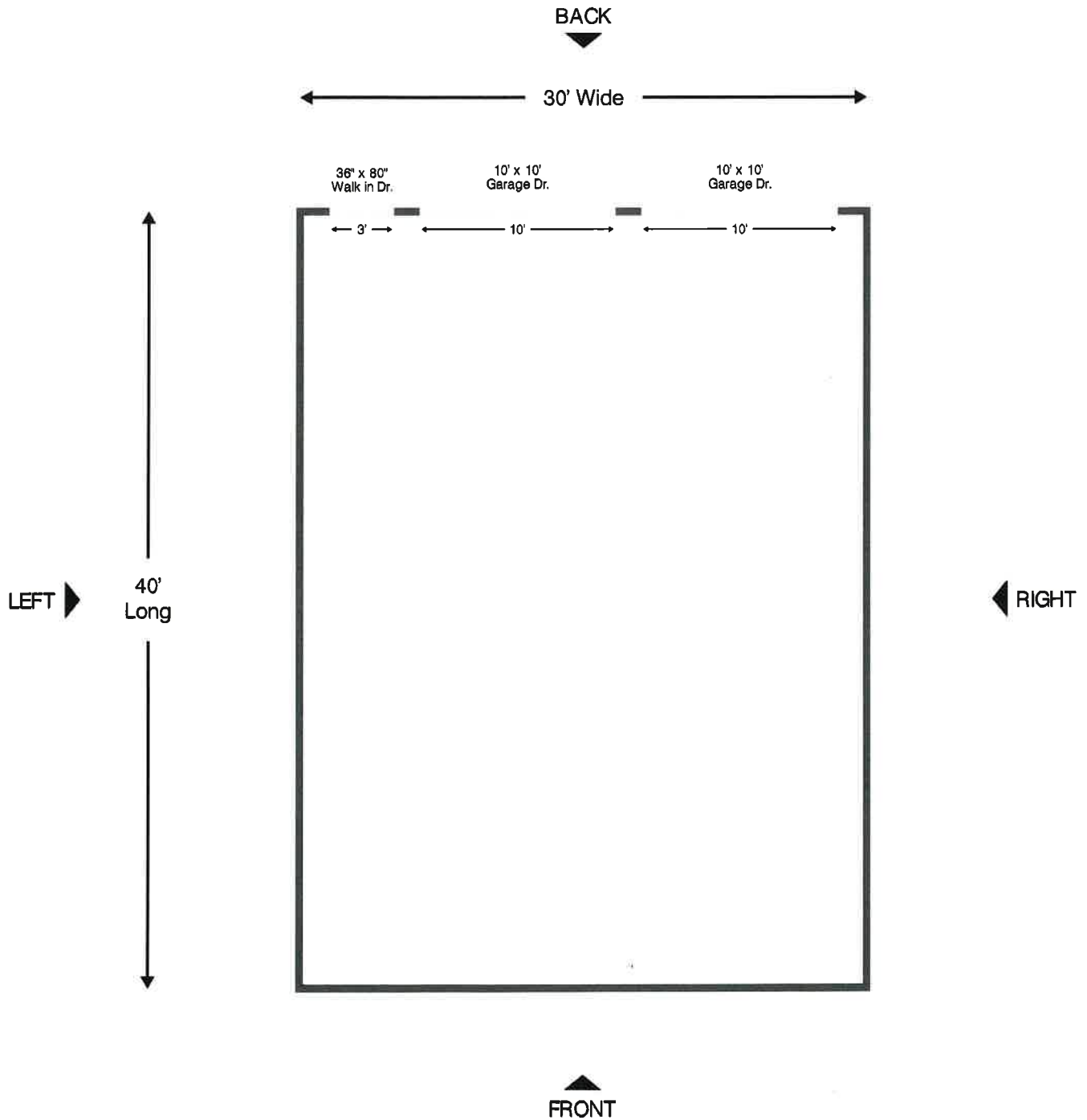


Left



Your Custom Metal Building Design
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Floor Plan



Your Custom Metal Building Design
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Edit or Buy Your Design: alansfactoryoutlet.com/design/tobXdUNy/

Delivery Zip Code: 43123

30 x 40 Vertical Roof Metal Garage \$17,860.50 1 \$19,845.00

Roof Color: True Burgundy

Trim Color: Pewter Gray

Side & End Color: True Burgundy

Garage Door Color: Pewter Gray

Vertical Two Tone Color: Pewter Gray

Galvanized or Colored Screws: Colored Screws

Certified or Uncertified: Certified 140 mph & 35 psf

14 GA or 12 GA Tubing: Standard 14 GA

29 GA or 26 GA Sheeting: Standard 29 GA

Leg Height Fully Enclosed: 11' Leg Height Fully Enclosed – 30x40

Horizontal or Vertical Sides: Vertical Both Sides 11' - 15' Tall on 40' Long

Vertical Deluxe Two Tone on Side: Deluxe Two Tone on 40' Long on Both Sides

Horizontal or Vertical Ends: Both Vertical Ends on 30' Wide

Vertical Deluxe Two Tone on End: Vertical Deluxe Two Tone on 30' Wide on Both Ends

Garage Doors 10'x10': Two 10' Wide x 10' Tall Garage Door - Colored

Walk in Door: One Single Walk in Door 36" Wide x 80" Tall

Installation Surface: Concrete

Power Outlet Available Within 100ft: Yes, Power Outlet Within 100ft

Garage Doors 10'x10' Locations End: 2 Garage Doors 10'x10' on End

Walk in Door Location: Walk in Door on Back End Centered

Subtotal: \$19,845.00

Limited Time 10% Discount: -\$1,984.50

Delivery & Installation: **FREE for Zip Code 43123**

Tax: Calculated in Checkout

Total: \$17,860.50

Deposit to Order: \$3,036.29

Prices subject to change without notice