



Jackson Township Franklin County, Ohio

Fiscal Officer
Ron Grossman

Board of Trustees
Ron McClure
David Burris
Jim Rauck

Administrator
Shane W. Farnsworth

Variance 6-VA-2023

Applicant: Harry & Barbara Wygal
Property: 800 Hibbs Road, (parcel #160-002076)

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 a second accessory structure.

B. Quantity. A lot in a residential zoning district and residential portion of a planned district shall not contain more than two (2) accessory structures. A second accessory structure of the same purpose (i.e., a second storage barn, a second swimming pool, etc.) may not be constructed without first securing Variance approval from the Board of Zoning Appeals. The additional structure may only be permitted as a conditional use with the approval of the Board of Zoning Appeals.

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 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.*

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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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 construction of a second accessory building to the rear of the property.*

The variance request is to allow for a second accessory structure to be built. The zoning classification of Rural Residential zoning district is in place.

Attachments:

1. Variance Application
2. Site Map

April 7, 2023

Fee Paid by Cash / Check # 6835

Application # 6-VA-2023

APPLICATION FOR VARIANCE

JACKSON TOWNSHIP BOARD OF ZONING APPEALS

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

Property Owner: Harry-Barbara Wygal Applicant: Harry-Barbara Wygal

Address: 800 Hills Road - Rockbourne, OH Zoned: Shoaf Estates

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

(Home): 614-962-9177 (Work): _____ (Cell): 614-962-9177

Email Address: none

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:

Building - storage 10' x 20'

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):

X 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).

no unique circumstance

X2. 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).

We just need a Building for extra storage

X3. 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 Building will be on 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 Harry Wygal Barbara Wygal
(Name of property owner / applicant)
800 Hibbs Rd Lockbourne, Ohio 43137
(Address) (City, State, Zip Code) Home: _____ (Phone)
Cell: 614-962-9177 Business: _____ (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."

Harry Wygal - Barbara Wygal
(Owner Signature)

(Co-Owner Signature)

Subscribed and sworn before me this _____ day of _____
(Day) (Month) (Year)

(Notary Signature)

Stamp or Seal

ACTION BY TOWNSHIP

Application Received & Accepted by: _____ Date: _____

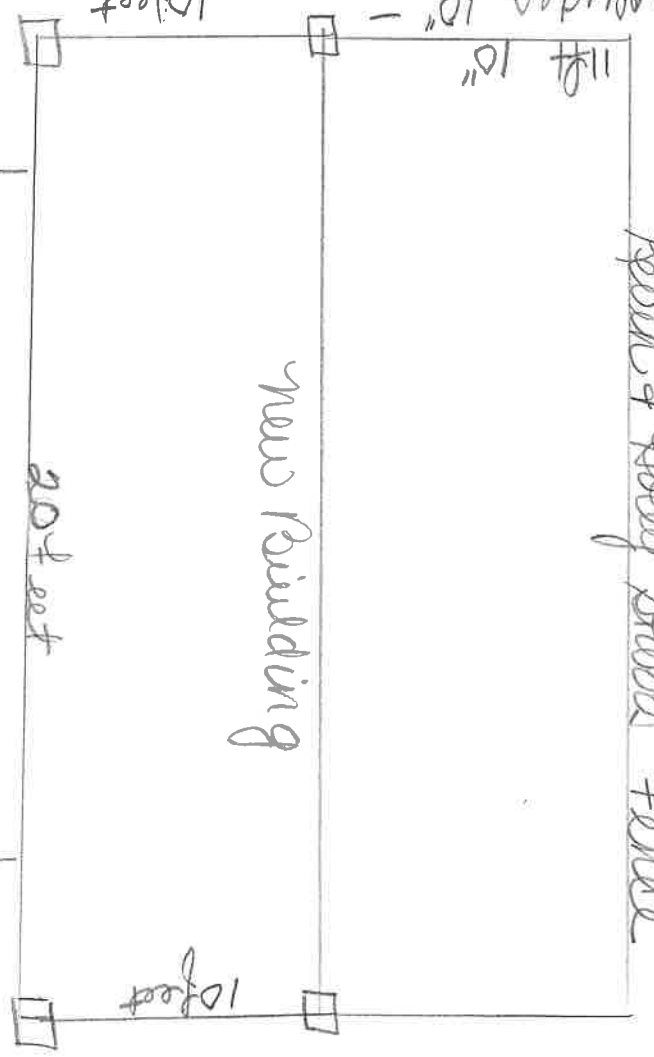
Hearing Date: _____ 7:00pm at the Jackson Township Hall, Grove City, Ohio

West side property

Spinn + Holly Harris fence



under 10" - 10 feet
depth of certain pump - 10 feet



13 ft - Retainers -
Building + septic sept

Distance between
Septic Tank and
new Building.



Septic Tank

Site map

Barbara + Harvey
Mygal

614-962-9177

800 Hills Rd
Rockbourne, OH 43137

Structure Drawings

Model: Mystic 10x20

Generated: Mar 20, 2023

Shed Id: 50139f93-1c85-4e56-8168-ccc33b1a6c

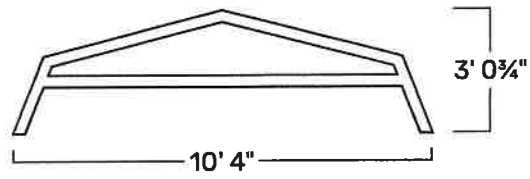
Item Reference

Label	Type	Rough opening WxH	Offset from left	Offset from bottom
⓪1	Door	6' 1 $\frac{1}{2}$ " x 6' 4 $\frac{1}{2}$ "	6' 11 $\frac{1}{4}$ "	0"

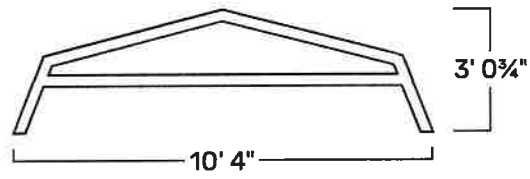
Truss Reference

**Trusses built with SPF Lumber, with metal truss plate connectors

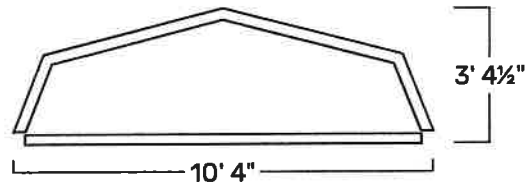
Ⓣ1 Standard Truss



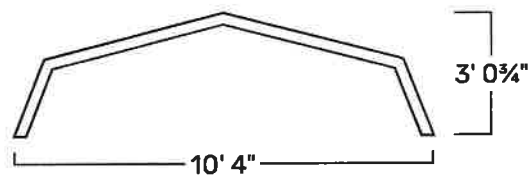
Ⓣ2 End Truss



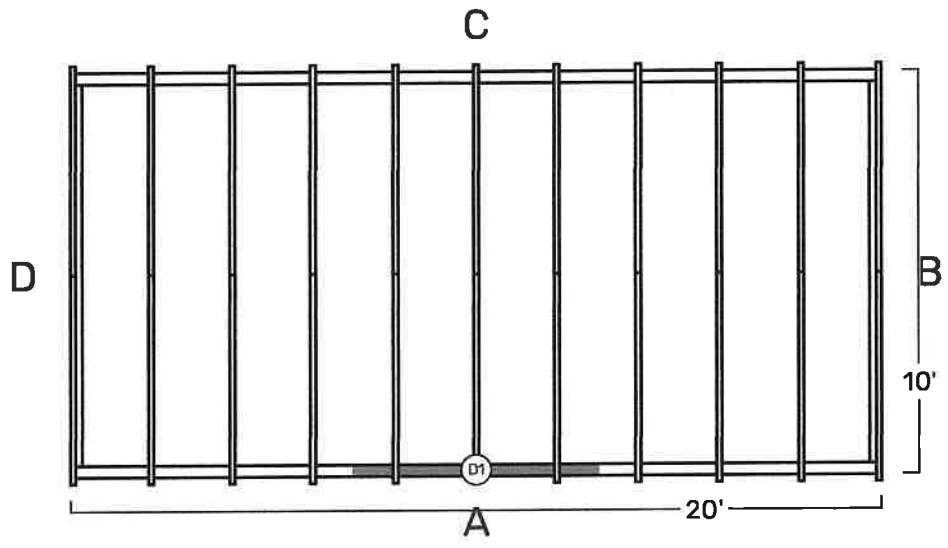
Ⓣ3 Loft Truss



Ⓣ4 Open Loft Truss

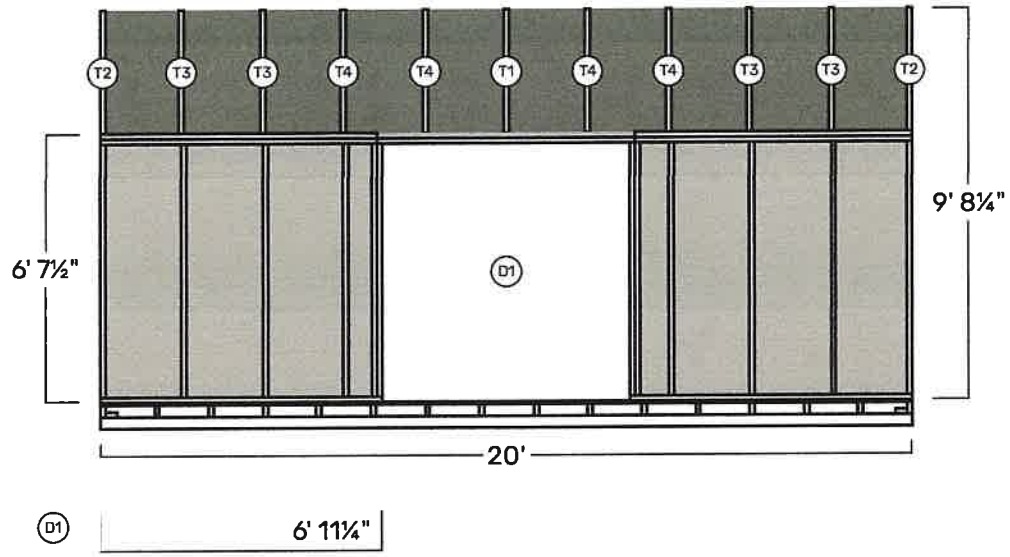


Floor Plan

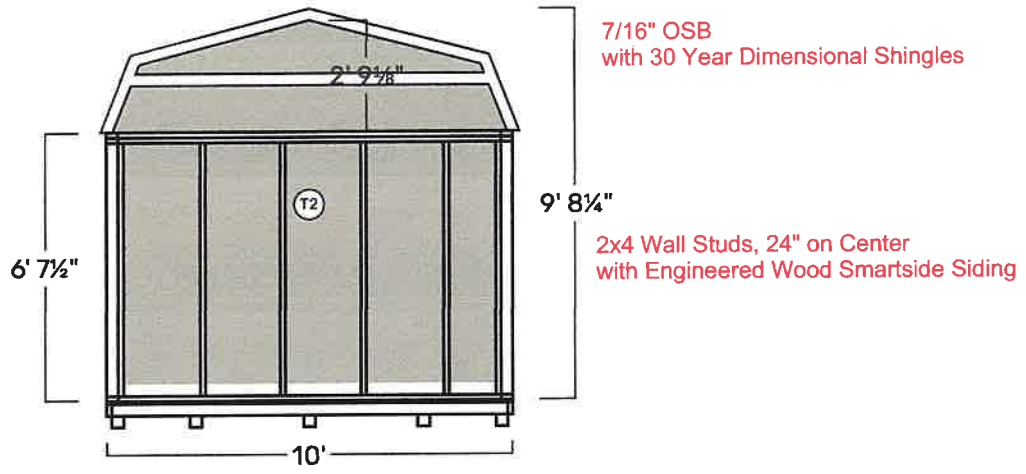


Wall A

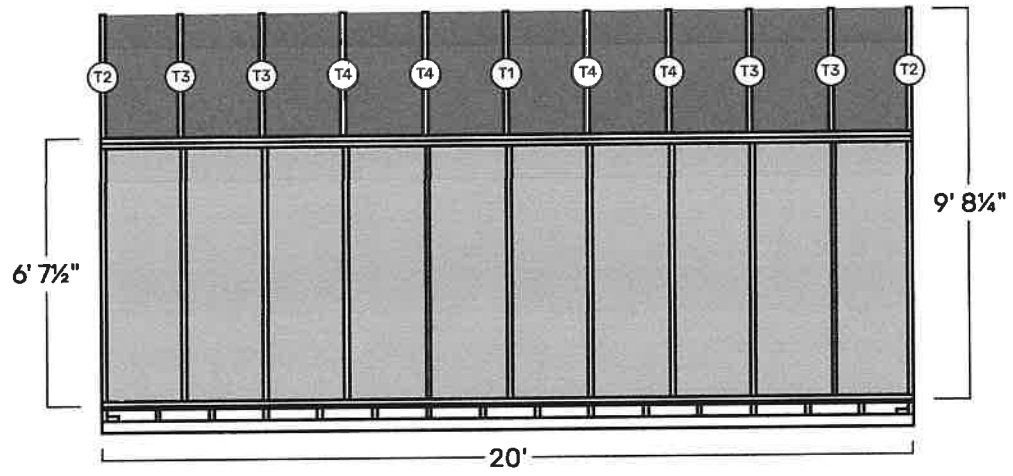
****Roof Trusses 24" on Center**



Wall B



Wall C



Wall D

