



# 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 of 70' x 110' (7,700 sq. ft.) with 20' in height 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.

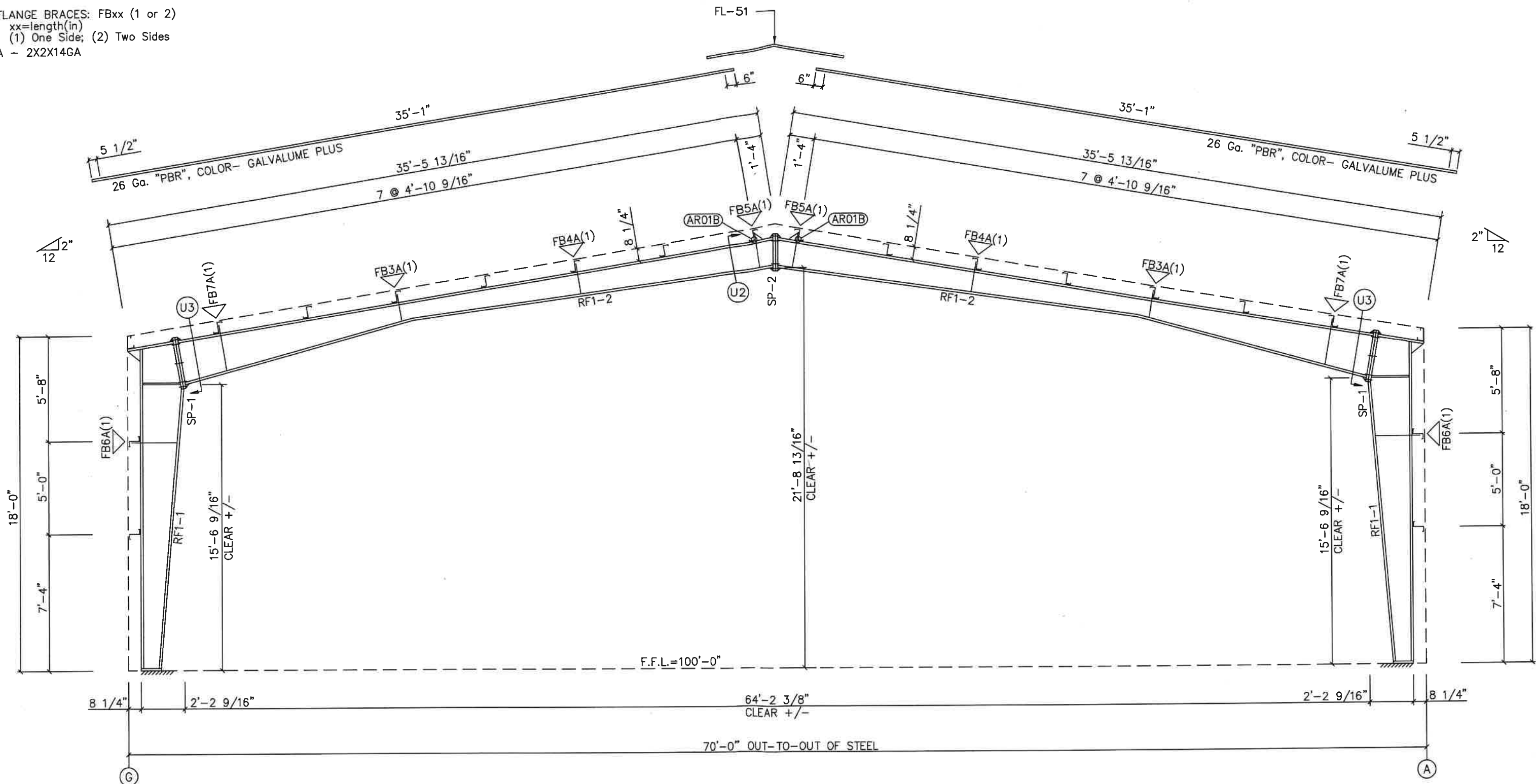
**Attachments:**

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

Mark	Qty	Top	Bot	Int	Type	Dia	Length	Width	Thick	Length
SP-1	4	4	2		A325	0.750	2.25	6"	5/8"	2'-8 7/8"
SP-2	4	4	0		A325	0.625	2.00	6"	1/2"	1'-11"

Mark	Length	Web Depth		Web Plate		Outside Flange			Inside Flange		
		Start	End	Thick	Length	W	Thk	Length	W	Thk	Length
RF1-1	17'-5"	10.0	26.0	0.188	15'-2 7/8"	6	1/4"	17'-4 3/8"	6	5/16"	15'-3 9/16"
RF1-2	32'-11 1/8"	26.0	21.2	0.250	2'-5 1/16"	6	1/4"	2'-6"	6	5/16"	12'-10 13/16"
		26.0	10.0	0.188	12'-10"	6	1/4"	32'-10"	6	1/4"	19'-9 3/8"
		10.0	16.0	0.135	20'-0"						

▽ FLANGE BRACES: FBxx (1 or 2)  
 xx=length(in)  
 (1) One Side; (2) Two Sides  
 A - 2X2X14GA



RIGID FRAME ELEVATION: FRAME LINE 2 3 4 5

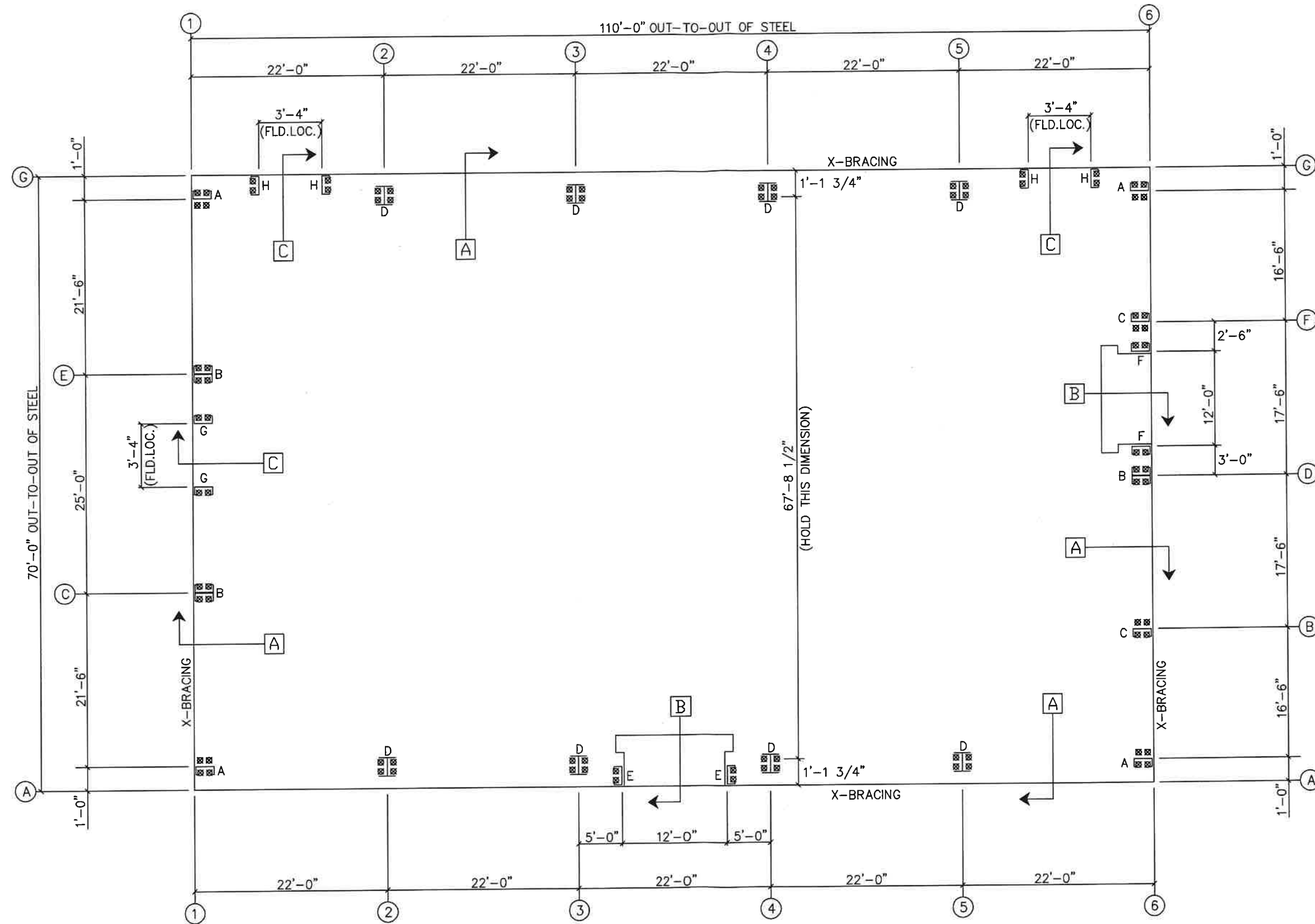
ISSUE	DESCRIPTION	DATE	DRN	CHK	DES
A	PERMIT	02.21.23	ANS	SVE	FJC



DESCRIPTION	RIGID FRAME ELEVATION
BUYER / CUSTOMER	ROLANDO CHALCO
END USER	ROLANDO CHALCO
END USE	COMMERCIAL
STREET	2151 LONDON GROVEPORT RD
CITY, STATE, ZIP	GROVE CITY, OH 43123
COUNTY	FRANKLIN

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ANCHOR BOLT PLAN

NOTE: All Base Plates @ 100'-0" (U.N.)

NOTE: REFER F3 PAGE FOR SECTION (A , B & C)

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