



Jackson Township Franklin County, Ohio

Fiscal Officer
Ron Grossman

Board of Trustees
Ron McClure
David Burris
Jim Rauck

Administrator
Shane W. Farnsworth

Variance 8-VA-2023

Applicant: Paul Klein
Property: 6379 Jackson Pike, (parcel #160-002538)

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.

The applicant is requesting to construct a second accessory structure 24' x 40' (960 sq. ft.) with 18' peak height.

Sections of the Jackson Township Zoning Regulations requesting a Variance:

303.02 DEVELOPMENT STANDARDS

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.

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.

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.



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- *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 variances would allow for the construction of a second accessory structure on 7.644 acre parcel.*
- 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.
- *The applicant desires to store vehicles inside out of the weather and be near the house.*

The zoning classification of Agricultural Conservation Open Space (ACOS) zoning district is in place.

Attachments:

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

WEST PROPERTY LINE 205.11'

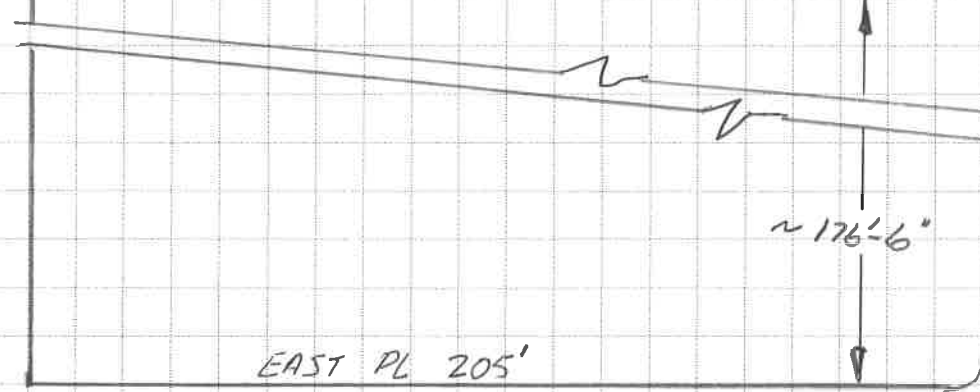
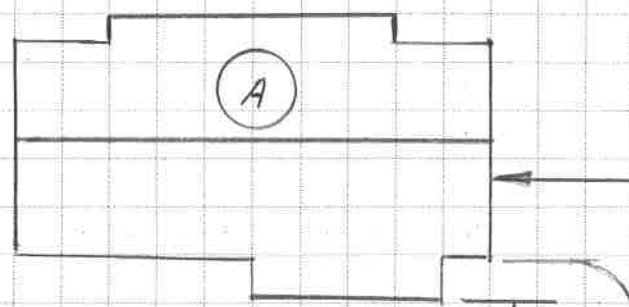
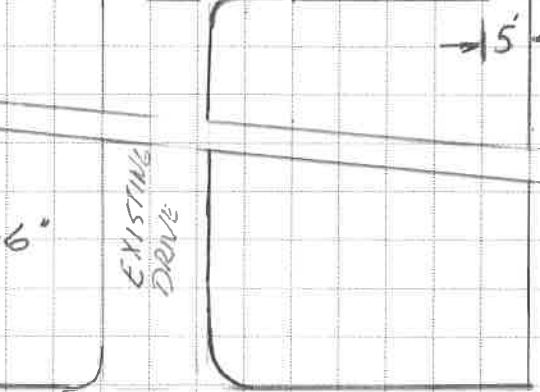
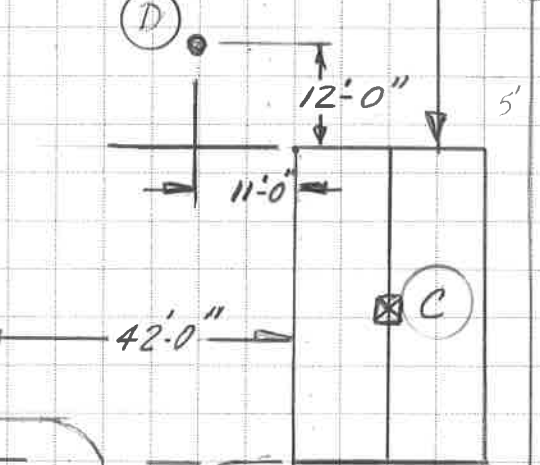
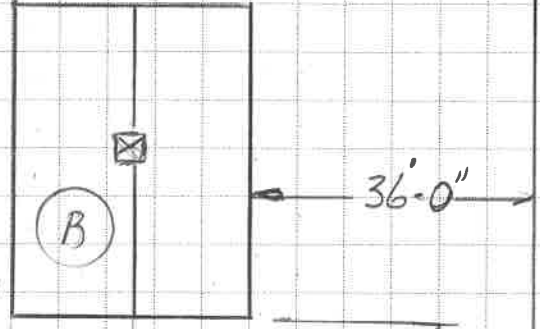
SOUTH PROPERTY LINE 1620.27'

NORTH PL 1623.37'

PLOT PLAN

- (A) EXISTING HOUSE
- (B) EXISTING BUILDING 30'x40'
- (C) PROPOSED 24'x40' #2
- (D) EXISTING WELL

SCALE = $\frac{1}{4}$ " = 6'-0"

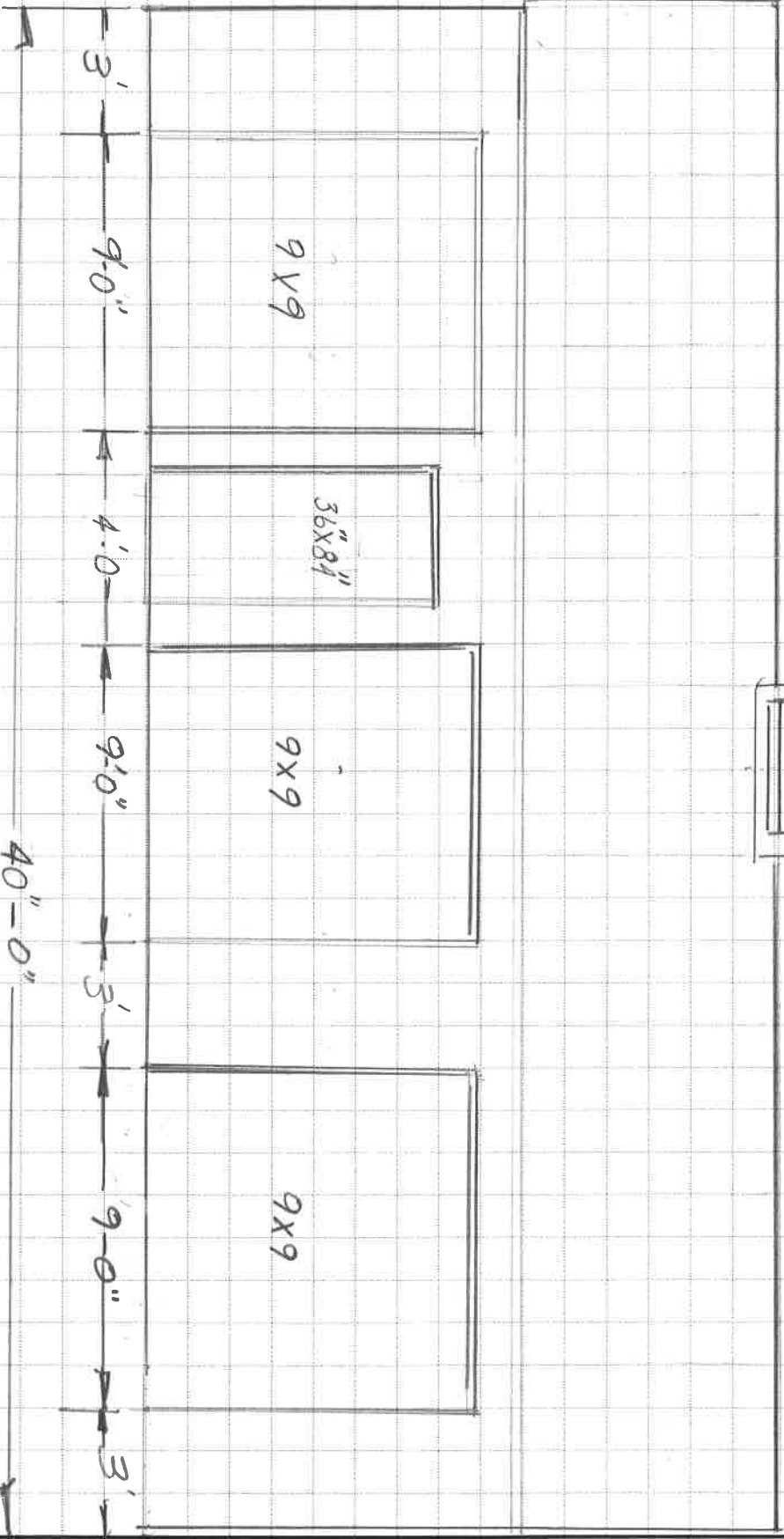
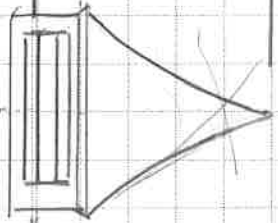


EAST PL 205'

JACKSON PIKE

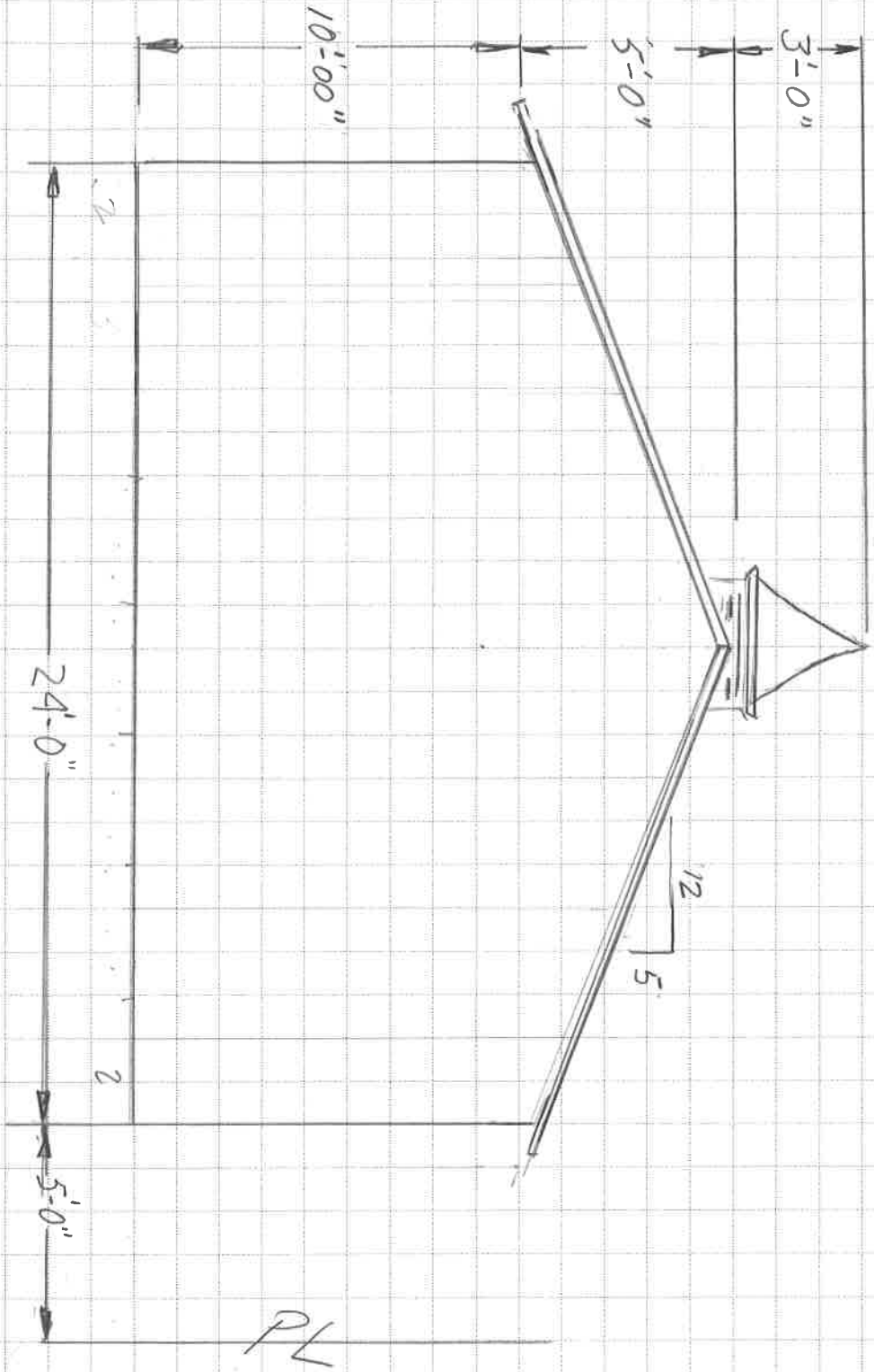
APPROX. 18'-0" FROM GRADE

PAUL KLIEN
PROPOSED BUILDING



ELEVATION LOOKING NORTH
~ 1/4" = 1'-0" DOORS NTS

SCALE



ELEVATION
LOOKING
WEST
 $\approx \frac{1}{4}'' = 1'-0''$

PAUL KLIEN
 Proposed Building #2