



# Jackson Township Franklin County, Ohio

**Fiscal Officer**  
Ron Grossman

**Board of Trustees**  
Ron McClure  
David Burris  
Jim Rauck

**Administrator**  
Shane W. Farnsworth

## Variance 9-VA-2023

Property Owner: Quinlan Leslie  
Property: 2267 Holton Road, (parcel #160-001871)

### 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 and 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.
- 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.
- 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.



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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.

1. Lot Size Two (2) Acres or Less. An accessory structure shall be no larger than one thousand two hundred (1200) square feet, shall contain no more than one (1) story nor shall it exceed a total 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 fourteen (14) feet in height.

### **Action by the Board**

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

- 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.*
- 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.*
- 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.*
- That granting the variance requested will not confer on the applicant any special privilege that is denied in this Zoning Resolution to other lands or structures in the same Zoning District.
- *Granting of the variance will allow for the construction of a second accessory building larger than permitted in lots of this size.*



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- 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.
- *Applicant states there will be no impact to surrounding properties due to the building placed at the rear of the property and will provide an enclosed space so no items will be outside in public view.*
- Proposed Structure will be 64' x 40' (2,560 square feet)
- Structure will be 6' from side and rear property line. Zoning Requires 5'.
- Building height and exterior requirements must be in compliance with Township zoning.

**Attachments:**

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

Fee Paid by Cash / Check # 1570

Application # 9 -VA-2023

# APPLICATION FOR VARIANCE

## JACKSON TOWNSHIP BOARD OF ZONING APPEALS

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

Property Owner: Quinlan Leslie Applicant: Quinlan Leslie

Address: 2267 Holton Rd, Grove City, OH 43123 Zoned: Suburban Residential

PID: 160-001871-00 Area/Acres: 0.99 Acres Floodplain: None

(Home): \_\_\_\_\_ (Work): \_\_\_\_\_ (Cell): 740-835-7007

Email Address: quinleslie@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: 303.02

- |   |   |                                       |
|---|---|---------------------------------------|
| <input checked="" type="checkbox"/> Accessory Structure   | <input type="checkbox"/> Access Driveway  | <input type="checkbox"/> Setbacks     |
| <input checked="" type="checkbox"/> Lot Requirements      | <input type="checkbox"/> Landscaping      | <input type="checkbox"/> Fence / Wall |
| <input checked="" type="checkbox"/> Development Standards | <input type="checkbox"/> Violation Appeal | <input type="checkbox"/> Other        |

**Requesting the following specific variance:** To build a post frame detached garage to provide a

personal hobby workspace. This will allow me to have a place to enjoy the activities that i grew up

doing with my father (carpentry, wood-turning, welding, vintage car.)

*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).

There is an existing shed, but would like this new garage, though it is over the base square-footage

The existing shed is not large or tall enough to accommodate a car lift, as well the existing location is not conducive to have a driveway to service it.

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).

Several adjacent neighbors have similar building of sizes larger and smaller. 3 of the neighbors have all have multiple outbuildings as well. I purchased the property because of the size of the lot and the existing shed was enough to get started.

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.  
It will be a professionally constructed building, complementary in style to the surrounding properties  
Neighbor 1 has 2 sheds, Neighbor 2 has 4 outbuildings  
There is a horse farm across the street  
To the rear is the middle school practice baseball field  
There will be no impacts to surrounding properties due to the building placed at the rear of the property and will provide and enclosed space to so no items will be outside in public view.

### 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 Quinlan Leslie  
(Name of property owner / applicant)

2267 Holton Rd Grove City, OH 43123 Home: \_\_\_\_\_  
(Address) (City, State, Zip Code) (Phone)  
Cell: 740-835-7007 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.”

[Signature]  
(Owner Signature)

\_\_\_\_\_  
(Co-Owner Signature)

Subscribed and sworn before me this 28 day of August 2023  
(Day) (Month) (Year)

[Signature]  
(Notary Signature)



ANGELA R. LEE  
Notary Public, State of Ohio  
My Commission Expires 3-15-2026

## ACTION BY TOWNSHIP

Application Received & Accepted by: \_\_\_\_\_ Date: \_\_\_\_\_

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





2267 Holton Rd, Grove City, OH 43123    Quinlan Leslie    740-835-7007



**Variance #9-VA-2023 Zoning Hearing October 16, 2023 at 7:00 p.m.**

Applicant: Leslie, Quinlan  
Property: 2267 Holton Road, (parcel #160-001871) .98 Acres  
Section: Chapter 303.02 Accessory Structure Development Standards  
Appeal: Requesting a Variance to construct a second accessory structure



Excerpt from Zoning Code

**303.02 DEVELOPMENT STANDARDS**

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.