



Jackson Township Franklin County, Ohio

Fiscal Officer
Ron Grossman

Board of Trustees
Ron McClure
David Burris
Jim Rauck

Administrator
Shane W. Farnsworth

Conditional Use 1-CU-2023

Property Owner: Jeffrey and Melissa Salyards
Property: 7450 Jackson Pike, (parcel #160-000039)

The applicant is requesting to construct an In-Law Suite to the primary structure through a breezeway in 6.034 acres. In-Law Suites are a Conditional Use under the Agricultural Conservation, Open Space (ACOS) Zoning District.

107.01 NATURE OF A CONDITIONAL USE

Specifically listed Conditional Uses are provided within the Zoning District Regulations in recognition that such uses, although often desirable, will more intensely affect the surrounding area in which they are located than the Permitted Uses of such Zoning Districts.

The intent of the procedure for authorizing a Conditional Use is set forth in the development standards and criteria for locating and developing a Conditional Use in accordance with the nature of the surrounding area, conditions of development, and with regard to appropriate plans. Applications for Conditional Use Permits are heard by the Board of Zoning Appeals, hereinafter the Board.

107.02 SUBMITTAL REQUIREMENTS

Two (2) copies of a provided application form shall be filed with the Zoning Administrator not less than twenty (20) days prior to the date of the public hearing before the Board.

- A. Description of Property and Intended Use. The application shall include the following statements:
1. A legal description of the property.
 2. The proposed use of the property.
 3. A statement of the necessity or desirability of the proposed use to the neighborhood or community.
 4. A statement of the relationship of the proposed use to adjacent property and land use.
 5. Such other information regarding the property, proposed use, or surrounding area as may be pertinent to the application or required for appropriate action by the Board.
- B. Site Plan. The application shall be accompanied by three (3) copies of a site plan, drawn to an appropriate scale, clearly showing the following:
1. The boundaries and dimensions of the lot.
 2. The size and location of existing and proposed structures.

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. The proposed use of all parts of the lot and structures, including accessways, traffic circulation, walks, off-street parking and loading spaces, existing and proposed utilities, stormwater drainage, lighting, landscaping, and other such improvements.
 4. The relationship of the proposed development to the property.
 5. The use of adjacent properties and location of adjacent structures.
- C. Fees. Applicable fees are established based upon the fee schedule and shall be paid at time of application submittal.

107.03 PROCEDURE

- A. Acceptance of a Complete Application.
- B. Notice of Public Hearing.
- C. Action by the Board. The Board shall hold a public hearing and act on a Conditional Use in one of the following ways:
 1. Approval. The Board shall approve an application for a Conditional Use if the following three (3) conditions are met:
 - a. The proposed use is a Conditional Use of the Zoning District, and the applicable Development Standards established in this Zoning Resolution are met.
 - b. The proposed development is in accord with appropriate plans for the area.
 - c. The proposed development will be in keeping with the existing land use character and physical development potential of the area.
 2. Approval with Modification. The Board may approve with modification of an application for a Conditional Use, if the proposed use is a Conditional Use of the Zoning District and the applicable Development Standards are met, but plot plan modification is required:
 - a. To be in accord with appropriate plans for the area; and
 - b. To prevent undesirable effects of adjacent property and the surrounding area.

Such modification may be a limitation on the extent or intensity of development, a requirement for additional screening by fence or landscaping, a change in the method or plan for lighting, control or access or other conditions of development as may be required. Recommendations regarding the modification of plans or other appropriate actions shall be stated with the reasons for each recommendation.

1. Disapproval. The Board shall only disapprove an application for a Conditional Use for any one (1) of the following reasons:

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- a. The proposed use is not a Conditional Use of the Zoning District, or the applicable Development Standards are not and cannot be met.
- b. The proposed development is not in accord with appropriate plans of the area.
- c. The proposed development will have undesirable effects on the surrounding area and is not in keeping with the existing land use character and physical development potential of the area.

107.04 EFFECT OF APPROVAL

- A. Conditional Use Approval. Upon a favorable finding, the Board shall approve a Conditional Use application within thirty (30) days following the public hearing.
- B. Conditional Use Permit. A Certificate of Zoning Compliance may be issued only for an approved Conditional Use within the period of one (1) year from the date of final approval by the Board.
- C. Building Permit. A Building Permit may be obtained only for the development in accordance with the approved plot plan.

204.15 IN-LAW SUITE

In-Law Suites are allowed as a conditional use, subject to approval in accordance with Chapter 107, as a separate dwelling unit with independent cooking facilities in a single family residence, provided the occupants of the in-law suite are members of the household, and provided the in-law suite is an integral part of the principle structure and not located in an accessory structure.

Staff Review

- Proposed In-Law suite will be attached to the existing dwelling.
- It will be connected by a breezeway and will be used as a family member dwelling.
- The proposed In-Law Suite will be approximately 40' from the nearest property line.

Attachments:

1. Conditional Use Application
2. Site Map

Fee Paid by Cash / Check # _____

Application # _____

-CU-20 23

APPLICATION FOR CONDITIONAL USE

JACKSON TOWNSHIP BOARD OF ZONING APPEALS

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

Property Owner: Jeffrey & Melissa Salyards Applicant: Lisa Tennyson

Address: 7450 JACKSON PIKE Zoned: RR

PID: 160-00039-00 Area/Acres: 6.1 acres Floodplain: X

(Home): NA (Work): NA (Cell): 614-302-4136 (Melissa)

Email Address: Ltennyson@columbushumanitiesata.org

Summary of Conditional Use: It is recognized that while some uses within a particular Zoning District may be desirable, such uses may more intensely affect the surrounding area in which they are located than the Permitted Uses. Conditional Uses (also known as "special use permits") are uses or activities unique to an individual property in a Zoning District that may have a significant impact and thus require an administrative hearing before the Board of Zoning Appeals. A Conditional Use may not be transferable to future owners.

To the Board of Zoning Appeals, the applicant requests Conditional Use for the following:

- | | | |
|--|--|--|
| <input type="checkbox"/> Bed & Breakfast Inn | <input type="checkbox"/> Child Care Center | <input type="checkbox"/> Religious Use |
| <input type="checkbox"/> Cellular Tower | <input type="checkbox"/> Elderly Care | <input type="checkbox"/> Home Occupation |
| <input type="checkbox"/> Cemetery | <input checked="" type="checkbox"/> In-Law Suite | <input type="checkbox"/> Zoning Use -OTHER |

Requesting the following Conditional Use (be specific):

We would like to attach an In-law Suite to the primary home using a breezeway to attach the two homes.

Under Ohio Law (519.14) the Board of Zoning Appeals may only approve a Conditional Use only for the specific uses mentioned in the Township's Zoning Resolution. Each application is reviewed on its own merits for generally acceptable standards such as traffic, safety, noise, health, compatibility to the area or zoning district.

1. Describe special conditions and circumstances which may exist which are unique to the land, structures or the property involved and the details of the Conditional Use.

There are no Special Conditions or Circumstances on this property. It is and will be a residential lot.

2. Describe in specific detail why this Conditional Use **WILL NOT** adversely affect the health, safety or general welfare of adjacent property owners or neighbors. (Attach additional sheets, documentation, photographs and supporting information as necessary.)

Our request is to add an In-law Suite to the existing property. It will be connected by a breezeway and will be used as a family member dwelling. It will not affect the health, safety, or general welfare of the adjacent property or neighbors. The proposed In-law Suite will be approximately 40' +/- off the property line. The existing house and proposed Suite set greater than 400' off the road and well behind the neighboring houses. It is a 6.10 Acre parcel surrounded by farm fields.

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 Plans | <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 Jeffrey and Melissa Salvards
(Name) 43137

7450 Jackson Pike Lockbourn, Ohio Home: 614-370-2132
(Address) (City, State, Zip Code) (Phone)

Cell: 302-4131
(Phone)

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 statement herein contained and attached, and information or attached exhibits thoroughly and to the best of my ability. By filing this application for Conditional Use, I/We do hereby grant permission to Jackson Township and its employees to enter upon my property and to observe, photograph and document all conditions observed therein and to post all application materials upon the Township's website for public information purposes."

Jeffrey M Salvards
(Owner Signature)

Melissa Salvards
(Co-Owner Signature)

Subscribed and sworn before me this 1st day of September 2023
(Day) (Month) (Year)

Angela Summers
(Notary Signature)

Stamp or Seal



ANGELA SUMMERS
Notary Public, State of Ohio
My Commission Expires
8/30/2027

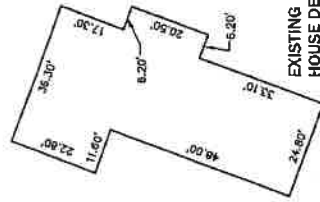
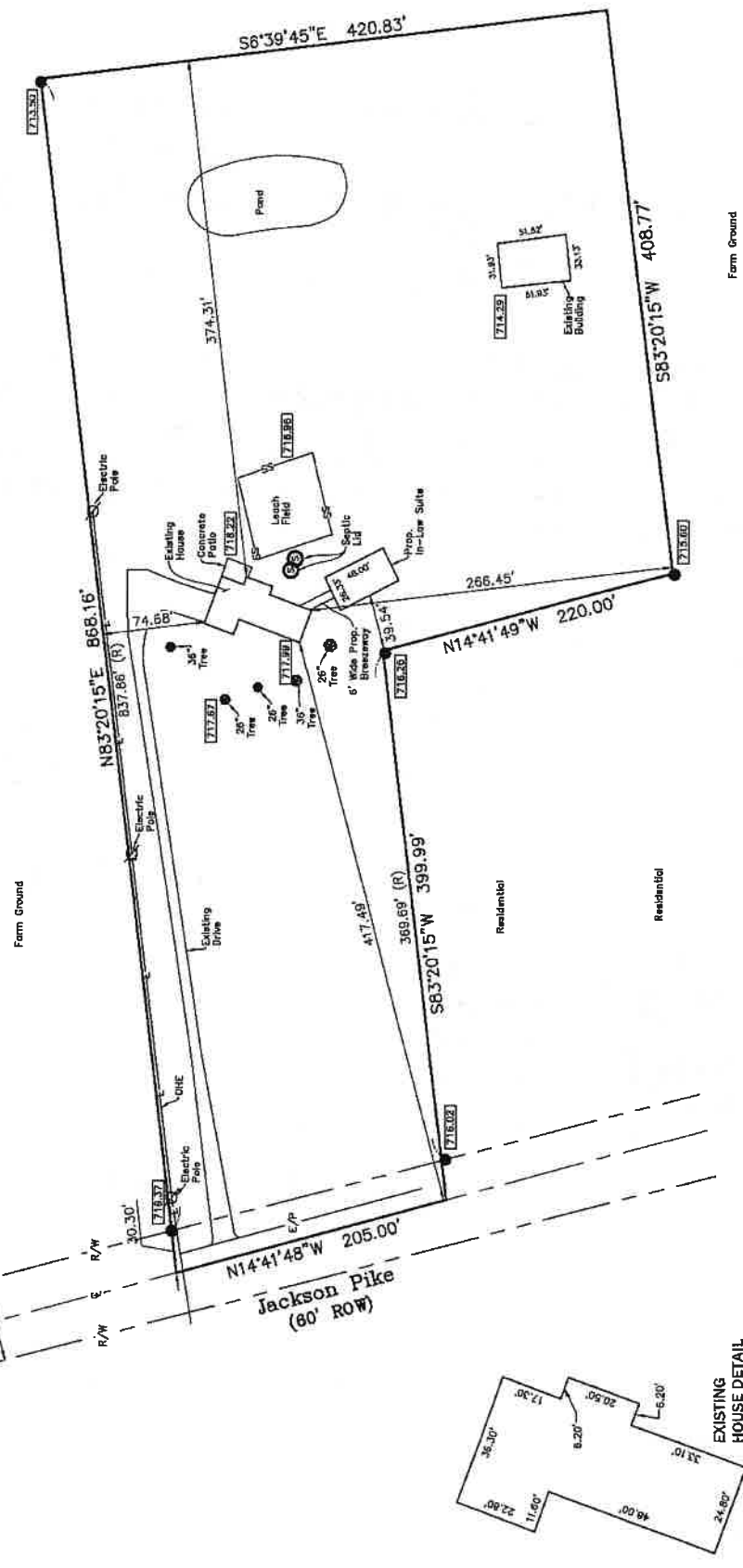
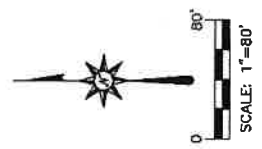
ACTION BY TOWNSHIP

Application Received & Accepted by: _____ Date: _____

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

FOR LISA TENNYSON HOUSE STYLE CUSTOM ADDRESS 7450 JACKSON PIKE TOWN OF LOCKBOURNE
 LOT/SUBDIVISION 6.10 ACRES PG. 9/1/23 DATE 9/1/23 DRAWN BY TBL CK. RA CO. OF FRANKLIN
 SCALE 1" = 80' P.B. 38049C COMM. PANEL 0427K PAGE 0427K DATE 6/17/08 STATE OF OHIO
 FLOOD ZONE X MINIMUMS R: S DRIVE SLOPE DISTANCE = WALKOUT JOB #

*STABILIZED CONSTRUCTION ENTRANCE





THIS IS NOT A BOUNDARY SURVEY
 FOR
LISA TENNYSON
 TOPO
 Project No.: 23-01-085
 File Name: 23-01-085 Tennyson Topo.dwg

2700 Orchard Park St. NW,
 Canton, Ohio 44718
 614-207-8214

GREEN LAND SURVEYING

- LEGEND
- MONUMENT FOUND
 - SET REBAR w/CAP
 - △ CALCULATED POINT
 - EXISTING SPOT ELEVATION
 - PROPOSED SPOT ELEVATION

DO NOT DETACH

 <p>Instrument Number: 201909230123558 Recorded Date: 09/23/2019 9:31:40 AM</p>  <p>Daniel J. O'Connor Jr. Franklin County Recorder 373 South High Street, 18th Floor Columbus, OH 43215 (614) 525-3930 http://Recorder.FranklinCountyOhio.gov Recorder@FranklinCountyOhio.gov</p>	<p>Return To (Mail Envelope): CHICAGO TITLE</p> <p>Mail Envelope</p>										
<p>Transaction Number: T20190058408 Document Type: DEED Document Page Count: 3</p>											
<p>Submitted By (Walk-In): CHICAGO TITLE</p> <p>Walk-In</p>											
<p>First Grantor: POWERHOUSE PROS LLC</p>	<p>First Grantee: JEFFREY M SALLYARDS</p>										
<p>Fees:</p> <table><tr><td>Document Recording Fee:</td><td>\$28.00</td></tr><tr><td>Additional Pages Fee:</td><td>\$8.00</td></tr><tr><td>Total Fees:</td><td>\$36.00</td></tr><tr><td>Amount Paid:</td><td>\$36.00</td></tr><tr><td>Amount Due:</td><td>\$0.00</td></tr></table>	Document Recording Fee:	\$28.00	Additional Pages Fee:	\$8.00	Total Fees:	\$36.00	Amount Paid:	\$36.00	Amount Due:	\$0.00	<p>Instrument Number: 201909230123558 Recorded Date: 09/23/2019 9:31:40 AM</p>
Document Recording Fee:	\$28.00										
Additional Pages Fee:	\$8.00										
Total Fees:	\$36.00										
Amount Paid:	\$36.00										
Amount Due:	\$0.00										

OFFICIAL RECORDING COVER PAGE

DO NOT DETACH

THIS PAGE IS NOW PART OF THIS RECORDED DOCUMENT

NOTE: If the document data differs from this cover sheet, please first check the document on our website to ensure it has been corrected. The document data always supersedes the cover page.

If an error on the cover page appears on our website after review please let our office know.

COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

20845

Conveyance	
Mandatory:	294.00
Permissive:	294.00 mwd
MICHAEL STINZIANO FRANKLIN COUNTY AUDITOR	

TRANSFERRED

SEP 19 2019

MICHAEL STINZIANO
AUDITOR
FRANKLIN COUNTY, OHIO

GENERAL WARRANTY DEED

Chicago Title Box 1219080725 PT20190278

KNOW ALL MEN BY THESE PRESENTS, that **PowerHouse Pros, LLC and Karen Rogers, a married woman** ("Grantor"), of Franklin County, State of Ohio, for valuable consideration paid, grants, with general warranty covenants, to **Jeffrey M. Salyards and Melissa L. Salyards, for their joint lives, remainder to the survivor of them**, whose tax mailing address is: 500 W. Wilson Bridge Road, Ste. 120, Worthington, OH 43085, the following real property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Tax Parcel No.: 160-000039-00

Property Address: 7450 Jackson Pike, Lockbourne, OH 43137

Prior Instrument Reference: 201907050081540, Recorder's Office, Franklin County, Ohio

Donald J. Rogers, spouse of the Grantor, signing solely to release dower.

This conveyance is:

Subject to easements, conditions, covenants, restrictions and reservations of record, zoning ordinances, building, use and occupancy restrictions, and all existing public streets and legal highways, if any now in force and effect, any such state of facts as an examination of the Premises and/or an accurate survey would disclose and the lien of real estate taxes and assessments not yet due and payable and all coal, oil, gas and other mineral rights and interests previously transferred or reserved of record.

GENERAL WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed on this 3rd day of September, 2019.

GRANTOR(S):

PowerHouse Pros, LLC

BY: *Ryan McClure*
Ryan McClure
Sole Member
Karen Rogers
Karen Rogers

Donald J. Rogers
Donald J. Rogers

STATE OF OHIO

COUNTY OF FRANKLIN

On this 3rd day of September, 2019, the foregoing instrument was acknowledged before me, a Notary Public in and for said State, by Ryan McClure as the Sole Member of PowerHouse Pros, LLC and Karen Rogers, a married woman, Grantor, and Donald J. Rogers who acknowledged the signing thereof to be their voluntary act and deed. In testimony thereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

B. J. Flinn
Notary Public

This instrument was prepared by:
Forsythe, Mills and Neff, Co., LPA
150 E. Wilson Bridge Rd. Suite 200
Worthington, OH 43085



EXHIBIT "A"
(Legal Description)

For APN/Parcel ID(s): 160-000039-00

Situated in the State of Ohio, County of Franklin, and in the Township of Jackson and bounded and described as follows:

Situated in Virginia Military Survey No. 1108, Jackson Township, Franklin County, Ohio. Being part of an original 188.143 acre tract as conveyed to Investors and Executives Financial Services, Inc. as recorded in Deed Book 3316, Page 649, Franklin County, Ohio records and more particularly described as follows:

Beginning at a railroad spike in the center of Columbus-Chillicothe Road, State Route 104, which point in the Northwest corner of Tract 3, a 1.000 acre tract as conveyed to James and Hazel K. Saugraves, Deed Book 3516, Page 606. Said point of beginning is also referenced as being North 13 deg 39' 00" West a distance of 220.00 feet, measured along the centerline of said State Route No. 104 from a railroad spike at the Southwest corner of said 188.143 acre tract.

Thence from said true point of beginning North 13 deg 39' 00" West a distance of 205.00 feet along the centerline of said State Route 104, to a railroad spike.

Thence North 84 deg 23' 04" East, parallel to the South line of said 188.143 acre tract a distance of 868.16 feet to an iron pin, passing an iron pin at 30.30 feet.

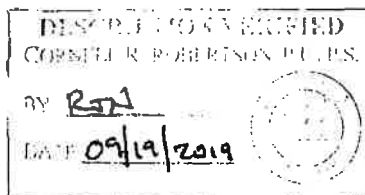
Thence South 5 deg 36' 56" East a distance of 420.83 feet to an iron pin on the South line of said 188.143 acre tract.

Thence South 84 deg 23' 04" West a distance of 408.77 feet along the South line of said 188.143 acre tract to an iron pin at the Southeast corner of a 1.000 acre tract (tract 4) as conveyed to James and Hazel K. Seagraves, Deed Book 3516, Page 603.

Thence North 13 deg 39' 00" West a distance of 220.00 feet to an iron pin at the Northeast corner of a 1.000 acre tract, Tract 3, conveyed to said James and Hazel K. Seagraves, Deed Book 3516, Page 606.

Thence South 84 deg 23' 04" West a distance of 399.99 feet along the North line of said 1.000 acre tract, joining an iron pin at 369.69 feet, to place of beginning, containing 6.100 acres.

Subject however to all legal highways, easements and restrictions of record. Surveyed by F.K. Harvey Registered Surveyor No. 2570.



ALLOF
(160)
000039

Variance #1-CU-2023 Zoning Hearing October 16, 2023 at 7:00 p.m.

Applicant: Tennyson, Lisa
Property: 7450 Jackson Pike, (parcel #160-000039) 6.03 Acres
Section: 204.15 In-Law Suite
Application: Requesting to construct an In-Law Suite



Excerpt from Zoning Code

24.15 In-Law Suite

In-Law Suites are allowed as a conditional use in a permitted single family use in any residential zoning district, subject to approval in accordance with Chapter 107, as a separate dwelling unit with independent cooking facilities in a single family residence, provided the occupants of the in-law suite are members of the household, and provided the in-law suite is an integral part of the principle structure and not located in an accessory structure.