



# Jackson Township Franklin County, Ohio

**Fiscal Officer**  
Ron Grossman

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

**Administrator**  
Shane W. Farnsworth

## Variance 2-VA-2024

Property Owner: Barry Harp  
Property: 2145 Demorest Road, (parcel #160-001127)

### 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.**

### 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.
- 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.

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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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.*
- 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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- *Applicant states they have inherited and purchased many items and are now stored in their garage. They would like to have another shed to store the items. The applicant wishes to clear their garage to park the wife's vehicle.*
- Proposed Structure will be 19' x 12' (228 square feet)
- Structure will comply with 5' side and rear property line setback requirements.
- Building height and exterior requirements must be in compliance with Township zoning.

**Attachments:**

1. Variance Application
2. Site Map

Fee Paid by Cash / Check # Credit card

Application # 2-VA-2024

# APPLICATION FOR VARIANCE

## JACKSON TOWNSHIP BOARD OF ZONING APPEALS

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

Property Owner: BARRY HARP Applicant: BARRY HARP

Address: 2145 DEMOREST ROAD Zoned: \_\_\_\_\_

PID: 160- 1127 Area/Acres: .80 Floodplain: \_\_\_\_\_

(Home): \_\_\_\_\_ (Work): \_\_\_\_\_ (Cell): 614-329-1456

Email Address: danzaipi@hotmail.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: \_\_\_\_\_

- Accessory Structure
- Lot Requirements
- Development Standards
- Access Driveway
- Landscaping
- Violation Appeal
- Setbacks
- Fence / Wall
- Other

**Requesting the following specific variance:**

REQUESTING APPROVAL FOR AN ADDITIONAL STORAGE SHED NEXT TO THE SHED ALREADY ON MY PROPERTY.

*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).

I INHERITED & PURCHASED MANY ITEMS THAT ARE NOW STORED IN MY GARAGE. NOW I'D LIKE TO HAVE ANOTHER SHED TO KEEP THE ITEMS IN... SO MY WIFE CAN PARK HER CAR IN THE GARAGE. YES, I BOUGHT THE LARGE ITEMS. (MOTORCYCLES, QUADS, MOWER ETC.)

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).

I PERSONALLY DON'T KNOW, BUT WAS TOLD THERE ARE OTHER HOMES IN THE SAME TOWNSHIP THAT HAVE BEEN APPROVED TO ALLOW AN ADDITIONAL STORAGE SHED.

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.

THE SHED I'D LIKE WILL NOT ADVERSELY AFFECT THE HEALTH, SAFETY OR GENERAL WELFARE OF ANY OF MY NEIGHBORS BECAUSE IT WILL NOT BE BUILT NEXT TO MY PROPERTY LINE, IT WILL BE BUILT STURDY, OUT OF WOOD AND EITHER SHINGLE ROOF OR METAL ROOF.

### 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 Barry Harp  
(Name of property owner / applicant)

2145 DEMOREST RD. GROVE CITY, OH 43123 Home: \_\_\_\_\_  
(Address) (City, State, Zip Code) (Phone)

Cell: 614-329-1456 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."

Barry Harp  
(Owner Signature)

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

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

\_\_\_\_\_  
(Notary Signature)

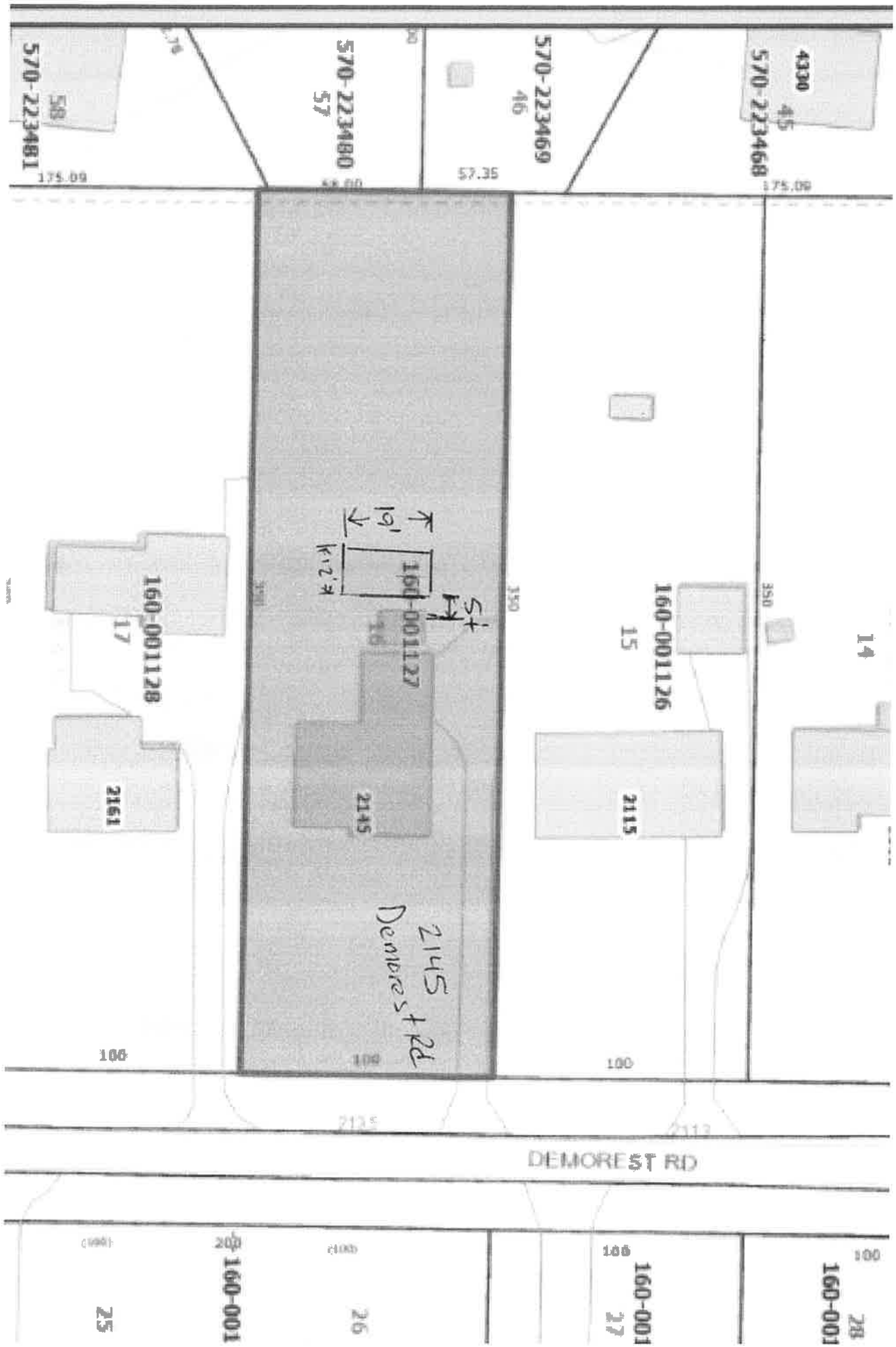
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## ACTION BY TOWNSHIP

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

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





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DEMORSE ST RD

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