



# Jackson Township Franklin County, Ohio

**Fiscal Officer**  
Ron Grossman

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

**Administrator**  
Shane W. Farnsworth

## Variance 3-VA-2024

Property Owner: Antwan & Robin Allen  
Property: 3229 Deer Path Drive, (parcel #160-002905)

### 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



# Jackson Township Franklin County, Ohio

**Fiscal Officer**  
Ron Grossman

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

**Administrator**  
Shane W. Farnsworth

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.



# Jackson Township Franklin County, Ohio

**Fiscal Officer**  
Ron Grossman

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

**Administrator**  
Shane W. Farnsworth

- *Applicant states they wish to construct the second accessory structure to store yard equipment and storage bins.*
- *Vehicles are left out in the elements and need to be stored in the garage that is currently housing yard equipment.*
- Proposed Structure will be 12' x 20' (240 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
3. Elevation Images

Fee Paid by Cash / Check # \_\_\_\_\_

Application # 3 -VA-2024

# APPLICATION FOR VARIANCE

JACKSON TOWNSHIP BOARD OF ZONING APPEALS

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

Property Owner: Antwan & Robyn Allen Applicant: ANTWAN ALLEN

Address: 3229 DEER PATH DR Zoned: RES

PID: 160- 2905 Area/Acres: 1.5 Floodplain: 2,100 SF

(Home): \_\_\_\_\_ (Work): \_\_\_\_\_ (Cell): 614 778-5271

Email Address: PLUM 44 365 @ AOL.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:**

Need additional storage for yard equipment and storage bins  
12x20 Storage shed

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).

N/A

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).

Vehicles are left out in the elements that need to be stored in the garage space that's currently housing yard equipment

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.

### 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 Antwan & Robin Allen  
(Name of property owner / applicant)

3229 Deer Path Grove City OH 43123 Home: 614-537-6097  
(Address) (City, State, Zip Code) (Phone)

Cell: 614-537-6097 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)  
[Signature]  
(Co-Owner Signature)

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

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

Stamp or Seal

## ACTION BY TOWNSHIP

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

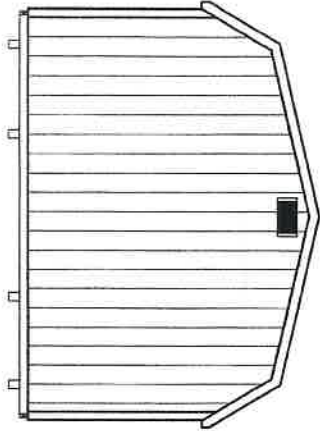
Hearing Date: \_\_\_\_\_ 7:00pm at the Jackson Township Hall, Grove City, Ohio

SHEET:  
**A-1**

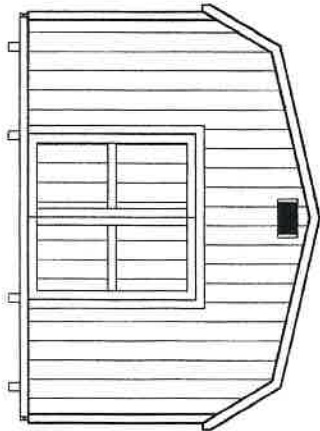
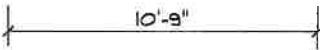
JOB:  
12'X20'  
HIGH BARN

BUILT BY:  
COUNTRY CABINS GROUP LLC,  
1999 WHEAT RIDGE RD,  
WEST UNION, OH 45693

DRAWN BY: D COBLENTZ  
SCALE: 1/4"=1'  
ON 11"X17" SHEET  
ELEVATIONS



REAR ELEVATION



FRONT ELEVATION



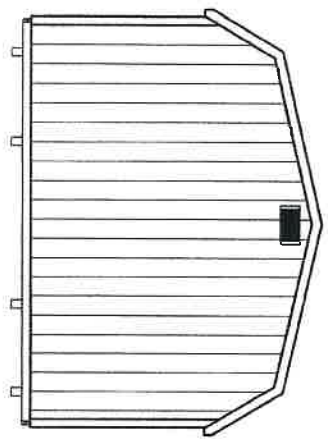
RIGHT & LEFT ELEVATION

SHEET:  
**A-1**

JOB:  
12'X20'  
HIGH BARN

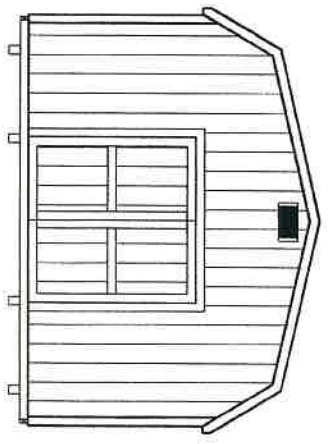
BUILT BY:  
COUNTRY CABIN'S GROUP LLC,  
1999 WHEAT RIDGE RD.,  
WEST UNION, OH 45693

DRAWN BY: D COBLENTZ  
SCALE: 1/4"=1'  
ON 11"X17" SHEET  
ELEVATIONS

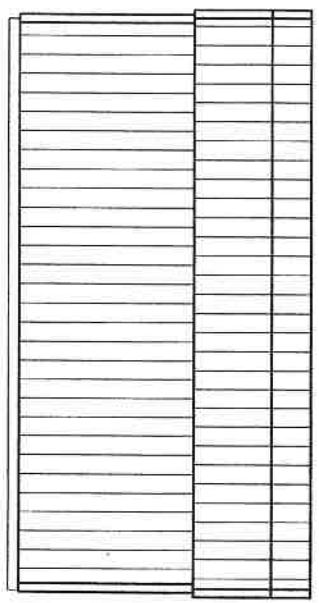


REAR ELEVATION

10'-9"

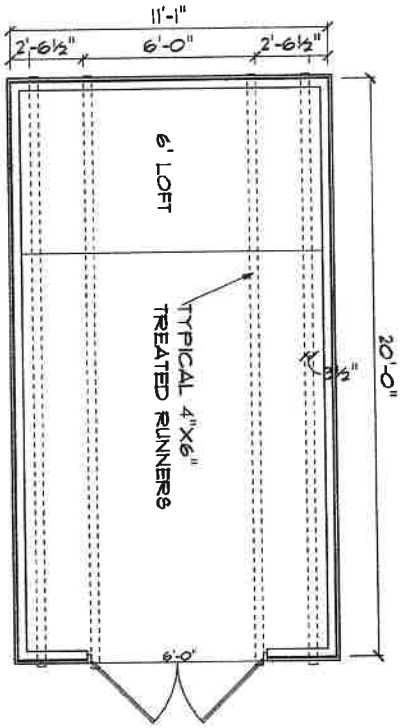


FRONT ELEVATION

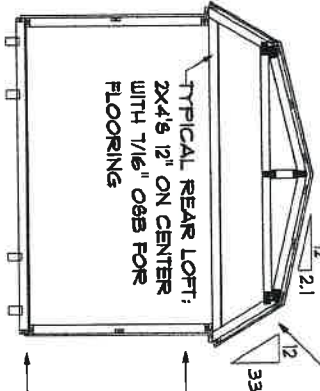
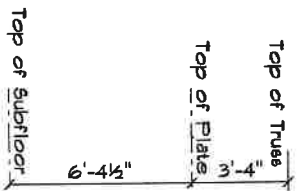


RIGHT & LEFT ELEVATION





**MAIN FLOOR PLAN**



**TYPICAL CROSS SECTION**

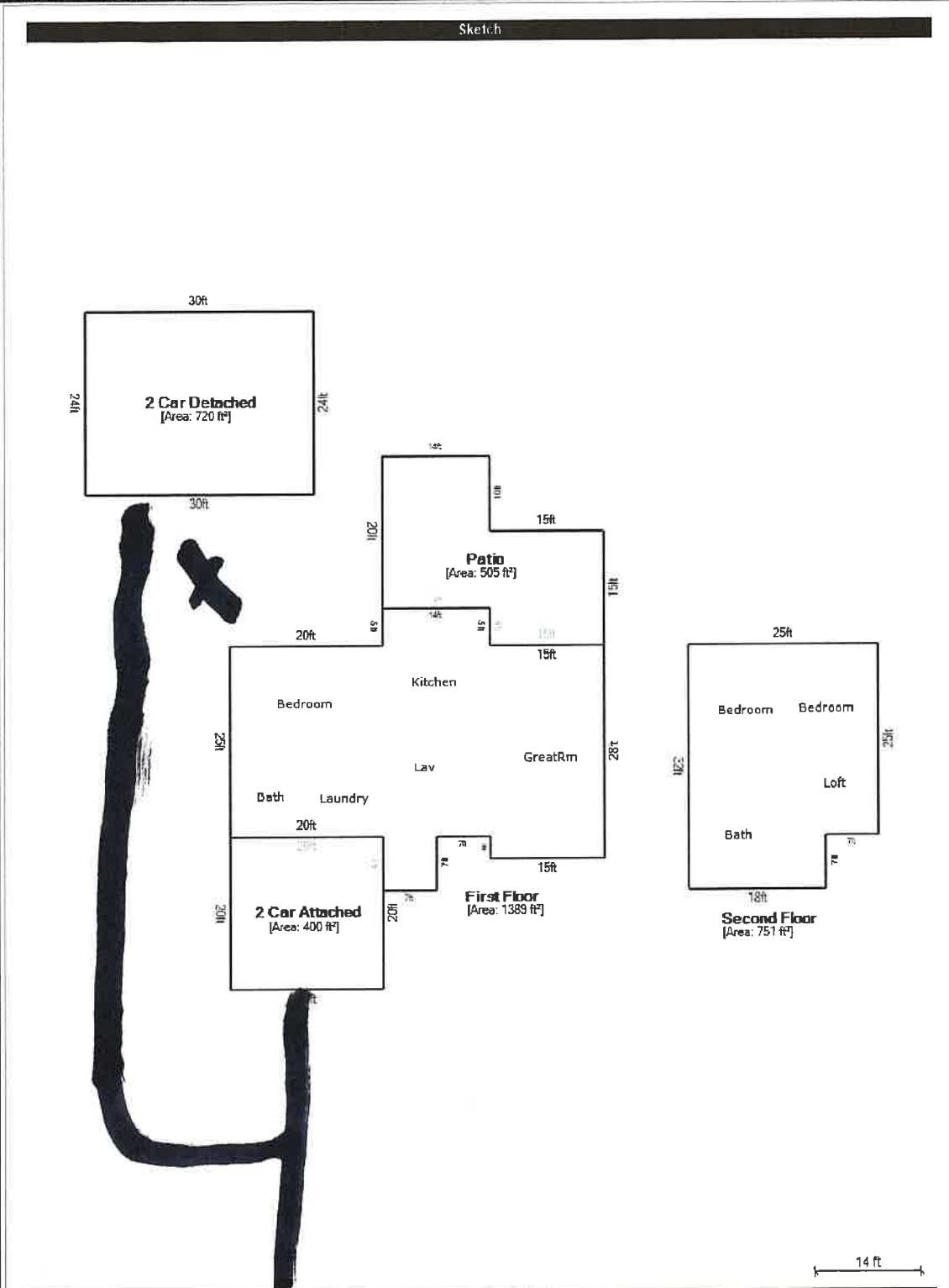
- TYPICAL TRUSS ROOF:  
2x4 TRUSSES 48" O.C. WITH  
2 1/2" X 5" STEEL PLATES  
2x4 PURLINS 24" O.C.  
29 GAUGE METAL ROOFING  
WITH 2x4 CROSSES TIE 12'O.C.
- TYPICAL 2x4 SIDING EX. WALL:  
2x8 TOP PLATE  
2x4 #2 (6PF) STUDE 16" O.C.  
SINGLE BUBBLE VAPOR BARRIER,  
SIDING -DUTCH LAP SMARTSIDING
- TYPICAL TREATED FLOOR SYSTEM:  
ADVANTECH COMPOSITE FLOORING,  
2x4" FLOOR JOISTS 12"O.C. WITH  
4x6 TREATED RUNNERS,  
4x6's NOTCHED 1" FOR JOISTS

SHEET: <b>A-2</b>	JOB: 12'x20' HIGH BARN	BUILT BY: COUNTRY CABINING GROUP LLC, 1999 WHEAT RIDGE RD. WEST UNION, OH 45693	DRAWN BY: D COBLENTZ SCALE: 1/4" = 1' ON 11"x17" SHEET
			<b>CROSS SECTION</b>

FLOORPLAN SKETCH

Borrower: Robin M Allen  
 Property Address: 3229 Deer Path Dr  
 City: Grove City  
 Lender: Evolve Bank & Trust

File No.: z17513  
 Case No.: 413-6943693  
 State: OH  
 Zip: 43123-4100



Living Area		Area Calculation			
First Floor	1389 sq ft	x 1.00 = 1389 sq ft			
Second Floor	751 sq ft	28ft x 16ft x 1.00 =	420 sq ft		
Nonliving Area	400 sq ft	7ft x 7ft x 1.00 =	49 sq ft		
2 Car Attached	400 sq ft	14ft x 28.66ft x 0.44 =	175 sq ft		
2 Car Detached	720 sq ft	20ft x 26ft x 1.00 =	500 sq ft		
Patio	505 sq ft	28.66ft x 26ft x 0.24 =	175 sq ft		
		5ft x 14ft x 1.00 =	70 sq ft		
		Second Floor			
		26ft x 25ft x 1.00 =	625 sq ft		
		7ft x 18ft x 1.00 =	126 sq ft		
<b>Total Living Area (rounded):</b>	<b>2140 sq ft</b>				