



Jackson Township Franklin County, Ohio

Fiscal Officer
Ron Grossman

Board of Trustees
Ron McClure
David Burris
Jim Rauck

Administrator
Shane W. Farnsworth

Variance 1-VA-2024

Property Owner: David Sutherland & Stacey Brooks
Property: 3812 Mayfair Drive, (parcel #160-001386)

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 there are very few adjoining properties that will see the second structure and the property directly behind them has a grove of trees that partially seclude the new structure. The applicant plans to place the new structure behind the current barn in order to preserve the aesthetics and be the least disruptive as possible.*
- Proposed Structure will be 1,200 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. Map of Proposed Location of Structure

Fee Paid by Cash / Check # credit card

Application # 111-VA-2024

APPLICATION FOR VARIANCE

JACKSON TOWNSHIP BOARD OF ZONING APPEALS

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

Property Owner: David Sutherland / Stacey Brooks Applicant: Stacey Brooks / David Sutherland

Address: 3812 Mayfair Drive Grove City 43123 Zoned: Residential

PID: 160- 1386 Area/Acres: 0.75 acres Floodplain: NO

(Home): _____ (Work): _____ (Cell): (614) 3230395

Email Address: staceybrooks234@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: _____

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

Requesting the following specific variance:

Adding a secondary accessory structure - 1200 sq. feet

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).

when Dave bought the horse a few years ago in 2018 he had enough room, but then he married me and we need extra space!

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).

We love our home and location, but we just need more space in order to live here permanently & age in place.

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.

There are very few adjoining properties that will see this 2nd structure. And the property directly behind us has a grove of trees that partially seclude the new structure. We will be placing this structure in a location behind the current barn in order to preserve aesthetics & be the least disruptive possible.

SUBMITTAL CHECKLIST

- | | |
|---|--|
| <input type="checkbox"/> Legal Description / Deed | <input type="checkbox"/> Photos documenting requested use |
| <input type="checkbox"/> Plot Plan / Site Plan | <input checked="" type="checkbox"/> Date Filed <u>Nov 30, 23</u> |
| <input type="checkbox"/> Detailed Building Plan | <input type="checkbox"/> Legal Ad _____ |
| <input type="checkbox"/> Property Owners within 500' | <input type="checkbox"/> Notices Sent _____ |
| <input checked="" type="checkbox"/> Application Fee (credit card) | <input type="checkbox"/> Hearing Date _____ |

We will work on these next week.



City of Grove City
Ohio



Richard L. "Ike" Stage, Mayor

polylineLayer

— Override 1

polygonLayer

█ Override 1

Addresses

▬ Parcels (November 2023)

▬ Tax Parcel



Drops and Adds



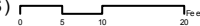
Easements



Original Lot Lines

Roads (LBRS)

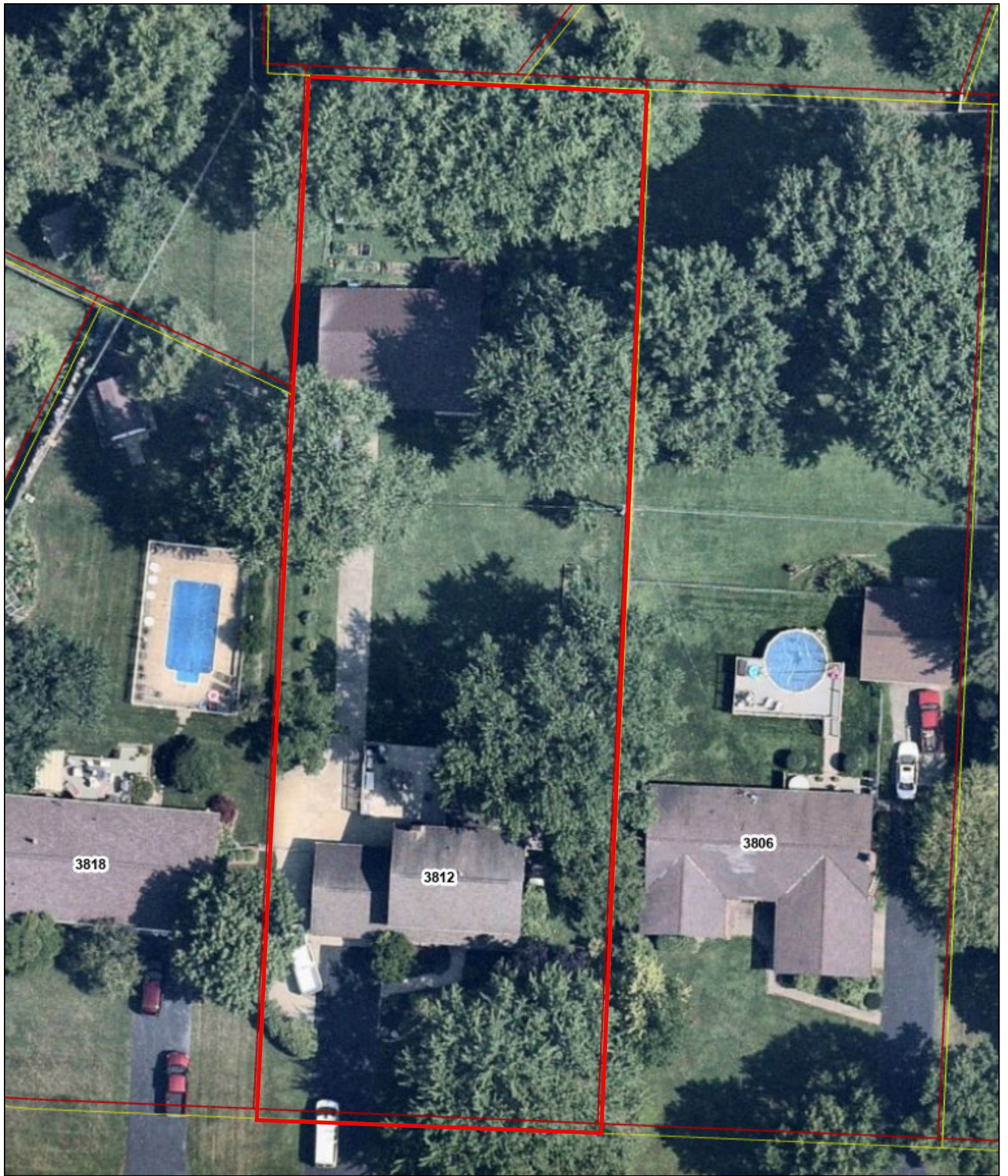
1 inch = 24 feet



This map was generated by Grove City's ArcGIS Online web mapping site.



The information on this map was derived from Grove City's Geographic Information System (GIS). Extensive detail and attention was given to the creation of this map to maximize its accuracy but is provided "as is." Grove City cannot accept responsibility for any errors, omissions, or positional inaccuracies that may have occurred before, during, or after production. Therefore, no warranties accompany this product. Although information from landfield surveys may have been utilized during the creation of this product, in no way does this product represent or constitute a Land Survey. Users are cautioned to field verify information on this product prior to making any decisions.



City of Grove City
Ohio



Richard L. "Ike" Stage, Mayor

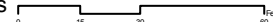
polylineLayer

- Override 1
- Addresses
- Parcels (November 2023)

- Tax Parcel
- Drops and Adds
- Easements

- Original Lot Lines
- Roads (LBRS)

1 inch = 47 feet



This map was generated by Grove City's ArcGIS Online web mapping site.



The information on this map was derived from Grove City's Geographic Information System (GIS). Extensive detail and attention was given to the creation of this map to maximize its accuracy but is provided "as is." Grove City cannot accept responsibility for any errors, omissions, or positional inaccuracies that may have occurred before, during, or after production. Therefore, no warranties accompany this product. Although information from landfield surveys may have been utilized during the creation of this product, in no way does this product represent or constitute a Land Survey. Users are cautioned to field verify information on this product prior to making any decisions.