



**Record No:
VAR-
25-24**

Violet Township - Variance and Appeal Application
Status: Active

Submitted On:
11/7/2025

Primary Location
11227 FOREST LANE AVE NW
PICKERINGTON, OH 43147

Owner
Rylie Shaw
Forest Lane Ave 11227
Pickerington, Ohio 43147

Applicant
 Heidi Mills
 614-701-7004
 comstockfencecompany@gmail.com
 10831 Miller Rd
Johnstown, Ohio 43031

General Information

I am applying for a: **Applicant Name**
Residential Application for Variance **Heidi Mills**

Applicant Phone Number **Applicant Address**
6147017004 10831 Miller Rd

Applicant City **Applicant State**
Johnstown Ohio

Applicant Email Address

comstockfencecompany@gmail.com

Property Owner Name

Rylie Shaw

Property Owner Phone No.

6145723123

Property Owner Address

11227 Forest Lane Ave

Property Owner City

Pickerington

Property Owner State

Ohio

Property Owner Email Address

Applicant's Affidavit

In accordance with the provisions of the Zoning Code of Violet Township, Fairfield County, Ohio, I hereby apply to the Board of Zoning Appeals for a Variance of the Zoning Resolution of the Violet Township, Fairfield County, Ohio applicable to the subject premises.

Applicants Affidavit Acknowledgement



Heidi Mills

Nov 7, 2025

Date of Signature

11/07/2025

Variance and Appeal Information

**PLEASE COMPLETE THE FOLLOWING QUESTIONS THOROUGHLY
AND COMPLETELY**

Address of Propety - Legal Description of subject property to be attached

11227 Forest Lane Ave Pickerington Ohio 43147

Parcel Number(s)

0360234200

Existing Zoning

R-2

Existing use of subject property

Single family home

Proposed use of subject property.

stay the same fence variance

Specify what variance in Zoning Code is requested.

Variance to allow placement of fence closer to side property line than permitted

Variance to allow fence to encompass 50 percent of side yard between Meadowcroft and Forest Lane starting at rear corners of the house.

This application involves the following modifications of the Zoning Code

Page(s)

Section(s)

3F1-04

Reason applicant is requesting variance.

Building set back comes straight off of the house on the Meadowcroft side. Client will lose a tremendous amount of yard and wants to encompass 50 percent of side yard. It is a 4ft tall 3 rail fence with black wire and will not affect driving or turning on to Meadowcroft.

Unusual conditions of subject property which supports need for variance.

Majority of neighbors that are on corner lots have 50 percent of side yard fenced in and we are just asking for permission for the same. Will provide pictures and addresses throughout the neighborhood as examples.

What hardship will be created if Variance is not granted?

Lose 40 plus feet of their yard for their children and pets

Set forth any other information pertaining to your request.

None at this time.

Attachments and additional information required:

- A. Provide a list of property owners adjacent to (including those directly across the street from) the subject property, in accordance with the Fairfield County Auditors' current tax list and shall include the addresses of all property owners.
- B. A current and accurate survey or suitable drawing, drawn to scale, that depicts the property size and boundaries and the size, location and use of all existing and proposed structures and land for the subject tract.
- C. Map showing the location of subject property.
- D. Application fee

Duncan v Middlefield Factors

The Violet Township Board of Zoning Appeals, when considering area variances (i.e. setbacks, size or location), uses a set of factors which are weighed and considered in determining an area variance request. These factors are known as the Duncan v Middlefield Factors. These factors are (but not limited to) the following:

1. Whether the property will or will not yield a reasonable return, or, whether there can be any beneficial use of the property without the variance;
2. The variance is substantial;
3. Whether the essential character of the neighborhood would be substantially altered, or adjoining property owners suffer a substantial detriment;
4. Whether the variance would adversely affect the delivery of governmental services (i.e. Fire & EMS);
5. Whether the property owner purchased property with knowledge of zoning restrictions;
6. Whether the problem can be solved by some other means other than granting the variance;
7. Whether the variance preserves the spirit and intent of the zoning requirement and whether substantial justice would be done by granting the variance.

This list of factors is non-exclusive, and the Board of Zoning Appeals may consider additional factors and circumstances based upon the facts of each application. Please be sure to review these factors and be prepared to answer any questions similar to or relating to these factors.

Should you have any questions about any of the above listed factors, or about variance applications, please do not hesitate to contact the Zoning Office at 614-575-5560.

Certification

The undersigned states that the approval of this application is necessary for the preservation and enjoyment of substantial property.

Signature of Property Owner if different 
from Applicant

Rylie Shaw
Nov 7, 2025

NOTES: - Submittal of this application does not imply nor guarantee approval by the Violet Township Board of Zoning Appeals. Approval or Denial of any application is at the sole discretion of the Board of Zoning Appeals. It is recommended that a representative for this application be present at the public hearing.

Members of the Violet Township Board of Zoning Appeals may visit the subject property prior to the public hearing.

Certificates of Zoning Compliance and the appropriate Building Permits must be obtained prior to commencement of any new construction.

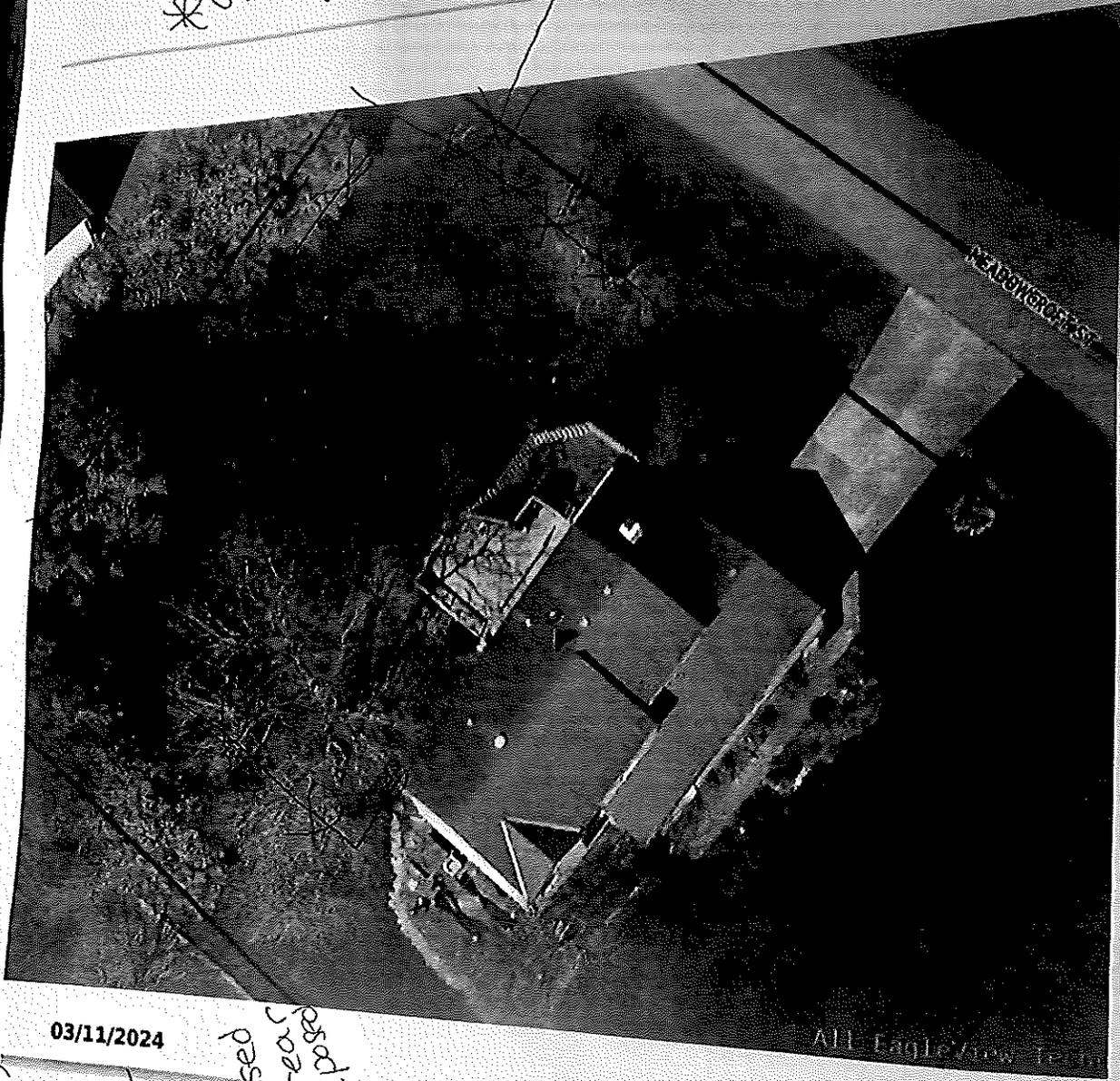


11227

* Asking to
be on
basement
5ft, total
20ft rear
off rear
garage.
3ft left posed
15ft proposed
from proposed
fence to proposed
porch

03/11/2024

10ft



* Will
all
requesting
15 ft off
property
lines.

Approx
18 to 29
ft off
house
towards
POND
which are
proposed
after
funding.

35 ft. from
pin to rear
garage
side
will want to
start.

Measurements

From the center of Meadowcroft to the edge of the building line at rear of house is 56 ft.

From the edge of Forest Lane to the building line where we are starting is 100 ft.

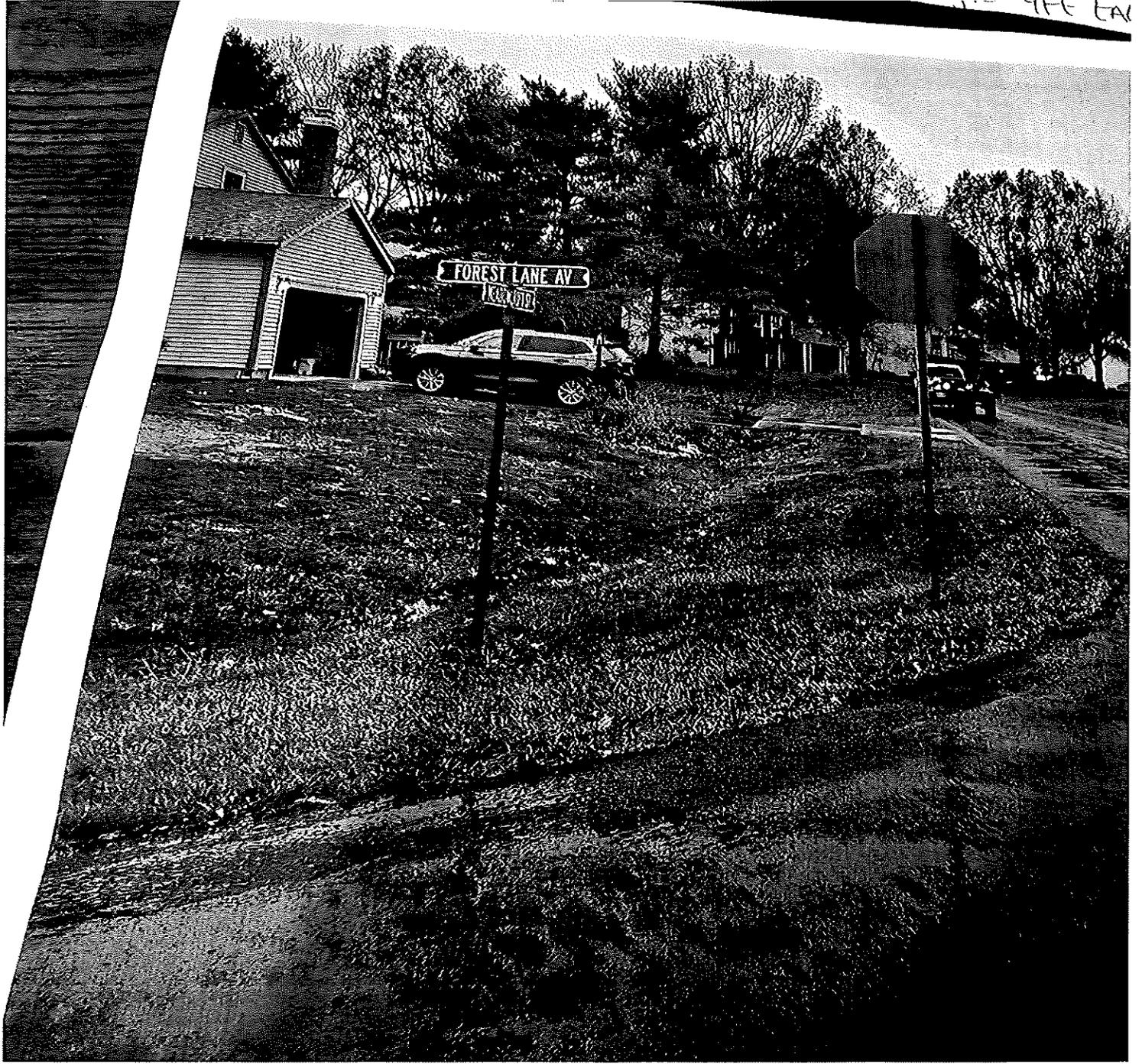
Distance off the property line on Meadowcroft Drive is 25 ft where we are wanting to start the fence on the sideline.

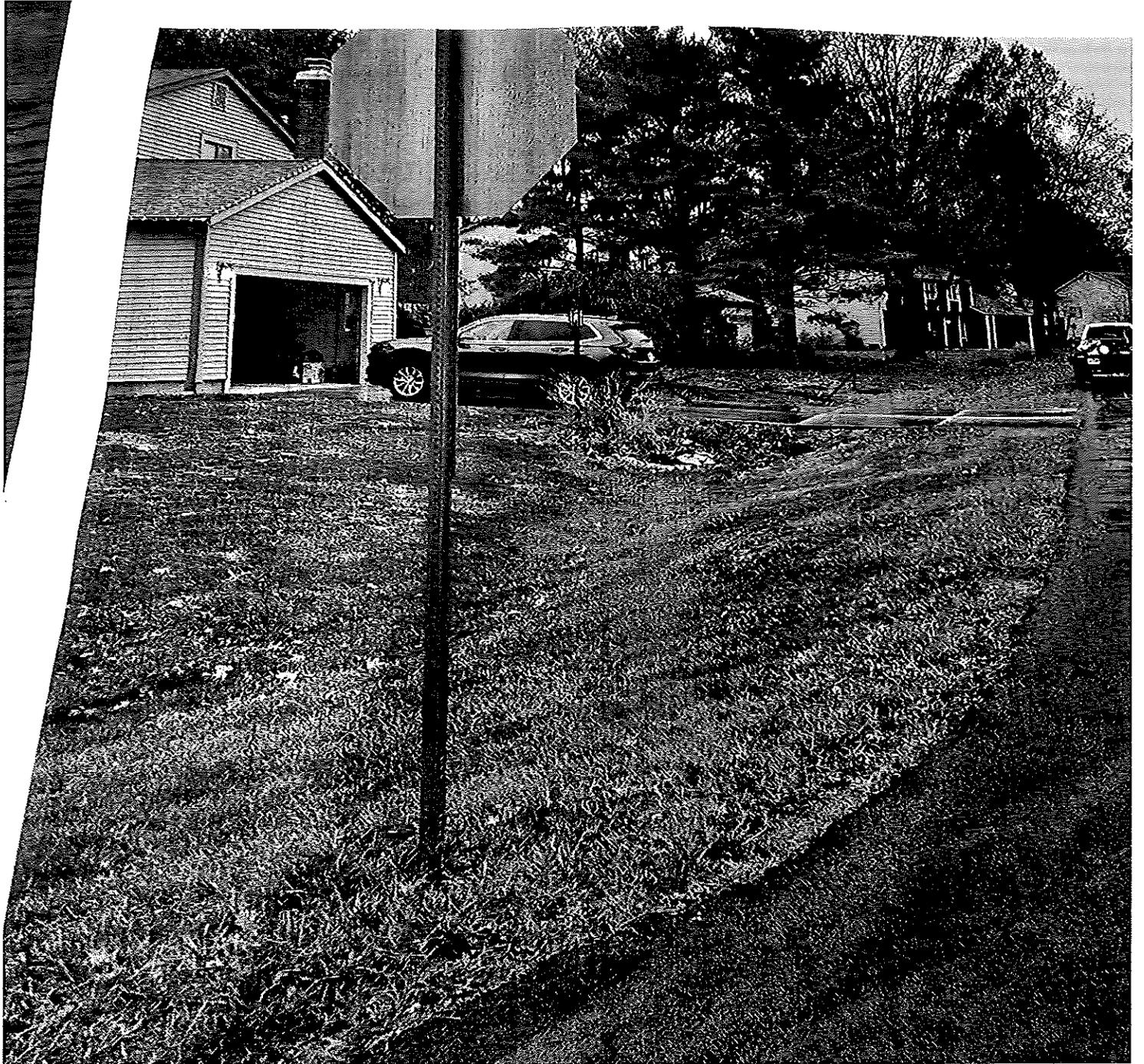
The measurement that we are asking in the variance is 20 ft off of the rear side of the dwelling going out towards Meadowcroft. It will leave 25 ft left on the side of Meadowcroft. We will not be encroaching any further than the rear of the dwelling on Forest Lane.

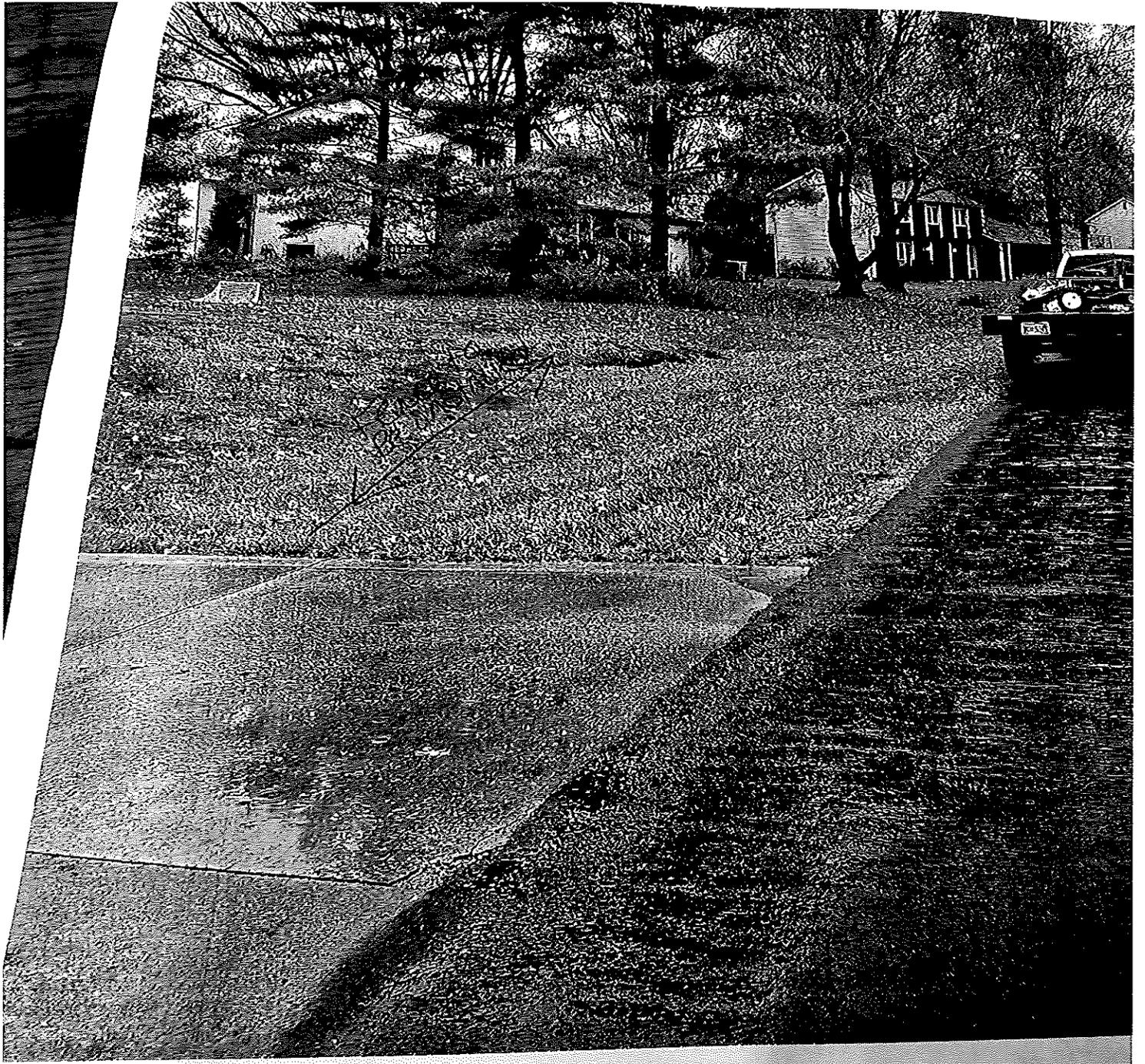
It will not visually obstruct anyone from turning onto Meadowcroft off of Forest Lane. It is a 4 ft tall three board fence so it will be short enough and see through. There is quite a bit of space left over. I have also submitted examples as we were pulling out of the neighborhood of other homeowners in the Huntington Hills Community that have assumed 50% of their side Lot. There are quite a bit more in the community so if you need more examples of corner lots doing the same thing that we are asking for, just let me know and I can get pictures and addresses.



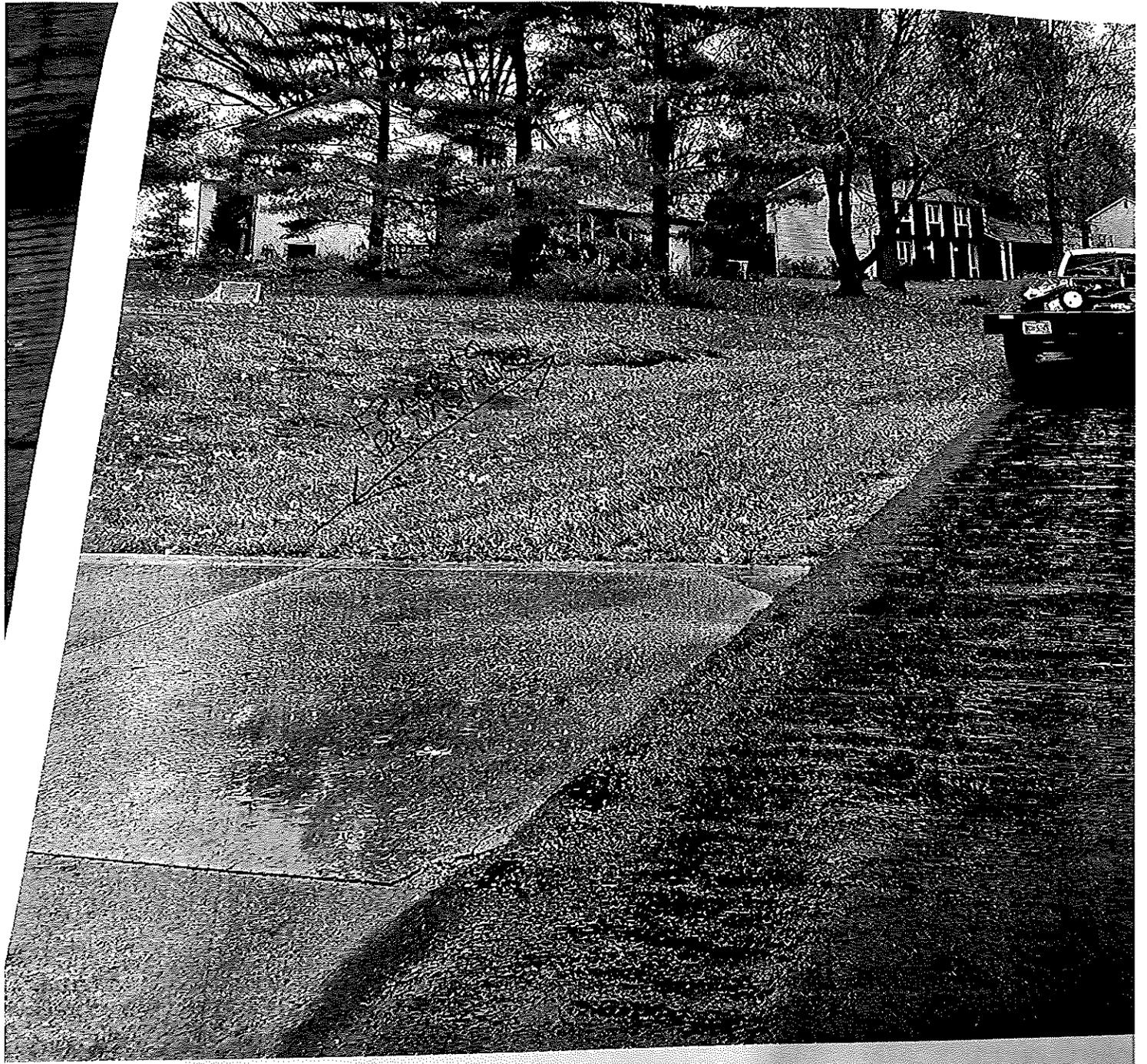
117 7th LAK



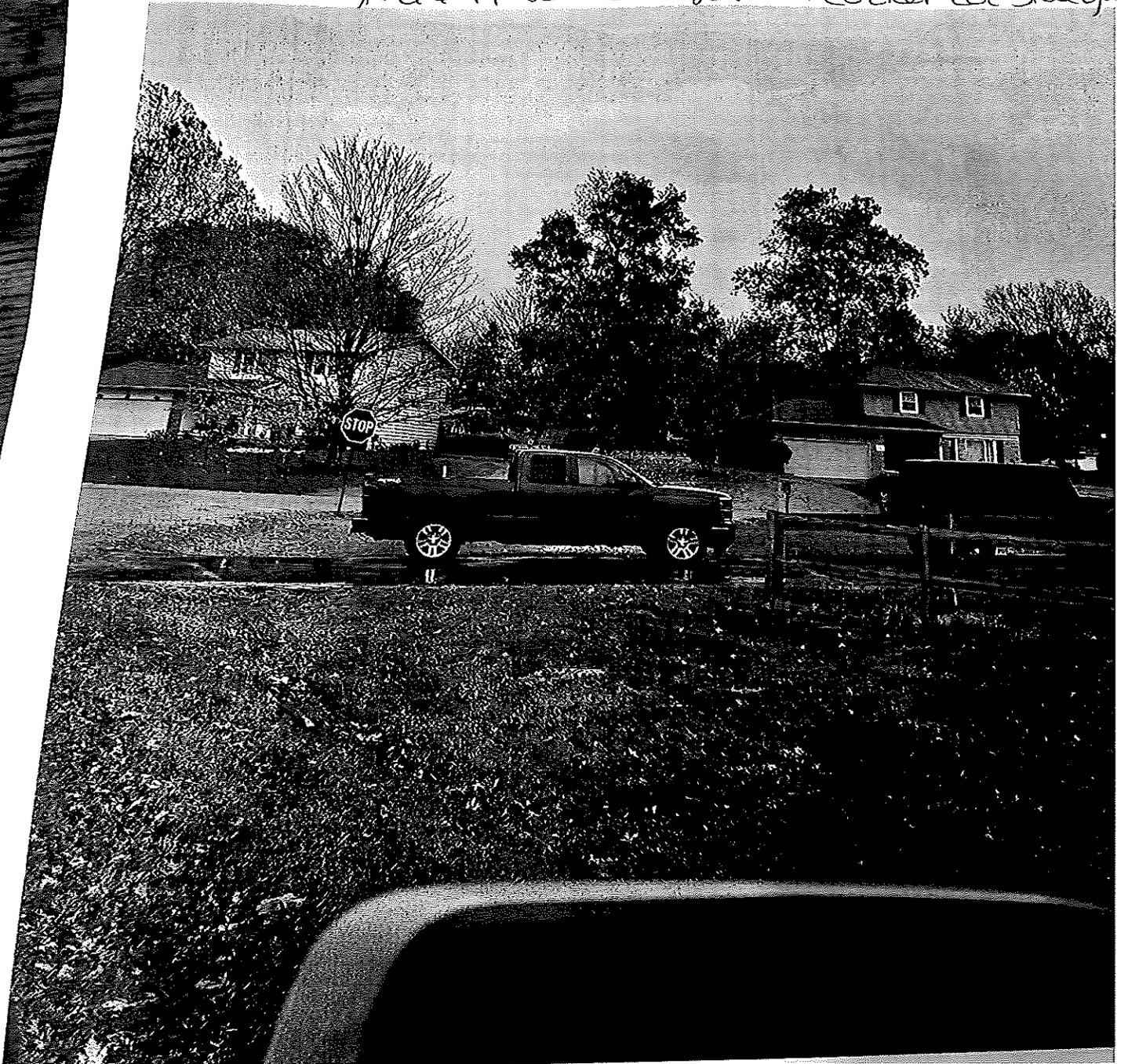




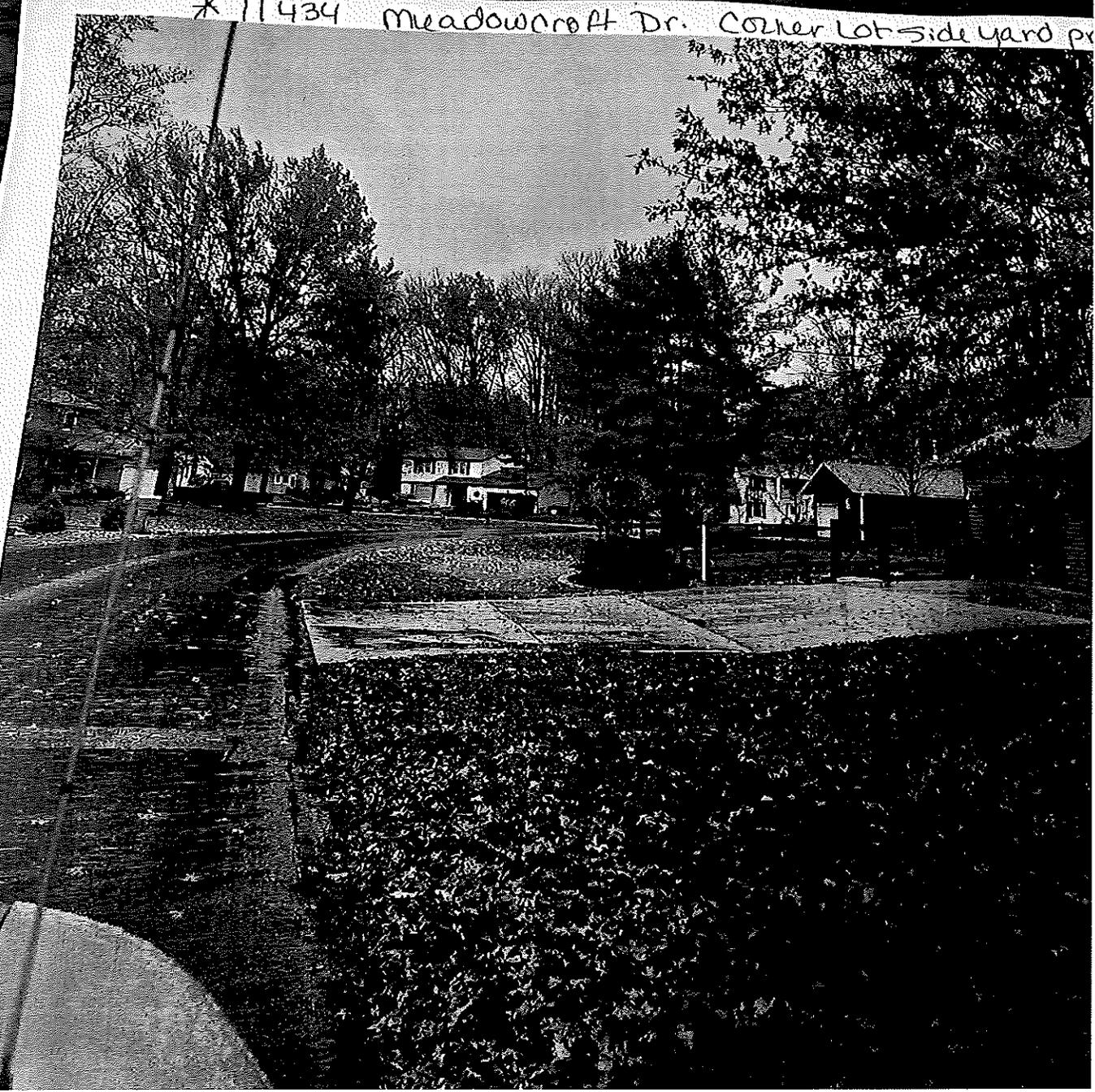




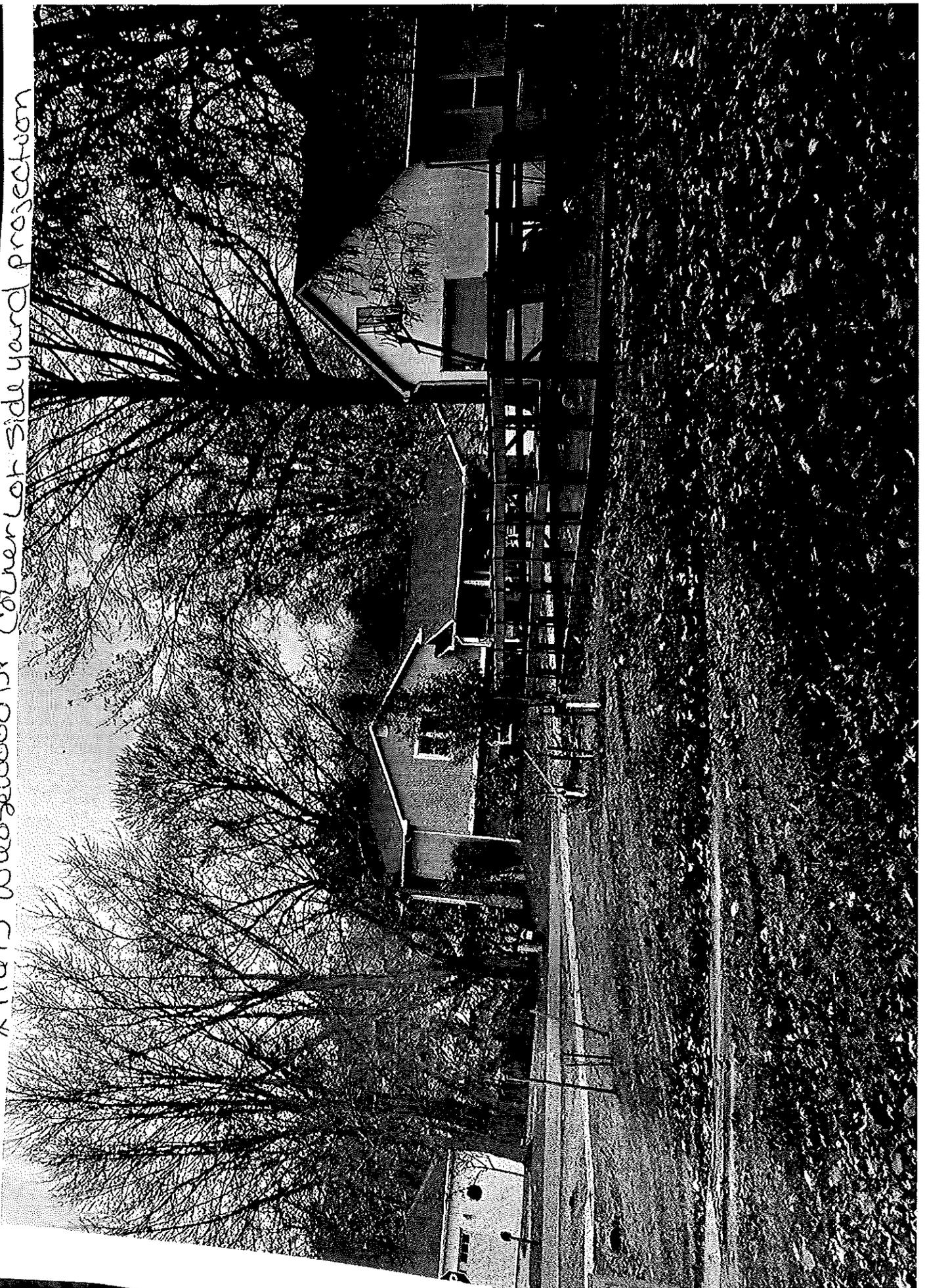
* 6641 Wondredge Drive corner lot side ya



* 11434 meadowcroft Dr. Corner lot side yard pr



* 11615 Wedgewood Dr Corner Lot Side Yard Projection



Address is nearby 11227 Forest Lane
Avenue Northwest Pickerington Ohio

11279 Forest Lane Pickerington

11258 Forest Lane Pickerington

11236 Forest Lane Pickerington

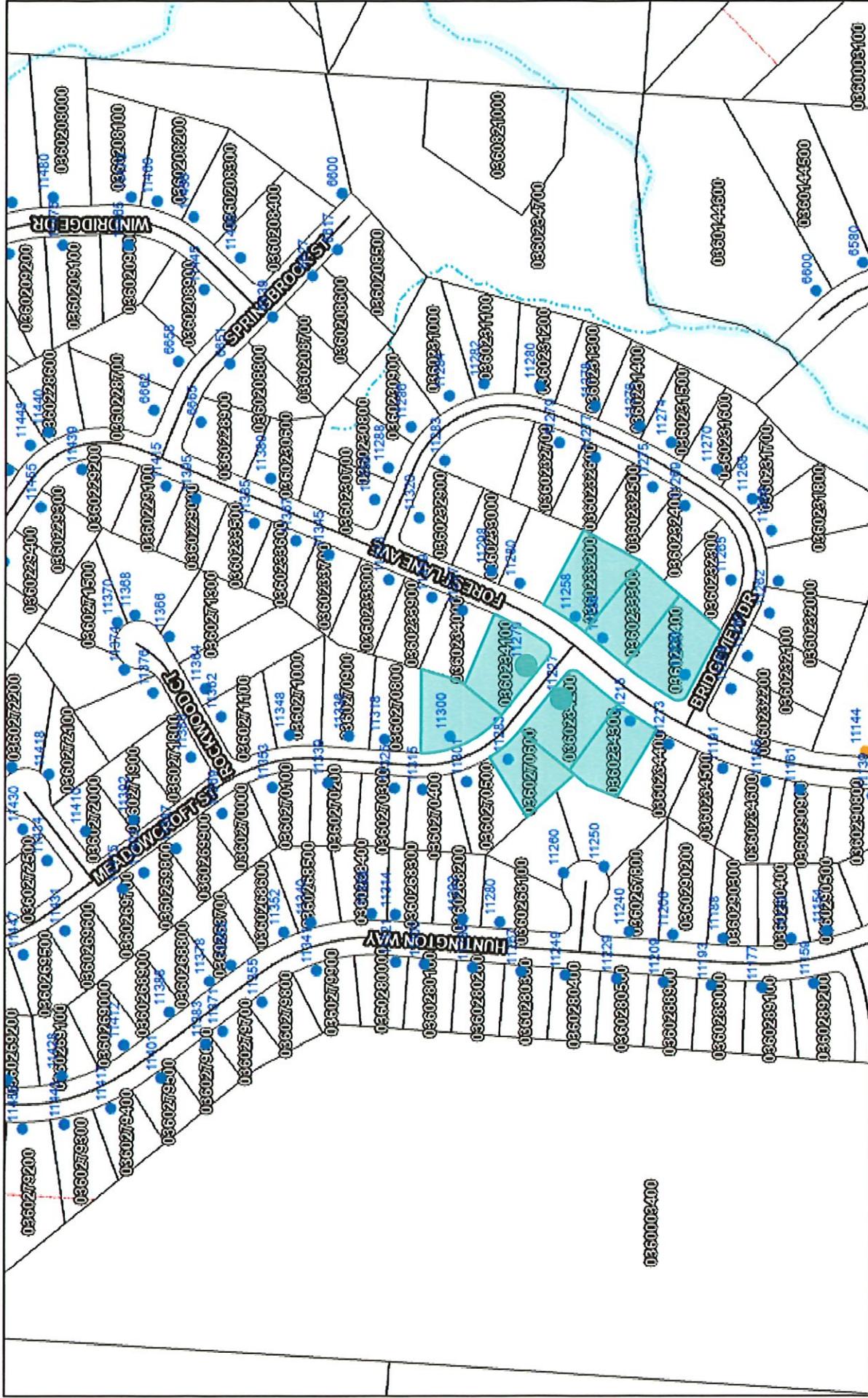
11220 Forest Lane Pickerington

11215 Forest Lane Pickerington

11283 Meadowcroft Drive Pickerington

11300 Meadowcroft Drive Pickerington

Parcel Map



11/24/2025, 10:30:30 AM

Addresses

- Utility Address
- Fairfield County Address

Roads

- Township Roads
- County Boundaries
- Parcel Boundaries

Tract Lines

-

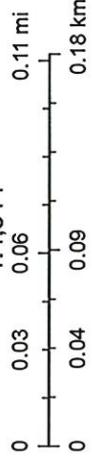
River Polygons

-

Streams

-

1:4,514





VIOLET TOWNSHIP ZONING OFFICE

10190 Blacklick-Eastern Road
Pickerington Ohio 43147
(614) 575-5560 • fax (614) 575-5562
www.violet.oh.us

December 2, 2025

Subject: Variance Application

Dear Property Owner:

The Violet Township Board of Zoning Appeals will hold a Public Hearing at 7:30 p.m. on Thursday, December 18, 2025 at the Violet Township Administrative Offices located at 10190 Blacklick Eastern Road, Pickerington to consider the following:

Case VAR-25-24: an application for variance filed by Heidi Mills, 10831 Miller Road, Johnstown for property located at 11227 Forrest Lane Ave, Pickerington owned by Rylie and Eric Ingham. This application requests a variance from the provisions of Violet Township Zoning Resolution Section 3F1-04(A) to allow the installation of a fence to be placed closer to the side property line than permitted.

This application is available for examination from Friday, December 5, 2025 through Thursday, December 18 2025, inclusive, Mondays through Fridays, excluding legal holidays, during the hours of 8:00 a.m. to 4:30 p.m. at the Violet Township Administrative Offices, 10190 Blacklick-Eastern Road, Pickerington, Ohio 43147.

The person responsible for giving notice of this public hearing by publication is Kelly Sarko, Violet Township Zoning Inspector.

Violet Township Board of Zoning Appeals
Denise Cole, Chair

**11227 Forest Lane Ave
VARIANCE
VAR-25-24**

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Heidi Mills
10831 Miller Road
Johnstown, Ohio 43031

Rylie and Eric Ingham
11227 Forest Lane Avenue
Pickerington, Ohio 43147

Patrick Becker
11258 Forest Lane Avenue
Pickerington, Ohio 43147

Jamie Kitchen
11236 Forest Lane Avenue
Pickerington, Ohio 43147

Daniel and Julia Salinas
11220 Forest Lane Avenue
Pickerington, Ohio 43147

Rebecca and Stephen Scholz
11279 Forest Lane Avenue
Pickerington, Ohio 43147

Mark and Diane Motz
11215 Forest Lane Avenue
Pickerington, Ohio 43147

Colleen Murphy and Timothy Lane
11283 Meadowcroft Street
Pickerington, Ohio 43147

Eric and Melisa Rini
11300 Meadowcroft Street
Pickerington, Ohio 43147

Adjacent Owners - 11227 Forest Lane Ave - VAR-25-24

PIN	OWN1	OWN2	MADDR1	MAC MAI MCITYNAME	MSTATECO MZIP1
360233200	BECKER PATRICK L		11258 FOREST LANE AV	PICKERINGTON	OH 43147
360233300	KITCHEN JAMIE L		11236 FOREST LANE AVE	PICKERINGTON	OH 43147
360233400	SALINAS DANIEL	& JULIA R SURV	11220 FOREST LANE AVE NW	PICKERINGTON	OH 43147
360234100	SCHOLZ STEPHEN L	& REBECCA A SURV	11279 FOREST LN AVE	PICKERINGTON	OH 43147
360234200	INGHAM RYLIE	& ERIC SURV	11227 FOREST LANE AVE NW	PICKERINGTON	OH 43147
360234300	MOTZ MARK J	& DIANE L SURV	11215 FOREST LANE AVE NW	PICKERINGTON	OH 43147
360270600	MURPHY COLLEEN R	& LANE TIMOTHY R SURV	11283 MEADOWCROFT ST NW	PICKERINGTON	OH 43147
360270700	RINI ERIC M	& MELISA M	11300 MEADOW CROFT ST	PICKERINGTON	OH 43147