

**Record No: VAR-26-1**

Violet Township - Variance  
and Appeal Application

Status: Active

Submitted On: 1/16/2026

**Primary Location**

13480 CAPETOWN AVE NW  
PICKERINGTON, OH 43147

**Owner**

Erin and Jason Woodburn  
Capetown Ave NW 13 480  
Pickerington, Ohio 43147

**Applicant**

 Bobby Shelton  
 330-240-6176  
 bobby@sheltonscm.com  
 2125 Coonpath Rd NW  
Lancaster , OH 43130

**General Information**

**I am applying for a:**

Residential Application for Variance

**Applicant Name**

Bobby Shelton

**Applicant Phone Number**

330240 6176

**Applicant Address**

2125 Coonpath Rd., Northwest

**Applicant City**

Lancaster

**Applicant State**

Ohio

**Applicant Email Address**

Bobby@sheltonscm.com

**Property Owner Name**

Erin and JasonWoodburn

**Property Owner Phone No.**

330-340-5988

**Property Owner Address**

13480 Cape Town Ave. NW.

**Property Owner City**

Pickerington

**Property Owner State**

Ohio

**Property Owner Email Address**

Erinmarsh78@gmail.com

## 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

Date of Signature



Shelton

01/16/2026

Jan 16, 2026

## Variance and Appeal Information



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

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

13480 Capetown Ave NW

Parcel Number(s)

0360254200

Existing Zoning

R-7

Existing use of subject property

Single-family dwelling platted lot

**Proposed use of subject property.**

Single-family dwelling addition 12' x 50'

**Specify what variance in Zoning Code is requested.**

Variance to allow addition to be placed closer to the rear and side property lines than permitted and to allow existing home to remain where constructed closer to side property line.

Setback limits



**This application involves the following modifications of the Zoning Code**

**Page(s)**

**Section(s)**

3J2-06 and 3J2-05

**Reason applicant is requesting variance.**

Project would consist of building a in law suite for elderly parents. Project would consist of bedroom, dining room extension, as well as sunroom.

**Unusual conditions of subject property which supports need for variance.**

“The existing dwelling is undersized for the current and proposed use of the property and does not provide adequate living space to accommodate the household. Due to the limited square footage of the existing structure, the interior layout cannot be reasonably reconfigured to provide sufficient living space without an addition.

The subject property is constrained by its exterior lot size, and as a result, a code-compliant addition cannot be constructed without exceeding current zoning guidelines. These lot size limitations create a practical difficulty that prevents reasonable use of the property under strict application of the zoning ordinance.

The requested variance is necessary to allow a modest addition that provides adequate living space and represents the minimum relief required while remaining consistent with the existing character of the neighborhood.”

**What hardship will be created if Variance is not granted?**

“Denial of the variance would prevent any reasonable expansion of the existing dwelling due to lot size limitations, leaving the home functionally undersized for the intended residential use. The inability to add living space under current zoning requirements would create a practical difficulty by limiting reasonable use of the property, despite the addition being modest in scope and consistent with surrounding properties.”

**Set forth any other information pertaining to your request.**

\*“The proposed addition is intended to support multi-generational living by accommodating elderly family members who are relocating from Florida back to Ohio to reside with family. The request does not involve a change in use, density, or neighborhood character, and the addition will remain consistent with surrounding residential properties.

The variance request is limited in scope and seeks only the minimum relief necessary to allow reasonable use of the property while maintaining compliance with all other applicable zoning and building requirements.”\*



**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

' Bobby Shelton

Jan 16, 2026



**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.**

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



12/17/2024

GAEROWNAVE

Room addition to be 12 feet off the back of the house

49' 10"

13'4" to property Line





12/17/2024

# McSteen & Associates

## ENGINEERS & SURVEYORS

Phone (800) 250-3451

www.McSteen.com

Fax (800) 897-9722

*This survey is a mortgage location survey prepared in accordance with chapter 44733-38, Ohio administrative code and is not a boundary survey pursuant to chapter 4733-37, Ohio administrative code. A mortgage location survey does not locate or determine boundary lines and is intended for lending and underwriting purposes only. Any other use of this survey is unauthorized and the user assumes all risk. Liability for this survey is limited to fees charged in its preparation.*

Prepared For: ALL OHIO TITLE AGENCY, LLC  
HEARTLAND BANK

Present Owner: HEARTLAND BANK

New Owner: ERIN MARSHALL

Occupied By: Vacant

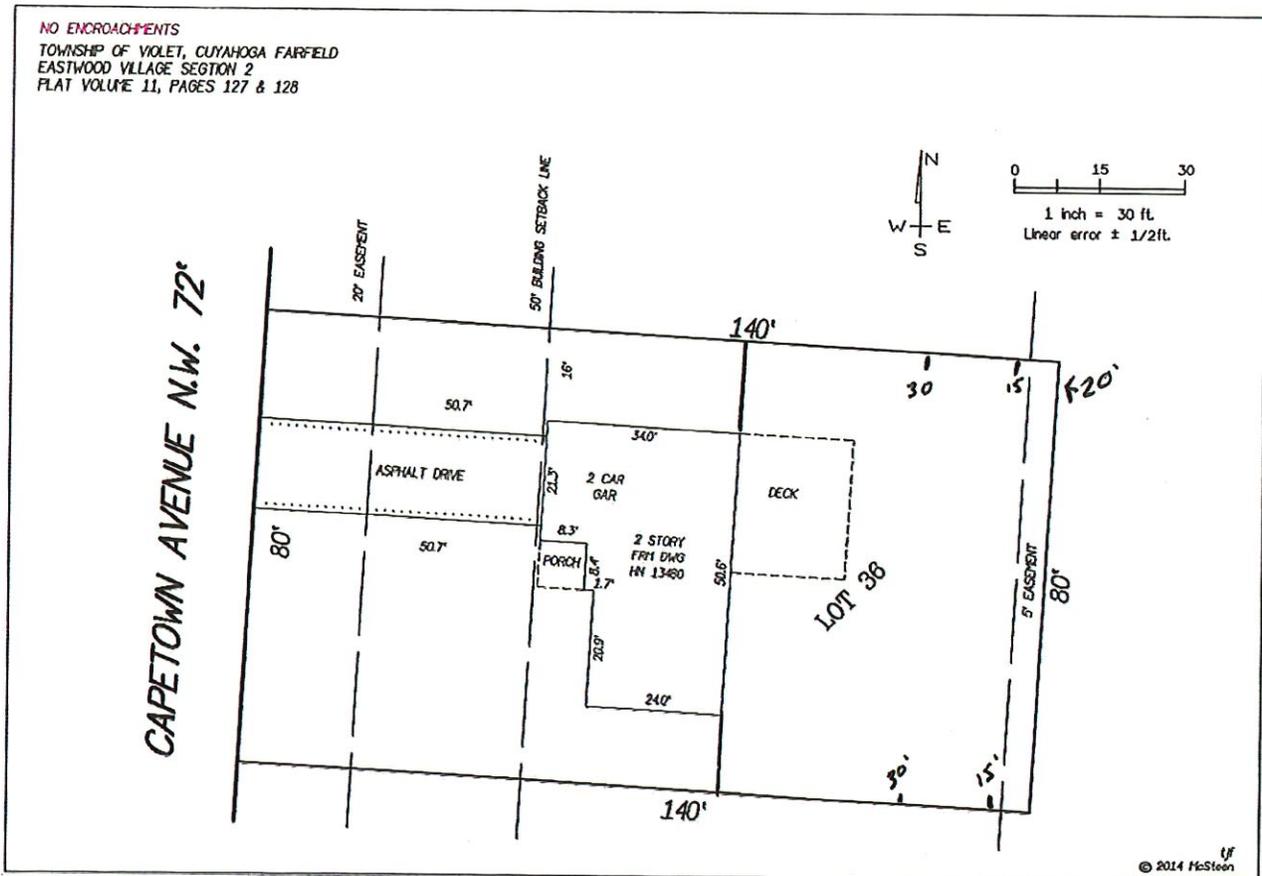
Work: None Observed

Street Improvements: None Apparent

Title Co. File #: 149044



*sw feller*



3:23 PM · Fri Jan 16

# 13480 Capetown Ave

Address · Fairfield County, OH

 28 min

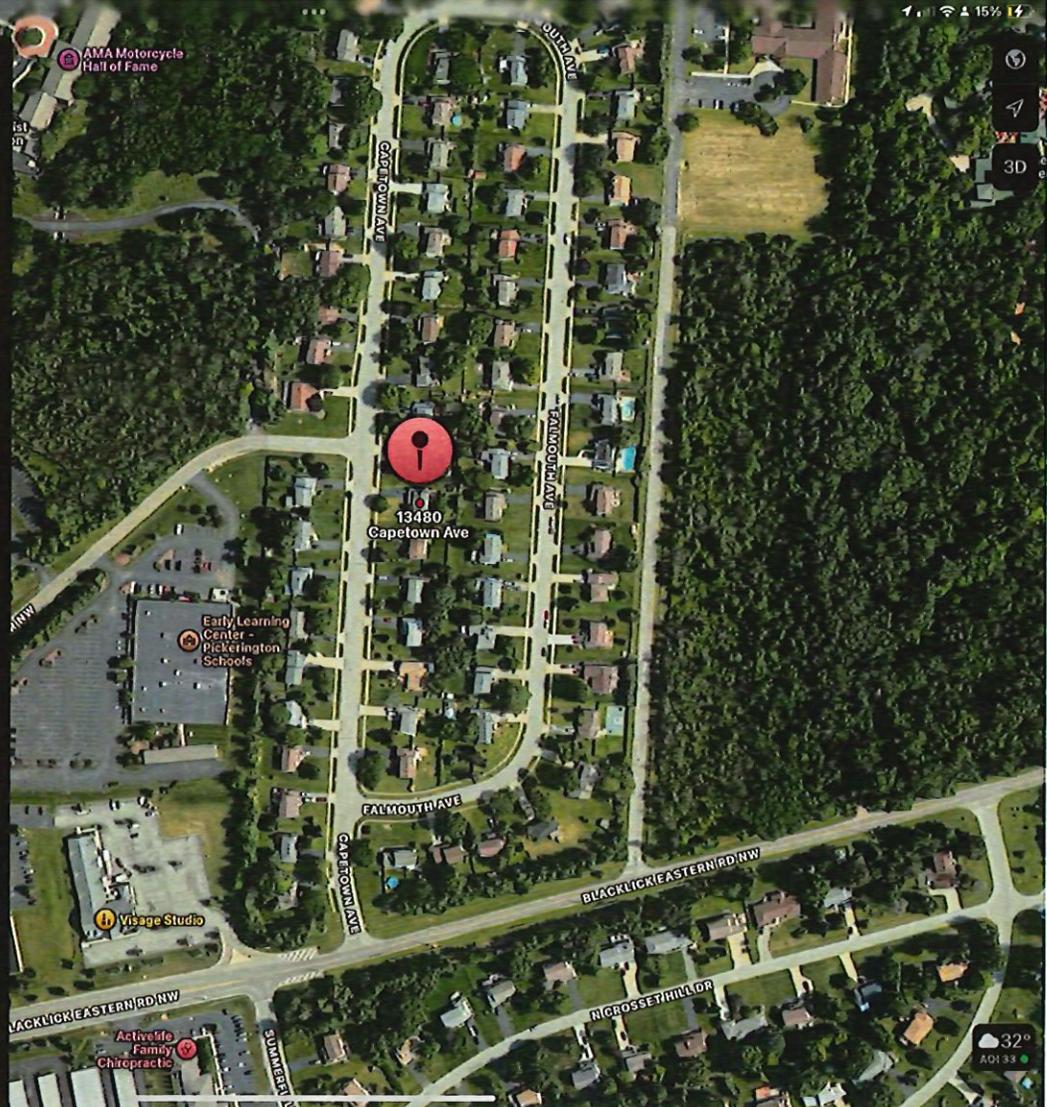
More

## Details

Address  
13480 Capetown Ave  
Pickerington, OH 43147  
United States

Coordinates  
39.93182° N, 82.78028° W

-  Report Something Missing
-  Report an Issue
-  Pin



32°  
A01 34



## VIOLET TOWNSHIP ZONING OFFICE

10190 Blacklick–Eastern Road  
Pickerington Ohio 43147  
(614) 575-5560 • fax (614) 575-5562  
[www.violet.oh.us](http://www.violet.oh.us)

February 2, 2026

**Subject: Variance Application**

Dear Property Owner:

The Violet Township Board of Zoning Appeals will hold a Public Hearing at 7:00 p.m. on Thursday, February 19, 2026 at the Violet Township Administrative Offices located at 10190 Blacklick Eastern Road, Pickerington to consider the following:

**Case VAR-26-1:** An application for variance filed by Bobby Shelton, 2125 Coonpath Road, Lancaster for property located at 13480 Capetown Ave, Pickerington, owned by Erin and Jason Woodburn. This application requests a variance from the provisions of Violet Township Zoning Resolution Section 3J2-06 to allow the construction of an addition to be placed closer to the rear property line than permitted; and Section 3J2-05, to allow the construction of an addition closer to the side property line and to allow the existing home to remain where constructed, closer to the side property line than permitted.

This application is available for examination from Thursday, February 5, 2026 through Thursday, February 19, 2026, 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**  
Bob Bussom, Chair

13480 Capetown - Adj Owners  
 VAR-26-1

PIN	OWN1	OWN2	MADDR1	MAC MAL MCITYNAME	MSTAT	MZIP1
360253800	HOLSTEIN DAVID K	& TRACY A SURV	13495 FALMOUTH AV	PICKERINGTON	OH	43147
360253900	WOERNER DANIEL D	& TERRI L TRUSTEES	13477 FALMOUTH AVE NW	PICKERINGTON	OH	43147
360254100	BERRY RONALD	& TONG SUN SURV	13464 CAPETOWN AVE NW	PICKERINGTON	OH	43147
360254200	WOODBURN ERIN E	& JASON SURV	13480 CAPETOWN AVE NW	PICKERINGTON	OH	43147
360254300	BOYD JESSE R	& MARY D SURV	13496 CAPETOWN AVE NW	PICKERINGTON	OH	43147
360254500	GREEN EVAN	& BRENDAN C SURV	13519 CAPETOWN AVE NW	PICKERINGTON	OH	43147
360254600	MCH SFR PROPERTY OWNER 3 LLC		14355 COMMERCE WAY	MIAMI LAKES	FL	33016
360254700	MARSHALL DEANTE DELANE	& JESSICA SURV	13463 CAPETOWN AVE NW	PICKERINGTON	OH	43147