

**Violet Township - Variance and Appeal Application**

**VAR-26-2**

Submitted On: Feb 16, 2026

**Applicant**

 Kristopher Gisi  
 614-512-2037  
 kris.gisi@gmail.com

**Primary Location**

10109 ALLISTON DR NW  
PICKERINGTON, OH 43147

**General Information**

**I am applying for a:**

Residential Application for Variance

**Applicant Phone Number**

6145122037

**Applicant City**

Pickerington

**Applicant Email Address**

kris.gisi@gmail.com

**Property Owner Phone No.**

614-512-2037

**Property Owner City**

Pickerington

**Property Owner Email Address**

kris.gisi@gmail.com

**Applicant Name**

Kristopher Gisi

**Applicant Address**

10109 Alliston Dr.

**Applicant State**

Ohio

**Property Owner Name**

Kristopher Gisi

**Property Owner Address**

10109 Alliston Dr.

**Property Owner State**

Ohio

**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**

true

**Date of Signature**

02/16/2026

**Variance and Appeal Information**

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

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

10109 Alliston Dr. Pickerington, Oh 43147

**Parcel Number(s)**

0360263500

**Existing Zoning**

R-1, Single Family Residential

**Existing use of subject property**

Family Residence

**Proposed use of subject property.**

Family Residence

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

Requesting a variance from Violet Township Zoning Resolution Section 3A2-04 which requires that each such lot shall have a front yard of at least fifty (50) feet from the dedicated right-of-way line and the dwelling.

<b>This application involves the following modifications of the Zoning Code</b>	<b>Page(s)</b>
	4
	<b>Section(s)</b>
	Section 3A2-04

**Reason applicant is requesting variance.**

We would like to build a small 5 ft by 8 ft covered porch on the front of the house over the front door of the residence. When the contractor tried to get a building permit, it was identified that the porch would encroach on the 50 ft building line. Also during the process of obtaining a building permit for the covered porch, it was found that the house itself encroaches over the 50 ft building line as well. So we would like to request a variance for the house as well.

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

We are having new vinyl siding applied to the residence and would like to add the small covered porch over the front door to protect from rain and snow before the new siding is installed. There is already a poured concrete pad that the covered porch will cover.

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

We are just trying to improve on our home, and would like the covered porch to protect the front door from rain and snow.

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

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**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

- 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;

as the Duncan v Middlefield Factors. These factors are (but not limited to) the following:

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**  
true

**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.**

We are having new siding installed on the house and would like to take this opportunity to have a 5 by 8 foot covered porch added to the front of the house above the front door of the residence to protect from rain and snow. The porch roof will cover an existing concrete slab in front of the front door. Attached is a photo of our house and a photo of what the porch roof will look like.

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

- The added front porch will add curb appeal to the overall very boxy look of the property. In addition, the porch will protect guests from the elements.

2. The variance is substantial

- No. The porch would merely cover the footprint of an existing concrete pad in front of the door

3. Whether the essential character of the neighborhood would be substantially altered, or adjoining property owners suffer a substantial detriment

- No. The house on 10300 Oxford Drive has the very same porch we are planning to build on their house already. The neighbors will appreciate not getting rained on when they come to visit.

4. Whether the variance would adversely affect the delivery of governmental services (i.e. Fire & EMS)

- No. The entry to the house will not be changed or hindered

5. Whether the property owner purchased property with knowledge of zoning restrictions

- We were honestly not aware of the restriction

6. Whether the problem can be solved by some other means other than granting the variance;

- No

7. Whether the variance preserves the spirit and intent of the zoning requirement and whether substantial justice would be done by granting the variance.

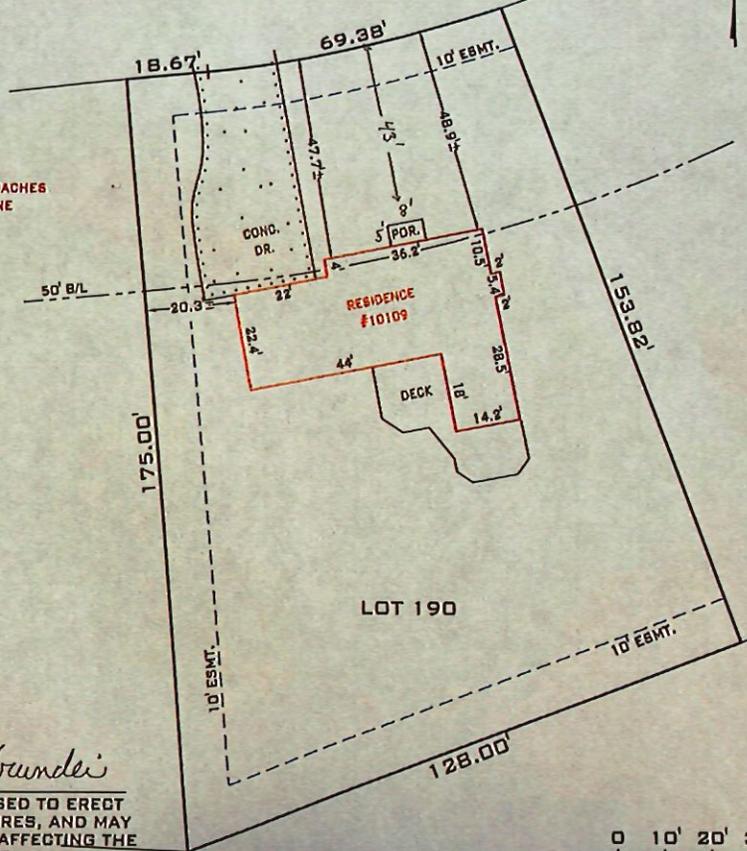
- It's an open (not enclosed) structure where just a roof and two pillars extend 5 feet from the house

# LM

ALLISTON DRIVE N.W.



RESIDENCE ENCROACHES OVER BUILDING LINE



*Scott D. Grunde*

THIS PLAT IS NOT TO BE USED TO ERECT FENCES OR OTHER STRUCTURES, AND MAY NOT SHOW ALL EASEMENTS AFFECTING THE SUBJECT TRACT



DRAWN BY: HM      LSGI #: 104713      DATE: 05-09-2008      SCALE: 1"=30'

CERTIFICATION: WE HEREBY CERTIFY TO THE ABOVE NAMED PARTY(S), THAT THIS PLAT DEPICTS THE SUBJECT PROPERTY IN ACCORDANCE WITH THE OHIO ADMINISTRATIVE CODE, CHAPTER 4733-3B, MINIMUM STANDARDS FOR MORTGAGE SURVEYS IN THE STATE OF OHIO, AND IS NOT A BOUNDARY SURVEY PURSUANT TO THE CHAPTER 4733-37, OHIO ADMINISTRATIVE CODE.

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**2099** WEST FIFTH AVENUE  
COLUMBUS, OHIO 43212

LANDMARK SURVEY GROUP  
T.614-485-9000 / F.614-485-9003  
WWW.LANDMARKSURVEY.COM



HES

CONG.  
DR.

5'4" 8'6"  
PDR.

RESIDENCE  
#10109

DECK

LOT 190

50' B/L

20.3

22'

22.4

44'

18'

14.2'

110.5

24.5.4

28.5

153.82'

175.00'

10' ESMT.

10' ESMT.

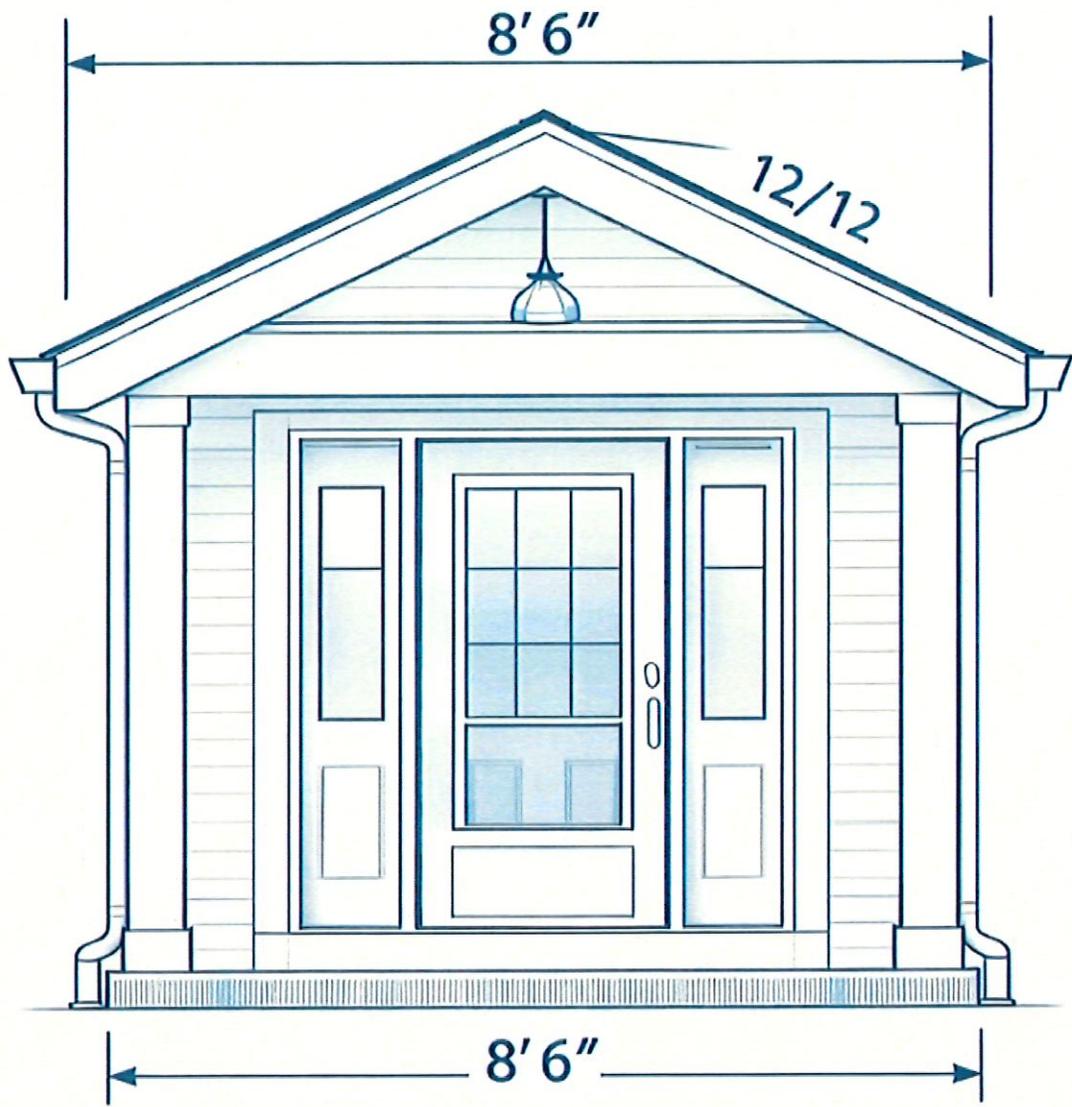
128.00'

*Handwritten signature*

We are having new siding installed on the house and would like to take this opportunity to have a 5 by 8 foot covered porch roof added to the front of the house above the front door of the residence to protect from rain and snow. The porch roof will cover an existing concrete slab in front of the front door. The porch roof will encroach 5 feet from the front of the house toward the property line. Attached is a photo of our house and a photo of what the porch roof will look like.

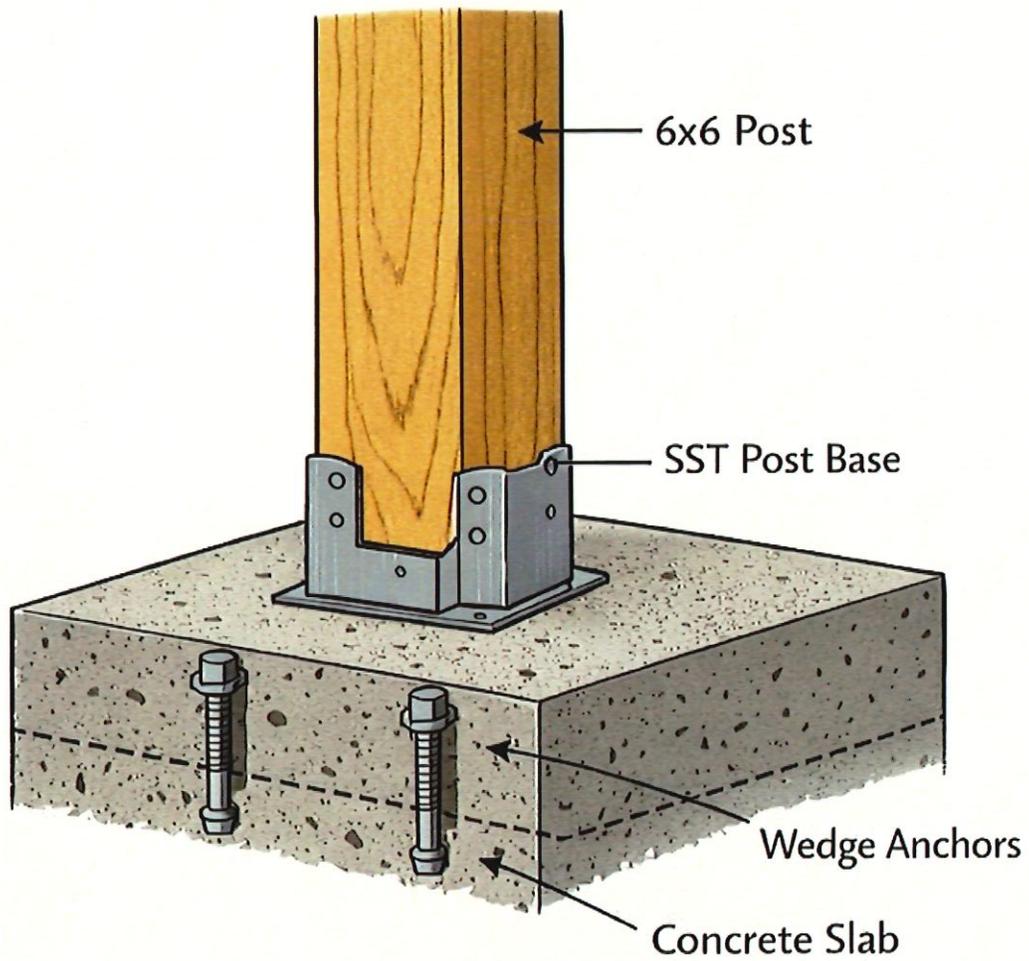








## Attachment to Concrete Pad: Post Base Installation





## Front Porch Construction Scope

### Project Description:

Construction of a covered front porch attached to the existing single-family residence over an existing concrete slab

### Dimensions:

- Width: 8'-6" (running parallel with the existing residence)
- Projection: 5'-4" (measured perpendicular from the exterior wall)

### Roof Framing:

- Roof pitch: 12/12
- Roof framing members will be sized in accordance with applicable IRC span tables.
- Roof sheathing, underlayment, flashing, and roofing materials will match the existing residence.

### Support Posts and Foundations:

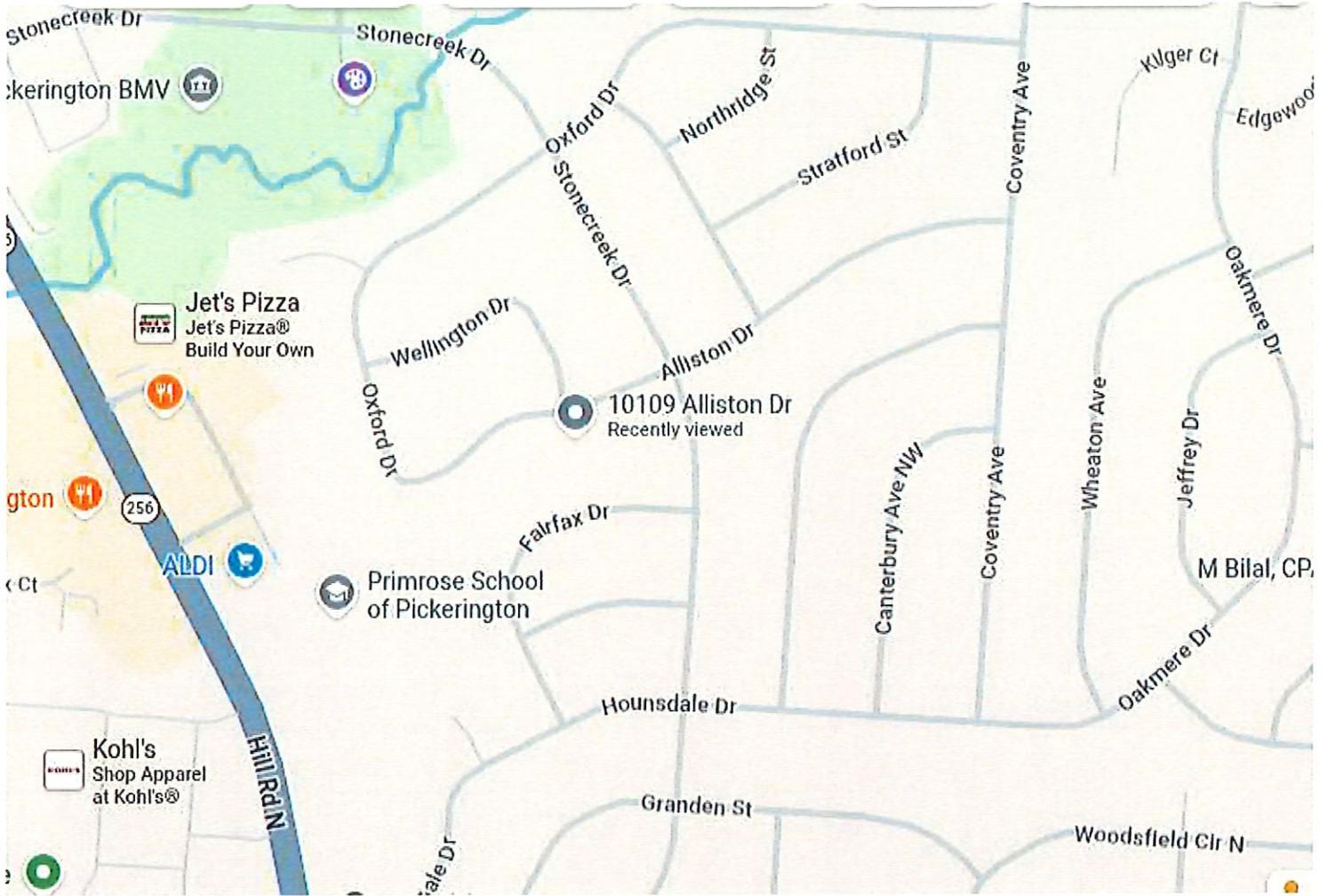
- (6x6) pressure-treated structural posts.
- Posts will be installed in approved Simpson Strong-Tie (SST) post bases.
- Post bases will be mechanically anchored to the existing concrete slab using Simpson Strong-Tie Strong-Bolt® 2 wedge anchors installed per manufacturer specifications.

### Beam and Structural Connection:

- Beam will be sized per IRC requirements for imposed loads.
- The porch structure will be integrated with the existing home by selectively removing the necessary exterior sheathing and a portion of the rim joist as required to allow the beam to bear directly over the top plate. The connection will be reinforced using approved Simpson Strong-Tie hangers to provide additional structural support and proper load transfer.
- All fasteners and connectors will be corrosion-resistant and suitable for treated lumber.

### General Notes:

- All construction will comply with the currently adopted International Residential Code (IRC) and local building codes.
- All work will be performed in a workmanlike manner following manufacturer installation requirements.
- Field verification of existing conditions will be completed prior to construction



William Davis  
10115 Alliston Dr. NW  
Pickerington, Oh 43147

Allison Dickey and Sarah Looker  
10089 Alliston Dr. NW  
Pickerington, Oh 43147

Erin Hollon Trustee of Lenora Hause  
10116 Alliston Dr. NW  
Pickerington, Oh 43147

Leslie and Donald King  
10096 Alliston Dr. NW  
Pickerington, Oh 43147