

# Violet Township Board of Zoning Appeals

September 18, 2019

Mr. Collins called the meeting to order at 7:35 p.m. and roll was called.

Members present: Mr. Dellinger, Mrs. Cole, Mrs. Gillette, and Mr. Collins. Also present was Kelly Sarko, Zoning Inspector and Jenifer Huber, Township Legal Counsel

Mr. Collins swore in those wishing to speak. It was noted for the record that Ms. Sarko had also been sworn in.

## Case Number 25-VA-2019

An application for variance filed by Fairfield County Park District, 407 E. Main St., Lancaster for property located at 9270 Pickerington Road, owned by Coyote Run LLC, c/o David Hague, 4343 South Hamilton Road, Groveport. This application requests a variance from Violet Township Zoning Resolution Sections 3A1-01(2) and 3AA4-05(A)(6) to allow a portion of the property, after a lot split, to contain one or more detached accessory structures without a principal structure.

Ms. Sarko reported this property is located on Pickerington Road – both sides of Pickerington Road south of Opportunity Way and Busey Road. The property contains 80 acres and is zoned R-1, Single Family Residential.

A 1.039-acre lot with 206.28 feet of frontage is proposed to be split from the 80-acre tract. The proposed new lot will contain the existing brick single family home, a detached garage and an in ground swimming pool. The remainder of the property, 78.961 acres will contain two barns as well as a historic building known as the Octagon.

The 1.039-acre lot will be transferred to the Fairfield County Park District. The balance of the property, 78.961 acres, will be retained in private ownership.

A variance is required in order to split this property, as the remainder of the tract – the larger part of the tract will have accessory buildings, specifically, the building known as the Octagon without a principal structure. The other two barns appear to be used for agricultural purposes.

Violet Township Zoning Resolution Section 3A1-02(2) allows in the R-1 District, Accessory buildings or uses, in association with an existing single-family dwelling, subject to the terms, conditions and procedures in Section 3AA4 of this Zoning Resolution. Section 3AA4-05(A)(6) requires an accessory building or structure shall only be allowed in conjunction with, and on the same lot as an existing principal structure.

Todd Younkin, Director, Fairfield County Park District, 407 E. Main Street, Lancaster stated they have been working with David Hague regarding a donation of 1.034 acres that includes the house for the primary use as the Park District office. The current office is in Lancaster. He said they are short on space and there are structural issues in their current location. He said they have been looking a facility for the past couple of years. He said there would be a parking lot for their three-fulltime employees a fence to delineate their property from Mr. Hague's. Additionally, he said they might allow programs on the property to come inside the facility if they need to move indoors.

Mrs. Cole asked Ms. Sarko if the Board needed to do anything for 1.034 acres. Ms. Sarko said it would have to go through a rezoning.

Mr. Dellinger asked about the swimming pool on the property. Mr. Younkin said it would be demolished and possible converted to a vernal pool but not a swimming pool.

Mrs. Cole asked about the two barns and the building called the Octagon on the 78 acres. David Hague, 8960 Hill Road South, Pickerington said people tend to call it the Tabernacle only because that is the design of the building. It is a barn with four sides, and a roof. It was built by a church in 1889 and they are currently rehabbing it. Mrs. Cole asked what they would use the building for. Mr. Hague said it was used as a horse barn but it was termite damaged so they installed, new posts, a new roof, replaced the side and the floor. He said he has some light duty equipment inside.

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Ms. Sarko asked if there are any educational classes occurring in the building. Mr. Hague said they do in two of the three buildings. He said they occasionally they have people from a local school or OSU or the public chasing butterflies.

Mr. Dellinger asked Ms. Sarko if the 80 acres is zoned R-1. Ms. Sarko said agriculture is permitted in any zoning district and there is no Ag district.

Mr. Collins asked if there would be a house put on the 78 acres. Mr. Hague said no as it is all agriculture.

Mrs. Cole asked if he planned to have any additional accessory buildings on the 78 acres. Mr. Hague said no, the three barns are plenty.

Mr. Dellinger asked if they had plans for the Octagon as far as people staying overnight. Mr. Hague said their events are only a few hours.

Mr. Collins asked if there would be anything else done to the property. Mr. Hague said no.

Mr. Dellinger asked if Ms. Sarko said where the existing house is sitting now would it have to be changed to a different zoning. Ms. Sarko said yes in order for it to be used for an office it would have to be rezoned.

Mrs. Gillette made the motion to approve Case Number 25-VA-2019, a variance from Violet Township Zoning Resolution Sections 3A1-01(2) and 3AA4-05(A)(6) to allow the remainder of a property, after the lot split, to contain one or more detached accessory structures without a principal structure as submitted. Mrs. Cole seconded the motion. Roll call vote: Mrs. Gillette, yes; Mrs. Cole, yes; Mr. Dellinger, yes; Mr. Collins, yes, Motion carries.

Mrs. Cole made a motion to approve the minutes from March 28, 2019 meeting. Mrs. Gillette seconded the motion. Roll call vote: Mrs. Cole, yes; Mrs. Gillette, yes; Mr. Dellinger, yes; Mr. Collins, yes. Motion carried.

Ms. Sarko said she had one application for next meeting and possibly two.

Mrs. Gillette made a motion to adjourn the September 19, 2019 meeting at 7:56 p.m. Mr. Dellinger seconded the motion. Roll call vote: all ayes. Meeting adjourned.

Approved:

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Thomas Collins, Chair

Date: \_\_\_\_\_

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Donald Rector, Secretary

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Albert Kluczynski, Board Member

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Denise Cole, Board Member

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Cathy Schirtzinger, Board Member

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Stephanie Gillette, Board Member

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Rick Dellinger, Alternate Member