

1. **Please provide a list of all structures on the property including dimensions and use when applicable.**
 - a. *A list of all existing structures is included below and has been added to the attached plot plan.*
 - b. *Structure 1 - Original Barn 40'X65'X19'*
 - c. *Structure 2 - Chicken Coop 6'x20'x8'*
 - d. *Structure 3 - Rain Collector 10'x10'x8'*
 - e. *Structure 4 - Wood Storage 5'x30'x8'*

2. • **Section 1107.11(w)(1)(B) limits the height of accessory storage structures to 20 feet. The proposed height of the accessory storage structure exceeds this requirement.**
 - a. *We are seeking a variance for this requirement, a narrative is attached below.*

3. • **Section 1107.11(x)(2)(A) requires all swimming pools be completely enclosed by a fence or barrier not less than 48 inches in height.**
 - a. *The pool will have a retractable barrier installed. It is our understanding that this qualifies for this requirement.*

4. • **Table 1107.14-1: Residential District Dimensional Standards limits the height of primary structures in the R-1A District to 35 feet. The proposed structure appears to exceed this height.**
 - a. *The average height of the primary structure was calculated at 29'4", this is below the required maximum height. We apologize for the error on the miscalculation on the original application. We originally measured the highest peak of the structure.*

5. • **Section 1111.07(d)(1)(A) requires all driveways to be paved with a hard surface and drained. The gravel driveway does not meet this requirement.**
 - a. *We are seeking a variance to this requirement: a narrative statement is attached.*

Revised Narrative Statement in Support of Variance Request

Property: 9414 Deardorff Road, Franklin, Ohio 45005

Applicant: Justin Doyle Homes, LLC

Variance Requested: Increase in maximum permitted height for an accessory structure from 20 feet to 29 feet 4 inches

Introduction

The applicant requests a height variance to construct a single detached accessory building (pole-barn style) with a peak height of 29 feet 4 inches. The building will provide protected storage for personal vehicles, general equipment required to maintain the property and household/recreational equipment including a loft area for general storage.

A. Special conditions and circumstances peculiar to the land (not applicable generally to other lots in the same zoning district)

The parcel in question is a large plot of land being 48.488 Acres. Due to the expansive size of this land we feel that the variance request is reasonable due to the size of the property and where the accessory structure will be located. The building will be set back more than 900 feet from the road and over 320 feet from side lot lines. The type and size of equipment required to maintain a piece of land of this size requires sizable equipment. The land owner would also like to store recreational equipment that will be used to enjoy the property that will be stored inside of the accessory structure.

To achieve a functional interior clear height with loft storage, a conventional gable roof with an efficient 5/12 pitch results in a ridge height of 29 feet 4 inches. A 20-foot height limit would force an impractically flat roof (approximately 2/12 pitch or less), which is structurally unsound for a 40–60 ft span in Ohio's snow-load zone, dramatically increases long-term leakage risk, and is aesthetically incompatible with the rural-residential character of the area.

B. The special conditions did not result from the actions of the applicant

The need for a building height of 29'4" arises solely from the applicant's desire to store his personal equipment and equipment to maintain the expansive property of the existing land — uses that are common, lawful, and anticipated throughout the zoning district. These functional clearance requirements (14–16 feet of interior height) exist independent of any action taken by the applicant on the property. The applicant has not constructed any prior improvements, graded the land, subdivided the parcel, or otherwise created or contributed to the condition that makes a 20-foot height limit impractical. The property remains vacant and undisturbed, and the hardship is therefore not self-created.

C. Literal enforcement of the 20-foot height limit would deprive the property of any practical accessory use

A 20-foot height restriction would limit interior clear height to roughly 9–10 feet. This is insufficient for property maintenance equipment, boat-on-trailer storage, RV storage, or even many modern pickup trucks and SUVs with roof

racks. The property would be denied the same reasonable accessory storage uses that are routinely enjoyed by neighboring properties with compliant taller buildings.

D. The variance is not substantial and is the minimum relief necessary

The requested increase of 9 feet 4 inches is driven exclusively by the functional interior clearance requirement and the use of a standard, code-compliant roof pitch. No greater height is proposed or needed.

E. The hardship cannot be resolved by any reasonable alternative

- A flat or low-slope roof is not a viable long-term solution in Ohio's climate.
- Multiple smaller buildings would exceed allowable accessory-structure coverage limits and would still not provide the needed clear height.

F. The essential character of the neighborhood will not be substantially altered; adjoining properties will suffer no detriment

The building will be set back more than 900 feet from the road and over 320 feet from side lot lines. It will be finished in neutral, earth-tone metal siding consistent with dozens of existing pole barns and outbuildings visible in the immediate area. Mature trees and future landscaping will further screen the structure.

G. No adverse effect on governmental services

The building will be served by the existing driveway approach and will not interfere with any public services.

H. The variance observes the spirit of the ordinance and is not injurious to public health, safety, or welfare

The purpose of the 20-foot height limit is to prevent accessory buildings from visually dominating residential lots. The proposed building is typical in size, appearance, and use for the rural-residential area and will not create the impacts the height rule is intended to avoid.

I. No special privilege is conferred

Other properties in the district have similar heights even heights exceeding heights than what is being requested in this variance request.

Narrative Statement in Support of Variance Request for all driveways to be paved with a hard surface

Property: 9414 Deardorff Road, Franklin, Ohio 45005 (vacant parcel)

Applicant: Justin Doyle Homes, LLC

Variance Requested: Permission to install and maintain a gravel driveway and parking area in lieu of the required hard-surface (asphalt or concrete) paving for a new single-family residence

Introduction

The applicant seeks a variance from the City of Franklin's requirement that all new residential driveways and off-street parking areas be paved with asphalt, concrete, or equivalent hard surface. The applicant proposes instead to construct a properly engineered and maintained compacted gravel driveway and parking pad using ODOT #57 or #8 limestone with a minimum depth of 6–8 inches over geotextile fabric. This variance is the minimum relief necessary and satisfies each of the nine standards below.

A. Special conditions and circumstances peculiar to the land (not applicable generally to other properties in the same zoning district)

The property lies in a long-established rural-residential area of Franklin Township characterized by low-density development, large lots, and predominantly gravel or unimproved driveways. The parcel is located on Deardorff Road, a low-volume, chip-and-seal township-maintained road with no curb, gutter, or stormwater sewer system. Unlike newer subdivisions within the City of Franklin that have urban infrastructure (storm sewers, curbs, sidewalks, and higher traffic), this portion of Deardorff Road and the immediately surrounding properties function as a rural enclave. Nearly all existing homes on Deardorff Road and the adjacent streets use gravel driveways that have performed satisfactorily for decades without contributing to dust, mud, or drainage complaints.

B. The special conditions did not result from the actions of the applicant

The rural character of the roadway, the absence of urban stormwater infrastructure, and the established pattern of gravel driveways predate the applicant's ownership by many decades. The applicant has taken no action to create these conditions.

C. Literal enforcement of the hard-surface requirement is not necessary for beneficial use of the property

A well-constructed and maintained gravel driveway will provide safe, all-weather access identical in function to a paved surface while being fully compatible with the rural setting. Denial of the variance would not prevent residential use of the property, but it would impose an unnecessary and disproportionate financial and aesthetic burden.

D. The variance is not substantial and is the minimum relief necessary

The variance seeks only to substitute one durable, all-weather surfacing material (compacted gravel) for another (asphalt/concrete). The proposed gravel surface will meet or exceed engineering standards for stability, drainage, and dust control and will be indistinguishable in performance from paved surfaces.

E. The hardship cannot be resolved by any reasonable alternative other than a variance

Requiring asphalt or concrete in an area with no storm sewers would direct additional concentrated runoff onto neighboring properties and the public road, whereas a gravel surface allows natural infiltration consistent with existing conditions. Paving is therefore neither functionally superior nor environmentally better in this specific location.

F. The essential character of the neighborhood will not be altered; adjoining properties will suffer no detriment

A gravel driveway is the prevailing standard in the immediate neighborhood. Photographs and site visits confirm that the majority of residences within 1,000 feet of the subject property utilize gravel or stone driveways. Approval will maintain, rather than alter, the established rural-residential aesthetic and will cause no dust, mud-tracking, or drainage issues beyond what already exists.

G. The variance will not adversely affect delivery of governmental services

Emergency vehicles, school buses, mail delivery, and waste-collection trucks already successfully serve every existing gravel-driveway home along Deardorff Road. The proposed gravel driveway will be constructed to the same or better standard and will pose no impediment to any public service.

H. Granting the variance is in harmony with the general purpose and intent of the ordinance and is not injurious to public health, safety, or welfare

The purpose of the hard-surface requirement is to ensure durability, reduce dust, and manage stormwater in urban and suburban settings. In this rural context with no stormwater infrastructure, a properly installed gravel surface fully satisfies those goals at lower cost and with less environmental impact (reduced heat-island effect and impervious coverage). Granting the variance supports, rather than undermines, the public welfare.

I. The variance will not confer a special privilege denied to others in the same district

Numerous existing homes in the immediate area were constructed with gravel driveways and have never been required to pave. The variance simply allows the new residence to be developed consistently with the established and accepted pattern of development on this particular rural road.

Conclusion

The requested variance to permit a gravel driveway meets all nine criteria of the City of Franklin Unified Development Ordinance. It preserves the rural character of the neighborhood, imposes no burden on adjoining properties or public services, and represents the minimum relief necessary for reasonable development of the property.

We respectfully appreciate your time and consideration to the variances requested above. If there are any additional questions please feel free to contact me directly.

Regards,

Josh Agricola

Justin Doyle Homes, LLC

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