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1/5/2026

City of Franklin, Warren County Ohio  
Permit office

### Variance Application and supporting documents

In response to the notice of violation and the variance process, I wanted to provide the necessary information/documentation for the process, and hopefully approval of my variance and permit. My intention is to maintain, and increase, economic value of my home, improve visual appeal of my property and neighborhood, and maximize the level of comfort for my family. Safety was the guiding factor that led to the dilapidated structure to be replaced with a smaller, safer, cleaner unit. The area was overgrown and dangerous. The new unit has been recessed to at least a minimum of the requirement.

I am now requesting forgiveness for the violation and request the variance be approved. Assuming I will be granted these permissions, all fees and violations will be paid immediately.

- Old structure was dilapidated and a safety hazard for humans and animals
- New structure is smaller and was placed directly on top of existing foundation
- New structure will not hold any business or commercial purpose

### Standards of approval:

- A. No special conditions were made.
- B. Not applicable
- C. The use of the portable shed are to hold home tools and lawn equipment to maintain my property; 2 riding mowers, 1 push mower, waste can, large tool box, rake, 2 weed eaters, ladders.
- D. The previous existing unit was an unsafe nuisance and no longer served the purpose of outdoor lawn storage.
- E. Without the shed, my outdoor items would not have anywhere to be stored and properly maintained.
- F. The neighborhood and any properties nearby will not suffer any detriment.
- G. Water, sewer and trash will not be adversely affected as it is not obstructing.
- H. If granted, the area will be visually improved as well as safety.
- I. There will be no special privileges. Everyone is afforded the same opportunities

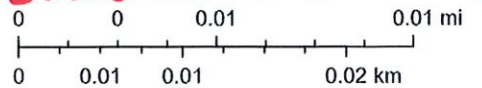
# 765 Tibbals



12/18/2025

- Addresses
- Warren County Local Roads
- MUNICIPAL STREET
- Warren\_Boundaries
- Parcel Line
- Road ROW
- Subdivision Limit Line
- Subdivision Lot Line
- Tract Line
- Political\_Subdivisions
- CITY; VILLAGE
- TWP

Replaced  
Previous  
Shed  
with 11'x28 Shed - 11' 765k  
(Previous shed was 32x20)



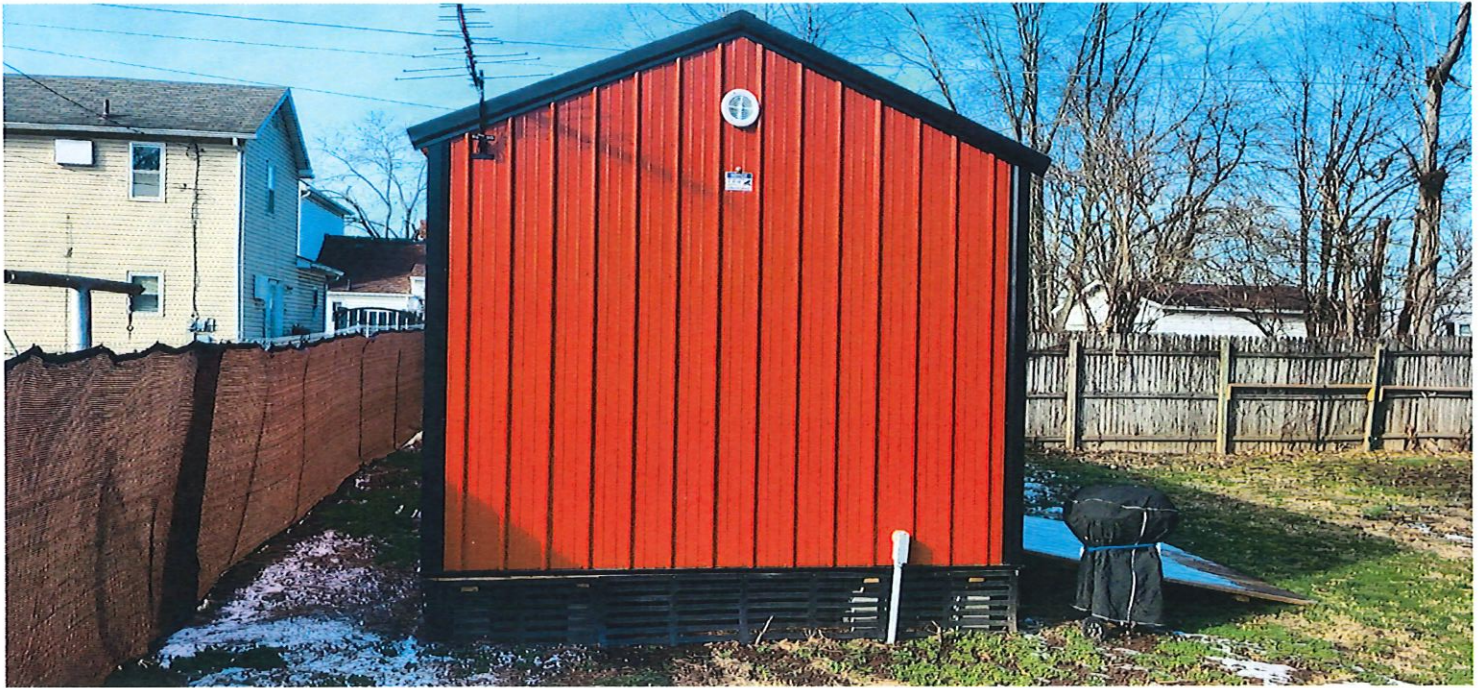
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Previous shed

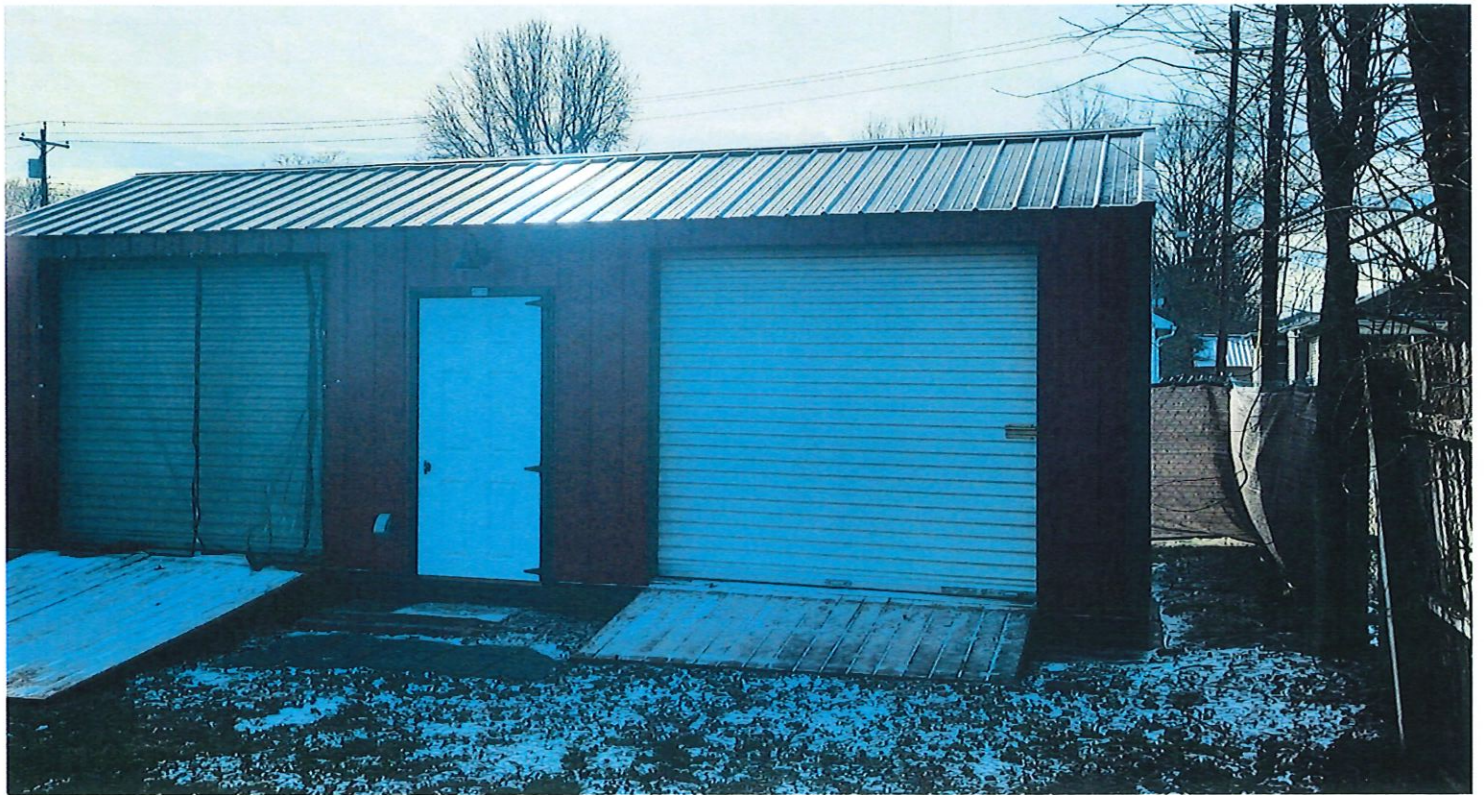


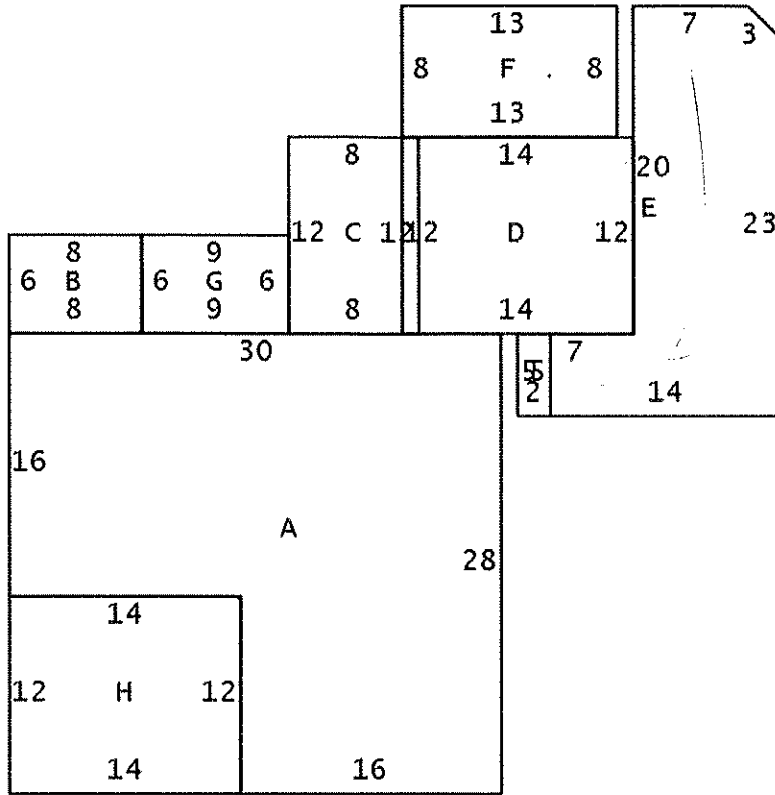
Previous Shed



New Shed  
11' 3" x 28 x 11' Peak Shed  
3.5' from property lines (side + rear)







G FRAME 1 STORY	54
C FRAME 1 STORY	96
B FRAME 1 STORY	48
A FRAME 2 STORY	672
D FRAME 1 STORY	168
H FRAME 1 STORY	168
<del>E FRAME DECK</del>	<del>258</del>
F FRAME ENCLOSE PORCH	104



1310 sq ft.

262 sq ft.

11 x 28 = 308 sq ft.

46 sq ft.