

Jackson Township Board of Zoning Appeals  
January 25, 2024

Members Present: Patrick Snyder  
Edward McDonnell  
Randy Alexander-Alternate  
Zoning Inspector: Joni Poindexter  
Absent Members: Jared Singer  
Debbie Busby  
Steven Gosney

**5:00 PM Appeal # 20231039** – Michael Hoffman, property owner, 6092 Akron Ave. NW, Canal Fulton OH 44614 requests a variance to allow a 660 sq. ft. accessory building to remain on the property when a new pool house is constructed and to add an addition 320 sq. ft. porch addition to the pool house for a total of 3,966 sq. ft. of accessory buildings on the property where the maximum permitted is 3,000 sq. ft. or 3% of the lot, whichever, is less, per Art. IV Sect. 401.12(A) (3) of the zoning resolution. Property located at 6092 Akron Ave NW, Sect. 18SW Jackson Twp. Zoned R-R.

Mr. Snyder read the file application and contents of the file into the record.

Mr. Snyder swore in Michael Hoffman, 6092 Akron Ave. NW, Canal Fulton, Ohio 44614.

Mr. Hoffman explained they have a pool that isn't quite done. When he came to get a permit for the pool house he found out that he was only permitted 3,000 sq. ft. of accessory structures. They originally were going to remove the 660 sq. ft. accessory structure that is on the property when they obtained the pool house permit. But he would now like to keep the 660 sq. ft. structure to use it as a garage. They also want to add a 320 sq. ft. porch for the pool house. The farm has been in the family since 1919 and they are the 3<sup>rd</sup> generation for the property so this is where all the family gathers.

Mr. Snyder stated he looked at the property and saw the 660 sq. ft. structure. The barn is not counted toward the overall accessory buildings, as it is an agricultural use. It is just the pool house, porch and garage. He saw that the pool house was under construction when he looked at the property.

Mr. Hoffman stated the farm buildings are not counted. They have 13 acres and his mother-in-law owns the property next door that is farmed as well as the back of his property.

Mr. Alexander asked what the size of the pool is.

Mr. Hoffman stated he thinks it is 42 x 28. It has an auto cover so the safety is intact. He will be installing a fence around the pool once construction is complete. He showed a picture of the pool and stated that the porch would not be enclosed. There was a garage in the back that was a chicken coop and he tore it down and removed the pig pen that was there.

Mr. McDonnell confirmed that the lot is 13.09 acres.

Mr. Hoffman stated yes.

Mr. McDonnell confirmed that the total of the accessory structures, not counting the agricultural buildings, is 3,966 sq. ft. and 0.7% of the total acreage.

Mr. Hoffman stated that is correct. His mother-in-law's property is to the southernmost portion of his property.

Mr. McDonnell stated he saw a building to the north of the large garage.

Mr. Hoffman stated it is another barn in which the farm equipment is kept. It was constructed a couple years ago.

Mr. Hoffman stated the variance is needed for the 320 sq. ft. porch along with keeping the 660 sq. ft. garage.

Mr. McDonnell confirmed that even if the 660 sq. ft. garage was removed, they would still be 320 sq. ft. over what is permitted.

Mr. Hoffman stated that is correct. If they can't cover the porch they will still have a patio but they would like to cover it.

No one else spoke in favor of the appeal and no one spoke in opposition

Mr. McDonnell asked Ms. Poindexter if the additional building and the big barn are agricultural uses.

Ms. Poindexter stated yes.

Mr. Snyder closed to public input.

Mr. Snyder stated he understands the requests and think it is a minor request considering the size of the lot. It is not over building the lot. He has no issue with the variance.

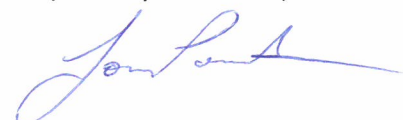
Mr. Alexander stated it is not an eyesore to the neighbors and is secluded. The variance is small and he has no problem with the request.

Mr. McDonnell stated that he concurred with Mr. Alexander and Mr. Snyder. In doing the math any lot in an R-R district that is less than an acre can have 1,200 sq. ft. of accessory structures. A minimum size R-R lot is 20,000 sq. ft. so it would be allowed up to 6% of accessory structures. With thirteen acres, to hold them to 3,000 sq. ft. does not seem reasonable. Mr. McDonnell reviewed the practical difficulty requirements and thinks the conditions have been met. He has no problem with the appeal.

Mr. McDonnell made a motion to approve appeal # 20231039 as requested and Mr. Alexander seconded the motion.

The vote was: Mr. Snyder-yes, Mr. Alexander-yes, and Mr. McDonnell-yes.

Respectfully submitted,



Joni Poindexter  
Jackson Township Zoning inspector

**JACKSON TOWNSHIP BOARD OF ZONING APPEALS  
CONCLUSIONS OF FACT  
APPEAL #20231039**

Upon the hearing, the Board determined that the variance would allow for a 660 sq. ft. accessory building to remain on the property when a new pool house is constructed and to add an addition 320 sq. ft. porch addition to the pool house for a total of 3,966 sq. ft. of accessory buildings on the property where the maximum permitted is 3,000 sq. ft. or 3% of the lot, whichever, is less, per Art. IV Sect. 401.12(A)(3) of the zoning resolution. Property located at 6092 Akron Ave NW, Sect. 18SW Jackson Twp. Zoned R-R.

Whereas, upon the Board determined:

          They are no overbuilding the lot and the total square footage of accessory building on the lot is Only 0.70% of the lot size.          The practical difficulty requirements have been met based the variance is minimal based on the lot size of 13 acres.

---

Whereas, the Board further:

Denied           

Approved   X  

The variance to allow a 660 sq. ft. accessory building to remain on the property when a new pool house is constructed and to add an addition 320 sq. ft. porch addition to the pool house for a total of 3,966 sq. ft. of accessory buildings on the property where the maximum permitted is 3,000 sq. ft. or 3% of the lot, whichever, is less, per Art. IV Sect. 401.12(A)(3) of the zoning resolution.

---

Mr. McDonnell made a motion to approve appeal #20231039 as requested.

Mr. Alexander seconded the motion.

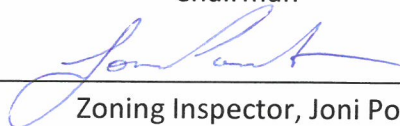
The vote was: Mr. Snyder-yes

                  Mr. McDonnell-yes

                  Mr. Alexander-yes



Chairman



Zoning Inspector, Joni Poindexter