



Plain Township Board of Zoning Appeals  
Variance Application

45 Second Street  
P.O. Box 273  
New Albany, Ohio 43054  
Phone 614.855.7770  
Fax 614.855.2087

PLAIN TOWNSHIP ZONING USE ONLY

BZA Case Number 10-11-2022-01 Fee Paid \$350.00 Date Received 10/4/2022

APPLICANT

Applicant Charles Ayivor Company \_\_\_\_\_  
Address 6910 Harlem Road Westerville, OH 43081  
Phone Number 614-230-5976 Email charlesayivo@yahoo.com

PROPERTY LOCATION DESCRIPTION

Property Type  Residential  Commercial Owner Charles Ayivor  
Subdivision Name \_\_\_\_\_ (If not a platted sub-division, attach a legal description)  
Address 6910 Harlem Road Westerville OH 43081  
Phone Number 614 230 5976 Email charlesayivo@yahoo.com  
Parcel Number 220-000100 Property Zoned Rural Total Acres 2.36

NATURE OF VARIANCE

Plain Township Zoning Resolution Section: Code 406.02 Describe specifically the nature of the variance:  
Please see attached letter.  
2 variances - exceeds size + # of buildings

REQUIRED TO SUBMIT WITH APPLICATION

Six sets of plans drawn to scale must accompany this application showing dimensions and shape of the lot, the size and locations of existing buildings, the locations and dimensions of proposed buildings or alterations, location of well, location of septic system, and any natural or topographic peculiarities of the lot in question.

JUSTIFICATION OF VARIANCE

In order for a variance to be granted, the applicant must prove to the Board of Zoning Appeals that the following items are true (Please attach these comments on a separate sheet):

- A. Special conditions exist peculiar to the land or building in question.
- B. That a literal interpretation of the ordinance (resolution) would deprive the applicant of rights enjoyed by other property owners.
- C. That the special conditions do not result from previous actions of the applicant.
- D. That the requested variance is the minimum variance that will allow a reasonable use of the land or buildings.

I certify that the information contained in this application and its supplements is accurate and true. The Owner/ Applicant, as signed below, hereby authorizes Plain Township representatives to visit, photograph, and post a notice on the property described in this application.

Charles Ayivor

(Applicant Signature)

10/04/2022

(Date)

Plain Township Board Of Zoning Appeals

10/04/2022

Dear sir/madam,

APPLICATION FOR VARIANCE

I humbly seek permission to attach a 12' x 40' greenhouse to an already existing 12' x 20' shed to result in a single unit of 12' x 60' structure, and also to put up a 25'W x 45'L x 23'H pole barn at 6910 Harlem road, Westerville OH 43081, a 2.36 acres lot size, where I live with my family.

The purpose of the greenhouse will be to economically provide special nutritional needs for my family, while the pole barn would facilitate my family's philanthropy goals by providing the needed space for storing and sorting mobilized donations.

As the minimum variance that will allow a reasonable use of the land, I humbly request forgiveness of Code 406.02 to allow;

- (a) The combined square footage of my detached accessory buildings to be 1,845 sq. ft. instead of 1,536 sq. ft.
- (b) Each structure to exceed 144 sq. ft. of gross floor area

Both structures will be set back a minimum of 20 feet from the property lines and I am certain that they will not be injurious to neighboring properties in any way but rather aid in the value of my home, thereby increasing the value of surrounding properties.

Counting on your kindest consideration. Thank you

Sincerely,

Charles Ayivor

6910 Harlem Road

Westerville. OH

43081

**Franklin County Auditor - Michael Stinziano 220-000100-00**

**Owner Name** AYIVOR CHARLES D  
AYIVOR BERNICE

**Site Address** 6910 HARLEM RD

**Legal Descriptions** HARLEM RD  
R16 T2 1-4TWP 2  
LOT 7

**Owner Address** 6910 HARLEM RD  
WESTERVILLE OH 43081

**Transfer Date** 11/30/2021  
**Transfer Price** 300,000.00  
**Instrument Type** GW

**Prop. Class** R - Residential  
**Land Use** 511 - ONE-FAMILY DWLG UNPLT: 0-9.99  
**Tax District** 220 - PLAIN TOWNSHIP  
**Sch. District** 2508 - NEW ALBANY-PLAIN LSD  
**App Nbrhd** 05600  
**Tax Lein** No  
**CAUV Property** No  
**Owner Occ. Credit** 2021: Yes 2022: Yes  
**Homestead Credit** 2021: Yes 2022: No  
**Rental Registration** No  
**Board of Revision** No  
**Zip Code** 43054  
**Annual Taxes** 4,397.52  
**Taxes Paid** 4,397.52  
**Calculated Acreage** 1.84  
**Legal Acreage** 2.36

**Current Market Value**

	Land	Improv	Total
Base	\$107,300	\$92,200	\$199,500
TIF	\$0	\$0	\$0
Exempt	\$0	\$0	\$0
<b>Total</b>	<b>\$107,300</b>	<b>\$92,200</b>	<b>\$199,500</b>
CAUV	\$0		

**Taxable Value**

	Land	Improv	Total
Base	\$37,560	\$32,270	\$69,830
TIF	\$0	\$0	\$0
Exempt	\$0	\$0	\$0
<b>Total</b>	<b>\$37,560</b>	<b>\$32,270</b>	<b>\$69,830</b>

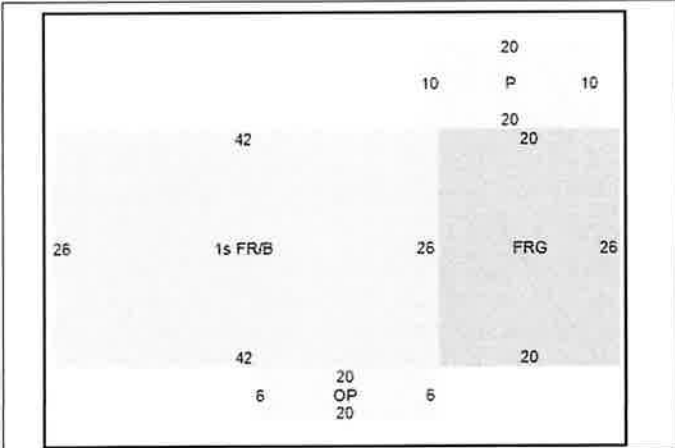
**Building Data**

**Year Built** 1971  
**Finished Area** 1092  
**Rooms** 5  
**Bedrms** 3  
**Dining Rooms** 0

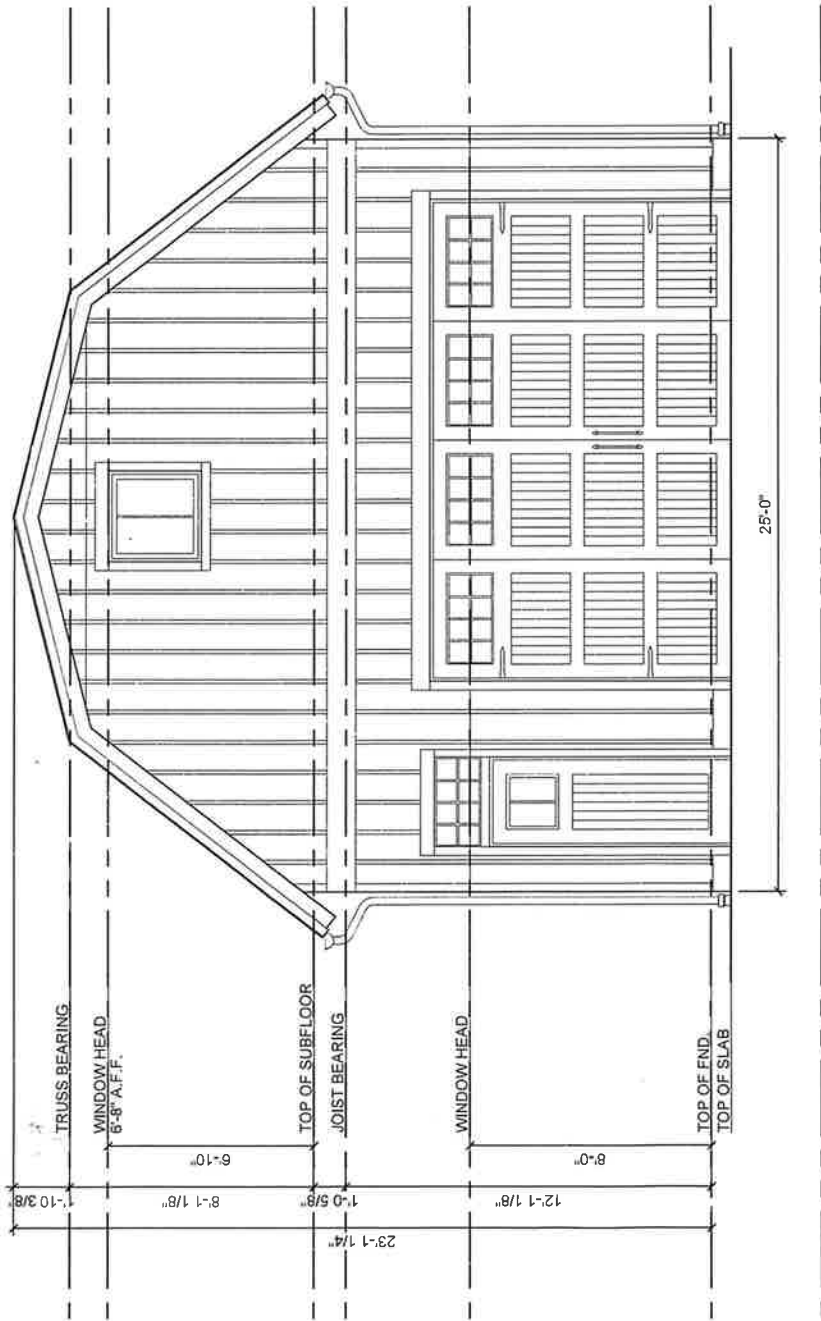
**Full Baths** 1  
**Half Bath** 1  
**Heat/AC** 1  
**Wood Fire** 1 / 1  
**Stories** 1

**Sketch Legend**

0 1s FR/B 1092 Sq. Ft.  
1 FRG - 15:FRAME GARAGE 520 Sq. Ft.  
2 OP - 13:OPEN FRAME PORCH 120 Sq. Ft.  
3 P - 40:CONCRETE PATIO 200 Sq. Ft.

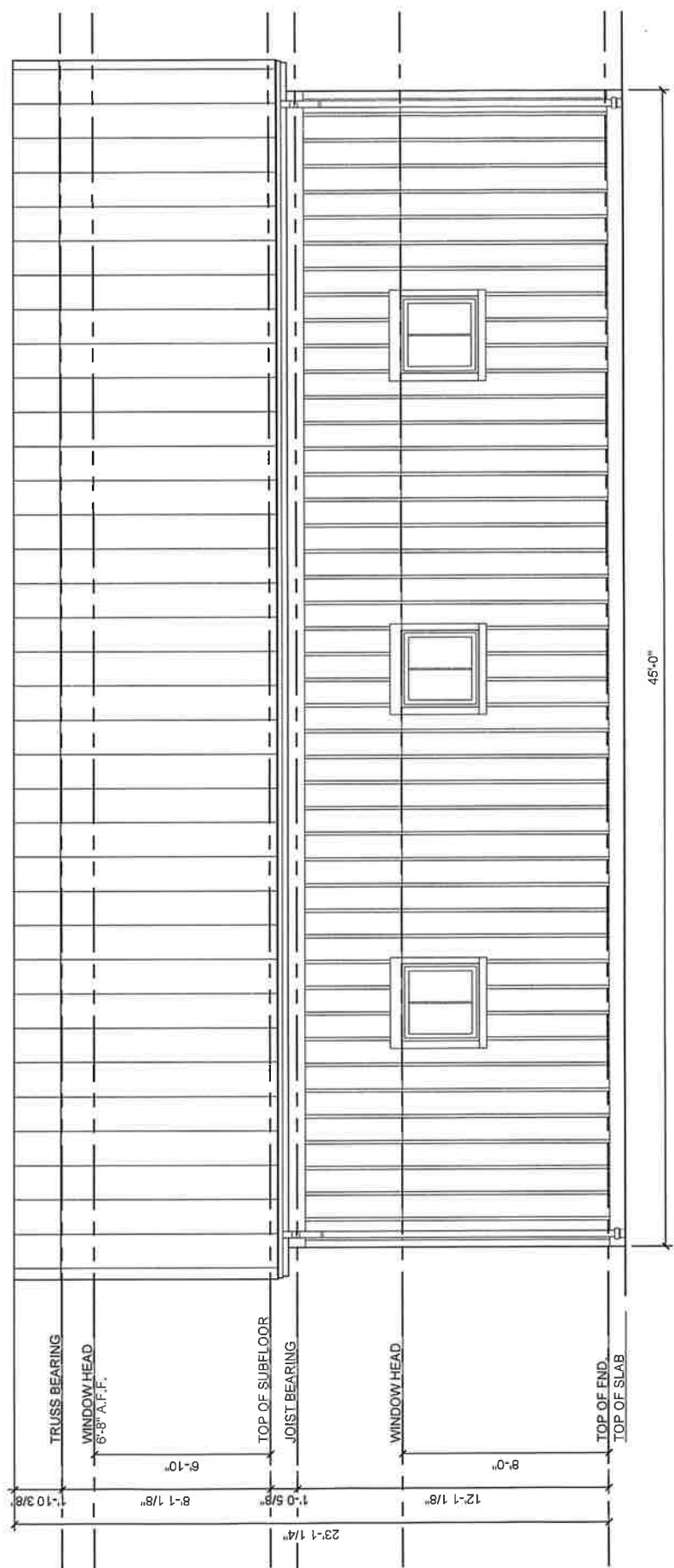


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FRONT ELEVATION

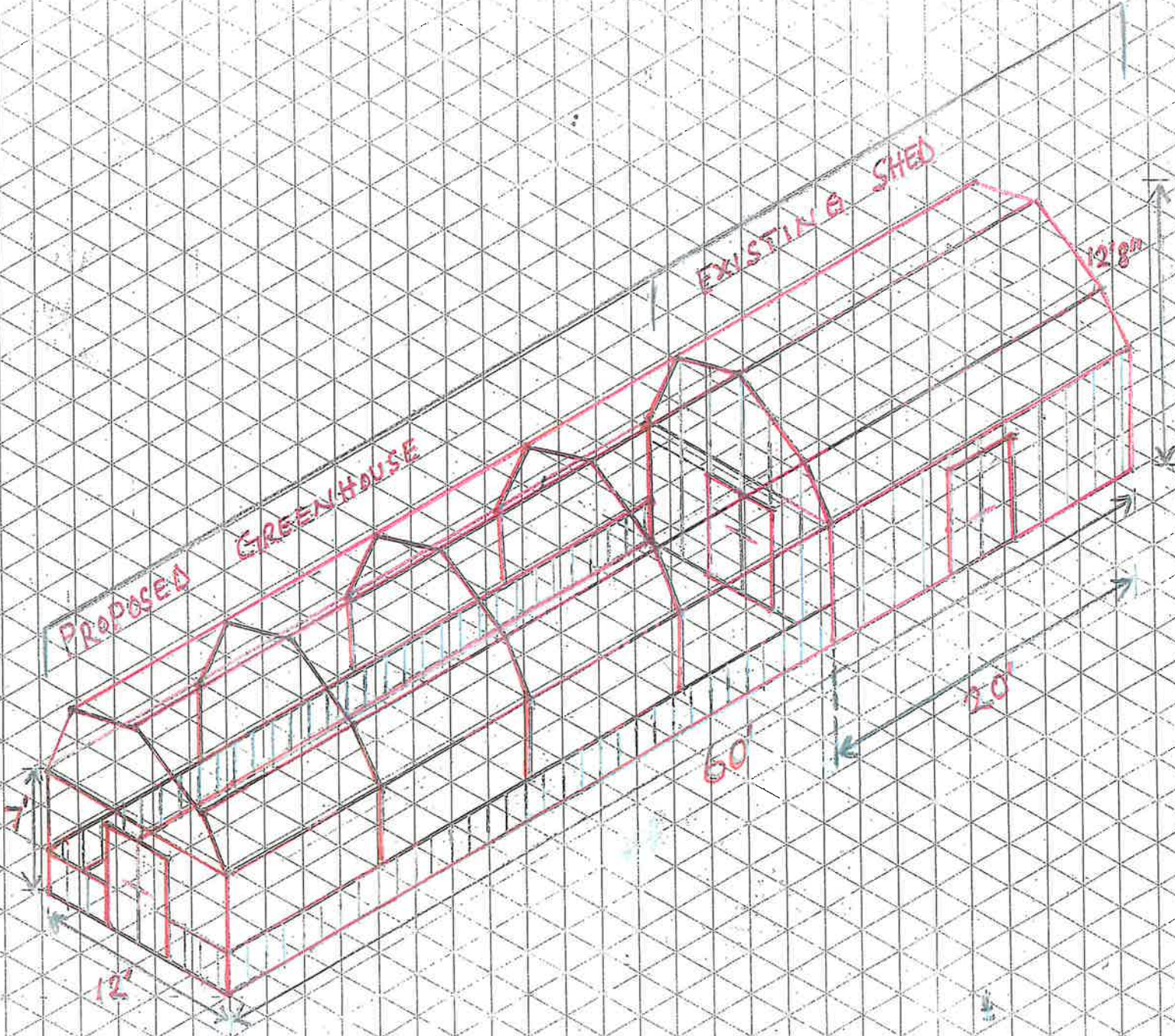
SCALE: 1/4" = 1'-0"



**RIGHT ELEVATION (LEFT SIMILAR)**

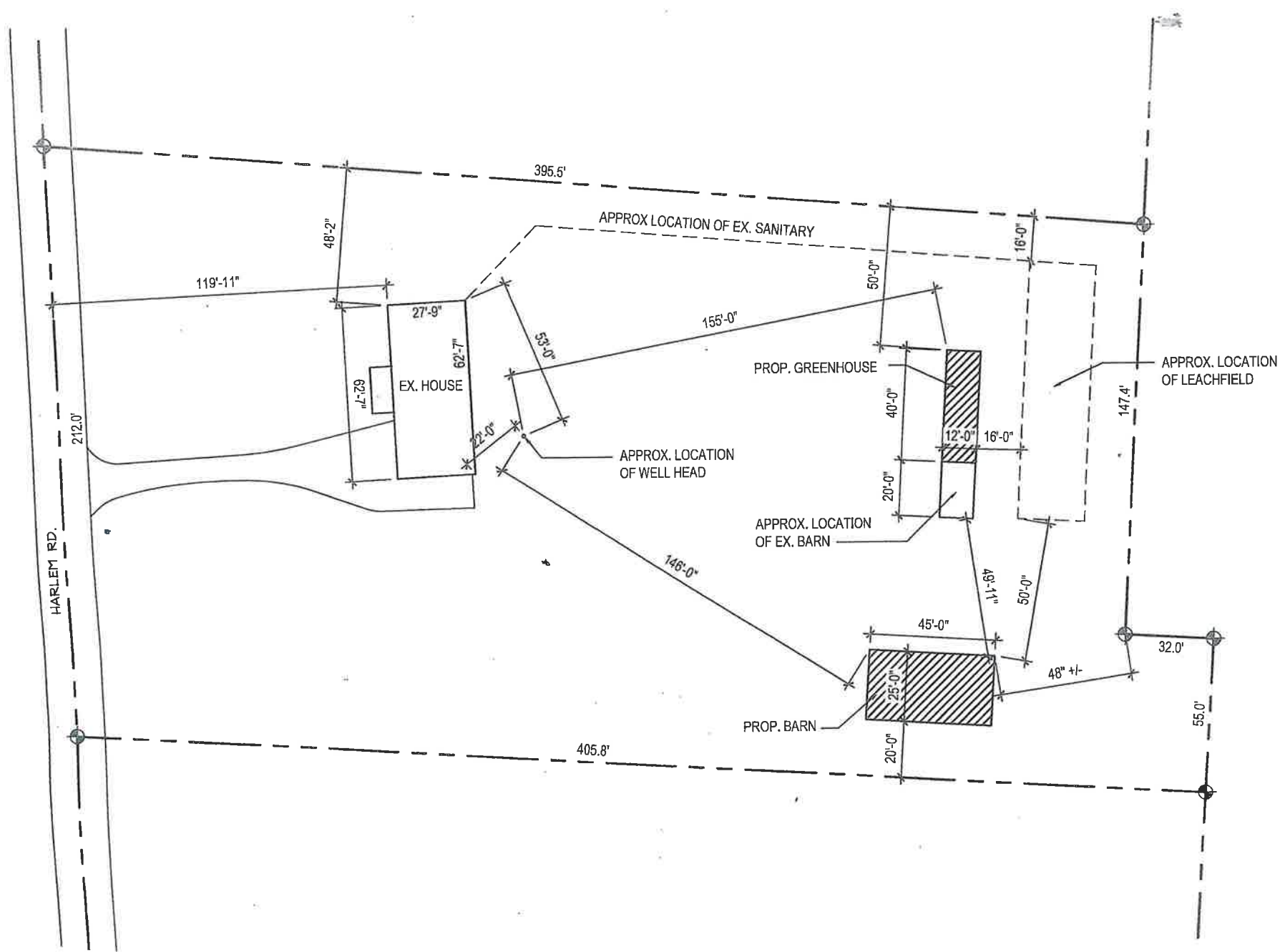
SCALE: 1/4" = 1'-0"



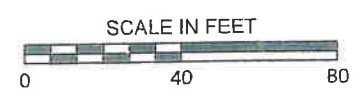


SCALE - 3cm: 10'





NOTE: EXISTING DATA EXTRACTED FROM CLIENT SUPPLIED DRAWINGS AND FIELD MEASUREMENTS. THIS EXHIBIT IS FOR DISCUSSION PURPOSES ONLY. DO NOT USE FOR CONSTRUCTION



FEASIBILITY EXHIBIT	<b>S1.0</b>	
	DATE: 10/01/22	DRAWN BY: BW
6910 HARLEM ROAD WESTERVILLE, OHIO 43081		
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