



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 _____ Fee Paid _____ Date Received _____

APPLICANT

Applicant Jared and Anna Riske Company N/A
Address 7760 New Albany Condit Rd Westerville OH 43081
Phone Number ██████████ Email ██████████

PROPERTY LOCATION DESCRIPTION

Property Type Residential Commercial Owner Jared and Anna Riske
Subdivision Name _____ (If not a platted sub-division, attach a legal description)
Address 7760 New Albany Condit Rd Westerville OH 43081
Phone Number ██████████ Email ██████████
Parcel Number 220-001235-00 Property Zoned R-residential Total Acres 4.99

NATURE OF VARIANCE

Plain Township Zoning Resolution Section: 406.02 C Describe specifically the nature of the variance:
-Proposed structure can not be located to the rear of the principal building due to lot layout and location of septic and electric.

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.


(Applicant Signature)

12/01/2025
(Date)

Anna & Jarod Rishe
7760 New Albany Condit Road
Westerville, Ohio 43081

[REDACTED]
[REDACTED]
Date: 12/01/2025

To:
Plain Township Board of Zoning Appeals
45 Second Street
P.O. Box 273
New Albany, Ohio 43054

Re: Variance Request for Agricultural Pole Barn at 7760 New Albany Condit Road, Parcel 220-001235-00

Dear Members of the Board,

We are a family of seven with five children who are all enthusiastic animal lovers. We are eager to participate in local 4-H activities, including raising and caring for animals. To support these commitments, we intend to construct a 40 x 64 ft agricultural pole barn with a concrete foundation that will safely house equipment, supplies, and animals involved in these activities.

We, Anna and Jarod Rishe, respectfully submit this letter in support of our application for a variance related to the placement of a proposed agricultural pole barn on our property located at 7760 New Albany Condit Road, Westerville, Ohio 43081 (Parcel No. 220-001235-00).

The proposed building will meet all Township requirements for height, setbacks, size, and architectural appearance. The structure will be used exclusively for agricultural purposes, including storage of equipment, supplies, and tools related to the ongoing agricultural activities on the property.

A. Special conditions exist peculiar to the land or building in question.

The layout of the lot and the presence of several existing underground and surface-level systems create restrictions on potential locations for the barn.

These limiting features include:

- The existing septic system and leach field
- An underground drain pipe serving the home's sump pump
- Underground electric lines running across the property

Due to these conditions, the feasible building area that would comply with functional access, safety, and the agricultural use of the property is limited, making strict adherence to the placement requirement impractical.

B. A literal interpretation of the ordinance would deprive the applicants of rights enjoyed by other property owners.

Similar agricultural and residential properties within Plain Township maintain accessory structures positioned in locations that allow reasonable and efficient use of their land.

Strict interpretation would prevent us from constructing a barn necessary for agriculture despite owning a parcel that is well-suited in size and zoning classification for such a use.

The requested placement does not negatively impact the surrounding area and is consistent with the rural and agricultural character of neighboring properties.

C. The special conditions do not result from previous actions of the applicants.

The constraints associated with the lot—specifically the established septic system, underground electrical utilities, established drive patterns, and the layout of the lot—were in place before our proposed project.

These conditions arise from the original design and utility placement on the property, not from any action taken by us as current owners.

D. The requested variance is the minimum variance that will allow reasonable use of the land or buildings.

The variance applies solely to the building placement; no other zoning deviations are requested.

The pole barn will comply with all other zoning requirements, including setbacks, size limitations, and appearance standards.

The chosen location represents the least-intrusive and most functional placement given the physical constraints of the lot.

The structure will have minimal visual or practical impact on neighbors and will remain consistent with the agricultural nature of the area.

We respectfully ask for your consideration and approval of this variance request. We appreciate the Board's time and service to the community. Should you require any additional information or wish to visit the property, we would be glad to make arrangements.

Sincerely,

A handwritten signature in black ink, appearing to read "Anne Riske". To the left of the signature, there are several short, slanted lines of varying lengths, possibly initials or a stylized signature.

Franklin County Auditor - Michael Stinziano 220-001235-00

Owner Name	RISHE JAROD RISHE ANNA	Prop. Class	R - Residential
Site Address	7760 NEW ALBANY-CONDIT RD	Land Use	511 - ONE-FAM DWLG UNPLT 0-9.99 AC
Legal Descriptions	N ALBANY CONDIT RD 4.990 ACRES R16 T2 1/4 T1 LOT 3	Tax District	220 - PLAIN TOWNSHIP
Owner Address	5853 STATE ROUTE 605 WESTERVILLE OH 43081	Sch. District	2508 -
Transfer Date	28-JUN-2022	App Nbrhd	05600000
Transfer Price	790,000.00	Tax Lein	No
Instrument Type	SU	CAUV Property	No
		Owner Occ. Credit	2024: Yes 2025: Yes
		Homestead Credit	2024: No 2025: No
		Rental Registration	No
		Board of Revision	No
		Zip Code	43054
		Annual Taxes	14,358.60
		Taxes Paid	14,358.60
		Calculated Acreage	4.99
		Legal Acreage	0

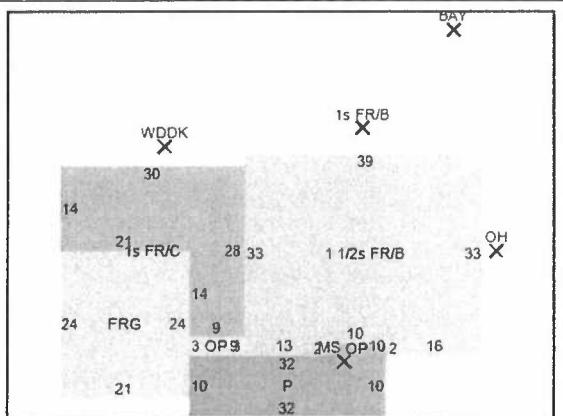
	Current Auditors Appraised Value			Taxable Value		
	Land	Improv	Total	Land	Improv	Total
Base	\$332,300	\$322,900	\$655,200	\$116,310	\$113,020	\$229,330
TIF	\$0	\$0	\$0	\$0	\$0	\$0
Exempt	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$332,300	\$322,900	\$655,200	\$116,310	\$113,020	\$229,330
CAUV	\$0	\$0	\$0	\$0	\$0	\$0

Building Data

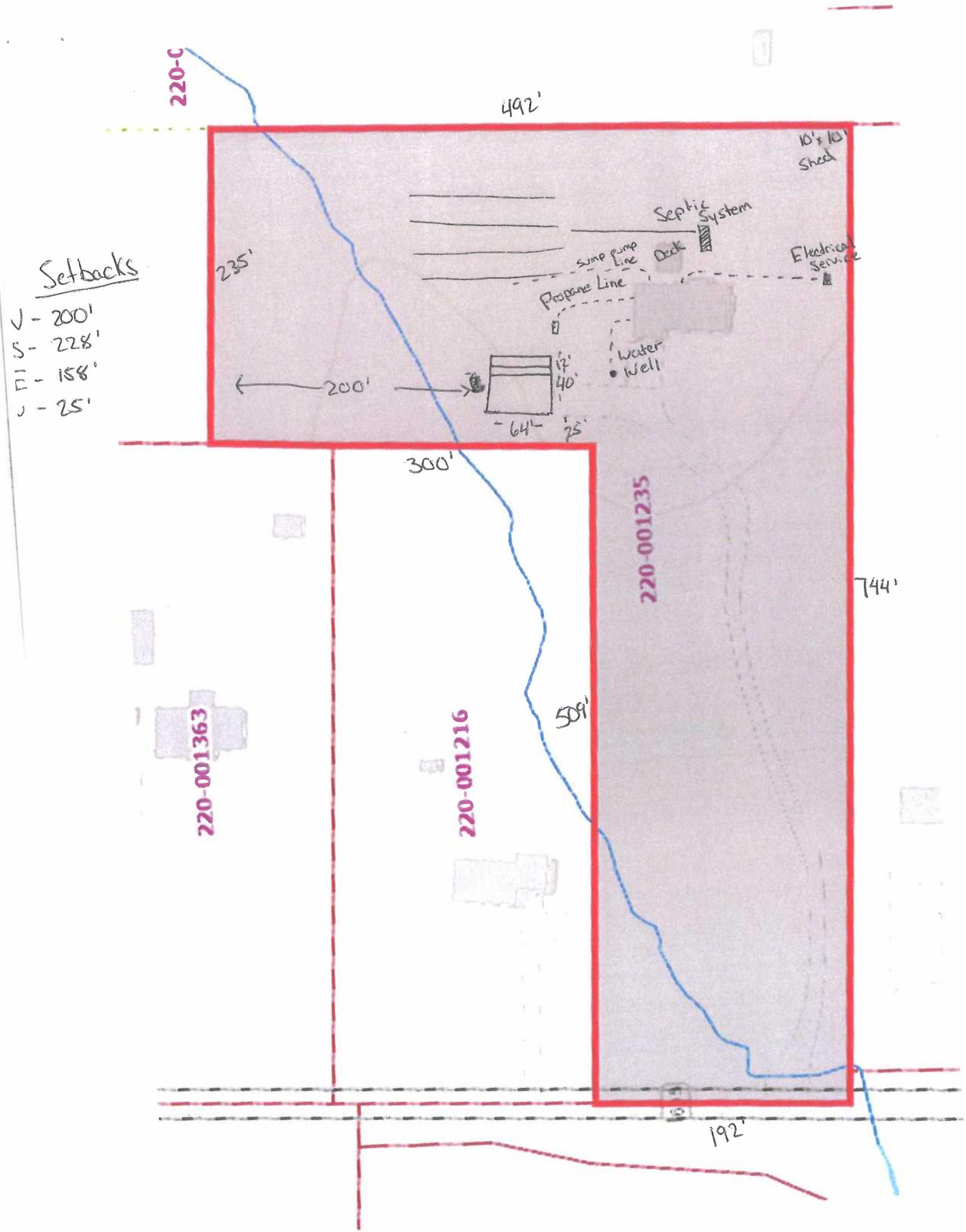
Year Built	1986	Full Baths	3
Finished Area	2909	Half Bath	
Rooms	9	Heat/AC	2
Bedrms	4	Wood Fire	1 / 1
Dining Rooms	1	Stories	1.5

Sketch Legend

0 1 1/2s FR/B 1267 Sq. Ft.
 1 1s FR/C - 10/36:ONE STORY FRAME/CRAWL 546 Sq. Ft.
 2 FRG - 15:FRAME GARAGE 504 Sq. Ft.
 3 OP - 13:OPEN FRAME PORCH 27 Sq. Ft.
 4 MS - 43:MASONRY STOOP 30 Sq. Ft.
 5 OP - 13:OPEN FRAME PORCH 20 Sq. Ft.
 6 1s FR/B - 10/32:ONE STORY FRAME/UNF BASEMENT 44 Sq. Ft.
 7 OH - 19:FRAME OVERHANG 22 Sq. Ft.
 8 WDDK - 38:WOOD DECK 220 Sq. Ft.
 9 BAY - 18:FRAME BAY 16 Sq. Ft.
 10 P - 40:CONCRETE PATIO 320 Sq. Ft.



Disclaimer: The information on this web site is prepared from the real property inventory maintained by the Franklin County Auditor's Office. Users of this data are notified that the primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.



LIST OF NEIGHBORING PROPERTY OWNERS

The following is a list of the names and mailing addresses of all the owners of record of property within 200 feet of the exterior boundaries of the property, for which the application for a Variance is being filed with the Plain Township Zoning Officer.

Property Address 7760 New Albany Condit Rd.

Property Owner's Name(s)

Mailing Address and Property Address including Zip Code

Tetidrick, William

7844 New Albany Condit Rd 43081

Pannell, Jeffrey

7810 New Albany Condit Rd 43081

Ricart, Rhett

6740 Walnut St. 43054

Zinni Sylvia Sue

6750 Walnut St. 43054

Shadwick, Henry

6800 Walnut St 43081

AKA Group LLC

6650 Walnut St 43054

Frauel James F Tach

4201 Elbern Ave Whitchall OH 43212