



# 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 02-10-2026-03 Fee Paid \$350<sup>00</sup> Date Received 1/30/2026

**APPLICANT**

Applicant Rob Riddle Company \_\_\_\_\_  
 Address 7896 Peter Hoover Road, New Albany, Ohio 43054  
 Phone [REDACTED] Email [REDACTED]

**PROPERTY LOCATION DESCRIPTION**

Property Type  Residential  Commercial Owner Rob Riddle  
 Subdivision Name N/A (If not a platted sub-division, attach a legal description)  
 Address 7896 Peter Hoover Road, New Albany, Ohio 43054  
 Phone Number [REDACTED] Email [REDACTED]  
 Parcel Number 220-000039-00 Property Zoned R - Residential Total Acres 22.88

**NATURE OF VARIANCE**

Plain Township Zoning Resolution Section: \_\_\_\_\_ Describe specifically the nature of the variance:  
 1) Less than 2.5 acres of net residual acreage.  
 2) Less than 250 feet of road frontage for both parcels.

**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)

01/20/2026

(Date)



## Justification of Variance - 7896 Peter Hoover Road

1. Special conditions exist peculiar to the land or building in question.
  - a. Property was originally platted as two lots (Tract One 10.29 acres & Tract Two 12.58 acres) the previous owner seems to have combined them prior to the 1993 construction of the home currently located near the entrance to the property.
2. That a literal interpretation of the ordinance (resolution) would deprive the applicant of rights enjoyed by other property owners.
  - a. The ordinance that stipulates 250' of road frontage for both parcels is already not met by the property having only 160' of road frontage. Note that properties directly to the south 7890 Peter Hoover Rd and 7876 Peter Hoover Rd. have 148' of road frontage and 150' of road frontage respectively. Property 0.3 miles to the North (Parcel ID 220-001185-00) 44.95 acres has 60' of road frontage.
  - b. The ordinance stipulating a minimum lot split of 2.5 acres is nearly met with the proposed split parcel being 1.98 acres a difference of 0.51 acres. The proposed parcel split with the existing house would have side yard setbacks that exceed the minimum of 25' on either side (29.3' to the North and 29.2' to the South). The well and septic systems remain fully intact and operational, all fully contained within the boundaries of the proposed 1.98-acre parcel. There are eight properties to the South on Peter Hoover within 0.25 miles that are all sub 2.5 acres and one property to the North on Peter Hoover (0.3 miles) 1.00 acre
    - i. North - 8909 Peter Hoover Rd. - 1.00 acres
    - ii. South - 7839 Peter Hoover Rd. - 1.00 acres
    - iii. South - 7807 Peter Hoover Rd. - 1.00 acres
    - iv. South - 7775 Peter Hoover Rd. - 1.00 acres
    - v. South - 7743 Peter Hoover Rd. - 1.00 acres
    - vi. South - 7711 Peter Hoover Rd. - 0.60 acres
    - vii. South - 7872 Peter Hoover Rd. - 1.78 acres
    - viii. South - 7860 Peter Hoover Rd. - 1.74 acres
    - ix. South - 7850 Peter Hoover Rd. - 1.77 acres
3. That the special conditions do not result from previous actions of the applicant.
  - a. The applicant did not combine the two patted parcels and did not construct the home near the entrance of the property. The applicant did not create the existing parcel which has 160' of road frontage.
4. That the requested variance is the minimum variance that will allow reasonable use of the land or buildings.
  - a. The applicant has been in communication with Plain Township and Franklin County for months prior to submitting the application to determine that this is the minimum variance that will allow a reasonable use of the land and/or buildings. With housing shortages widely acknowledged as an issue across Central Ohio, allowing this split would permit one additional housing unit to be constructed on the rear acreage doing at least a small part to meet the growing demand for housing in our community.

Name: Tract 1

North: 770892.63' East: 1889667.56'

Segment #1 : Line

Course: S86°39'41"E Length: 808.50'  
North: 770845.54' East: 1890474.68'

Segment #2 : Line

Course: S03°26'20"W Length: 111.71'  
North: 770734.03' East: 1890467.98'

Segment #3 : Line

Course: N86°32'24"W Length: 808.57'  
North: 770782.83' East: 1889660.89'

Segment #4 : Line

Course: N03°28'19"E Length: 110.00'  
North: 770892.63' East: 1889667.55'

Perimeter: 1838.78' Area: 2.058acres  
Error Closure: 0.01 Course: N65°49'16"W  
Error North: 0.003 East: -0.008

Precision 1: 183878.00

Name: Tract 2

North: 770782.83' East: 1889660.90'

Segment #1 : Line

Course: S86°32'24"E Length: 808.57'  
North: 770734.03' East: 1890467.99'

Segment #2 : Line

Course: N03°26'20"E Length: 1189.98'  
North: 771921.87' East: 1890539.37'

Segment #3 : Line

Course: S86°41'05"E Length: 701.43'  
North: 771881.30' East: 1891239.63'

Segment #4 : Line

Course: S03°39'19"W Length: 1241.76'  
North: 770642.07' East: 1891160.46'

Segment #5 : Line

Course: N86°32'24"W Length: 1505.34'  
North: 770732.92' East: 1889657.86'

Segment #6 : Line

Course: N03°28'19"E Length: 50.00'  
North: 770782.83' East: 1889660.89'

Perimeter: 5497.08' Area: 20.842acres  
Error Closure: 0.00 Course: S68°41'55"W  
Error North: -0.001 East: -0.003

Precision 1: 5497080000.00

**Tract 1**  
**Exhibit A - Description**

Situated in the State of Ohio, County of Franklin, Township of Plain, being in Section 1, Township 2 North, Range 16 West, United States Military District, and being part of a 10.296 acre tract and a 12.584 acre tract conveyed to Robert J. Riddle and Johnna M. Evans by Instrument Number 202508250091983, all records herein are from the Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

**Beginning for Reference** at FCGS 2278, an aluminum disk in a concrete monument set over a found stone, at an angle point in the centerline of Peter Hoover Road, 0.5 miles north of Walnut Street, on a P/L east and west, access through a F.C. road monument box. Monument is the east 1/4 corner of Section 2 and the west 1/4 corner of Section 1, Township 2, Range, 16 United State Military District;

Thence, **South 03° 28' 19" West**, for a distance of **1078.22 feet** in the centerline of said Peter Hoover Road to a PK nail set in the intersection of the centerline of Peter Hoover Road, the northwest corner of said 10.296 acre tract, and the southwest corner of a 5.978 acre tract conveyed to Karen P. Johnston in Instrument Number 202008150120084, said point being the **True Point of Beginning**;

Thence, **South 86° 39' 41" East**, for a distance of **808.50 feet** in the common line of said 10.296 acre tract and said 5.978 acre tract to a 5/8" diameter pin with a cap that reads "A Hargett PS" found in the intersection of a northerly corner of said 10.296 acre tract and the southeast corner of said 5.978 acre tract;

Thence, crossing said 10.296 acre tract and said 12.584 acre tract the following two courses:

1. **South 03° 26' 20" West**, for a distance of **111.71 feet** to an iron pin set;
2. **North 86° 32' 24" West**, for a distance of **808.57 feet** to a PK nail set in the intersection of said centerline of Peter Hoover Road and the west line of said 12.584 acre tract;

Thence, **North 03° 28' 19" East**, for a distance of **110.00 feet** in the common line of said centerline of Peter Hoover Road and the west lines of said 10.296 acre tract and said 12.584 acre tract to the **Point of Beginning** containing **2.058 acres** more or less, subject to legal highways and other easements of records.

Iron pins set are a 5/8" diameter by 30" long rebar with a cap the reads "CW Design Group".

The bearings in this description are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected stations in the Ohio Department of Transportation Real-Time-Network (ODOT RTN). The centerline of Peter Hoover Road with a bearing of North 03°28'19" East, is the basis of bearings.

The described tract is a part of Auditor's Tax Parcel Number 220-000039-00 and is based on Instrument Number 202508250091983 with a Present Roadway Occupied of 0.076 acres.

A plat of survey is attached hereto and made a part of.

I hereby certify this description was based field survey conducted by CW Design Group, LLC under my guidance in September 2025 and to the best of my knowledge depicts the boundary lines.

**Preliminary**

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**Tract 2**  
**Exhibit A - Description**

Situated in the State of Ohio, County of Franklin, Township of Plain, being in Section 1, Township 2 North, Range 16 West, United States Military District, and being part of a 10.296 acre tract and a 12.584 acre tract conveyed to Robert J. Riddle and Johnna M. Evans by Instrument Number 202508250091983, all records herein are from the Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

**Beginning for Reference** at FCGS 2278, an aluminum disk in a concrete monument set over a found stone, at an angle point in the centerline of Peter Hoover Road, 0.5 miles north of Walnut Street, on a P/L east and west, access through a F.C. road monument box. Monument is the east 1/4 corner of Section 2 and the west 1/4 corner of Section 1, Township 2, Range, 16 United State Military District;

Thence, **South 03° 28' 19" West**, for a distance of **1188.22 feet** in the centerline of said Peter Hoover Road to a PK nail set in the intersection of the centerline of Peter Hoover Road and the west of said 12.584 acre tract, said point being the **True Point of Beginning**;

Thence, **South 86° 32' 24" East**, for a distance of **808.57 feet** crossing said 12.584 acre tract to an iron pin set;

Thence, **North 03° 26' 20" East**, for a distance of **1189.98 feet** (passing an 5/8" diameter iron pin with a cap that reads "A Hargett PS" at 111.71 feet, a 3/4" inner diameter iron pipe at 435.00 feet, a 3/4" inner diameter iron pipe that reads "P&L Systems" at 812.52 feet, and a 3/4" inner diameter iron pipe with an unreadable cap at 920.32 feet) crossing said 12.584 acre tract and said 10.296 acre tract, and in the common lines of said 10.296 acre tract, a 5.987 acre tract conveyed to Karen P. Johnston in Instrument Number 202008150120084, a 6.953 acre tract conveyed to John D. Andres in Instrument Number 201606020069072, and a 6.998 acre tract conveyed to Shane T. Clapham in Instrument Number 200407230170782 to a 3/4" inner diameter iron pipe found in the intersection of a northwesterly corner of said 10.296 acre tract, the northeast corner of said 6.998 acre tract, and the southerly line of a 8.992 acre tract conveyed to Matthew D. Dickson in Instrument Number 201501080002710;

Thence, **South 86° 41' 05" East**, for a distance of **701.43 feet** (passing a 3/4" inner diameter iron pipe at 546.41 feet) in the common line of said 10.296 acre tract, said 12.584 acre tract, said 8.992 acre tract, and a 44.720 acre tract conveyed to Camillo Properties LLC in Instrument Number 200012200256458 to an 3/4" inner diameter iron pipe found in the intersection of the northeast corner of said 12.584 acre tract, the southerly line of said 44.720 acre tract, and the northwesterly corner of a 24.728 acre tract conveyed to NMP 13 LLC in Instrument Number 201309190160163;

Thence, **South 03° 39' 19" West**, for a distance of **1241.76 feet** (passing a 3/4" inner iron pipe with a cap that reads "Turner PS" at 1205.44 feet) in the common line of said 12.584 acre tract, said 24.728 acre tract, and a 24.169 acre tract conveyed to Rocky Fork Partners LLC in Instrument Number 199712090163160 to a 3/4" inner diameter pipe found in the intersection of the southeast corner of said 12.584 acre tract, the westerly line of said 24.169 acre tract, and the northeast corner of a 5.191 acre tract conveyed to William F. Creadon in Instrument Number 199108160137310;

Thence, **North 86° 32' 24" West**, for a distance of **1505.34 feet** in the common line of said 12.584 acre tract and said 5.191 acre tract to a PK nail set in the intersection of the centerline of Peter Hoover Road, the southwest corner of said 12.584 acre tract, and the northwest corner of said 5.191 acre tract;

Thence, **North 03° 28' 19" East**, for a distance of **50.00 feet** in the common line of said centerline of Peter Hoover Road and the west line of said 12.584 acre tract to the **Point of Beginning** containing **20.842 acres** more or less, subject to legal highways and other easements of records.

Iron pins set are a 5/8" diameter by 30" long rebar with a cap the reads "CW Design Group".

The bearings in this description are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected stations in the Ohio Department of Transportation Real-Time-Network (ODOT RTN). The centerline of Peter Hoover Road with a bearing of North 03°28'19" East, is the basis of bearings.

The described tract is a part of Auditor's Tax Parcel Number 220-000039-00 and is based on Instrument Number 202508250091983 with a Present Roadway Occupied of 0.034 acres.

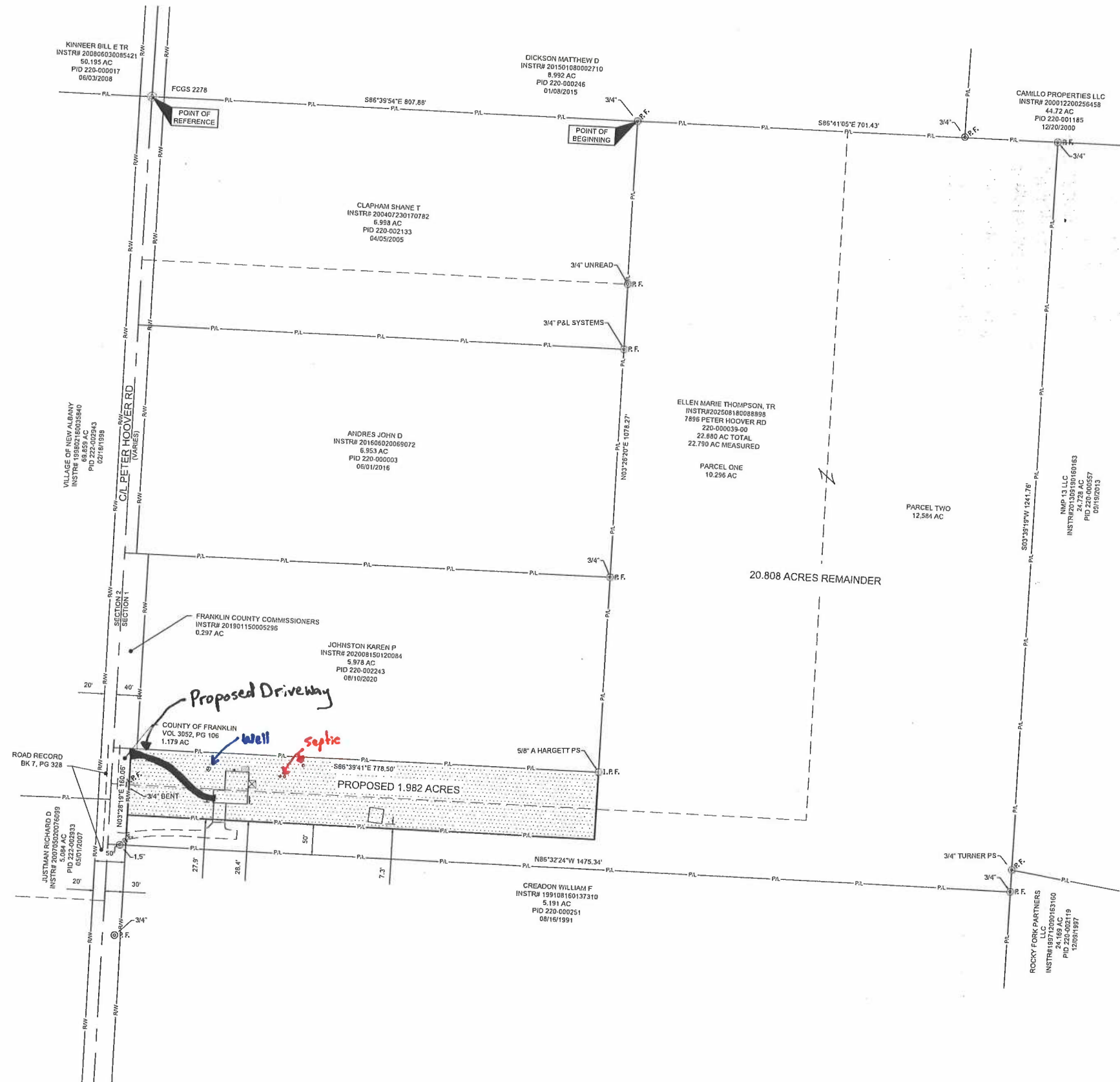
A plat of survey is attached hereto and made a part of.

I hereby certify this description was based field survey conducted by CW Design Group, LLC under my guidance in September 2025 and to the best of my knowledge depicts the boundary lines.

**Preliminary**

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SECTION 1  
TOWNSHIP 2 NORTH, RANGE 16 WEST  
UNITED STATES MILITARY DISTRICT  
TOWNSHIP OF PLAIN  
COUNTY OF FRANKLIN  
STATE OF OHIO



BASIS OF BEARINGS:

THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011) EPOCH 2010. SAID BEARINGS ORIGINATED FROM A FIELD TRAVERSE WHICH WAS REFERENCED TO SAID COORDINATE SYSTEM BY GNSS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE OHIO DEPARTMENT OF TRANSPORTATION REAL-TIME-NETWORK. THE PORTION OF THE CENTERLINE OF PETER HOOVER ROAD, HAVING A BEARING OF NORTH 03°28'19" EAST AND MONUMENTED AS SHOWN HEREON, IS DESIGNATED THE "BASIS OF BEARING" FOR THIS PLAT.

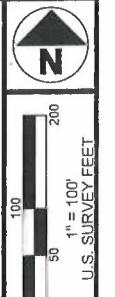
SOURCE DOCUMENTS AND THE AUDITOR'S PARCEL NUMBERS ARE SHOWN ON THE PLAT.

THIS PLAT WAS BASED ON A FIELD SURVEY CONDUCTED BY CW DESIGN GROUP, LLC UNDER MY GUIDANCE IN SEPTEMBER 2025.

CW Design Group  
ONE COLUMBIANA I LAND SURVEYORS

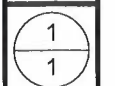
PHONE: 614-846-9279  
972 Linkfield Drive  
Worthington, Ohio 43085

PROJECT # 25-0031



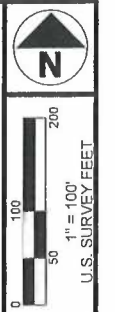
EXHIBIT

7896 PETER HOOVER RD  
NEW ALBANY, OH



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SECTION 1  
TOWNSHIP 2 NORTH, RANGE 16 WEST  
UNITED STATES MILITARY DISTRICT  
TOWNSHIP OF PLAIN  
COUNTY OF FRANKLIN  
STATE OF OHIO



CONTOUR EXHIBIT  
SOURCE: OGRIP

7896 PETER HOOVER RD  
NEW ALBANY, OH

