



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 02-10-2026-02 Fee Paid Date Received 1/29/2026

APPLICANT

Applicant Matthew/Melissa Gallatin Company
Address 8134 Bevelhymer Rd. Westerville, Ohio 43081
Phone Number Email

PROPERTY LOCATION DESCRIPTION

Property Type Residential Commercial Owner Matthew/Melissa Gallatin
Subdivision Name (If not a platted sub-division, attach a legal description)
Address 8134 Bevelhymer Rd. Westerville, Ohio 43081
Phone Number Email
Parcel Number 220-002089 Property Zoned Residential Total Acres 5.004

NATURE OF VARIANCE

Plain Township Zoning Resolution Section: 406.02B Describe specifically the nature of the variance:
Exceed Maximum Size Restriction
Exceed Maximum Size Restriction

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)

January 26, 2026 (Date)



## BZA VARIANCE REQUEST CHECKLIST

- Application
- Application Fee
- Six (6) sets of plans. The plans must show:
  - Drawn to scale
  - Plot plan showing dimensions and shape of the lot
  - Size and locations of existing buildings
  - Locations and dimensions of proposed buildings or alterations
  - Natural or topographic peculiarities of the lot
  - Location of well
  - Location of septic system
- Justification of Variance – Include statement of:
  - Special conditions exist peculiar to the land or building in question.
  - That a literal interpretation of the ordinance (resolution) would deprive the applicant of rights enjoyed by other property owners.
  - That the special conditions do not result from previous actions of the applicant.
  - That the requested variance is the minimum variance that will allow a reasonable use of the land or buildings.
- Legal Description
- Current list of property owners within 200 feet

## BOARD OF ZONING APPEALS

1. Review Application
  - A. Variance, Conditional Use, and/or Appeals
  - B. Legal description
  - C. Plot plan/ vicinity map including location of water well and septic system/ sewer services
  - D. Statement or letter of proposed change or amendments (shows hardships - also why application is necessary to the preservation and enjoyment of your property)
  - E. Current list of property owners within 200 feet contiguous to, directly across, or around property
  - F. Fees paid
  - G. Vote to accept or deny the application
2. Set hearing date and time (at least fifteen not more than thirty (30) days)
3. Assign Case Number
4. May request Planning Commission Opinion or Full Report

## NOTICES

1. Planning Commission - Five days after acceptance of applications
2. Newspaper - Ten days prior to hearing dates
3. Property Owners - Ten days prior to hearing dates

## AREA VARIANCE APPROVAL FACTORS (DUNCAN V. VILLAGE OF MIDDLEFIELD)

1. Will the property in question yield a reasonable return or can there be a beneficial use of the property without the variance?
2. Is the variance substantial?
3. Is the essential character of the neighborhood substantially altered or would adjoining properties suffer a substantial detriment as a result of the variance?
4. Will the variance adversely affect the delivery of governmental services (e.g., water, sewer, garbage)?
5. Did the property owner purchase the property with knowledge of the zoning restriction?
6. Can the property owner's predicament feasibly be obviated through some method other than a variance?
7. Does the variance violate the spirit and intent behind the zoning requirement or deny substantial justice by granting the variance?

Matthew and Melissa Gallatin  
8134 Bevelhymer Rd  
Westerville, OH 43081

**Date:** January 26, 2026

**To:**

New Albany Plain Township Board of Zoning Appeals  
45 Second Street  
PO Box 273  
New Albany, OH 43054

**Subject:** Justification Letter for Variance Request

**Dear Members of the Board,**

We, Matthew and Melissa Gallatin, are writing to formally request a variance related to the size of a proposed pole barn on our property located at 8134 Bevelhymer Rd, Westerville, OH 43081.

Our previous variance application was denied by the board, due to the requested location and size in the front of the property (too close to the road with the requested size). Based on the recommendations of the October 2025 Zoning Meeting, and discussions with the township administrator, we have adjusted our initial plan to locate the proposed barn to the rear of the property. The following description outlines our new request.

The property is a 5.004-acre parcel situated on the east side of Bevelhymer Road, approximately ¼ mile north of Bevelhymer Park. The lot measures approximately **1160 feet long** and **188 feet wide**. The residence is located about **225 feet** off the roadway. The proposed barn will measure *at a maximum* **48 ft. x 88 ft. (4,224 sq. ft.)**, which exceeds the maximum size permitted under Section 406.2 A. In accordance with zoning resolution requirements and in support of this request, we respectfully submit the following justifications:

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

- **Section 406.2 A:** The proposed barn (4,224 sq. ft.) exceeds the maximum permitted square footage. However, our 5-acre parcel is of sufficient size to reasonably accommodate this structure.

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

- Strict application of the ordinance would prevent us from making reasonable and functional use of our property consistent with nearby landowners.
- In the surrounding area, the following variances for **size** have been approved:

- 8404 Bevelhymer Rd (768 sq. ft. larger than allowed)
- 8258 Bevelhymer Rd (2,000+ sq. ft. larger than allowed)

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

The septic system was installed at the time the house was originally constructed, and the natural gas pipeline was placed by the utility company. These limiting conditions are outside of our control as homeowners.

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

We are requesting only the variance necessary to construct a barn that allows for storage of our tractor, mower, tools, bicycles, and eventually a vehicle for our children. The structure will comply with all setback requirements and will be designed to minimize any potential impact on neighboring properties or the overall character of the area.

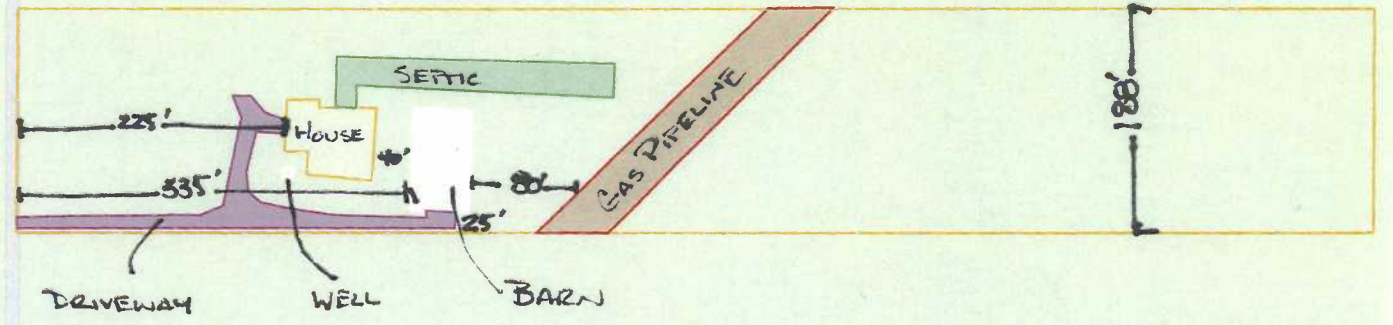
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We respectfully request your consideration and approval of this variance. Thank you for your time and dedication to serving our community. Please feel free to contact us if you require additional information or would like to arrange a site visit.

**Sincerely,**

Matthew and Melissa Gallatin

- 1 North Boundary
- 2 West Boundary
- 3 South Boundary
- 4 East Boundary
- 5 House
- 6 Pipeline - No Building/Trees
- 7 Septic System
- 8 Well
- 9 Barn Behind Property



- South Boundary 3
- East Boundary 4
- House 5
- Pipeline - No Building/Trees 6
- Septic System 7
- Well 8
- Barn Behind Property 9
- Proposed Driveway 10



DRIVEWAY  
WELL  
BARN  
GAS PIPELINE

