

Application #: 2025-06

Date: 12-18-2025

HARRISON TOWNSHIP ZONING DEPARTMENT
6750 OUTVILLE RD., PATASKALA, OHIO 43062 (740) 927-8277

APPLICATION FOR VARIANCE

Applicant Name: Connie J. Klema Attorney Phone #: 614 374 8488
Mailing Address: PO Box 991 City/State/Zip: PATASKALA OHIO 43062
Email Address: cklemaattorney@gmail.com District & Parcel #: 025 - 068400-00.000
Zoning District: R-15 & B-1 Existing Use: UNDEVELOPED
Property Address: 4663 Columbus Rd. City/State/Zip: GRANVILLE OHIO 43023
Zoning Code Article & Section # Variance applies to: SEE ATTACHED
Description and nature of Variance request: SEE ATTACHED

The undersigned is applying for a Variance for the following use, said permit to be issued based on the information contained within this application. The applicant hereby certifies that all information and attachments to this application are true and correct and agrees to follow all applicable regulations, according to Article 4 Sections 4.12 through 4.18 of the Harrison Township Zoning Resolution.

Property Owner's Signature (Authorized Representative): [Signature] Date: 12/8/2025

Attachments and supporting documentation needed:

1. A certified copy of the deed, from the Licking County Recorder's Office, showing the legal ownership of said property, and legal owner's consent if the applicant is not the legal owner.
2. A drawing of the proposed site for the variance showing the location of all buildings, parking & loading area, traffic access, traffic circulation, open spaces, landscaping, refuse & service areas, utilities, signs, & yards. Note additional information may be required by the BZA at the time of the hearing.
3. A narrative statement demonstrating that the requested variance conforms to the requirements of Article 4.12.1.a through 4.12.1.d for a Use Variance or Article 4.12.2.a through 4.12.2.g for an Area Variance.
4. Names & addresses of adjoining property owners within 500 feet of the property, including across the roadway. This list shall be typed or printed on mailing labels.

****Please attach fifteen (15) copies of the application & all supporting documentation.**

(For Township Use Only)

Date Received: 12-18-2025 Fee Paid: 1,000.00 Check #: 2396 Received by: [Signature]

Date Forwarded to BZA: 12-18-2025 Publication Date: _____ BZA Hearing Date: _____

Variance Decision: ☐ Approved ☐ Approved with Conditions ☐ Denied

Comments/Conditions: _____

Date: _____

Zoning Inspector's Printed Name

Zoning Inspector's Signature

NARRATIVE STATEMENT

The Property is approximately 50 acres and is undeveloped.

The Property is bordered by two platted single family subdivisions known as Indian Hills and Cherokee Woods with lots that average in size from ½ acre to 1 acre. The public street that provides access to the subdivisions and the Property is Cherokee Trail.

The majority of the Property and the Subdivisions are zoned R-15 (only a small portion of the Property and the Indian Hills Subdivision are zoned B-1).

The owner wishes to divide the Property into 9 lots.

Under the R-15 zoning, the following is required:

- >a single family home that is a minimum 1800 square feet of heated, finished living/floor area with a garage that does not exceed 2.5 stories or 35' in height

- >a lot area of 15,000 square feet or more

- >a front yard of 40 feet or more

- >a side yard of 15 feet or more on each side

- >a rear yard of 40 feet or more

- >a lot width of 100' or more at the building line

Each of the 9 proposed lots satisfy all the above R-15 requirements:

- >each single family home will be at least 1800 square feet, not exceed 2.5 stories or 35' in height

- >each lot will have a lot area greater than 15,000 square feet

- >each lot will have a front yard of at least 40 feet or more

- >each lot will have sides yards of at least 15' or more on each side

- >each lot will have a rear yard of at least 40' or more

- >each lot will have a width of at least 100' at the building line

The only variance needed is street frontage (Section 10.2 "Street Frontage").

While each lot will have the required width of 100' or more at the building line, each lot will not have street frontage of 100'.

The Property has frontage on Cherokee Trail at two locations; a 50' wide frontage and a ~95' frontage, neither of which satisfies the lot width requirement at street frontage. As such, the

property cannot be divided to make two or more lots without a variance or in the alternative, platting the Property as a subdivision so streets can be extended to provide frontages.

The owner only wants to have 9 large lots. Owing to the special conditions of the Property, the literal enforcement of Section 10.2 results in practical difficulties.

The Licking County Engineer has approved the existing street frontage of ~95' for one shared driveway to serve all 9 Lots.

To divide the Property into 9 large lots a variance is needed to permit the street frontage of each lot to be less than 100'. Without the variance, the owner is deprived from developing the Property with large single family lots unobscured by long paved streets.

>The 50' frontage will be divided amongst 2 lots with each lot having 25' feet of frontage

>The 95' frontage will be divided amongst 7 lots with each lot having 13.6' feet of frontage

Requested Variances:

1. Article 10.2 Street Frontage:

To permit 2 lots to have less than 100' width at their street frontage and to have 25 feet

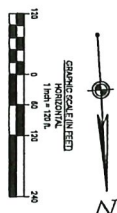
To permit 7 lots to have less than 100' width at their street frontage and to have 13.6 feet

Article 4.12(2)(a-g):

- a. Without the variances the Property has no conforming street frontage for residential use. Without the variances homes cannot be constructed on the Property without construction of hundreds of feet of public streets that will connect to Cherokee Trail. The Property and the surrounding neighborhood would not benefit from constructing long paved public roadways just to provide street frontage for only 9 lots. With the street frontage variances, the Property will have lots greater than 100' in width at the building lines and each be approximately 5 acres.
- b. If the owner were to request 9 lots that are each less than 15,000 square feet and have less than 100' of width at the building lines, that would be substantial. But the owner is not seeking any variance from the R-15 requirements. **All 9 lots satisfy the R-15 requirements.**
- c. The character of the neighborhood will be preserved and enhanced with 5 acre homesites and no additional public roadways.
- d. The variances do not adversely affect the delivery of governmental services.
- e. The owner purchased the Property with knowledge that the R-15 requirements could be satisfied with the proposed large lots and that variances to permit narrower street frontages for lots in excess of the required lot size have been approved numerous times by Harrison Township to maintain larger lots and fewer subdivisions.

f. The requested variances are the only means to use the Property for two or more residential Lots without the construction of long paved public streets.

g. The spirit and intent behind the zoning requirement is observed and substantial justice done by permitting 9 approximate five acre lots that satisfy all the R-15 requirements and have narrow frontages with one shared driveway that prevents the need for long paved public roadways that serve no use but to provide frontage.



THE INFORMATION ON THIS DOCUMENT IS PRESENTED ON DOCUMENTS NOT FOR CONSTRUCTION RECORDING PURPOSES OR REPRESENTATION

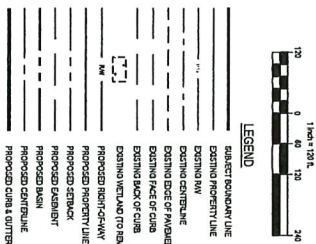
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Scale:	1"=120'
Drawn By:	NSA
Checked By:	JECE
Date:	DECEMBER 2022
Issue: NOT FOR CONSTRUCTION	
Drawing Title:	

PLOT PLAN

3



W W U . O R G . C O O

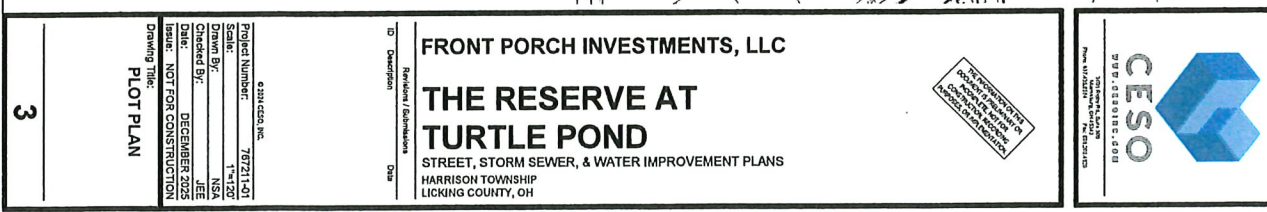


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Project Number:	767211-01
Scale:	1"=120'
Drawn By:	NS
Checked By:	JEE
Date:	DECEMBER 2022
Issue:	NOT FOR CONSTRUCTION


Drawing Title:

PLOT PLAN



DESCRIPTION APPROVED JARED N. KNERR LICKING COUNTY ENGINEER
APPROVED BY <i>Jm 7-2-24</i>

TRANSFERRED
Date <i>July 2, 2024</i>
<i>Michael Smith</i> Licking County Auditor
SEC. 319.202 COMPLIED WITH MICHAEL L. SMITH, AUDITOR
BY: <i>TS EXX</i>

		
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Pgs: 6	\$66.00	T20240011090
7/2/2024 11:57 AM MEPPFRONT PORC		
Bryan A. Long Licking County Recorder		

WARRANTY DEED

Know All By These Presents

That Grantor, Front Porch Investments, LLC, an Ohio limited liability company, for valuable consideration paid, does grant with general warranty covenants, to the Grantee, Front Porch Investments, LLC, whose tax mailing address is 5535 York Road SW, Pataskala, Ohio 43062, all of its interest in the following real property:

See Attached Exhibit A

Prior Deed Reference: Licking County, Ohio Recorder's Instrument No. 202108040023396

PP# 025-068400-00 .000 & 025-073512-00-005

Property Address: 4663 Columbus Road, Granville, OH 43023

Subject to any and all easements, rights of way, conditions and restrictions of record, all legal highways, zoning ordinances, rules and regulations, and the real estate taxes and assessments due and payable now and thereafter.

Executed this 2nd day of July, 2024.

Front Porch Investments, LLC

By: *Mike Kirkwood* member
Mike Kirkwood, Authorized Member



STATE OF OHIO, COUNTY OF LICKING, ss:

The foregoing instrument was acknowledged before me this 2 day of July, 2024,
by Mike Kirkwood, Authorized Member, on behalf of Front Porch Investments, LLC



NICOLE KRAUSE
Notary Public, State of Ohio
My Commission Expires
12/18/2028

Nicole Krause
Notary Public

This instrument was prepared by
W. Douglas Lowe, Esq.
Law Office of W. Douglas Lowe
23 East Church Street, Newark, Ohio 43055

Exhibit A

PARCEL ONE

Containing 49.038 ± Total Acres

Situated in The First Quarter Township 1, Range 14, Parts of Lot 2 & Lot 12 U.S. Military Lands, Harrison Township, Licking County, Ohio, being part of the 49.426 acres of land conveyed to Front Porch Investments, LLC, as recorded in Instrument 202108040023396, and being designated Parcel Identification Number 025-068400-00.000, all recording references are on file at the Licking County, Ohio Recorder's Office, being more particularly described as follows:

Beginning at a found 1/2" Iron Pin with no cap on the most westerly corner of Lot 50-A of Indian Hills Addition No. 1 Replat of Lots No. 49 and part of 50, as recorded in Plat Book 15, Page 343;

Thence along the westerly line of said Lot 50-A, South 44°52'41" East, a distance of 199.89 feet to a found 5/8" Iron Pin with no cap on the northwest corner of Lot 35-A of Indian Hills Addition No. 1 Replat of Lots No. 35, 36, 37, as recorded in Plat Book 15, Page 149,

Thence along the west line of said Lot 35A, South 02°46'26" West, a distance of 267.69 feet to a found 1/2" Iron Pin with no cap set in concrete on the southwest corner of said Lot 35-A;

Thence along the south line of said Lot 35A and the south line of Lot 33A of Indian Hills Addition No. 1 Replat of Lots No. 33, 34, as recorded in Plat Book 15, page 158, South 86°11'29" East, a distance of 439.30 feet to a set 5/8" Iron Pin on the southwest corner of Lot 32 of Indian Hills Addition No. 1, as recorded in Plat Book 8, Page 165 & 166;

Thence along the west line of Lots 27 through 30 of said Indian Hills Addition No. 1, South 03°48'31" West, a distance of 450.00 feet to a set 5/8" Iron Pin on the southwest corner of said Lot 27;

Thence along the south line of said Lot 27, South 86°11'29" East, a distance of 80.00 feet to a found 1/2" Iron Pin bent with no cap on the northwest corner of Lot 26 of said Indian Hills Addition No. 1;

Thence along the west and south line of said Lot 26, the following courses;

- South 03°48'31" West, a distance of 199.79 feet to a found 1/2" Iron Pin with no cap;
- South 86°08'52" East, a distance of 119.89 feet to a found 1/2" Iron Pin with no cap on the westerly right-of-way line of Cherokee Trail;

Thence along said westerly right-of-way line of Cherokee Trail, South 03°50'58" West, a distance of 50.00 feet to a found 5/8" Iron Pin with no cap on the northeast corner of Lot 25 of said Indian Hills Addition No. 1;

Thence along the north, west and south line of said Lot 25, the following courses;

- North 86°08'52" West, a distance of 119.64 feet to a found 1/2" Iron Pin with no cap;
- South 03°46'32" West, a distance of 199.97 feet to a found 1/2" Iron Pin bent with no cap;
- South 86°11'50" East, a distance of 119.38 feet to a found 1/2" Iron Pin with no cap on the westerly right-of-way line of Cherokee Trail;

Thence along said westerly right-of-way line of Cherokee Trail, South 03°19'06" West, a distance of 95.27 feet to set Iron Pin;

Thence continuing along the westerly right-of-way line of Cherokee Trail, and in part along the north line of Lot 1 of Cherokee Woods Subdivision Phase 1, as recorded in Plat Book 17, Page 224 & 225, North 86°11'22" West, a distance of 121.40 feet to a found 5/8" Iron Pin with no cap on the northwest corner of said Lot 1;



Thence along the northwesterly line of Lots 1 through 4 of said Cherokee Woods Subdivision Phase 1, South 40°31'25" West, a distance of 491.61 feet to found 5/8" Iron Pin with a CBN S-7030 cap on the northwest corner of Lot 10-B of Cherokee Woods Subdivision Phase 1, Replat of Lot 10-A and Lot 11-A, as recorded in Instrument 201805310011008;

Thence along the westerly line of said Lot 10-B and the westerly line of Lot 11-B of said Replat recorded in Instrument 201805310011008, the following courses;

- South 10°19'11" West, a distance of 956.32 feet to found 5/8" Iron Pin with a S-7030 cap,
- South 51°31'22" West, a distance of 498.55 feet to found 5/8" Iron Pin with a S-7030 cap on the northerly line of a 20.447 acre parcel conveyed to Errol T. & Ashley R. Maul, as recorded in Instrument 202308170014876;

Thence along the north line of said Errol T. & Ashley R. Maul, North 86°31'35" West, a distance of 188.22 feet to a set Iron Pin on the east line of a 50.00 acre parcel conveyed to Bonnie L. & Carel W. Ellinger, as recorded in Instrument 200206180022822;

Thence along said east line of Bonnie L. & Carel W. Ellinger, North 03°36'00" East, a distance of 2955.28 feet to a found 5/8" Iron Pin with a SA ENGLAND cap on the southwest corner of a 2.016 acre parcel conveyed to Angela M. McMillen & Patrick A. Foley, as recorded in Instrument 202007070016322;

Thence along the southerly line of said Angela M. McMillen & Patrick A. Foley, North 60°17'17" East, a distance of 150.47 feet to a found 1/2" Iron Pin with no cap on the southwest corner of a 2.209 acre parcel conveyed to Patrick A. Foley, as recorded in Instrument 202110210032172;

Thence along the southerly line of said Patrick A. Foley, the following courses;

- North 66°32'42" East, a distance of 84.58 feet to a found 1/2" Iron Pin with no cap;
- North 59°19'32" East, a distance of 60.99 feet to a found 5/8" Iron Pin with no cap;

Thence South 47°06'13" East, a distance of 59.06 feet to the Point of Beginning.

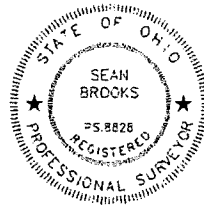
Containing 49.038 acres of land, more or less.

Subject to all covenants, restrictions, reservations and easements contained in any instrument of record pertaining to the above-described tract of land.

Bearings based on U.S. State Plane coordinate system, Ohio South Zone 3402 (NAD83) established from using the Ohio Real Time Network (RTN) provided by the Ohio Department of Transportation.

All iron pins called as set are 5/8" x 30" rebar with yellow cap stamped "CESO".

CESO, Inc.



Sean Brooks

6/27/2024

Date

Sean T. Brooks, PS
Ohio Registered Surveyor No. 8828
3601 Rigby Road, Suite 300
Miamisburg, Ohio 45342
(937) 435-8584



PRE-APPROVAL	
LICKING COUNTY ENGINEER	
APPROVED	CONDITIONAL
<input checked="" type="checkbox"/>	<input type="checkbox"/>
APPROVED BY:	<i>[Signature]</i>
DATE:	6-28-24

760783 FPI Tract 2 Description.docx
6/27/2024

PARCEL TWO

Containing 1.978 ± Total Acres

Situated in The First Quarter Township 1, Range 14, Parts of Lot 2 U.S. Military Lands, Harrison Township, Licking County, Ohio, being part of the 49.426 acres of land conveyed to Front Porch Investments, LLC, as recorded in Instrument 202108040023396, designated as Parcel Identification Number 025-073512-00 005, all recording references are on file at the Licking County, Ohio Recorder's Office, being more particularly described as follows:

Beginning at a found 1/2" Iron Pin with no cap on the most westerly corner of Lot 50-A of Indian Hills Addition No. 1 Replat of Lots No. 49 and part of 50, as recorded in Plat Book 15, Page 343;

Thence North 47°06'13" West, a distance of 59.06 feet to a found 1/2" Iron Pin with no cap on the southerly line of a 2.209-acre parcel of land conveyed to Patrick A. Foley, by deed recorded in Instrument 202110210032172,

Thence along the southerly and east line of said Patrick A. Foley, the following courses;

- North 59°20'35" East, a distance of 79.73 feet to a found 1/2" Iron Pin with no cap;
- North 03°12'10" West, a distance of 568.99 feet to a set Iron Pin on the southerly right-of-way line of Columbus Road Southwest (S.R. 16);

Thence along said southerly right-of-way line of Columbus Road Southwest (S.R. 16), North 60°11'04" East, a distance of 66.82 feet to a found 5/8" Iron Pin with a "PJ BOESHART S-6512" cap on the northwest corner of a 1.036-acre parcel of land conveyed to Stone Quarry Meadows, LLC, as recorded in Instrument 200501030000239;

Thence continuing along the westerly and southerly line of said Stone Quarry Meadows, LLC, the following courses;

- South 03°15'25" East, a distance of 233.60 feet to a found 5/8" Iron Pin bent with no cap;
- North 60°14'28" East, a distance of 79.96 feet to a found 1/2" Iron Pin with no cap on the northwest corner of a 1.282-acre parcel of land conveyed to Ted M. & Alissa J. Brooks, as recorded in Instrument 201611140025251;

Thence along the westerly line of said Ted M. & Alissa J. Brooks, South 30°40'29" East, a distance of 295.69 feet to a set 5/8" Iron Pin on the northerly right-of-way line of Hawatha Trail Southwest;

Thence along said northerly right-of-way line of Hawatha Trail Southwest, and in part along the northerly line of the aforementioned Lot 50-A, South 59°26'14" West, a distance of 234.05 feet to a found 5/8" Iron Pin with an illegible cap;

Thence continuing along the northerly line of said Lot 50-A, the following courses;

- South 20°49'33" West, a distance of 60.74 feet to a found 5/8" Iron Pin with no cap;
- South 59°53'39" West, a distance of 18.21 feet to a set Iron Pin;
- Along a curve to the left having a radius of 190.99 feet, an arc length of 49.87 feet, and subtended by a chord bearing South 51°49'01" West, a distance of 49.73 feet to the Point of Beginning.

Containing 1.978 acres of land, more or less

CESO



\\PROJECTS\FPI\1169763-01\FPI Tract 04- SURVEY
Documents\169763 FPI Tract 1 Description.docx
6/27/2024

Subject to all covenants, restrictions, reservations and easements contained in any instrument of record pertaining to the above-described tract of land.

Bearings based on U.S. State Plane coordinate system, Ohio South Zone 3402 (NAD83) established from using the Ohio Real Time Network (RTN) provided by the Ohio Department of Transportation.

All iron pins called as set are 5/8" x 30" rebar with yellow cap stamped "CESO".



CESO, Inc.

6/27/2024
Date

Sean T. Brooks, PS
Ohio Registered Surveyor No. 8828
3601 Rigby Road, Suite 300
Miamisburg, Ohio 45342
(937) 435-8584

PRE-APPROVAL	
LICKING COUNTY ENGINEER	
APPROVED <input checked="checked" type="checkbox"/>	CONDITIONAL <input type="checkbox"/>
APPROVED BY:	
DATE: 6-28-24	

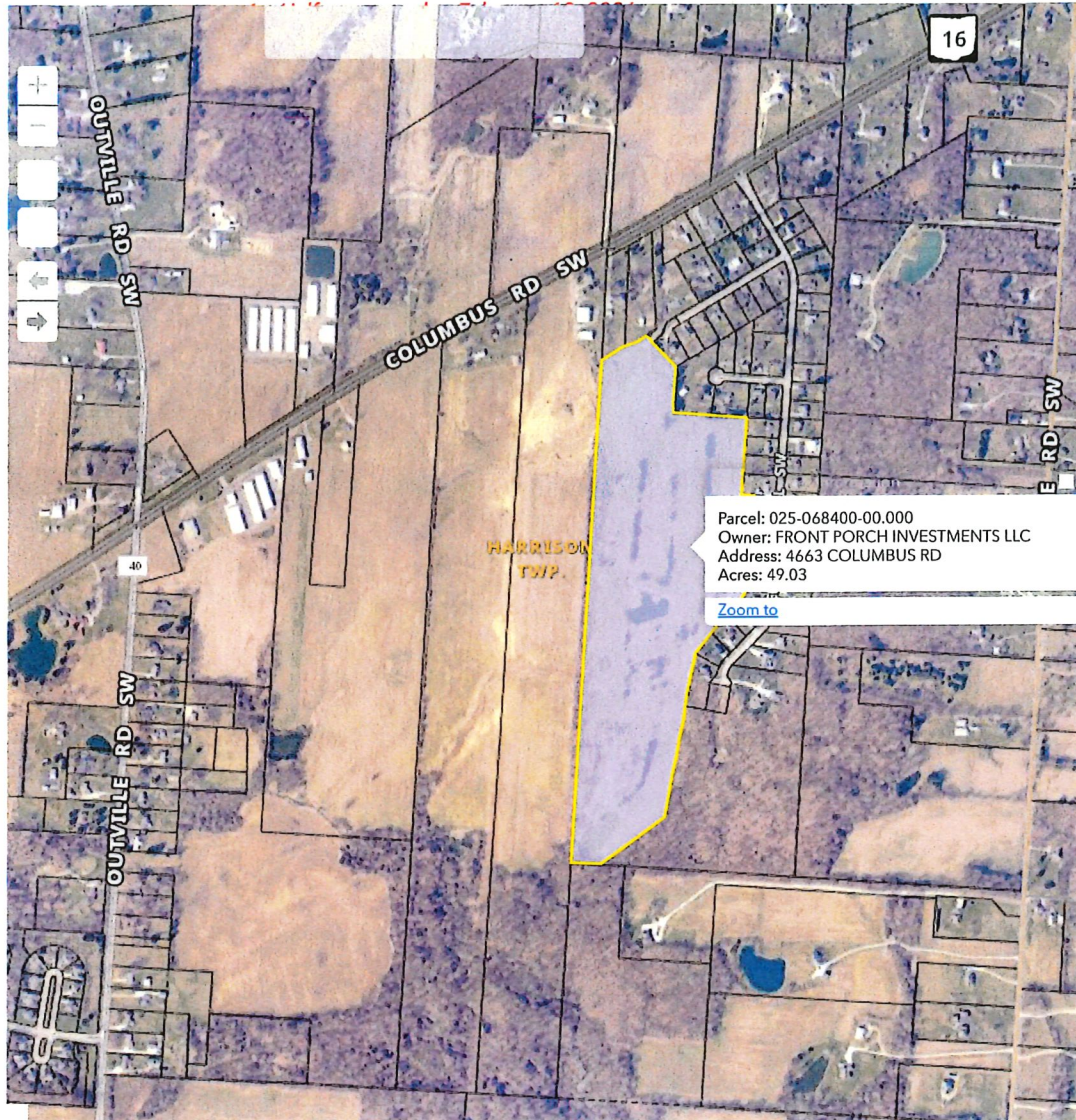
Michael L. Smith, Auditor
Roy Van Atta, Treasurer

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FIND YOUR PARCEL

Owner

Trouble Searching?



025-068400-00.000
 FRONT PORCH
 INVESTMENTS LLC
 4663 COLUMBUS RD
 GRANVILLE, OH 43023

Acres: 49.03
 49.038 AC LOT 2 & 12 R14
 T1 Q1

Land: \$380,000
 Improv: \$218,300
 Total: \$598,300

Transfer Date: 07/02/2024
 Amount: \$0
 Conveyance: 99999
 Valid Sale: No

Homestead: No
 Owner Occ: No

Foreclosure: No
 On Contract: No
 Bankruptcy: No
 Tax Lien: No
 Block Transfers: No

Parcel: 025-068400-00.000
 Owner: FRONT PORCH INVESTMENTS LLC
 Address: 4663 COLUMBUS RD
 Acres: 49.03

[Zoom to](#)