



April 16, 2025

St. Albans Township Board of Zoning Appeals
c/o Woody Fox
P. O. Box 346
25 E. Main Street
Alexandria, Ohio 43001

RE: Variance Application: 7736 Jersey Mill Road, Alexandria, Ohio 43001
Parcel: 066-319362-00.000

Dear Mr. Fox,

Please accept this variance application on behalf of Jersey Mill Properties, LLC (AKA: Gregory & Kari Shakley), my clients.

This variance is a request for a deviation of the St. Albans Township Zoning Resolution: Section 1704 General Requirements of the Agriculture District (AG):
2. Lot Area, Width and Depth: Every lot shall have a minimum frontage of 200 feet, and a minimum lot area of not less than 3 acres (130,680 square feet), including the road right-of-way. All lots must meet those frontage requirements as outlined in Section 932, "Street Frontage Required" of this resolution. (Reference Section 932, "Street Frontage Required" Except as required by other provisions of these regulations, no lot shall have less than required frontage (lot width) as measured along the edge of the road right-of-way of an existing public street. The minimum road frontage requirement for lots fronting on a cul- de-sac shall be 50% of the lot width requirement, however, the building setback should be equivalent to the road frontage for the appropriate district.)

The site has been recently surveyed, and corners stakes are present in the field for the existing site and also for the proposed lot splits that are contingent on this variance request being granted.

Please contact me with any questions or if you require any additional information regarding this request.

Kind Regards,

A handwritten signature in blue ink that reads "Courtney L. Wade".

Courtney L. Wade
A to Zoning, LLC.
740.848.0192
Courtney@atozoning.com

St Albans Township

Alexandria, OH 43001

APPLICATION FOR VARIANCE

BOARD OF ZONING APPEALS

APPLICATION NUMBER _____

Name of Applicant Jersey Mill Properties LLC. (Greg & Kari Shakley)

Mailing Address 13100 Ironwood Trail, Sunbury, Ohio 43074

Phone Number(s) 614-352-5737

Email Address kshakley@gmail.com

1. Location Address: 7736 Jersey Mill Road, Alexandria, Ohio 43001

2. Nature of Variance: Describe generally the proposed variance: Please see attached document.

In addition, plans drawn to scale must accompany this application showing:

- (1) dimensions and shape of the lot,
- (2) the size and locations of existing buildings,
- (3) the locations and dimensions of proposed buildings or alterations, and
- (4) any natural or topographic peculiarities of the lot in question, and
- (5) list of adjacent property owners and addresses within 500 feet of applicants property

3. 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 paper)
- a. Special conditions that exist peculiar to the land or building in question.
 - b. That a literal interpretation of the Zoning 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 building.

I certify that the information contained in this application and its supplements is true and correct to the best of my knowledge.

Applicant: Courtney L. Wade -Agent _____ Date April 16, 2025

FOR OFFICIAL USE ONLY:

Date Issued _____ Date of notice to parties of interest _____ Date of Check _____

Variance Application



Source: Google Maps, November 2024

***7736 Jersey Mill Road,
Alexandria, Ohio 43001,
Parcel: 066-319362-00-000***

Date:

December 20, 2024

Submitted to:

St. Albans Township Board of Zoning Appeals

Prepared by:



740.848.0192

connect@atozoning.com

VICINITY/SITE LOCATION MAP



Source: Licking County On Trac November 2024

NATURE OF VARIANCE REQUEST

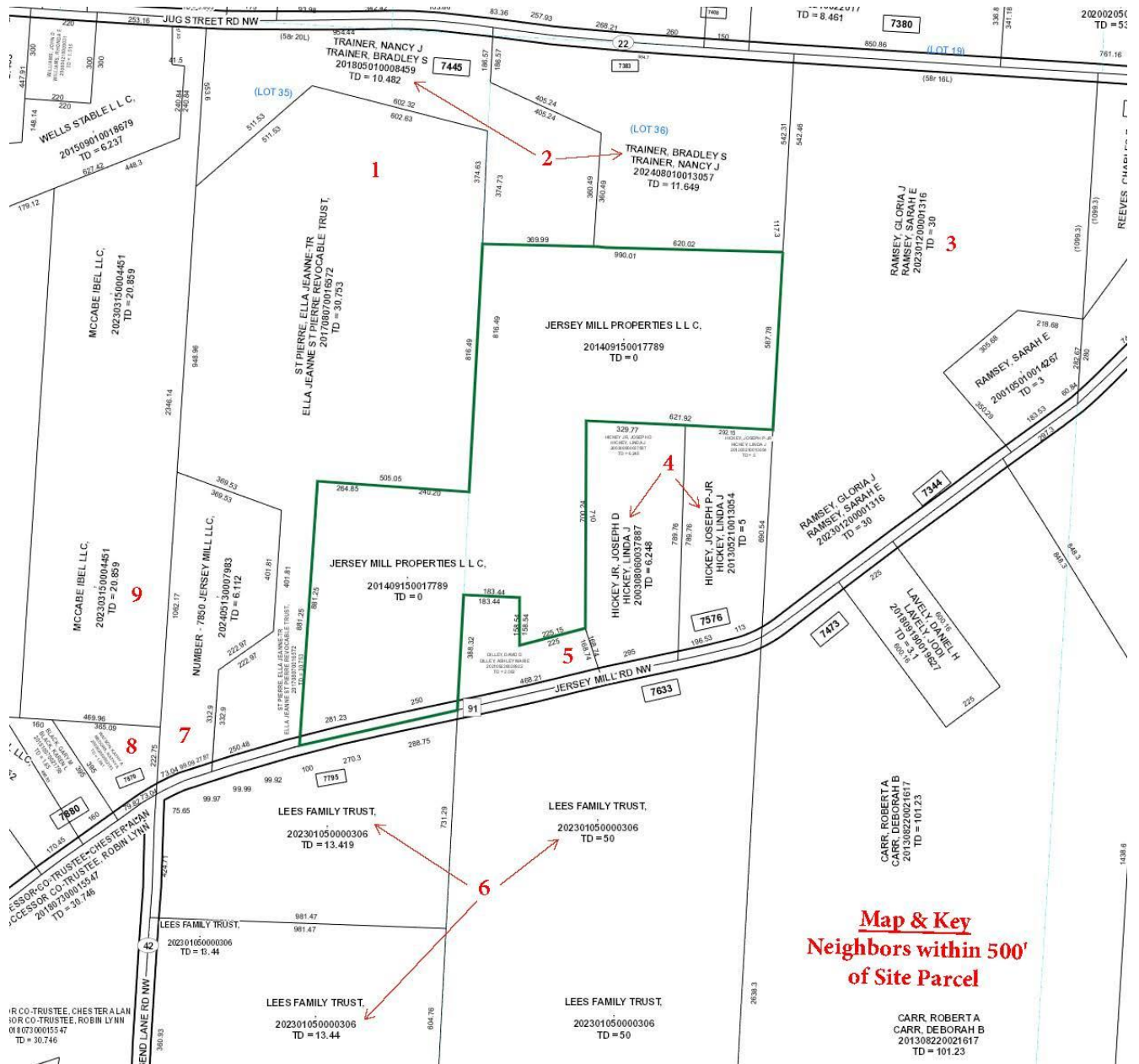
The property owners respectfully request a deviance from “Section 1704 General Requirements of the Agriculture District (AG)” & “Section 932, Street Frontage Required” which requires a minimum of 200 feet of road frontage. This request is only necessary to create the remainder tract of the proposed development plan to preserve the existing access to the farmland situated in the northern portion of the site and to create a buildable site for a new home in the future.

If the variance is granted, the development plan is to create two conforming lots in the southwest corner of the site and one flag lot that will continue to be farmed and will be a new home site in the future. They plan to continue the current farm lease they have with a local farmer (see attached development sketch plan page 8).

THE EXISITING PROPERTY

- The existing 28.23-acre tract is uniquely shaped with a large portion of the land being situated behind an adjacent property owner (#5 on Adjacent Property Vicinity Map-Page 6).
- The site is located on the north side of Jersey Mill Road NW, 510' east of Legend Lane Road NW.
- The site is not located reasonably close to any other road to gain additional road frontage to this site to allow the proposed development plan without the variance request.
- The lot has a total of 531.23' of road frontage that is diagonal along Jersey Mill Road.
- The current zoning district for this lot is designated as Agriculture (AG).
- The land is currently vacant and is used for farming.
- The farmland is currently being leased to a local farmer. The applicants wish to continue this relationship in the future.
- There are existing agricultural structures on the proposed flag lot (see attached sketch for location-Page 8).
- There are not any existing dwellings located on the site.
- There are not any existing onsite septic systems on this site.
- Sanitary sewer services are not available for this site at present.
- There is one existing drive access point located at the eastern edge of the road frontage along Jersey Mill Road NW. This driveway serves not only the farm on this property but also farm on the nighbor's property.
- The site has recently been surveyed. There are existing survey stakes in the field to show the corners of the proposed development plan.

ADJACENT PROPERTIES WITH IN 500' VICINITY MAP



LIST OF ADJACENT PROPERTY OWNERS WITHIN 500'

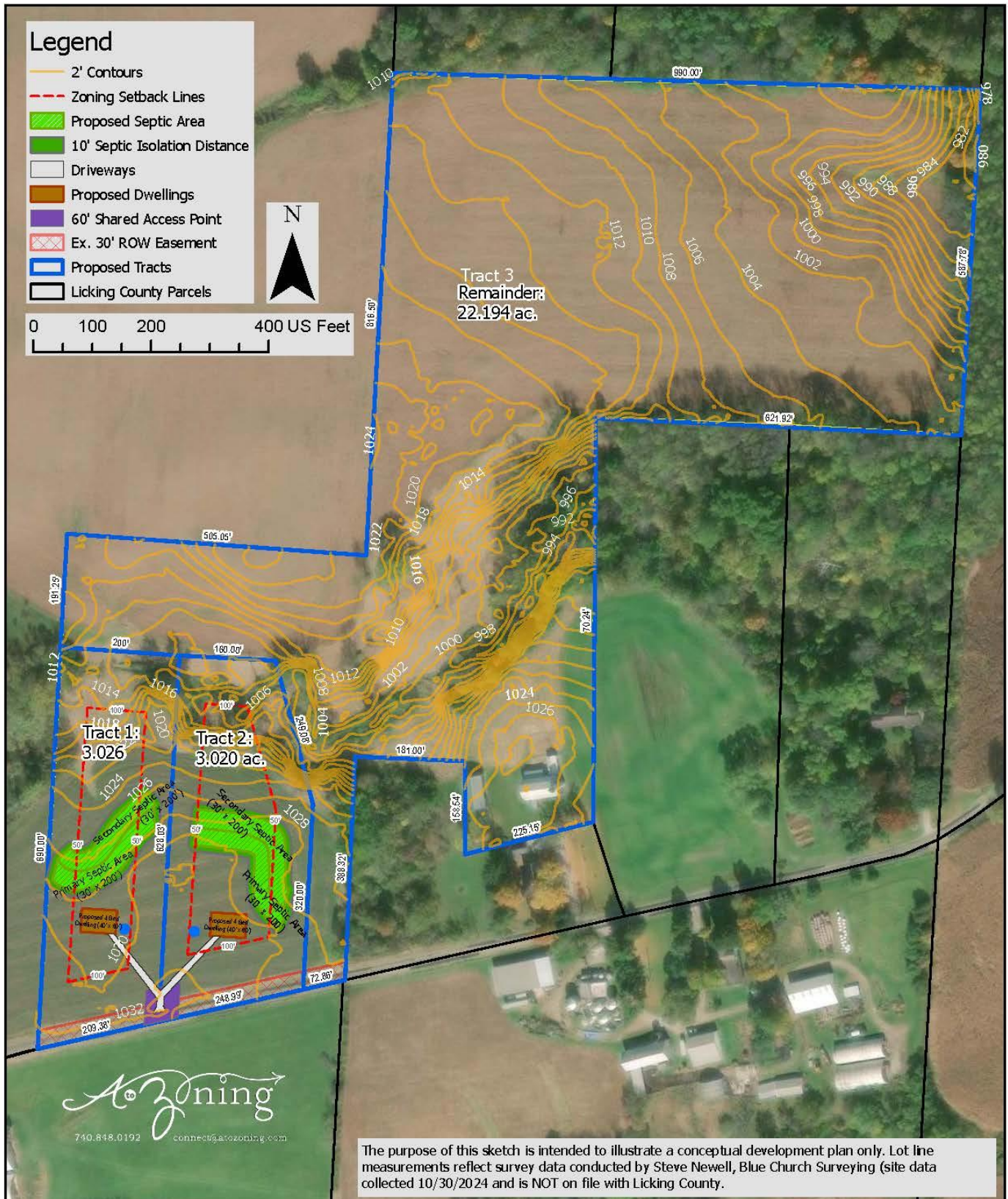
7736 Jersey Mill Road, Alexandria, Ohio 43001

Parcel: 066-319362-00.000

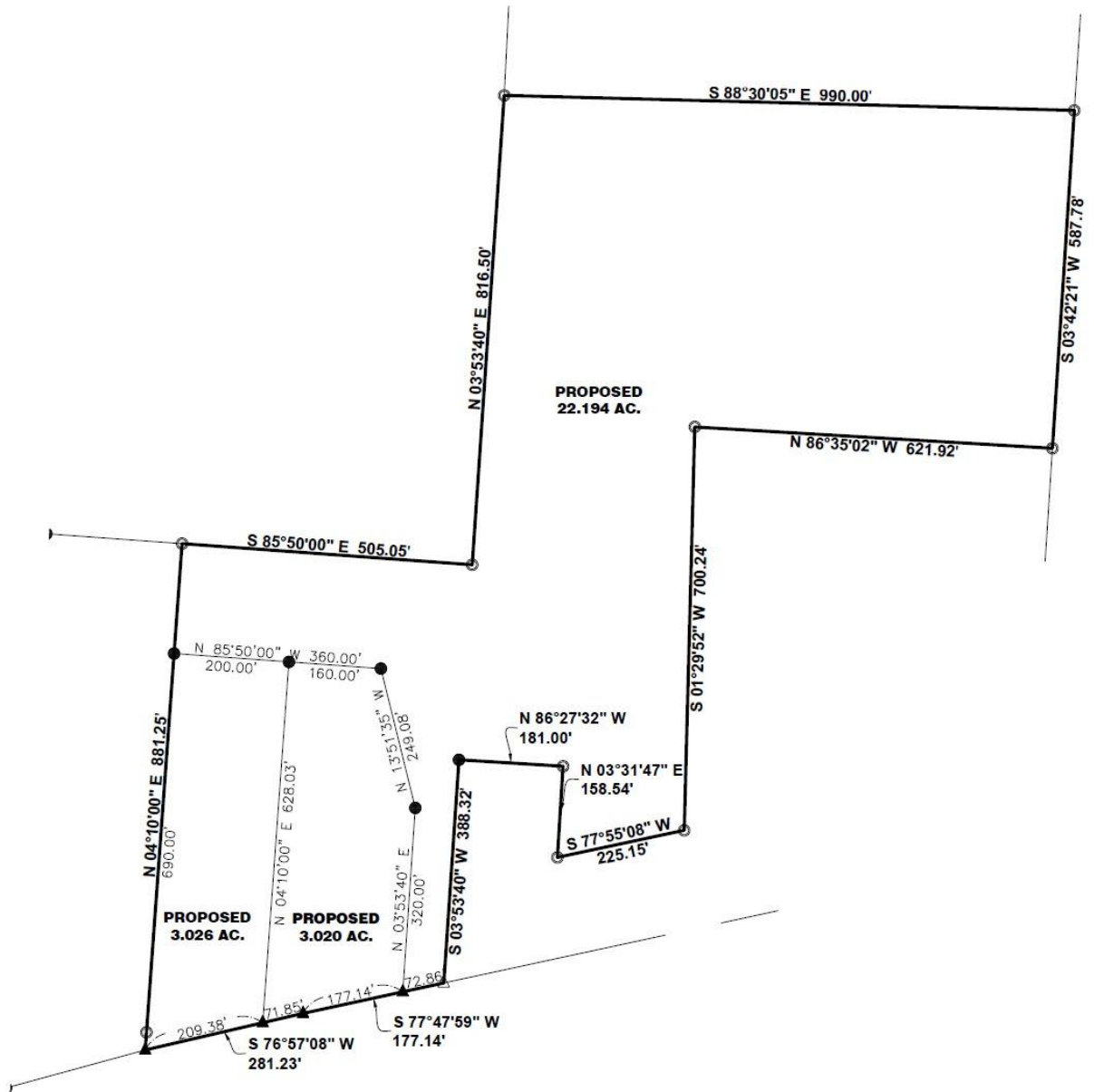
- | | |
|---|--|
| <p>1. ST PIERRE ELLA JEANNE
TRUSTEE
7850 JERSEY MILL RD
ALEXANDRIA OH 430011)
1) Parcel #: 066-319368-00.000</p> <p>2. NANCY J & BRADLEY S
TRAINER
7445 JUG STREET RD
ALEXANDRIA OH 43001
1) Parcel #: 066-319362-01.000
2) Parcel #: 066-319362-00.001</p> <p>3. GLORIA J & RAMSEY SARAH E
RAMSEY
7344 JERSEY MILL RD
ALEXANDRIA OH 43001
1) Parcel #: 066-318852-00.000</p> <p>4. JOS P JR & LINDA J HICKEY
7576 JERSEY MILL RD NW
ALEXANDRIA, OH 430011)
1) Parcel #: 066-319368-01.000</p> <p>5. DAVID D & ASHLEY MARIE
DILLEY
7670 JERSEY MILL RD NW
ALEXANDRIA, OH 43001
1) Parcel #: 066-319362-02.000</p> <p>6. LEES DAVID W & SUZANNE
TRUSTEES
7633 JERSEY MILL RD NW
ALEXANDRIA, OH 43001
1) Parcel #: 066-318372-00.000
2) Parcel #: 066-317250-00.000
3) Parcel #: 066-317250-00.001</p> <p>7. JERSEY MILL LLC
7850 JERSEY MILL RD NW
ALEXANDRIA, OH 43001
1) Parcel #: 066-319368-00.001</p> | <p>8. KATHY A WATSON
7870 JERSEY MILL RD NW
ALEXANDRIA, OH 43001
1) Parcel #: 066-321528-00.001</p> <p>9. MCCABE IBEL LLC
7787 JUG STREET RD
ALEXANDRIA, OH 43001
1) Parcel #: 066-317994-00</p> |
|---|--|

PROPOSED LOT SPLIT SKETCH

Jersey Mill Properties LLC 4 Lot Minor Subdivision w/ Adjacent Property Transfer
7736 Jersey Mill Road NW, Alexandria, Ohio 43001
Parcel #: 066-319362-00.000



**DRAFT SURVEY BOUNDARY PLAT OF FUTURE
DEVELOPMENT PROPOSAL
(NOT YET ON FILE WITH COUNTY)**



FUTURE DEVELOPMENT PROPOSAL

Tract 1 (conforming): ~3.026 acres with ~ 209' of road frontage
Tract 2 (conforming): 3.020 acres with ~ 248' of road frontage
Tract 3 (conforming with variance approved): ~22.194 acres with
~72.86' of road frontage.

Please note that the site sits on a diagonal portion of Jersey Mill. This unique angle requires more than the required 200' of road frontage to create the two conforming lots. Tracts 1 and 2 must exceed the required 200' to maintain the required lot width at the building line. The development proposal preserves as much of the farmland as possible to be contained on Tract 3 and ensures that the existing farm access driveway remains on the flag lot to preserve agricultural use and access to the farm for the intended use of the proposed lot.

Tracts 1 & 2 will share a common access point to meet the Licking County Engineer's Office drive separation requirements and safe-sight distances.

On-site septic systems will service each lot (if soil evaluations prove to be adequate) and private wells will provide the sites with water service.

The remainder tract will continue the current agricultural use and will be the location of a new home if this variance request is awarded.

VARIANCE APPLICATION CONSIDERATIONS

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

1. The existing parcel is uniquely shaped. Most of the farmland is located over 500' from the road and situated behind a neighboring road frontage lot.
2. The applicants recently approached the adjacent property owner to the east to discuss an agreement to acquire additional road frontage. This would have allowed the applicants the ability to create three conforming lots that would meet the current zoning requirements without the request for a variance. Unfortunately, an agreement could not be reached.
3. There are no other existing roads in the area within a reasonable distance, therefore, additional road frontage for the farm cannot be obtained.
4. Granting the variance will preserve the existing driveway which currently provides access for both the applicants and the neighboring property owner to the land being farmed. This drive helps preserve the land for agricultural use in the future.

5. This existing driveway is used to access the farmland on the northern portion of the site, crosses a steep slope using an existing culvert that was on site when the applicants purchased the land.
6. Being very forward thinking, granting the variance deviation for road frontage preserves access to most of the site which is being farmed. Combining tracts 2 and 3 not only does not allow three building sites but could potentially cause conflict between the residential and farm use on the site. Allowing the site to be split into three lots, separates these two uses reasonably and respectfully.

That a literal interpretation of the Zoning Resolution would deprive the applicant of right enjoyed by other property owners.

1. The applicant would be denied a land use or development right that is currently allowed to other similar properties in the same area, creating an unfair disparity. Such as:
 - a. The applicants wish to continue the agricultural use of the land and do not intend to create a separate landlocked parcel to sell to an adjacent landowner.
 - b. The applicants wish to separate the road frontage dwellings from the farm area to minimize the impact of normal farm activities.
 - c. Although the applicants do not have current plans to sell any portion of the land, rejecting the variance prevents the opportunity to sell the farmland separate from a road frontage tract(s) if the owners desire to do so in the future.
 - d. The rules and regulations set forth for developing land do not allow more than one dwelling and one onsite septic system on a single tract of land. Without the granted variance, the applicants will not be permitted to create the three desired tracts as building sites to make the best use of the land.
 - e. If the variance deviation is not granted, it would prevent the “best return on investment” of this land, especially since this proposed development plan makes the best use of the land while still maintaining the character of the neighborhood.

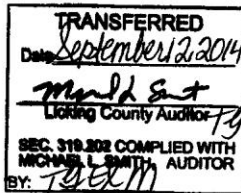
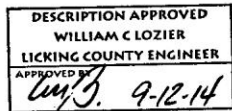
That the special conditions do not result from previous actions of the applicant.

1. The current conditions of the site are the same and have not been changed in any way since the applicants acquired the property.
2. None of the special conditions including, lot size and shape, road frontage, existing driveway location, or any environmental conditions are a result of the applicant's actions.

That the requested variance is the minimum variance that will allow a reasonable use of the land or building.

1. The applicants are requesting a minimum variance deviation. The proposed plan only minimally deviates from the township zoning regulations and will have a minimal impact on the surrounding property owners while still maintaining the character of the neighborhood.
2. Given the large size and unique shape of the existing lot, a request to create three buildable lots is a reasonable use of the land.
3. The proposed development plan avoids the creation of a land-locked parcel. This is a reasonable use of the land and demonstrates the applicant's respect for the character of the neighborhood and shows their commitment to make the best use of the land.
4. The variance request is reasonable because the new lot layout will have a minimal impact on the surrounding properties and in fact will protect the existing driveway that serves not only the farm operation on this property, but also the farm on the neighbor's property.
5. The proposed development plan has been discussed with and supported by the Licking County Regional Planning Office. Their approval is contingent on the granting of this zoning variance request and both the Licking County Health District's and Engineer's approvals.
6. The proposed development plan has been discussed with and supported by the Licking County Health District. Their approval is contingent on a soil evaluation confirming the site is suitable for onsite septic systems. If this variance request is granted, the applicants will engage a licensed soil scientist to ensure the soils will meet the health districts requirements.
7. The development proposal has been discussed with and supported by Licking County Engineers' Office. Their approval is contingent that tracts 1 & 2 use a shared drive access point and that all driveways meet their drive separation and safe sight distance requirements. The proposed shared driveway shown on the development plan has already been verified by a licensed surveyor to meet the engineer's requirements.

DEED PAGE 1



GENERAL WARRANTY DEED (Statutory Form O.R.C. 5302.05)

KNOW ALL MEN BY THESE PRESENTS, that Gregory Shakley and Kari Shakley, husband and wife, for valuable consideration, grants, with general warranty covenants, to Jersey Mill Properties, LLC, an Ohio limited liability company, whose tax mailing address will be: 6624 Linda Lane, Sunbury, Ohio 43074 the following Real Property:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Except for the following and subject to all of which this conveyance is made: legal highways; zoning ordinances; real estate taxes and assessments which are now or may hereafter become a lien on said premises; covenants, conditions, restrictions and easements of record; and all coal, oil, gas, and other mineral rights and interests previously transferred or reserved of record.

Parcel No. 066-319362-00.000

Prior Reference: Instrument *201312270031147* of the Licking County, Ohio, deed records.
Address: 7736-7786 Jersey Mill Road, Alexandria, Ohio

Executed this 12th day of September, 2014.

Gregory Shakley

Kari Shakley

STATE OF OHIO

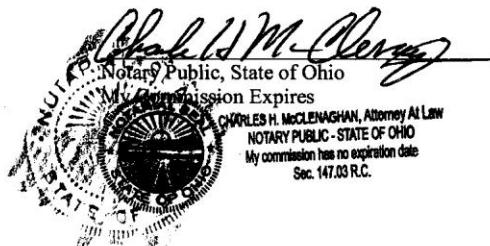
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COUNTY OF FRANKLIN

BE IT REMEMBERED, That on this 12 day of September, 2014, before me the subscribed, a notary public in the State of Ohio, personally appeared Gregory Shakley and Kari Shakley proved to me on the basis of satisfactory evidence to be the persons whose names were subscribed to the within instrument, and acknowledged that they executed it.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my notary seal on the day and year aforesaid.

(SEAL)



DEED PAGE 2

EXHIBIT "A" LEGAL DESCRIPTION

Real Property in the Township of St. Albans, County of Licking, State of Ohio, and is described as follows:

Being situated in Lots thirty-five (35) and thirty-six (36); Range fourteen (14) Township two (2), Quarter Township two (2), United States Military Lands, St. Albans Township, Licking County, State of Ohio and being part of that land of record of Official Records Instrument No. 199808110030518 in the Licking County Recorder's Office and being more particularly described as follows:

Beginning for reference at an iron pin found in the centerline of Jug Street Road at the Northwest corner of Lot 35; thence South 04 degrees 02 minutes 21 seconds West along the west line of Lot 35 a distance of 553.60 feet to an iron pin found; thence North 49 degrees 26 minutes 40 seconds East along a southerly boundary of George & Janice Trainer (200104160012325) a distance of 511.53 feet to an iron pin found; thence South 75 degrees 21 minutes 14 seconds East along a southerly boundary of said Trainer a distance of 602.63 feet to an iron pin found; thence south 02 degrees 46 minutes 35 seconds West along a boundary said Trainer, the east line of Lot 35, a distance of 374.63 feet to an iron pin found and being the true place of beginning; Thence from The True Place of Beginning South 88 degrees 37 minutes 44 seconds East along a southerly boundary of said Trainer a distance of 990.01 feet to an iron pin found; Thence South 03 degrees 34 minutes 42 seconds West along the westerly boundary of James L. Ramsey, Trustee (200108170029980) a distance of 587.78 feet to a ½ inch iron pin set; Thence North 86 degrees 42 minutes 41 seconds West along the northerly boundary of Joseph P. and Linda J. Hickey (O.R. 775 P. 916 & Inst. NO. 200308060037887) a distance of 621.92 feet to a ½ inch iron pin set; Thence South 01 degrees 22 minutes 13 seconds West along the westerly boundary of said Hickey a distance of 700.24 feet to an iron pin found; Thence South 77 degrees 47 minutes 29 seconds West along the northerly boundary of Alan H. Daly (O.R. 724 R. 433) a distance of 225.15 feet to an iron pin found; Thence North 04 degrees 17 minutes 03 seconds East along a boundary of said Daly a distance of 158.54 feet to an iron pin found; Thence North 86 degrees 34 minutes 50 seconds West along a boundary of said Daly a distance of 183.44 feet to an iron pin found; Thence South 03 degrees .46 minutes 01 seconds West along the west line of Lot 36, the east line of Lot 35, a distance of 388.32 feet (passing over an iron pin found at 367.11 feet) to a point in the centerline of Jersey Mill Road (County Road 91); Thence South 77 degrees 40 minutes 20 seconds West along the centerline of Jersey Mill Road a distance of 250.00 feet to a point; Thence South 76 degrees 49 minutes 29 seconds West along the centerline of Jersey Mill Road a distance of 281.23 feet to a point; Thence North 04 degrees 02 minutes 21 seconds East a distance of 881.25 feet (passing over a ½ inch iron pin set at 31.00 feet) to a ½ inch iron pin set; Thence 85 degrees 57 minutes 39 seconds East a distance of 505.05 feet to a ½ inch iron pin set; Thence North 03 degrees 46 minutes 01 seconds East along the east line of Lot 35, the west line of Lot 36, a distance of 816.49 feet to the place of beginning – **containing 28.235 acres more or less, of which 9.169 acres are in Lot 35 and 18.886 acres are in Lot 36.**

Subject to all legal right-of-way of previous record.

The above described parcel was prepared by me, Samuel W. Vance, Registered Surveyor No. 6553, in October, 2004. Bearing basis from Inst. No. 200301210003008. All pins set are ½ inch by 30 inch iron pins with plastic caps stamped "Vance 6553".

KNOWN AS: 7736-7786 Jersey Mill Road, Alexandria, Ohio
AUDITOR PARCEL: 066-319362-00.000

This Instrument Prepared By:
Charles H. McClenaghan, Attorney at Law
3956 Brown Park Drive, Suite B
Hilliard, Ohio 43026
Phone: (614) 429-1053

