

AFFIDAVIT
ACCESSORY USE – ACCESSORY STRUCTURE
RESIDENTIAL STORAGE BUILDING
OFFICE OF THE JACKSON TOWNSHIP ZONING DEPARTMENT
P. O. BOX 517
GROVE CITY, OH 43123

STATE OF OHIO)
COUNTY OF FRANKLIN) ss

(Name) _____ being first duly cautioned and sworn, according to law deposes that he/she plans to construct and use a Accessory Storage Building described as _____ (size / dimensions of bldg. & colors) on the premises described as _____ (address) containing _____ acres (# of acres more or less) as recorded with the Franklin County Auditor.

_____ **Detached Accessory Structure (Garage / Pole Barn).** Affiant states he/she will construct a detached accessory structure, garage or pole barn style building on the property and that such structure shall be in conformity with the regulations of Section 303.02 of the Jackson Township Zoning Resolution, that such structure will be compatible in appearance to the principal residence, that such structure will be properly maintained and that such structure will not be used for commercial uses.

“Affiant further states that he/she plans to use the Accessory Structure only for personal use and storage in conjunction with their principal residential use. Affiant states that the building will not be used for any commercial purposes whatsoever or any other illegal use or use otherwise prohibited by the Jackson Township Zoning Resolution. Affiant further states that such building will be constructed as indicated in the manner and in the location as shown on the site plan and approved in the zoning permit and such building will not be substantially changed unless upon prior approval of the Township Zoning Administrator.”

Affiant:

_____ (signature)

Sworn to before me and signed in my presence this _____ day of _____ 20_____

Notary

(Seal)

ZONING COMPLIANCE CHECK LIST – Accessory Uses

Room Addition, Attached Garage	Detached Garage, Pole Barn or Yard Shed
<ul style="list-style-type: none"> <input type="checkbox"/> Setbacks from property line, will vary depending upon zoning district, generally no closer than 10’ feet to a side lot line. <input type="checkbox"/> Setbacks from the well and septic, as required by the Board of Health, minimum setback is 10’ feet; contact FCBH at 525-3160. <input type="checkbox"/> Compatibility to existing home, to include aesthetic and structural issues such as: color of siding, trim and roofing, compatibility and appearance of exterior materials, compatibility of roof-line, symmetry of home and scale of addition compared to existing structure. <input type="checkbox"/> Require detailed plans and site plan for building the addition, include framing, electrical, plumbing and a side elevation to show how new addition complements the existing structure. <input type="checkbox"/> All room additions that include bathroom or plumbing changes will require review by the Board of Health. <input type="checkbox"/> All room additions, attached garages, etc. will require a Building Permit reviewed & approved by the Franklin County Building Dept, contact at 525-3166 for fee schedule, inspections and all related building information. <input type="checkbox"/> Zoning Permit fee is \$35, building permit fees vary for each project. 	<ul style="list-style-type: none"> <input type="checkbox"/> Setbacks from property line, will vary depending upon zoning district, generally no closer than 5’ feet to a side lot line, though a 10’ foot minimum setback is recommended. <input type="checkbox"/> Can NOT be placed in the side yard or front yard, or in a flood plain. <input type="checkbox"/> Must be a minimum of 10’ feet to the rear of the residence. Driveway extensions to a pole barn are allowed but must be min. 3’ from the side lot line. <input type="checkbox"/> Sheds over 144 sqft (12’x12’) will be required to be placed on a permanent foundation or footer and may require a Building Permit. <input type="checkbox"/> All detached structures are “Accessory Structures” and only allowed (1)one accessory structure per lot. If the request would create a (2nd) structure, then either the other buildings must be torn down, or the property owner would have to apply for a Variance. <input type="checkbox"/> Setbacks from the well and septic, as required by the Board of Health, minimum setback is 10’ feet. Contact at Board of Health at 525-3160. <input type="checkbox"/> Compatibility to existing home, to include aesthetic and structural issues such as: color of siding, trim and roofing, compatibility and appearance of exterior materials, compatibility of roof-line, symmetry and scale of new building compared to existing structure. <input type="checkbox"/> Require detailed building plans and site plan for the building, include framing, electrical, and a side elevation to show how the new building will look, see size limits on reverse (303.02). <input type="checkbox"/> All pole barns, detached garages, etc. will require a Building Permit by the Franklin County Building Dept. 150 S. Front St, Columbus, contact at 525-3166, fees approx. \$100.00. <input type="checkbox"/> Zoning Permit fee is \$35, waived if Agricultural Use on lot over 5-acres. Building fee varies. <input type="checkbox"/> Require Affidavit for “Personal Use Only”