

APPLICATION FOR VARIANCE
BOARD OF ZONING APPEALS
JERSEY TOWNSHIP, OHIO

cklemaattorney@gmail.com

Application No. VA-V-2023

Name of Applicant: CONNIE J. KLEMA ATTORNEY

Mailing Address: PO BOX 991 PATASKALA OH 43062

Phone Number: Home: 614 374 8488 Business: " "

1. Locational Description: Subdivision Name: COUGHLIN PROPERTIES

Section 11 Township 2 Range 15

Other Designation _____ Block _____ Lot No. 2

(If not in a platted subdivision attach a legal description.)

2. Nature of Variance: Describe generally the nature of the variance:

SEE ATTACHED

SEE ATTACHED

In addition, plans in triplicate and 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, and any natural or topographic peculiarities of the lot in question.

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 sheet.) SEE ATTACHED

- special conditions exist peculiar to the land or building in question.
- that a literal interpretation of the 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.

I certify that the information contained in this application and its supplement is true and correct.

DATE: 6/6/23 Applicant: Connie Klema Attorney

OWNER: COUGHLIN AUTOMOTIVE PROPERTIES OF CIRCLEVILLE, LLC

By: Mr. Coughlin Jr

LOT 2

9800 Worthington Galena Road

General Summary

The Coughlin Ford store is located on Lot 2 of the Coughlin Properties' subdivision between Worthington Galena Road and 161 just west of SR310.

The Subdivision has three (3) lots:

Lot 1 is 16+ acres with a truck repair facility

Lot 2 is 12+ acres with the Ford store

Lot 3 is 3+ acres with a collision center facility

The Subdivision is zoned GB-1 which encourages "sustainable business districts that serve the residents of the surrounding area as well as persons who are visiting or passing through the area." (GB District Code)

GB-1 requires a lot to be 2 acres and permits up to 40,000 gross square feet of structure area per lot. The Ford store lot is 12+ acres and only has 31,621 square feet of structure area.

Since the opening of the Ford store the increasing clientele has increased the demand for services. Currently the Ford store has 17 service bays which cannot adequately address the demand.

The Coughlins wish to address their customers' need for services and expand their service bays to include 20 additional service bays. The attached site plan delineates the location of the proposed expansion.

The proposed expansion satisfies all GB-1 requirements except for structure square footage. With the expansion, the Ford store will be 44,488 square feet.

The Zoning code states that "*Variances may be granted as guided by, but not limited to, any or all of the following examples:*

To increase the maximum gross floor area of any use so limited by the applicable regulations, but generally not more than twenty-five (25) percent." (Section 4.11.B.08)

The proposed expansion is only an increase of 11% of the permitted 40,000 square feet. A 25% increase would permit the structure to be 50,000 square feet.

AREA VARIANCE

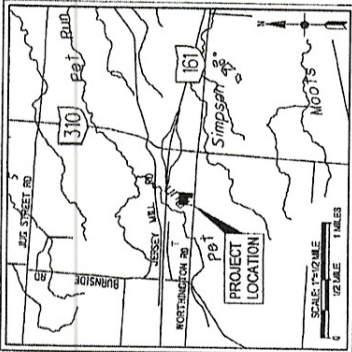
The request is for an area variance. The factors to be considered and weighed to determine if there are practical difficulties in the use of the property without the variance are:

1. Can there be a beneficial use of the property without the variance? The beneficial use of the property is to the Ford customers—to have cars and trucks for customers to buy and services to maintain their cars and trucks. The buyer of a car or truck relies on the benefits of timely service and accommodations to provide those services. Without the expansion, those benefits are diminished.
2. The requested expansion of approximately 11% of the permitted structure area is not substantial. As stated in the Zoning code, an increase of up to 25% is not substantial.
3. The character of the neighborhood will not be substantially altered and adjoining property owners will not suffer a detriment because of the expansion. The neighborhood is zoned for and used by the neighborhood and others as a place to purchase cars/trucks and to get services for them. The expansion will increase the benefits to the neighborhood.
4. The expansion will not adversely affect the delivery of governmental services.
5. The Coughlins purchased the property with the knowledge that the GB-1 zoning permits 40,000 square feet of structure for a 2 acre lot or greater. The expansion to 44,488 square feet on a lot that is more than 4 times the required lot size is not offensive to the GB-1 zoning.
6. The need for the variance cannot be prevented through a method other than a variance.
7. The spirit and intent of the zoning requirement is observed and substantial justice done by granting a variance to permit an 11% increase in the size of a structure that results in improved services to the clients and does not violate any other GB-1 requirement.

Justification

- a. Special conditions exist in that the area needed to accommodate car and truck services cannot be expanded into the portion of the existing structure that maintains its showroom and offices.
- b. A literal interpretation of the resolution would deprive the applicant of the rights the resolution actually permits to be considered—an increase of a structure area of up to 25%.
- c. The special conditions of this property and its permitted use are typical of a car and truck sales and service facility. The business only succeeds well if it serves its customers well.
- d. The request is the minimum variance that will allow reasonable use of the facility.

COUGHLIN FORD DEALERSHIP SITE & ZONING EXHIBIT



SITE INFORMATION
OWNER: COUGHLIN AUTOMOTIVE
ADDRESS: 9800 WORTHINGTON ROAD
CITY: JERSEY, NJ 07091
COUNTY: MONMOUTH
ZONING: R-1

ZONING INFORMATION
CURRENT ZONING: R-1
PROPOSED ZONING: R-1
ZONING DISTRICT: R-1

LOT COVERAGE TABLE

PERMITS
TOTAL EMPLOYEES: 40 (TOTAL)
TOTAL EMPLOYEES: 40 (TOTAL)
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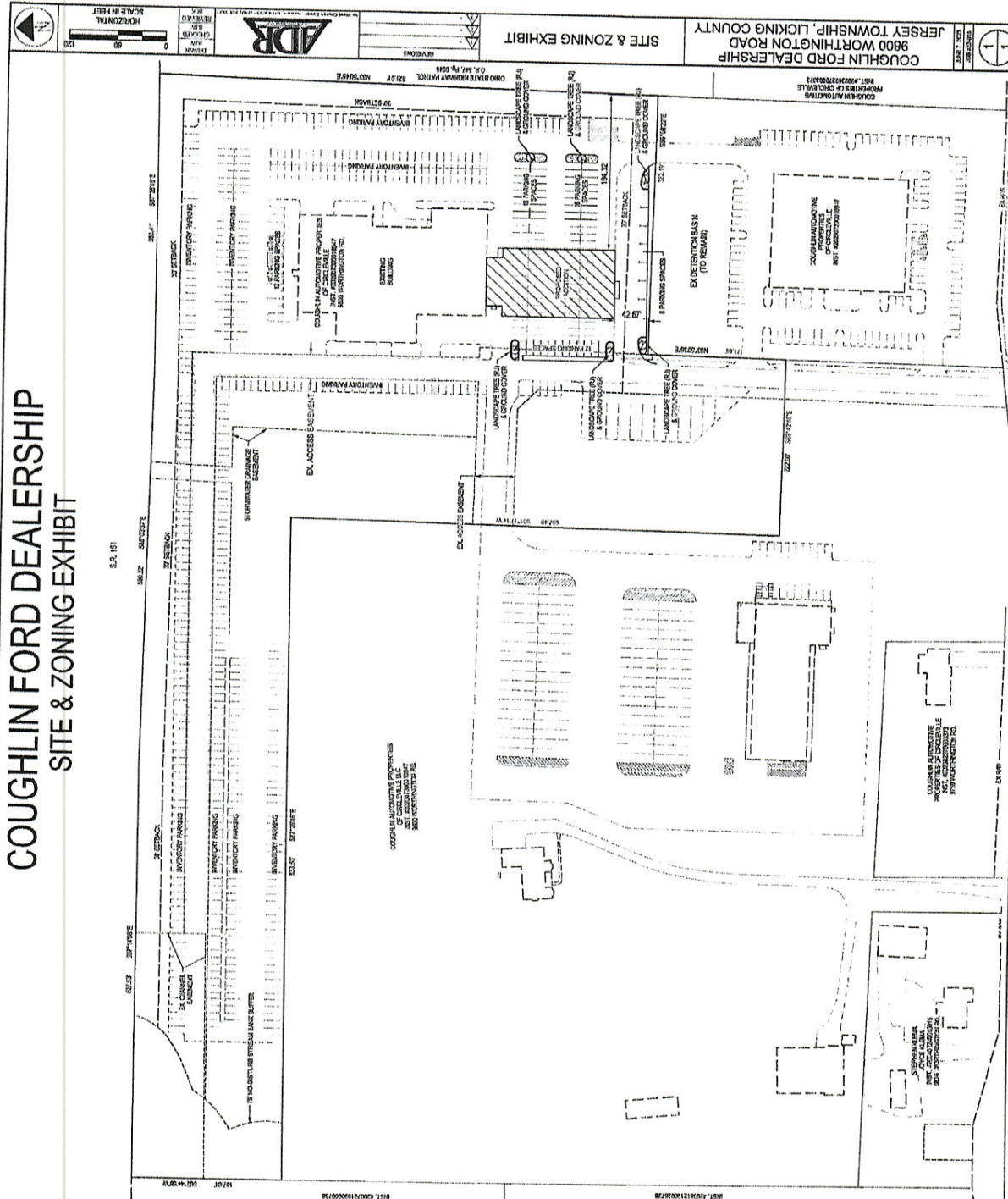
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SCALE: 1" = 100' HORIZONTAL
SCALE: 1" = 10' VERTICAL

COUGHLIN FORD DEALERSHIP
9800 WORTHINGTON ROAD
JERSEY TOWNSHIP, LICKING COUNTY

COUGHLIN AUTOMOTIVE
PROPERTY OF COUGHLIN
1975 WASHINGTON ST.

EXHIBITION BASH
(10 RESERVES)

LANDSCAPING

LANDSCAPING

LANDSCAPING

LANDSCAPING

LANDSCAPING

COUGHLIN AUTOMOTIVE
PROPERTY OF COUGHLIN
1975 WASHINGTON ST.

EXHIBITION BASH
(10 RESERVES)

LANDSCAPING

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COUGHLIN AUTOMOTIVE
PROPERTY OF COUGHLIN
1975 WASHINGTON ST.

EXHIBITION BASH
(10 RESERVES)

LANDSCAPING

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Parcel**036-110442-00.007**COUGHLIN AUTOMOTIVE PROPERTIES OF CIRCLEVILLE LLC
9800 WORTHINGTON RD PATASKALA, OH 43062Parcel: 036-110442-00.007 ([Direct Link](#))Owner: COUGHLIN AUTOMOTIVE
PROPERTIES OF CIRCLEVILLE LLCParcel Address: 9800 WORTHINGTON RD
PATASKALA, OH 43062Legal Desc: LOT 2 COUGHLIN
PROPERTIES (12.101 AC) 1/4

Acres: 12.1000

Tax District: 036 Jersey Twp - Northridge LSD

Township: JERSEY

Municipality:

School District: NORTHRIDGE LSD

Neighborhood: 07300 Jersey Twp

Parent Parcel:

Owner Mailing COUGHLIN AUTOMOTIVE
Address: PROPERTIES OF
CIRCLEVILLE LLC
PO BOX 1474
PATASKALA OH 43062Mailing COUGHLIN AUTOMOTIVE
Address: PROPERTIES OF
CIRCLEVILLE LLC
PO BOX 1474
PATASKALA OH 43062

Class Group: Commercial

Class: 454 Automobile car sales
& serv

TIF:

Utilities: 6 - All

Foreclosure: No

Certified No

Delinq:

Escrow

Account:

Bankruptcy: No

Tax Lien: No

Block Transfers: No

Untitled Map

Write a description for your map.

Legend

- 9800 Worthington Rd
- Coughlin Collision Center
- Coughlin Ford of Pataskala

161

9800 Worthington Rd

Coughlin Ford of Pataskala

Coughlin Collision Center

Google Earth



Worthington Rd N

700 ft

PART OF SOUTHEAST QUARTER FRACTIONAL SECTION 11.

UNITED STATES MILITARY LANDS
TOWNSHIP 2, RANGE 15
JERSEY TOWNSHIP, LICKING COUNTY, OHIO

STATE ROUTE 161

ACREAGE TABLE				
	LOT #	GROSS	P.R.O.	NET
	1	18.378	0.487	15.891
	2	12.101	0.000	12.101
	3	3.743	0.517	3.226

9654 • LOT ADDRESS

STATE OF OHIO, DEPARTMENT OF
PUBLIC SAFETY, DIVISION OF STATE
HIGHWAY PATROL
Q.R. 547-245
APN 35-110466-00.000

LEGEND

- | | |
|---|-------------------------|
| 5/8" REBAR FOUND UNLESS NOTED OTHERWISE | (C) CALCULATED DISTANCE |
| 1" REBAR SET W/CAP | (M) MEASURED DISTANCE |
| CONCRETE MENTATION FOUND | (Q) REQUIRED DISTANCE |
| 5/8" REBAR W/CAP "BOEHM" | (T) TOTAL DISTANCE |
| 5/8" REBAR W/CAP "JAH" | |
| 3/4" REBAR W/CAP "DOOT" | |
| 5/8" REBAR W/CAP "TRACY & MILLS" | |
| 5/8" REBAR W/CAP "VANCE" | |
| 5/8" REBAR W/CAP "UNREBARRED" | |

GRAPHIC SCALE



(IN FEET)



PREPARED BY:
SMART
SERVICES
7 CALICO STREET PHONE: 740-364-

ORDERED BY: K. DIXON	DATE: JULY 28, 2020
ORDERED BY: B. SMART	DRAWING NO.: 590609.DWG

EXISTING EASEMENTS

- | | | |
|----|--|--|
| 13 | ELECTRIC EQUIPMENT - COLUMBIAN AND SOUTHERN POWER COMPANY, VOLUME 50A, PAGE 43 | |
| 14 | HIGHWAY EQUIPMENT - STATE OF IOWA, VOLUME 50A, PAGE 250 | |
| 15 | ELECTRIC EQUIPMENT - SOUTHERN POWER COMPANY, 80 BOX 450, PAGE 618 | |
| 16 | COMMON CABLES EQUIPMENT - COLUMBIAN AUTOMOTIVE INDUSTRIES OF CHICAGO, ILL. INSTRUMENT #20179250013177 | |
| 17 | SAFETY SERVICE EQUIPMENT - COLUMBIAN AUTOMOTIVE INDUSTRIES OF CHICAGO, ILL. INSTRUMENT #20179250013177 | |
| 18 | ELECTRIC EQUIPMENT - AMERICAN ELECTRIC POWER INSTRUMENT #20179250010020 | |
| 19 | TRAILER EQUIPMENT - STATE OF IOWA, PARCEL 125-00, INSTRUMENT #20010000000033 | |
| 20 | DECLARATION OF 2005 ACROSS | |

BASIS OF BEARINGS

BASIS OF BEARINGS
BEARINGS SHOWN HEREON ARE BASED UPON STATE PLANE COORDINATES (OHIO SOUTH ZONE), AS ESTABLISHED BY GPS OBSERVATION, AND ARE INTENDED TO BE USED ONLY FOR

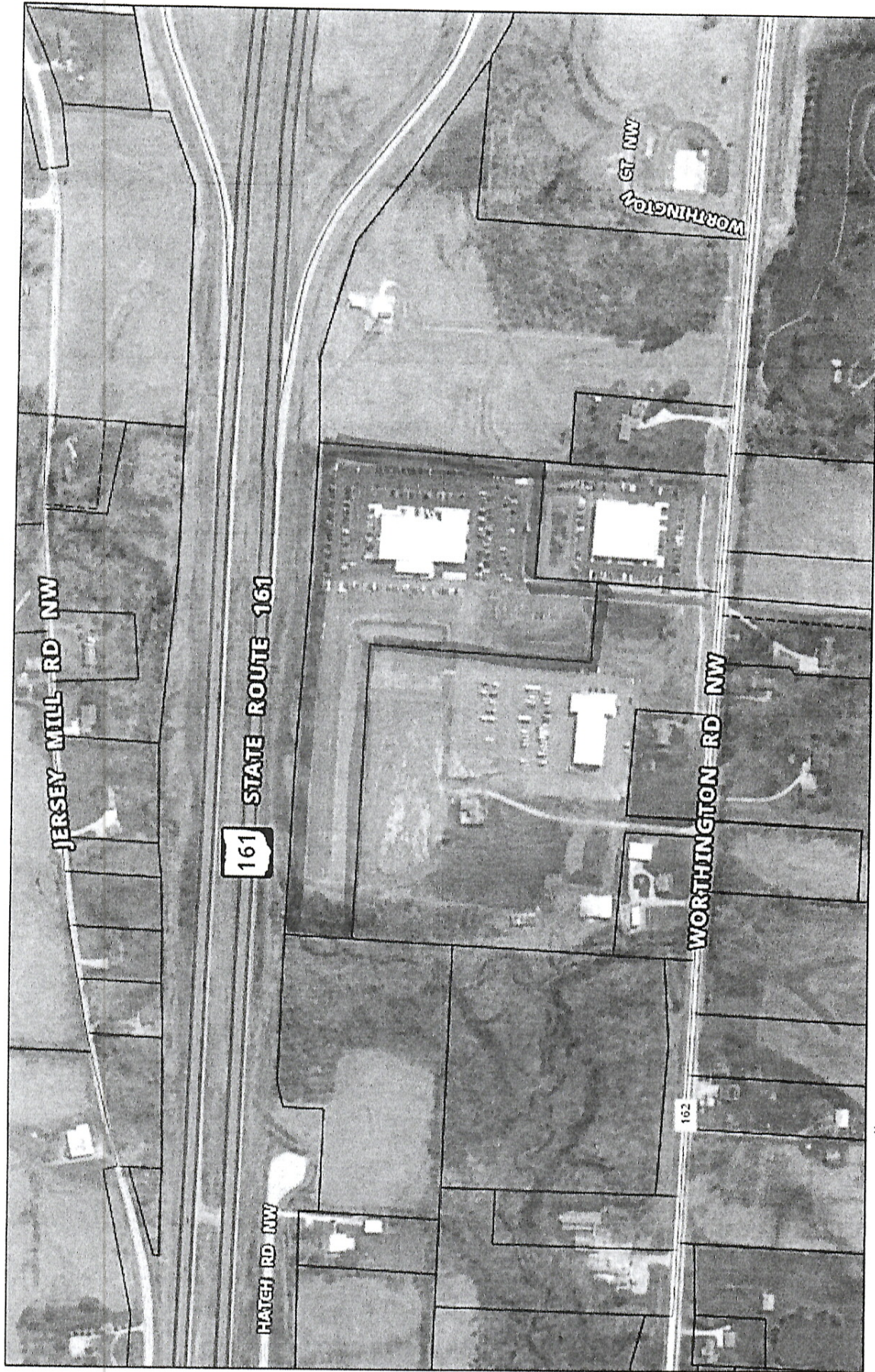
BUILDING SETBACKS

BUILDING SETBACKS
FRONT SETBACK = 86 FEET (FROM C/L)
SIDE SETBACKS = 30 FEET (60' WHEN ADJACENT TO RESIDENTIAL)
REAR SETBACK = 30 FEET

REAR SETBACK - 30 FEET

PARKING SETBACKS
15 FEET (FROM PROPERTY LINE OR RIGHT-OF-WAY)

OnTrac Property Map



May 23, 2023

Owner Name & Acres

Centerline Labels

Interstate/US/State Route

County Road

Township Road

Other Road Type

Driveway

Interstates

Municipal Corporations

Jurisdictional Townships

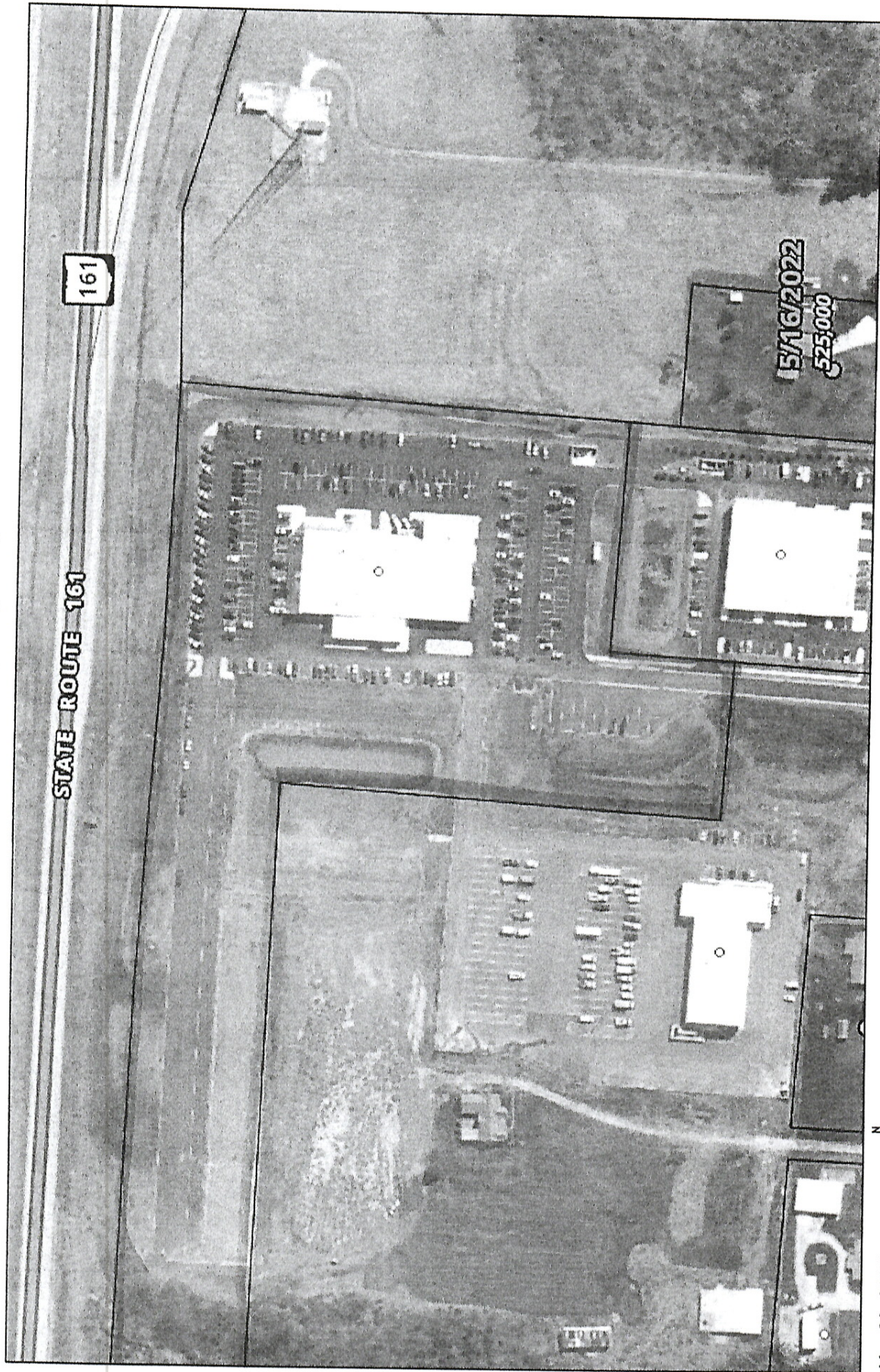
Historical Townships Line

County Boundary

LICKING COUNTY TAX MAP

Licking County Auditor GIS

OnTrac Property Map



May 23, 2023



Street Number Only

Owner Name & Acres

188 Feet

County road

Township road

0.04 Miles

Interstate

Centerline Labels

Interstate/US/State Route

Other Road Type

Driveway

Interstates

Municipal Corporations

Licking County Tax Map

○ Sales - 2023

○ Sales - 2022

○ Interstate/US/State Route

○ Other Road Type

○ Driveway

○ Interstates

○ Municipal Corporations

○ Licking County Tax Map

Licking County Auditor GIS

Stephen & Joyce Klema
9836 Worthington Rd
Pataskala, Ohio 43061

Campania TS LLC
8075 Summitpoint Pl
Lewis Center, Ohio 43035

Shirley J Stewart, Trustee
10120 Jersey Mill Rd
Pataskala, Ohio 43062

S & B Development Ltd
9464 Jersey Mill Rd
Pataskala, Ohio 43062

Cynthia L Martin, Trustee
9 Ponderosa Ln
Rolling Hills Estate CA 90274

Brandon L & Megan M
Patten
9691 Jersey Mill Rd NW
Pataskala, Ohio 43062

Lora S. Rinehart
9723 Jersey Mill Rd
Pataskala, Ohio 43062

State of Ohio
MARCS
4200 Surface Rd
Columbus, Ohio 43228

Coughlin Automotive
Properties of Circleville LLC
P.O. Box 1474
Pataskala, Ohio 43062

Matthew H. Martin
9765 Jersey Mill Rd
Pataskala, Ohio 43062