

PUBLIC NOTICE

The Jersey Township Board of Zoning Appeals will hold a Public Meeting for the 2026 Organizational meeting and Adjudicatory Hearing on February 23, 2026, at 7:00 p.m. at the Township Hall, 1481 Mink Street, Pataskala, Ohio.

The Board will consider an application for a variance from Rural Residential Section 9.00 Section 9.00.D.1 Required Lot Area and Section 9.00.D.3 Required Setbacks submitted by James and Peggy Biven for parcels located at 10046 Miller Road, 10056 Miller Road, and 3861 Caswell Road, Johnstown, Ohio; parcel numbers 037-112704-00.001, 037-112704-00.000, and 037-112464-00.000. The one lot is a vacant lot.

Bud Witney
Jersey Township Zoning Inspector
614-226-6635

Nature of Variance:

Requesting a variance to modify the boundaries of adjacent parcels without creating new lots and to tailor land we already own to meet specific goals. Also, because the lot's size once split is less than the required 85,000 square feet which is required in Rural Residential which is Section 9.00.D.1 Required Lot Area.

The following are the lots currently and what we are requesting the new lots to be for each. A small amount of the Vacant Lot to be absorbed by Lots 1 & 2 with the remaining amount absorbed by Lot 3.

Currently:

Lot 1 - 3861 Caswell Rd; TD=0.527; 22,956.12 sq. ft.

Lot 2 - 10046 Miller Rd; TD=1.115; 48,569.4 sq. ft.

Lot 3 - 10056 Miller Rd; TD=1.099; 47,872.44 sq. ft.

Lot 4 - Vacant; TD=1.297; 56,497.32 sq. ft.

TOTALING = TD=4.038; 175,895.28 sq. ft.

Request:

Lot 1 - 3861 Caswell Rd = TD=1.07; 46,609.2 sq. ft.

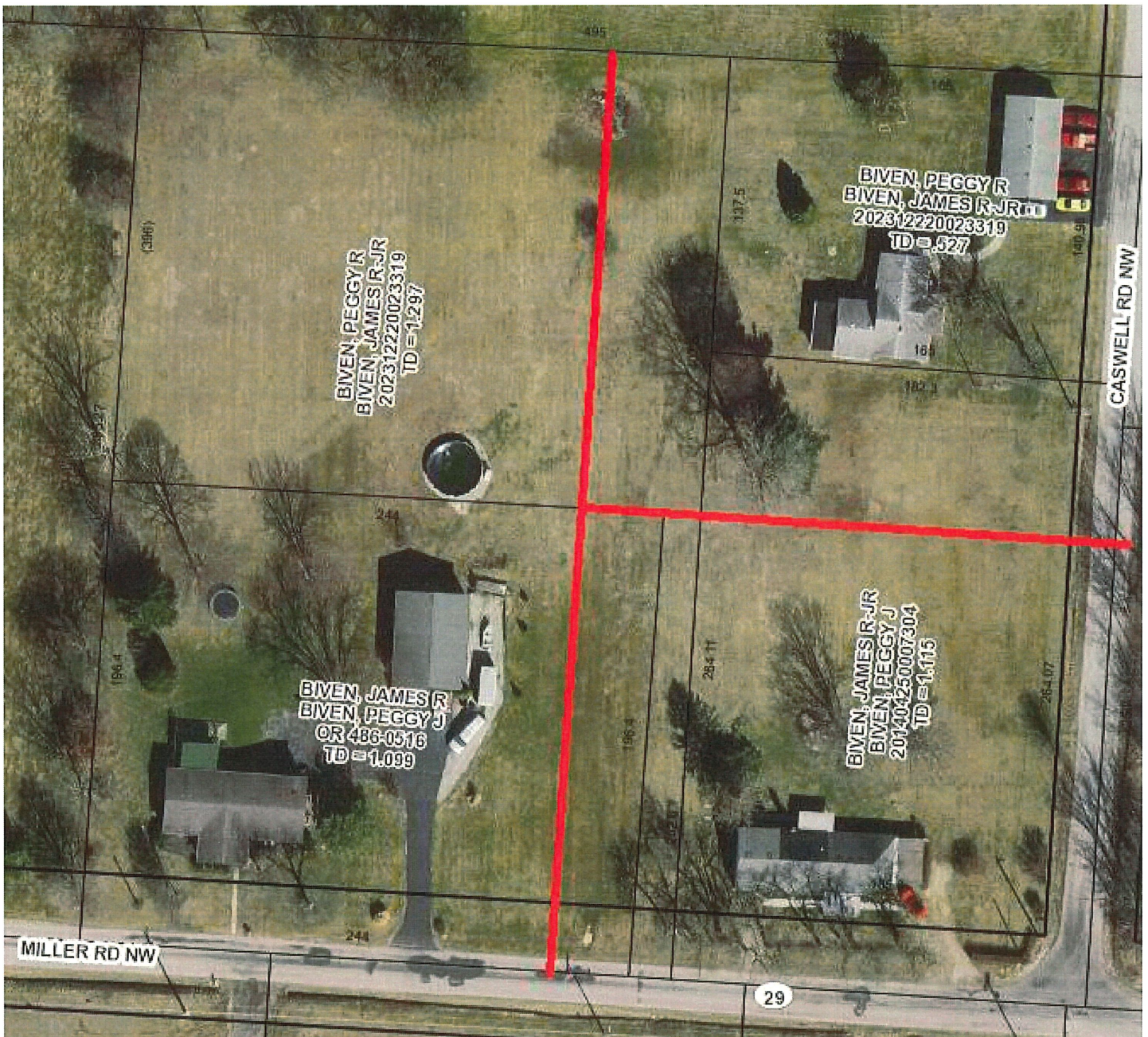
Lot 2 - 10046 Miller Rd = TD=1.07; 46,609.2 sq. ft.

Lot 3 - 10056 Miller Rd (absorbing the remainder of the Vacant Lot) = TD=1.898;
82,676.88 sq. ft.

TOTALING = TD=4.038; 175,895.28 sq. ft.

Lot 1 (3861 Caswell Rd) does not comply with Section 9.00.D.3 Required Setbacks on Accessory Structures (detached garage) requiring 50 feet from the roadway & 6 feet of side yard from lot line.

Lot 2 (10046 Miller Rd) does not comply with Section 9.00.D.3 Required Setbacks on Corner lots by requiring the minimum front yard setback being 40 feet from the road right-of-way.



BIVEN, PEGGY R
BIVEN, JAMES R-JR
202312220023319
TD = 1,297

BIVEN, PEGGY R
BIVEN, JAMES R-JR
202312220023319
TD = 527

BIVEN, JAMES R
BIVEN, PEGGY J
OR 486-0516
TD = 1,099

BIVEN, JAMES R-JR
BIVEN, PEGGY J
201404250007304
TD = 1,115

MILLER RD NW

CASWELL RD NW

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