



**Record No:
VAR-25-25**

Violet Township
- Variance and
Appeal
Application

Status: Active

Submitted On:
11/12/2025

**Primary
Location**

13435 HARMON RD
NW
PICKERINGTON,
OH 43147

Owner

Craig & Gina
Pierce
Wheaton Ave.
12550
Pickerington, Ohio
43147

Applicant

Craig Pierce
 614-369-9262
 candgservice8@gmail.com
 12550 Wheaton Ave.
Pickerington, Ohio 43147

General Information

I am applying for a:

Residential Application for
Variance

Applicant Name

Craig Pierce

Applicant Phone Number

614-369-9262

Applicant Address

12550 Wheaton Ave.

Applicant City

Pickerington

Applicant State

Ohio

Applicant Email Address

candgservice8@gmail.com

Property Owner Name

Craig Pierce

Property Owner Phone No.

614-369-9262

Property Owner Address

12550 Wheaton Ave.

Property Owner City

Pickerington

Property Owner State

Ohio

Property Owner Email Address

candgservice8@gmail.com

Applicant's Affidavit

In accordance with the provisions of the Zoning Code of Violet Township, Fairfield County, Ohio, I hereby apply to the Board of Zoning Appeals for a Variance of the Zoning Resolution of the Violet Township, Fairfield County, Ohio applicable to the subject premises.

Applicants Affidavit Acknowledgement

Steven Craig Pierce
Nov 12, 2025

Date of Signature

10/30/2025

Variance and Appeal Information

**PLEASE COMPLETE THE FOLLOWING QUESTIONS THOROUGHLY
AND COMPLETELY**

Address of Propety - Legal Description of subject property to be attached

13435 Harmon Road NW

Parcel Number(s)

036-00784.00

Existing Zoning

Residential

Existing use of subject property

Land for a new Home

Proposed use of subject property.

This property is and will be used as our Forever Homestead

Specify what variance in Zoning Code is requested.

requesting a variance from the provisions of Violet Township Zoning Resolution Section 2AA4-05(A)(6), as well as to modify the variance approved in October 2014

This application involves the following modifications of the Zoning Code

Page(s)

Section(s)

Section 3AA4-05(A)(6)

Reason applicant is requesting variance.

To add a 20' wide by 30' deep wood drying room/wood shop to the East side of the existing 40' wide by 30' deep building. The new addition will have a large overhead door to access, store, and dry sawn lumber and or equipment

Unusual conditions of subject property which supports need for variance.

We have plans to build our new forever home. We will be falling about 10 very large basswood and walnut trees, which we propose to have milled for future interior upgrades to the interior of our new home

What hardship will be created if Variance is not granted?

The fallen trees will be wasted, and will have to be allowed to return to nature. With the current cost of lumber, this will enable us to undertake future wood projects and also allow me to work on woodworking projects with our granddaughter. See several attached pictures of ash flooring that I made from the dying ash trees caused by the ash borer beetle.

Set forth any other information pertaining to your request.

This wood drying room, added to the existing building, will enable us to repurpose the felled trees in our final home, rather than letting them go to waste. This structure will match the attached building, which is finished in natural colors to blend into the wooded surroundings. This addition will comply with the spirit of the zoning codes. This addition and all setbacks have been very much considered and are meant to reduce any effect on the attached neighborhood dwellings. This will also help increase the value of our property and allow me to stay busy as I age.

Attachments and additional information required:

- A. Provide a list of property owners adjacent to (including those directly across the street from) the subject property, in accordance with the Fairfield County Auditors' current tax list and shall include the addresses of all property owners.
- B. A current and accurate survey or suitable drawing, drawn to scale, that depicts the property size and boundaries and the size, location and use of all existing and proposed structures and land for the subject tract.
- C. Map showing the location of subject property.
- D. Application fee

Duncan v Middlefield Factors

The Violet Township Board of Zoning Appeals, when considering area variances (i.e. setbacks, size or location), uses a set of factors which are weighed and considered in determining an area variance request. These factors are known as the Duncan v Middlefield Factors. These factors are (but not limited to) the following:

1. Whether the property will or will not yield a reasonable return, or, whether there can be any beneficial use of the property without the variance;
2. The variance is substantial;
3. Whether the essential character of the neighborhood would be substantially altered, or adjoining property owners suffer a substantial detriment;
4. Whether the variance would adversely affect the delivery of governmental services (i.e. Fire & EMS);
5. Whether the property owner purchased property with knowledge of zoning restrictions;
6. Whether the problem can be solved by some other means other than granting the variance;
7. Whether the variance preserves the spirit and intent of the zoning requirement and whether substantial justice would be done by granting the variance.

This list of factors is non-exclusive, and the Board of Zoning Appeals may consider additional factors and circumstances based upon the facts of each application. Please be sure to review these factors and be prepared to answer any questions similar to or relating to these factors.

Should you have any questions about any of the above listed factors, or about variance applications, please do not hesitate to contact the Zoning Office at 614-575-5560.

Certification

The undersigned states that the approval of this application is necessary for the preservation and enjoyment of substantial property.

Signature of Property Owner if different 
from Applicant

Steven C. Pierce
Nov 12, 2025

photos
photos

415
435

Hazard

65
photos
photos
photos
photos
photos
photos
photos

photos
photos

Facilities



Parcel ID 0360078400
 Property Address 13435 HARMON RD NW
 PICKERINGTON

District
 Brief Tax Description

Alternate ID No's
 Class R - RESIDENTIAL
 Acreage 2.38

(036) VI TWP-PLSD
 R.20 T.16 S.21 SW
 (Note: Not to be used on legal documents)

Owner Addr

The Duncan v. Middlefield factors

1) Can the property yield a reasonable return without the variance? Yes, the property can be used without the variance. But, with the variance it would allow us to have the trees that we are cutting down for the clearing of the new home to be sawn into slabs, stacked and dried for use on the interior of our new home as book cases, cabinets in our new home office, moldings, and trims once dried.

2) Is the variance substantial? The answer to this question is YES on both sides. The property value would not be affected with or without the variance. But, the value of this property would be much larger to us and any future owners because of the larger garage area, storage area with large overhead door to access, for items such trailer or vehicle parking, wood drying area as we would use it for, and or working space for said vehicles.

3) Will the variance adversely affect neighboring properties? No, it would not affect anyone neighboring properties with setbacks, visuals, access to properties connected for utilities, or right of ways.

Cont. on page 2

4) Will the variance alter the essential character of the neighborhood? No. Neither adjoining neighborhood properties nor this property which is a standalone property would be altered in anyway with this variance.

5) Was the problem self-created? No. This lot is approximately 2.375 acres. We purchased this property for just this reason. We want to leave as much of the property in the same natural condition as possible and to repurpose as much of the wood that is removed for its given purpose.

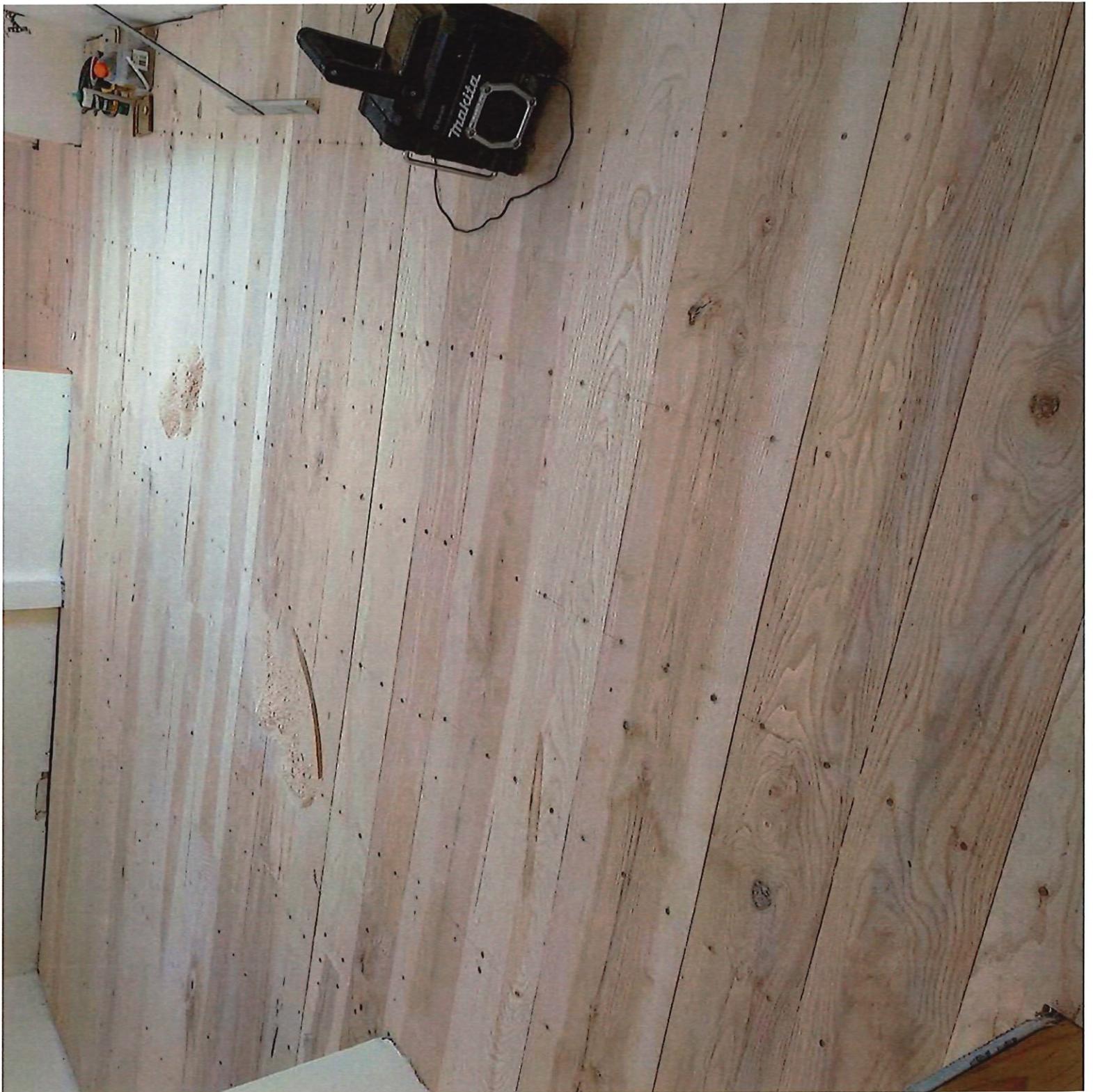
6) Are there feasible alternatives? No. Without this variance we could not dry the sawn downed trees and would have to let them rot with no purpose.

7) Would the spirit and intent of the zoning code still be observed? Yes. The existing zoning code would not be altered or undermine in anyway. The building colors and design was created as to blend into the surrounding trees and natural conditions.

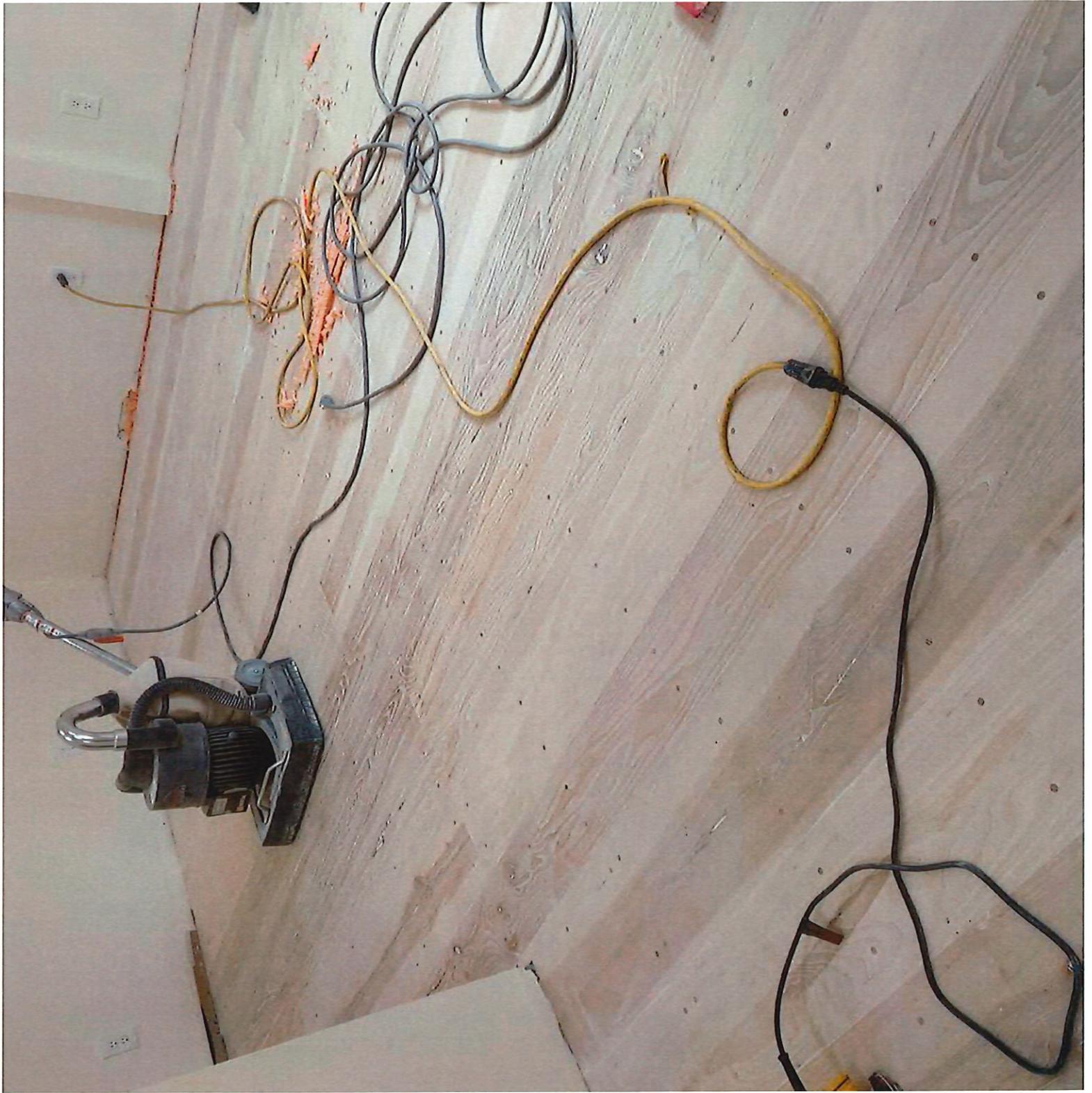
* Please note that with the existing building setbacks, the lot width, and lot depth that this variance will not affect any of the

Cont. on page 3

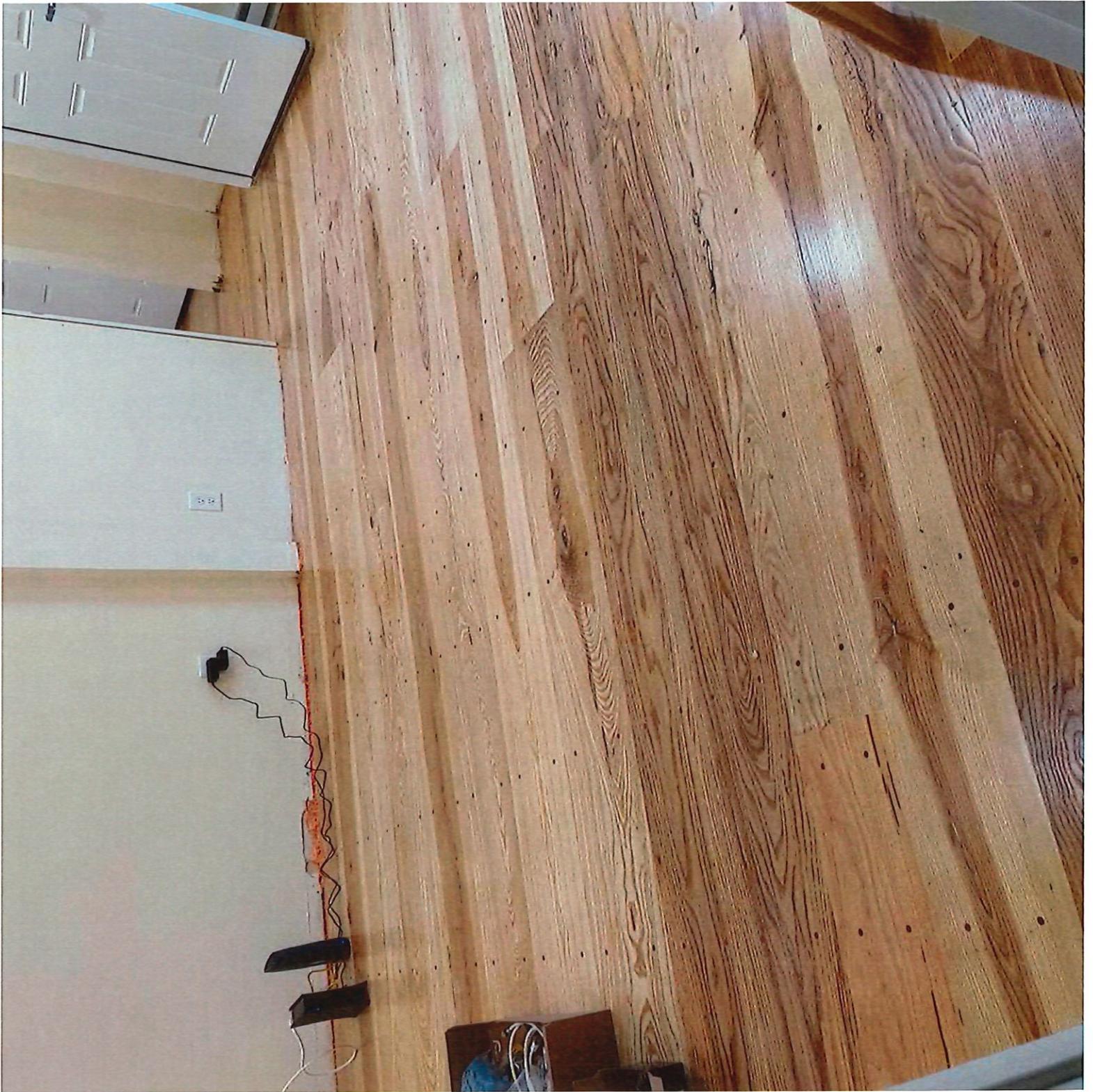
surrounding neighbors, wildlife, nature's visuals of the properties warmth and charm, nor the adjoining neighborhood. Plus, this variance will allow for an old man's retirement wood working shop to utilize the dried wood.

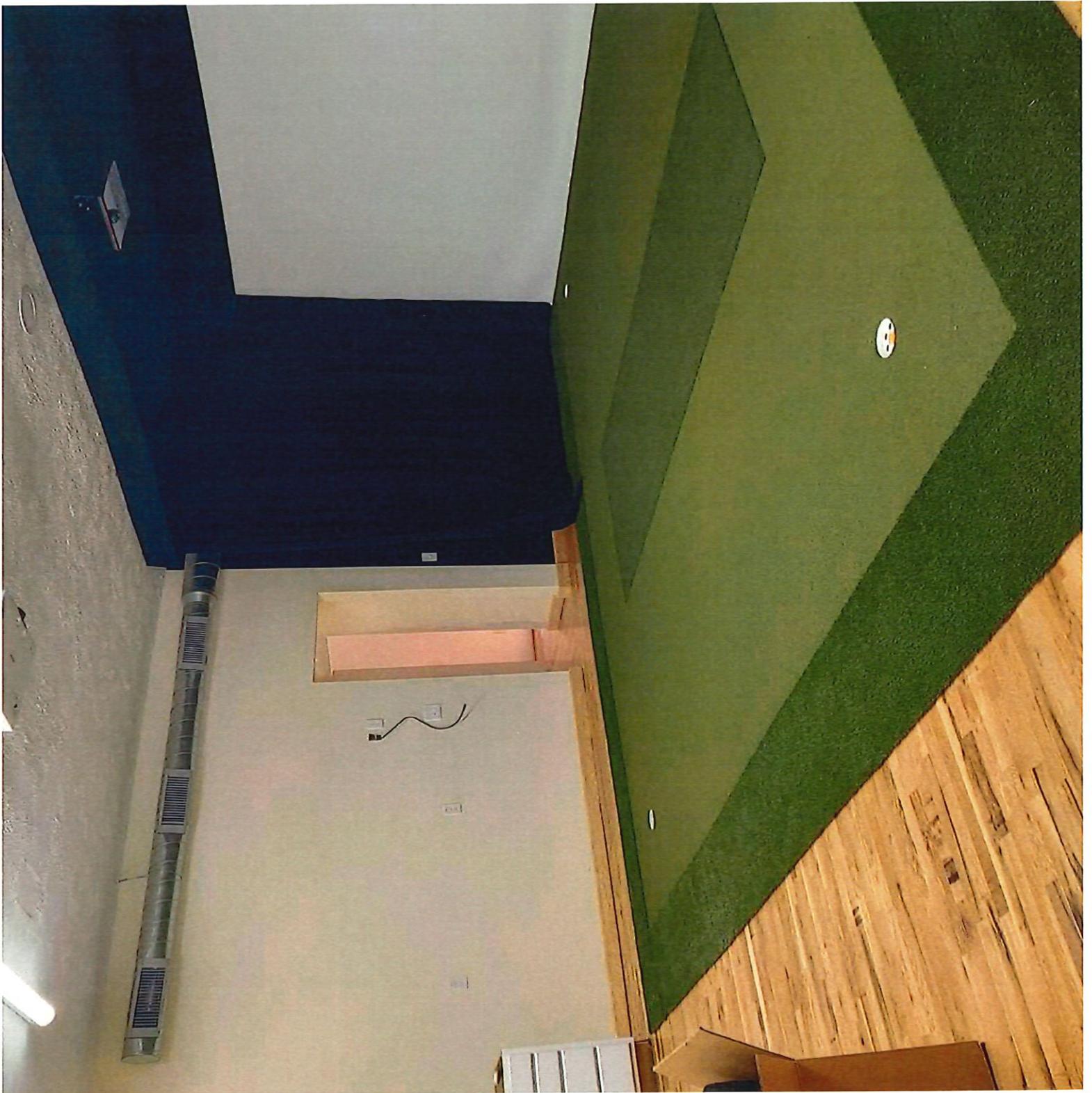












Neighbors to the West of us

David M. and Chelsie J. Holmes

9506 Timberbank Circle NW

Pickerington, Ohio 43147

Neighbor to the South of us

Terry J. Perrigo

9504 Timberbank Circle NW

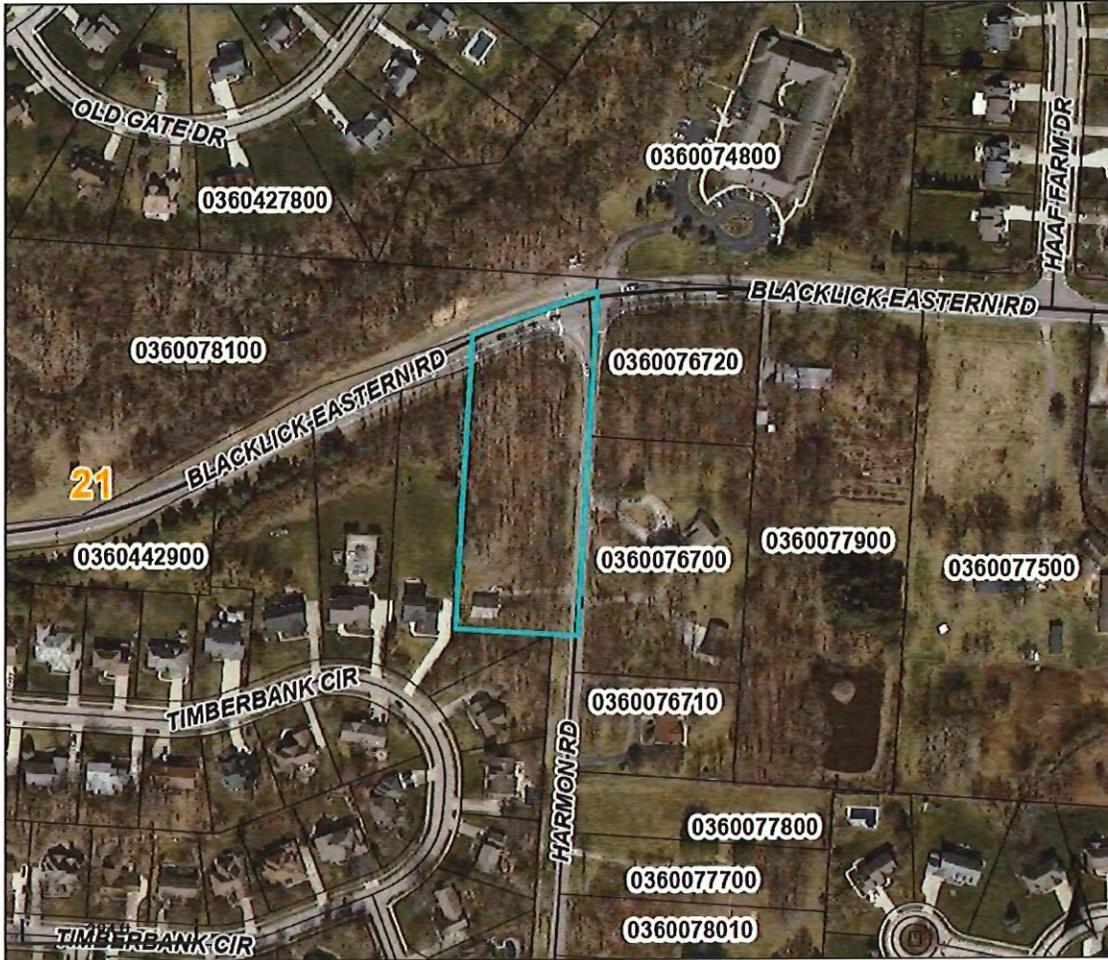
Pickerington, Ohio 43147

Neighbor to the East of us

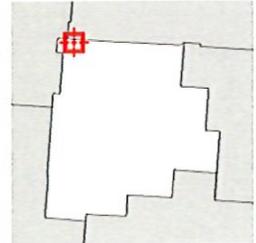
Donald A. Moyer

13450 Harmon Road NW

Pickerington, Ohio 43147



Overview



Legend

- Parcels
- Streets
 - Unaccepted Built Roads
 - Unaccepted Roads
 - Private
 - Private/Dedicated Roads
 - Alleys
 - Municipal Roads
 - Township Roads
 - County Roads
 - State Routes
 - US Routes
 - Interstate Routes
 - Ramps
 - Unknown

Parcel ID 0360078400
 Property Address 13435 HARMON RD NW
 PICKERINGTON

Alternate ID n/a
 Class R - RESIDENTIAL
 Acreage 2.38

Owner Address PIERCE STEVEN C
 & GINA SURV
 12550 WHEATON AVE
 PICKERINGTON, OH 43147

District (036) VI TWP-PLSD
 Brief Tax Description R 20 T 16 S 21 SW
 (Note: Not to be used on legal documents)

Date created: 10/30/2025
 Last Data Uploaded: 10/30/2025 4:17:18 PM

Developed by SCHNEIDER
 GEOSPATIAL



VIOLET TOWNSHIP ZONING OFFICE

10190 Blacklick-Eastern Road
Pickerington Ohio 43147
(614) 575-5560 • fax (614) 575-5562
www.violet.oh.us

December 2, 2025

Subject: Variance Application

Dear Property Owner:

The Violet Township Board of Zoning Appeals will hold a Public Hearing at 7:30 p.m. on Thursday, December 18, 2025 at the Violet Township Administrative Offices located at 10190 Blacklick Eastern Road, Pickerington to consider the following:

Case VAR-25-25: an application for variance filed by Craig Pierce for property located at 13435 Harmon Road, Pickerington, owned by Craig and Gina Pierce, 12550 Wheaton Avenue, Pickerington. This application requests a variance from Violet Township Zoning Resolution Section 3AA4-05(A)(6) to allow an addition to an existing detached accessory building to remain as constructed prior to the construction of a principal structure. This application modifies Case 17-VA-2014 approved in October 2014.

This application is available for examination from Friday, December 5, 2025 through Thursday, December 18 2025, inclusive, Mondays through Fridays, excluding legal holidays, during the hours of 8:00 a.m. to 4:30 p.m. at the Violet Township Administrative Offices, 10190 Blacklick-Eastern Road, Pickerington, Ohio 43147.

The person responsible for giving notice of this public hearing by publication is Kelly Sarko, Violet Township Zoning Inspector.

Violet Township Board of Zoning Appeals
Denise Cole, Chair

**13435 Harmon Road
VARIANCE
VAR-25-25**

Craig and Gina Pierce
12550 Wheaton Avenue
Pickerington, Ohio 43147

David Long and Ann Sheedy Porter
9435 Blacklick Eastern Road
Pickerington, Ohio 43147

David and Chelsie Holmes
9506 Timberbank Circle
Pickerington, Ohio 43147

**13435 Harmon Road
VARIANCE
VAR-25-25**

Abbington Pickerington Partners
Limited Partnership
c/o Armstrong Mtg Co
1225 Dublin Road 2nd Floor
Columbus, Ohio 43215

Gala Venue Escape LLC
c/o A Chandler
7552 Palmer Road
Reynoldsburg, Ohio 43068

**13435 Harmon Road
VARIANCE
VAR-25-25**

Donald Moyer
13450 Harmon road
Pickerington, Ohio 43147

Terry Perrigo
9504 Timberbank Circle
Pickerington, Ohio 43147

Adjacent Owners - 13435 Harmon - VAR-25-25

PIN	OWN1	OWN2	MADDR1	MADDR2	MAD	MCITYNAV	MSTATECO	MZIP1
360074800	ABBINGTON PICKERINGTON PARTNERS	LMTD PARTNERSHIP	%ARMSTRONG MFG CO	1225 DUBLIN RD 2ND FL	COLUMBU' OH			43215
360076700	MOYER DONALD A		13450 HARMON RD NW		PICKERING OH			43147
360076720	PORTER ANN SHEEDY	& LONG DAVID E SURV	9435 BLACKLICK EASTERN RD NW		PICKERING OH			43147
360078100	GALA VENUE ESCAPE LLC		C/O A CHANDLER	7552 PALMER RD	REYNOLDS OH			43068
360078400	PIERCE STEVEN C	& GINA SURV	12550 WHEATON AVE		PICKERING OH			43147
360441400	PERRIGO TERRY J		9504 TIMBERBANK CIR NW		PICKERING OH			43147
360546200	HOLMES DAVID M	& CHELSIE J SURV	9506 TIMBERBANK CIR NW		PICKERING OH			43147