



26-063

GREENFIELD TOWNSHIP ZONING

4663 CARROLL CEMETERY RD

CARROLL, OH 43121

APPLICATION FOR VARIANCE, ~~CONDITIONAL USE, OR APPEAL~~

Applications for any Variance, Conditional Use, or Appeal on property as shown on the Greenfield Township Zoning Map shall be submitted to the Greenfield Township Board of Zoning Appeals. The Application shall contain a minimum of the following information. Attach additional sheets if necessary.

1. Name of Applicant:

Travis and Dawn Rice

2. Address of Applicant:

5405 Cincinnati-Zanesville Rd NE, Lancaster, OH 43130

3. Telephone Number:

740-583-4669

4. Names of Legal Owners:

Travis and Dawn Rice

5. Address of Legal Owners:

5405 Cincinnati-Zanesville Rd NE, Lancaster, OH 43130

6. Address and Legal Description of Property:

See Exhibit A

0 LANCASTER-KIRKERSVILLE RD, NW

0130082000, 0130081920, 0130080900

7. Proposed Variance, Conditional Use, or Appeal and the grounds (or reasons) on which it should be granted:

See Exhibit B

310.06 (B)

8. Present Use:

Lots have been cleared of all old buildings and are being mowed and maintained weekly

9. Present Zone District:

R-1



GREENFIELD TOWNSHIP ZONING

4663 CARROLL CEMETERY RD

CARROLL, OH 43112

10. Proposed Use:

Would like to build a home and an out building

11. Proposed Zone District:

R-1

12. In addition, application shall include:

- A map showing the land in question; its location, the length and location of each boundary thereof; present use and district, proposed use and district.
- A map at a scale approved by the Zoning Inspector showing: property lines, streets, existing and proposed zoning, and such other items as the Zoning Inspector may require.
- A list of all property owners within, contiguous to, and directly across the street from the parcel(s) to be rezoned and their address as appearing on the county auditor's current tax list. The requirement for addresses may be waived by the Zoning Inspector when more than ten parcels are proposed to be rezoned.

- **Signature: Owner/Representative/ Date**

 Dawn Rice September 8, 2026

- **Applicant/Representative /Email**

dawnrice1064@yahoo.com

Updated July 17, 2023

Exhibit "A"
Legal Description
For File: 56175930

Situated in the State of Ohio, County of Fairfield, and in the Township of Greenfield;

Being Lot Number Twenty (20), Twenty-one (21), Thirty (30) and Thirty-one (31), in VILLAGE OF GESSELVILLE, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 3, Page 14, Recorder's Office, Fairfield County, Ohio.

DESCRIPTION REVIEWED AND APPROVED
FOR TRANSFER ONLY, FAIRFIELD COUNTY
AUDITOR/ENGINEER TAX MAPS
BY SK DATE 09/16/2024
0130080800
0130080900
0130082000
0130081900

IMAGE/COPY PROPERTY OF FAIRFIELD COUNTY, OHIO. NOT FOR RESALE.

REAL ESTATE CONVEYANCE
FEE \$680.00
EXEMPT #

Carli L. Brown

County Auditor, Fairfield County, Ohio

TRANSFERRED

Sep 16 2024

Carli L. Brown JW

County Auditor, Fairfield County, Ohio

202400014471

FILED FOR RECORD IN
FAIRFIELD COUNTY, OH
LISA MCKENZIE, COUNTY RECORDER
09/16/2024 11:09 AM
DEED 42.00

SURVIVORSHIP DEED

Kanda L. Strohl, Unmarried, of Fairfield County, Ohio, for valuable consideration paid, grant(s), with general warranty covenants, to **Travis Rice and Dawn Rice**, for their joint lives, remainder to the survivor of them, whose tax-mailing address is , 5405 Cincinnati-Zanesville Road NE, Lancaster, OH 43130, the following real property:

See Attached Exhibit "A"

Parcel No. 013-00808.00, 013-00809.00, 013-00819.00 & 013-00820.00
~~013-00808.00, 013-00809.00, 013-00819.00 & 013-00820.00~~
Known as: **3335 Lancaster Kirkersville Road, Lancaster, OH 43130**

Prior Instrument Reference: Instrument Number 202200003820, of the records of Fairfield County, Ohio.

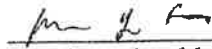
Subject to the following: The lien of any taxes and assessments not now due and payable; zoning ordinance and regulations; legal highways; restrictions, conditions, reservations and easements, if any, contained in prior instruments of record, and all coal, oil and other mineral rights and interests previously transferred or reserved of record.

VALMER LAND TITLE AGENCY BOX

56175930

(Signatures and acknowledgments continued on next page)

Signed and acknowledged by:


Kanda L. Strohl

State of Ohio
County of Fairfield, SS:

The foregoing instrument was acknowledged before me this 4th day of September, 2024, by Kanda L. Strohl, the grantor(s).


Notary Public

This instrument prepared by:
Rhett A. Plank, Esq.
800 Cross Pointe Road #F
Gahanna, OH 43230
File No. 56175930



Christine Elizabeth van Noort
Notary Public
In and for the State of Ohio
My Commission Expires
April 19, 2028

IMAGE/COPY PROPERTY OF FAIRFIELD COUNTY, OH. NOT FOR RESALE.

Exhibit B

We were told by Greenfield Township that we had to have 150 foot of road frontage on Rt 158 (Lancaster-Kirkersville RD NW, Lancaster, OH 43130). We were told this after we purchased the property. We made several attempts to contact Greenfield Township prior to purchasing the property, but no one was in the office and the zoning inspector at the time would never return our calls. He is no longer the zoning inspector. We purchased the property and are now told we cannot build.

The property we purchased has a house on one of the lots and it does not have road frontage on 158. There is a neighbor who drives by our house to get to his home, and he does not have frontage on 158. The lots that we are asking for a proposed variance are not on a driveway. They are on South Alley, which has not been vacated. Lot 21 has road frontage on Orchard Street. Fairfield County has not vacated Orchard Street, South Alley or Walnut Alley.

Our plans are to combine lots 31, 30, and 21 into one lot. Lot 31 has 211 ½ foot of road frontage on South Alley. After being combined, Lots 30 and 31 would be 407 feet deep and Lots 30 and 21 would be 406 ½ feet wide.

Before we purchased the property, we had the soil tested for a septic system for a new build. The test was conducted by Flowers Septic System Design. They said the septic system could be built on either Lot 30 or 21. Once the lots are combined, the total acreage for Lots 31, 30 and 21 would be 2.949 acres.

It is not permitted to land lock property, and we do have access to our property through South Alley and Orchard Street and Walnut Alley. Greenfield Township is currently not maintaining any of these three. We are maintaining South Alley.

We would ask that you respectfully consider all of the above information.

Exhibit C

List of all property owners within, and contiguous to, and directly across the street from the parcels asking for a proposed variance. Attached also are four maps.

Soper, Beverly C TOD
3401 Lancaster-Kirkersville Rd NW
Lancaster, OH 43130
Description: Gesselville Lot 14 and 15

Yothers, Griffin Patrick
3365 Lancaster-Kirkersville Rd NW
Lancaster, OH 43130
Description: Gesselville Lots 16, 17, 18, 19 & Vacated Alley

Baumgardt, Robert
0 Lancaster-Kirkersville Rd NW
Lancaster, OH 43130
Description: Gesselville Lot 22 and 29

Henwood, Randy L Trustee & Henwood, Cynthia K Trustee
3265 Lancaster-Kirkersville Rd NW
Lancaster, OH 43130
Description: R 19 T 15 S 14 SE

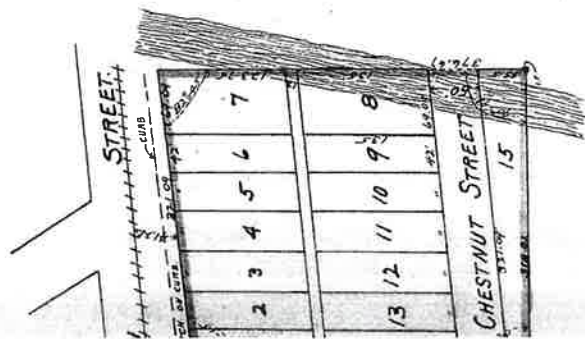
Andrews, Dennis R & Deborah Surv
3315 Lancaster-Kirkersville Rd NW
Lancaster, OH 43130
Description: R 19 T 15 S 14 SE

Deibel, Christopher B & Abby M Surv
1199 Hickory Ridge Ct NW
Lancaster, OH 43130
Description: Hickory Ridge Estates Lot 4

Bennett, Sean M
1177 Hickory Ridge CT NW
Lancaster, OH 43130
Description: Hickory Ridge Estates Lot 5

N'S SUBDIVISION

DIVISION OF A PART BANK OUT LOT No. 7
THE CITY OF LANCASTER, OHIO.



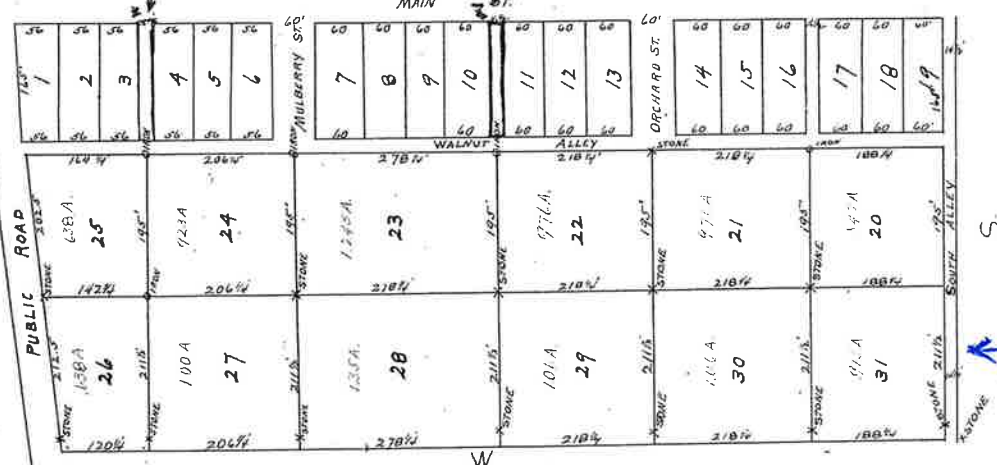
1919 AT 8:30 O'CLOCK A.M.

6 A.D. 1919

RECORD No. 2. PAGE 47

S.D. BURTON R.F.C.

N.



BEING A PART OF THE S.E. QR. SEC. 14 TR. 15. R. 19 FAIRFIELD COUNTY, OHIO.

GESSELLVILLE VACATION OF PLAT

I DO HEREBY CERTIFY THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF A NEW PLAT OF THE FIRST ADDITION TO THE VILLAGE OF GESSELLVILLE. ALL STONES PLANTED ON THE WEST LINE OF OUT-LOTS ARE 9 FT. EAST OF THE CORNER OF SAID OUT-LOTS.

SURVEYED BY ME ON THE 17TH DAY OF MAY 1919

ATTEST: JAS. C. BARR SURVEYOR

FILED AUG. 23RD 1919 AT 9:30 O'CLOCK A.M.

RECORDED AUG. 26TH 1919

SEE DEDICATION RECORD No. 2 PAGE 49

ATTEST S.D. BURTON R.F.C.

For Vacation See Dedication Vol. #5 Page #666

For Vacation see Dedication Vol. 6 pg. 701

26-063 VARIANCE - ROAD FRONTAGE

EXHIBIT D



Gessellville

3 messages

Jeff Williamsen <zoning@greenfieldtwp.org>
To: Brad Smith <chief560@gtfdassociation.org>

Tue, Sep 8, 2026 at 8:17 AM

Brad,

The owners of the 3 parcels highlighted in the attached want to join those parcels and build a home. The arrows point to defined alleys in the Gessellville subdivision. Technically, there is a street (Orchard) that is currently filled with trees.

The owner is coming in today to discuss filing for a variance. I wanted to get your input when you have time to check it out.

Regards,

Jeff Williamsen - Greenfield Township Zoning Inspector
4663 Carroll Cemetery Rd. NW, Carroll, OH 43112
740-756-9221 Cell: 740-400-9441
Office Hours: Tuesday & Wednesday 10:00 a.m. to 2:00 p.m.
Thursday 3:00 p.m. to 7 p.m. or by appointment

DISCLAIMER:

Pursuant to the Ohio Public Records Act, virtually all written communications to or from Local Officials or employees are public records available to the public and media upon request. E-mail sent and received via the Township system will be disclosed unless specifically exempted from the Ohio Public Records Act.

2 attachments**Gessellville.png**
1175K**Gessellville Subdivision Plat 1919.pdf**
3077K

Brad Smith <chief560@gtfdassociation.org>
To: Jeff Williamsen <zoning@greenfieldtwp.org>

Tue, Sep 8, 2026 at 8:41 AM

I am fine with this, provided there is a maintained access road for emergency vehicles. We will eventually need to ensure GIS has the house properly plotted so that our dispatching software recognizes the parcel and the specific location of the structure.

Thank you for including me in this.

Brad Smith
Fire Chief
Greenfield Township Fire Department
3245 Havensport Road NW
Carroll, Ohio 43112

EXHIBIT E 202

Mobile 614-557-7470
Station 740-756-4644
Fax 740-756-7880
chief560@gtfdassociation.org

DISCLAIMER:

Pursuant to the Ohio Public Records Act, virtually all written communications to or from Local Officials or employees are public records available to the public and media upon request. E-mail sent and received via the Township system will be disclosed unless specifically exempted from the Ohio Public Records Act.

[Quoted text hidden]

Jeff Williamsen <zoning@greenfieldtwp.org>
To: Travis Rice <travisrice1064@yahoo.com>

Tue, Sep 8, 2026 at 10:49 AM

Travis - here is the response from the Fire Chief. Looks like a go. My hours are below.

Regards,

Jeff Williamsen - Greenfield Township Zoning Inspector
4663 Carroll Cemetery Rd. NW, Carroll, OH 43112
740-756-9221 Cell: 740-400-9441
Office Hours: Tuesday & Wednesday 10:00 a.m. to 2:00 p.m.
Thursday 3:00 p.m. to 7 p.m. or by appointment

DISCLAIMER:

Pursuant to the Ohio Public Records Act, virtually all written communications to or from Local Officials or employees are public records available to the public and media upon request. E-mail sent and received via the Township system will be disclosed unless specifically exempted from the Ohio Public Records Act.

[Quoted text hidden]



GREENFIELD TOWNSHIP ZONING OFFICE

4663 Carroll-Cemetery Rd. NW, Carroll, Ohio 43112

RECEIPT

Date: 9/29/2026

Name: Travis Rice and Vivian Blume

Item	Amount
26-063 Variance - Road Frontage 0 Lancaster-Kirkersville Rd, Lancaster, OH 43130 0130082000, 0130081900, 0130080900	\$1,200.00
Tax	0.00
Total Due	\$1,200.00

PAID

Date: 9/29/26

Check No 2467