

GREENFIELD TOWNSHIP ZONING

4663 CARROLL CEMETERY RD

CARROLL, OH 43112

APPLICATION FOR VARIANCE, CONDITIONAL USE, OR APPEAL

EXPANDED HOME OCCUPATION

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:

Amanda and Jebediah Edmonds

2. Address of Applicant:

8895 Portie Flamingo Rd SE, New Lexington, OH 43764

3. Telephone Number:

740-603-0876, Donna Webb, Admin, 740-974-4216 Jeb Edmonds, Owner

4. Names of Legal Owners:

Jebediah and Amanda Edmonds

5. Address of Legal Owners:

8895 Portie Flamingo Rd SE, New Lexington, OH 43764

6. Address and Legal Description of Property:

2016 Rainbow Drive NW, Lancaster, OH 43130 - see attached documents including Deed and supporting documents

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

See attached documents - titled ~~Proposed Variance~~ - map also included

*CONDITIONAL USE - EXPANDED HOME
OCCUPATION*

8. Present Use:

Will be residence when home is completed this winter.

9. Present Zone District:

R 1



GREENFIELD TOWNSHIP ZONING

4663 CARROLL CEMETERY RD

CARROLL, OH 43112

10. Proposed Use:

See attached titled ~~Proposed Variance~~

CONDITIONAL USE - EXPANDED HOME OCCUPATION

11. Proposed Zone District:

~~Planned Rural Business 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

Jebediah Edmonds

- Applicant/Representative /Email

jeb@jseconcrete.com

Updated July 17, 2023

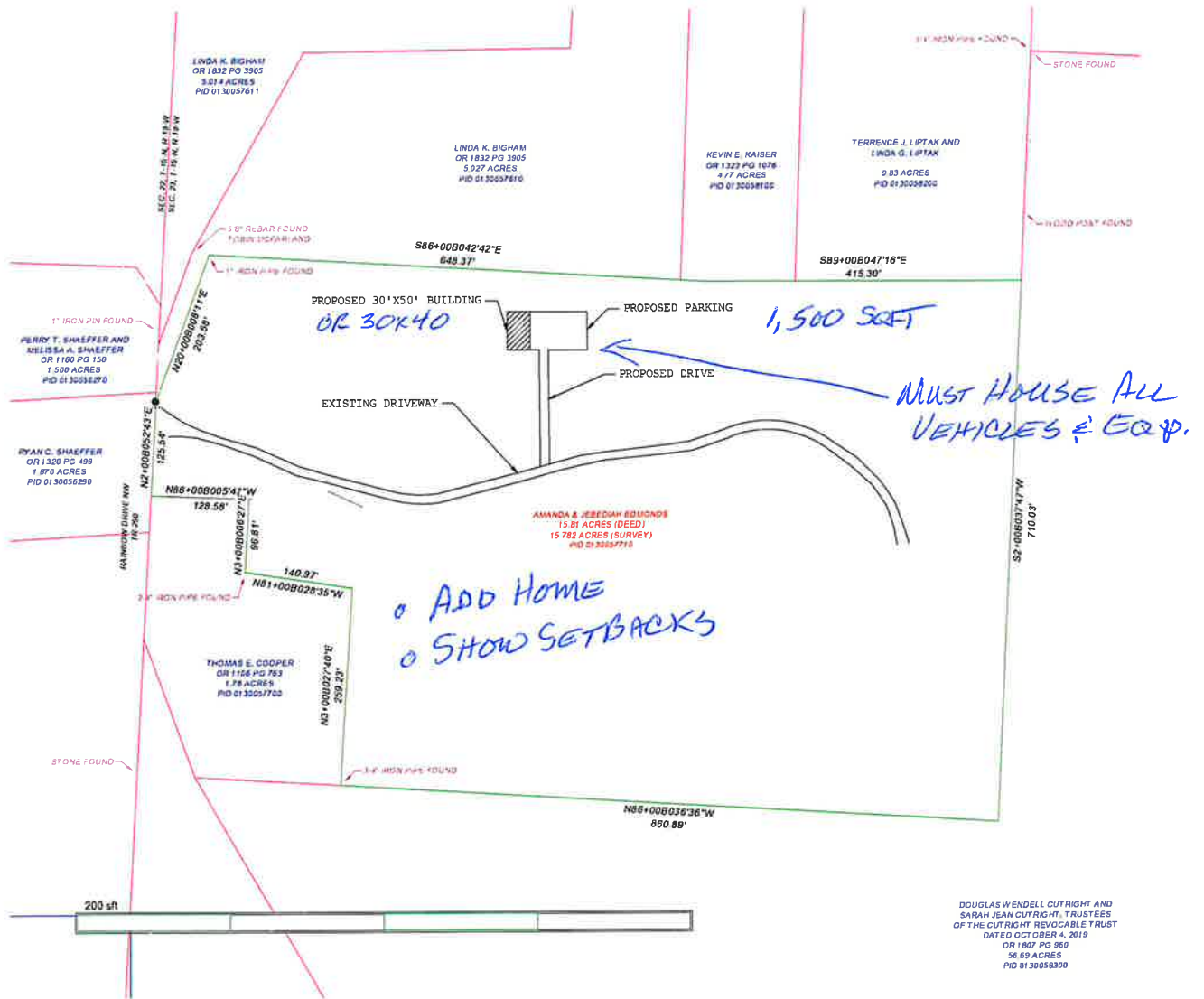
Proposed Variance *CONDITIONAL USE*
EXPANDED HOME OCCUPATION

JSE Concrete currently operates on a residential property in Perry County and is requesting a similar arrangement to move it to the Rainbow Drive property. JSE concrete is a concrete finishing business with all concrete projects formed off site.

The proposed use would include construction of a shop, approximately 30 ft. by ⁵⁰~~40~~ ft. This would house materials, tools and equipment. The property would also provide parking for approximately five company vehicles including pickup trucks, small dump trucks, trailers, and other small equipment such as skid steer.

The company currently employs four concrete workers, including the owner. Some employees meet at the shop and travel to off-site projects in company vehicles, while others travel directly to the project site. No concrete finishing work would be performed at the proposed site in the course of business.

The proposed shop would be located well back from Rainbow Drive, minimizing visibility and impact from roadway and surrounding properties.





2016 Rainbow Dr. NW - additional structure variance request

11 messages

Donna Webb <info@jseconcrete.com>

Thu, Aug 6, 2026 at 9:55 AM

To: zoning@greenfieldtwp.org

Good morning,

Construction is currently underway on the *residence* at the rear of the property located at 2016 Rainbow Dr NW, Lancaster, OH. Jebediah and Amanda Edmonds own the property.

Please advise on the steps required to **request a variance to construct a *commercial use storage pole building***. It will store materials associated with Jeb's business, *JSE Concrete*. Company trucks would be parked in the vicinity of the building.

The business does not have customers coming to or from the shop. This concrete finishing company conducts its business at various construction sites. The company currently has 6 employees; two will live on the property. The other four employees may come and go daily to pick up trucks and/or equipment for the job sites. Not that it matters, but three of them are Jeb and Amanda's children!

Initially the building will have electricity, but no water or sewer connections. If that changes in the future, he will seek the required additional permits.

He would like to begin construction ASAP.

The business is currently located in Perry County, but he would like to relocate to Fairfield ASAP.

Thank you so much for your consideration!

Donna

Donna Webb, ATS

Office Administration and Records



740.603.0876

info@jseconcrete.com

Visit our webpage for quotes and examples of our work!!

<https://jseconcrete.com/>

Jeff Williamsen <zoning@greenfieldtwp.org>

Thu, Aug 6, 2026 at 6:11 PM

To: Donna Webb <info@jseconcrete.com>

Donna,

Please see the attached Zoning Resolution (Code) Section 415.02(B). Read and understand this section. You will need to apply for a Conditional Use - Expanded Home Occupation (application attached). The application fee is \$1,200. Along with the application, please provide:

1. A letter/email authorizing you to represent the property owners
2. A current survey indicating the location of the principal structure and the intended location and size of the accessory structure.
3. Names and addresses of all property owners adjacent to 2016 Rainbow and directly across from 2016 Rainbow.
4. A check or Money Order for \$1,200 payable to Greenfield Township.

Once I receive everything, I will schedule a hearing before the Board of Zoning Appeals (BZA) where you will present the material you have given me. We can discuss that process further once you collect your thoughts and material. It would be good to plan to have the Edmonds attend as well.

If you have questions, please call my cell number 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.

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2 attachments



Form Variance-Conditional Use-Appeal Application 20230717.pdf
80K



Section 415.02 Home Occupations (B) Expanded Home Occupation.pdf
134K

Donna Webb <info@jseconcrete.com>

Fri, Aug 7, 2026 at 9:40 AM

To: Jeff Williamsen <zoning@greenfieldtp.org>

Cc: Jebediah Edmonds <jeb@jseconcrete.com>, Amanda <asuedmonds@yahoo.com>

Good morning, Jeff,

I'm not representing the Edmonds. I'm just gathering information and running errands for the process.

We will get the information and payment back to you ASAP.

Thanks!

[Quoted text hidden]

[Quoted text hidden]

Donna Webb <info@jseconcrete.com>

Mon, Aug 10, 2026 at 4:07 PM

To: Jeff Williamsen <zoning@greenfieldtp.org>

Cc: Jebediah Edmonds <jeb@jseconcrete.com>, Amanda <asuedmonds@yahoo.com>

I contacted the person who performed the field survey for the property when Jeb and Amanda purchased it. He would like to know if the surveyor needs to sign and stamp the document or if the building can be sketched on the plat.

Thank you!

[Quoted text hidden]

[Quoted text hidden]

Jeff Williamsen <zoning@greenfieldtwp.org>

Mon, Aug 10, 2026 at 4:54 PM

To: Donna Webb <info@jseconcrete.com>

Cc: Jebediah Edmonds <jeb@jseconcrete.com>, Amanda <asuedmonds@yahoo.com>

A sketch accurately placed on the plat will work.

Also include with the submission the type of business that will operate there, the number of employees, a summary of a typical day (traffic in-out, time of day, employee parking), the number and type of vehicles parked/stored there and anything else that will help the BZA make a good decision. It's best to plan to work within the code that I sent.

Regards,

Jeff Williamsen - Greenfield Township Zoning Inspector

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Donna Webb <info@jseconcrete.com>

Mon, Aug 10, 2026 at 6:33 PM

To: Jeff Williamsen <zoning@greenfieldtwp.org>

Cc: Jebediah Edmonds <jeb@jseconcrete.com>, Amanda <asuedmonds@yahoo.com>

Thank you!

I will be in touch when all documents are ready and the information is confirmed.

[Quoted text hidden]

[Quoted text hidden]

Donna Webb <info@jseconcrete.com>

Wed, Sep 30, 2026 at 11:40 AM

To: Jeff Williamsen <zoning@greenfieldtwp.org>

Cc: Jebediah Edmonds <jeb@jseconcrete.com>

Good morning, Jeff,

I've attached the Variance-Conditional Use application, signed by Jeb Edmonds. Several supporting documents are also attached to assist with your decision. (total of 6 attached files).

Please let me know if you have any questions, need more information, and what the next steps are!

Thank you,

[Quoted text hidden]

[Quoted text hidden]

6 attachments



3-Deed - page 2.jpg
681K



4-Exhibit A.jpg
1131K



2-Deed - page 1.jpg
906K



6- Map for shop.pdf
618K



1-Variance-Conditional Use-Appeal Application 20230717.pdf
377K



5-Proposed Variance.pdf
42K

Donna Webb <info@jseconcrete.com>
To: Jeff Williamsen <zoning@greenfieldtwp.org>
Cc: Jebediah Edmonds <jeb@jseconcrete.com>

Wed, Sep 30, 2026 at 11:42 AM

I will be up tomorrow with the check for \$1200.
[Quoted text hidden]
[Quoted text hidden]

Jeff Williamsen <zoning@greenfieldtwp.org>
To: Donna Webb <info@jseconcrete.com>
Cc: Jebediah Edmonds <jeb@jseconcrete.com>

Wed, Sep 30, 2026 at 1:37 PM

I wil be here from 3 to 7 p.m.

Regards,

Jeff Williamsen - Greenfield Township Zoning Inspector
4663 Carroll Cemetery Rd. NW, Carroll, OH 43112

740-756-9221 Cell:740-400-9441

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Donna Webb <info@jseconcrete.com>

Wed, Sep 30, 2026 at 2:04 PM

To: Jeff Williamsen <zoning@greenfieldtp.org>

Great, I'll see you tomorrow. Does the paperwork look satisfactory?

[Quoted text hidden]

[Quoted text hidden]

Jeff Williamsen <zoning@greenfieldtp.org>

Wed, Sep 30, 2026 at 2:10 PM

Draft To: Donna Webb <info@jseconcrete.com>

Cc: Jebediah Edmonds <jeb@jseconcrete.com>

After looking over your application, it appears to be a Conditional Use, rather than a variance or a rezone to PRB; both of which you indicated on your application. We can talk about it Thursday. A rezone to PRB is a difficult path and involves reviews by Fairfield County, our Zoning Commission and our Trustees and will take 3-4 months. A conditional use will take 4-6 weeks. Below is from our zoning code on Expanded Home Occupation:

If approved by the Greenfield Township Board of Zoning Appeals an Expanded Home Occupation may be allowed as a conditional use of a residential dwelling unit or approved accessory structure for a legitimate business, profession, trade, service or vocation, whether or not for profit, carried on within an enclosed dwelling or approved accessory structure by the occupants residing therein in accordance with the following standards:

- 1. The Expanded Home Occupation shall be clearly incidental and secondary to the use of the dwelling for residential occupancy and the Expanded Home Occupation shall occupy no more than twenty-five percent (25%) of the residential floor area.*
- 2. No person other than those residing on the premises, shall own or operate such occupation. Not more than two (2) non-resident employees shall be employed on premises at any one time in an Expanded Home Occupation.*
- 3. The exterior access to the space devoted to the Expanded Home Occupation shall not be used exclusively for such use.*
- 4. No equipment or process shall be used on premises in such Expanded Home Occupation which creates noise, vibration, glare, fumes, odors, or electrical interference that shall create a nuisance to adjacent properties. In the case of electrical interference, no equipment and/or process shall be used which creates visual or audible interference in any radio or television receivers off the premises or causes fluctuations in line voltage off the premises.*
- 5. Delivery of materials, equipment or supplies to an Expanded Home Occupation shall be limited to commercial vehicles or light trucks falling under the Federal Highway Administration Vehicle Inventory and Use Survey Class 1, 2, 3, 4, 5 or 6. In no case shall a heavy-duty vehicle of Class 7 or 8 requiring a Class B license to operate be used in a delivery to or from an Expanded Home Occupation. Not more than two (2) deliveries of materials, equipment or supplies shall be received per day in conjunction with an Expanded Home Occupation, and such deliveries shall be limited to normal business hours.*
- 6. If permitted an Expanded Home Occupation engaged in the repair or refurbishment of motor vehicles may operate in an approved accessory structure with the following requirements:*
 - a. The approved accessory structure shall not be constructed on the lot in front of the principle residential structure.*
 - b. In no case shall "junk" or "parts" vehicles or vehicles without a current vehicle registration, be stored outdoors anywhere on the lot or premises.*
 - c. The storing or stacking of customer vehicles outside of the approved accessory structure shall be entirely screened from view from neighboring residential properties.*

7. No traffic shall be generated by such Limited Home Occupation in greater volumes than would normally be expected in a residential neighborhood.

8. Storage of materials and equipment in an Expanded Home Occupation shall be completely enclosed in a permitted accessory structure to the primary residence.

Regards,

Jeff Williamsen - Greenfield Township Zoning Inspector

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26-002 COND. USE - EXP. HOME CCC.

BIGHAM, LINDA K
2040 RAINBOW DR NW
LANCASTER OH 43130

KAISER, KEVIN E
1867 COONPATH RD NW
LANCASTER OH 43130

LIPTAK, TERRENCE
1859 COONPATH RD NW
LANCASTER OH 43130

CUTRIGHT, DOUGLAS
1810 RAINBOW DR NW
LANCASTER OH 43130

COOPER THOMAS E
1990 RAINBOW DR NW
LANCASTER OH 43130

SHAEFFER, RYAN C
7073 PLEASANT COLONY WAY
NEW ALBANY OH 43054

SHAEFFER, PERRY
2035 RAINBOW DR
LANCASTER OH 43130