



Commissioner John O'Grady · Commissioner Paula Brooks · Commissioner Marilyn Brown  
President

Economic Development & Planning Department  
James Schimmer, Director

# Technical Review Committee Agenda

Franklin County Engineer's Office  
970 Dublin Road  
Columbus, OH 43215

Tuesday, August 27, 2013  
1:30 p.m.

## 1. New Business

### A. Planning Commission

#### i. ZON-13-04 - Anthony Hray

<b>Applicant/Owner:</b>	Mark Snyder, Snyder Masonry Supplies
<b>Township:</b>	Franklin Township
<b>Site:</b>	3180 Valleyview Drive (PID #140-003208)
<b>Acreage:</b>	6.0-acres
<b>Zoning:</b>	Planned Industrial Park (PIP) District
<b>Utilities:</b>	Central water and wastewater
<b>Request:</b>	Requesting approval of an amendment to an existing Planned Industrial Park (PIP) District.

### B. Board of Zoning Appeals

#### i. VA-3800 - Matt Brown

<b>Applicant/Owner:</b>	John R. & Beth A. Parsons
<b>Township:</b>	Pleasant Township
<b>Site:</b>	6764 Darby Boulevard (PID #230-002730)
<b>Acreage:</b>	0.438-acres
<b>Zoning:</b>	Rural District
<b>Utilities:</b>	Onsite water and central wastewater
<b>Request:</b>	Requesting a Variance from Section 650.162(a) of the Franklin County Zoning Resolution to allow the construction of a deck within the Big Darby Creek Riparian Setback in an area zoned Rural.

**ii. VA-3801 - Scott Ulrich**

<b>Applicant/Owner:</b>	James J. and Teresa D. Massey
<b>Township:</b>	Brown Township
<b>Site:</b>	3455 Amity Road (PID #120-000160)
<b>Acreage:</b>	6.439-acres
<b>Zoning:</b>	Rural District
<b>Utilities:</b>	Onsite water and wastewater
<b>Request:</b>	Requesting a Variance from Section 650.162(c) of the Franklin County Zoning Resolution to replace a fence within the Big Darby Creek Watershed Riparian Setback in an area zoned Rural.

**iii. VA-3802 - Matt Brown**

<b>Applicant:</b>	Revive Remodeling LLC
<b>Owner:</b>	Christina and Don Bowen
<b>Township:</b>	Pleasant Township
<b>Site:</b>	2787 River Street (PID #230-002167)
<b>Acreage:</b>	0.28-acres
<b>Zoning:</b>	Rural District
<b>Utilities:</b>	Central water and wastewater
<b>Request:</b>	Requesting a Variance from Section 302.044 and 650.162(a) of the Franklin County Zoning Resolution to allow the construction of a porch that fails to meet the rear yard setback within the Big Darby Creek Riparian Setback in an area zoned Rural.

**iv. VA-3803 - Scott Ulrich**

<b>Applicant/Owner:</b>	Curt Douglas
<b>Township:</b>	Pleasant Township
<b>Site:</b>	6575 London Groveport Road (PID #230-000833)
<b>Acreage:</b>	5.021-acres
<b>Zoning:</b>	Rural District
<b>Utilities:</b>	Onsite water and wastewater
<b>Request:</b>	Requesting a Variance from Section 650.162(a) of the Franklin County Zoning Resolution to construct an accessory building within the Big Darby Creek Watershed Riparian Setback in an area zoned Rural.

**v. VA-3804 - Anthony Hray**

<b>Applicant/Owner:</b>	TH Midwest Inc. Attn: Christopher Rinehart
<b>Owner:</b>	Weston Town Centre LLC Attn: Nick Vollman
<b>Township:</b>	Franklin Township
<b>Site:</b>	185 Georgesville Road (PID #140-000093)
<b>Acreage:</b>	1.50-acres
<b>Zoning:</b>	Community Service (CS) District
<b>Utilities:</b>	Central water and wastewater
<b>Request:</b>	Requesting a Variance from Sections 670.083(b), 670.083(c), 670.083(f), 670.083(h), 670.086(b), 670.086(c(3-5)), 670.086(c(6)), 670.086(c(7)), 670.086(d(1)) and 670.0812 of the Franklin County Zoning Resolution to allow the development of a gas station that fails to meet the building setback, parking lot setback, building width, building façade, prohibited signage, ground sign type, size, setback and height requirements, and to exceed the permitted number of parking spaces using a standard sealed surface on a lot subject to the Smart Growth Overlay in an area zoned Community Service (CS).

**vi. CU-3805 – Matt Brown**

<b>Applicant:</b>	Ricky Adams
<b>Township:</b>	Brown Township
<b>Site:</b>	4221 Abbey Chase Court (PID #120-001228)
<b>Acreage:</b>	5.31-acres
<b>Zoning:</b>	Rural District
<b>Utilities:</b>	Onsite water and wastewater
<b>Request:</b>	Requesting a Conditional Use from Section 302.0392(b) of the Franklin County Zoning Resolution to allow the construction of a pond that will exceed 1,000 square feet in size in an area zoned Rural.

**2. Adjournment of Meeting to September 24, 2013**

**Franklin County**  
**Application for Rezoning/Text Amendment**

Application Number: <u>20N-13-04</u>	Date Filed: <u>8.20.13</u>	Received By: <u>DAH</u>	Total Fees: <u>\$1,100</u>	Receipt Number:
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**Subject Property Information**

- Street Address: 3180 Valleyview Drive Columbus OH 43204
- Parcel ID Number(s): 140 - 003208
- Township(s): Franklin

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**Description of Subject Property**

Franklin County Planning Department  
Franklin County, Ohio

- Acres to be Rezoned: \_\_\_\_\_
- Current Land Use: Manufacture + Sale of Concrete Products
- Surrounding Land Use:
  - North R, Rural (Franklin Township)
  - South R2 + R2F, Residential (Columbus)
  - East M, Manufacturing (Columbus)
  - West M, Manufacturing (Columbus)
- Water Supply Source:  Public (Central)       Private (Onsite)
- Sanitary Sewer Source:  Public (Central)       Private (Onsite)

**Rezoning Request**

- Current Zoning: PIP, Planned Industrial Park
- Proposed Zoning: \_\_\_\_\_
- Proposed Land Use: \_\_\_\_\_
- Purpose for Request: to construct an approx. 7,000 sq ft addition to north end of existing structure.

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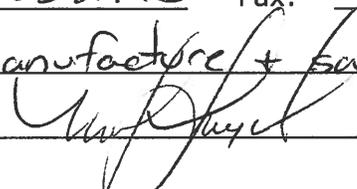
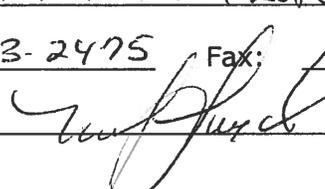


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**Applicant/Owner/Agent Information**

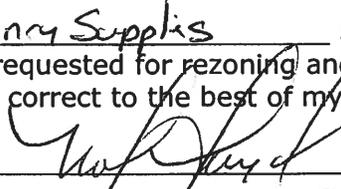
12. Applicant Information: Mark Snyder, Snyder Masonry Supplies  
Address: 2301 W Dorothy Lane Dayton OH 45439  
Phone: 9376032475 Fax: \_\_\_\_\_  
Interest in Property: Manufacture + sale of concrete products.  
Signature: 
13. Property Owner: Mark Snyder, Snyder Masonry Supplies  
Address: 2301 W Dorothy Lane Dayton OH 45439  
Phone: 937603-2475 Fax: \_\_\_\_\_  
Signature: 
14. Agent Information: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Signature: \_\_\_\_\_

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**Applicant/Owner/Agent Information**

Franklin County Planning Department  
Franklin County, Ohio

I/we (applicant) Snyder Masonry Supplies swear that I/we am/are the owners/lessees/optionees of land requested for rezoning and that the statements, information and exhibits attached are true and correct to the best of my/our knowledge.

Applicant Signature:   
(required)

Date: 7/23/13

Property Owner Signature:   
(required)

Subscribed and sworn to me in my presence and before me on this 23<sup>RD</sup> day of July 20 13.

Notary Public Signature: 

## **Rezoning/Text Amendment Application General Application Requirements**

Any applicant who requests a zoning change is solely responsible for filing all materials required by the application in its entirety. Please consult with the Economic Development and Planning Department to obtain a copy of pertinent development standards prior to filing a rezoning request. An incomplete application will not be placed on an agenda until it is determined to be complete, having all relevant issues addressed in plan or text form.

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### **Two (2) copies of each of the following items are required with each application:**

1. The completed application form.
2. The notarized affidavit with current property owner signature.
3. Legal description of the property. Current property survey to include acreage, all bearings and distances, and referencing an established beginning point.
4. Location/Area map. Engineering base maps to scale (example: 1"=100') are required. You can obtain this information from the County Engineers Office, 19th Floor, 373 South High Street, 614.462.3030
5. All information that pertains to sanitary services and water supply must be provided. If services are to be provided by a private or public entity, a letter must be provided verifying that the services exist and that the applicant will have access to such services. If an on-lot septic system and/or well are proposed, information from the Franklin County Board of Health (or appropriate agency) must be provided.
6. Any additional information or exhibits deemed necessary for proper consideration of the application.

### **Two (2) copies of the Development Plan are required with the following information:**

1. Names of the applicant, architect, engineer and contractor with the respective addresses and phone numbers.
2. Street address of the subject property, the exact distance and direction to the nearest street intersection, and any other landmarks that would assist in locating and identifying the property.
3. Present zoning, existing use and proposed use.
4. Zoning and use of each adjacent property.
5. North arrow on the site plan.
6. Scale of drawing. Please use a suitable standard scale.
7. Dimensions and locations of:
  - Property lines on all sides,
  - All setback lines,
  - Existing and proposed buildings with size and height,
  - Dumpster locations,
  - Proposed curb cuts and sidewalk locations (if any),
  - Existing sidewalks, curbs, alleys, streets, and service or frontage roads,
  - Any property proposed for dedication or easement,

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Franklin County, Ohio

- All easements, utility poles, fire hydrants, significant tree stands, and obstructions.
- 8. Parcel and building area in square feet.
- 9. Dimensions and location of existing and proposed parking and loading facilities, including but not limited to aisles, driveways, parking and loading stalls, entrances, exits, median strips, traffic islands, lighting, screening, fences, landscaping, greenbelts and signage.
- 10. Existing and proposed traffic circulation pattern.
- 11. Contour lines, soil types, and existing and proposed drainage facilities comprising the subject property.
- 12. Location and dimension of existing and proposed sanitary wastewater systems along with the location of existing and proposed water supply systems. A letter approving such systems is required from the appropriate health authority.

Note: When a planned district is requested, a development plan must be prepared by a registered architect, engineer, surveyor or landscape architect. Three (3) copies of said plan are required to be submitted. This plan is to demonstrate the engineering feasibility of the proposed project. Furthermore, a separate landscape plan is required and is to be completed and sealed by a professional landscape architect. The Rural Zoning Commission makes no exceptions to these requirements. All other issues in the performance standards must be addressed, even if they do not appear to pertain to your particular site.

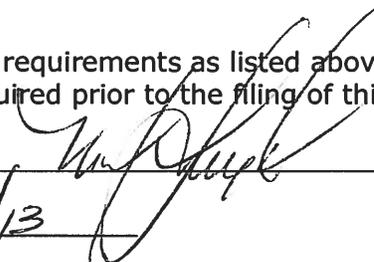
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**Statement of Understanding**

I/we have read and understand the requirements as listed above and I/we have met with the Technical Review Committee as required prior to the filing of this application.

Applicant Signature: \_\_\_\_\_

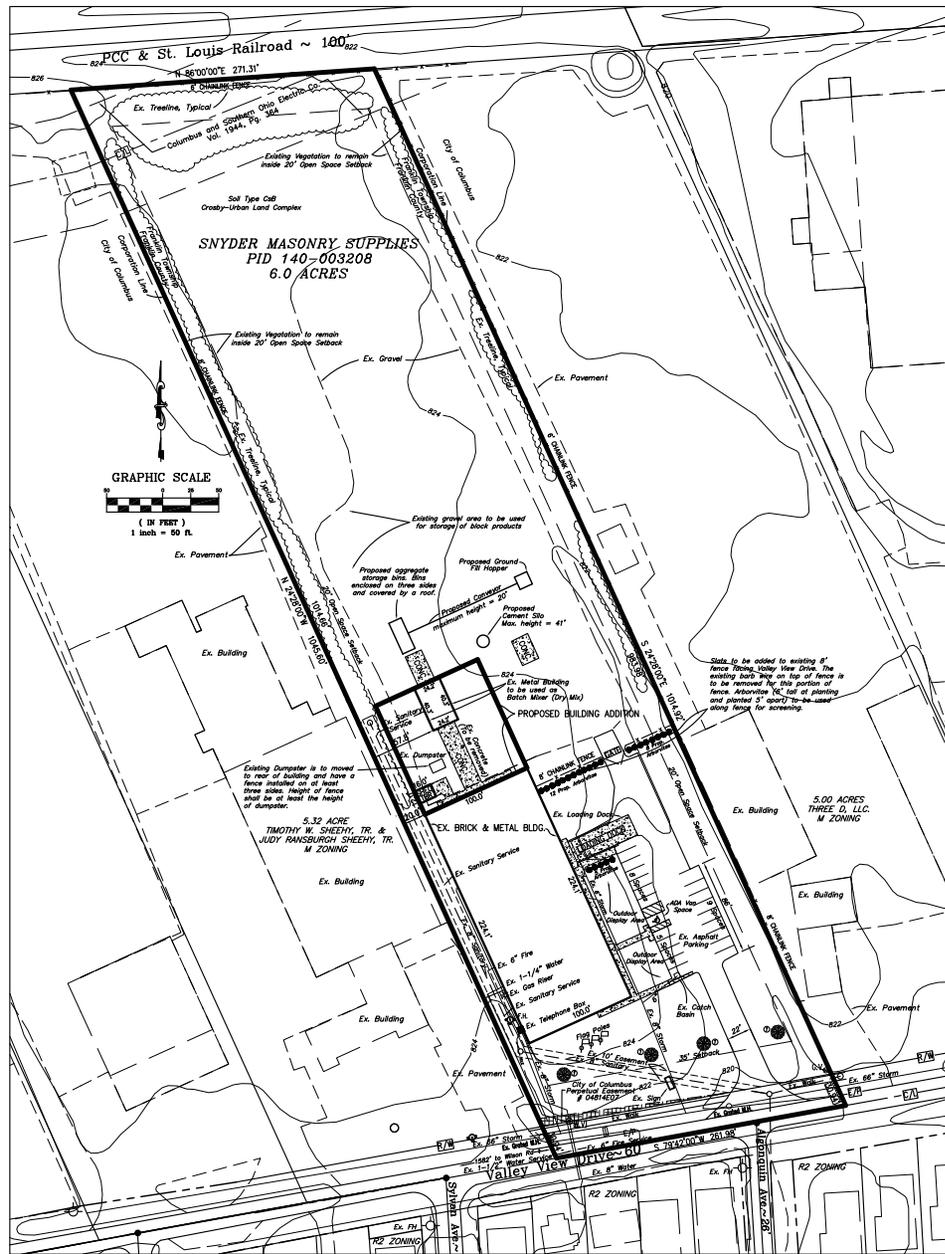
Date: \_\_\_\_\_

  
7/24/13

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Franklin County, Ohio



APPLICANT: SNYDER MASONRY AND SUPPLIES  
 2301 WEST DOROTHY LANE  
 DAYTON, OHIO 45439  
 937-299-7368

SITE ADDRESS: 3180 VALLEYVIEW DRIVE  
 PARCEL NUMBER: 140-03208  
 EXISTING ZONING: PIP, PLANNED INDUSTRIAL PARK  
 PROPOSED USE: MANUFACTURING AND RETAIL OF BRICK AND BLOCK PRODUCTS

**BUILDING SETBACKS:**  
 SIDE YARD, EXISTING = 20'  
 FRONT YARD, 35' SETBACK

**EXISTING BUILDING:**  
 100' X 224' = 22,400 SQ. FT.  
 BUILDING HEIGHT = 24'-5 3/4"

**PROPOSED BUILDING ADDITION:**  
 100' X 106'-1 1/2" = 10,613 SQ. FT.  
 BUILDING HEIGHT = 8' (TO EAVE)  
 BUILDING ADDITION TO BE CONNECTED TO THE EXISTING BUILDING'S ROOF DRAIN SYSTEM FOR STORM WATER

**PROPOSED BUILDING USE FOR EXISTING BUILDING:**  
 13,440 SQ. FT. FOR MANUFACTURING  
 4,480 SQ. FT. FOR WAREHOUSE  
 4,480 SQ. FT. FOR RETAIL  
 NUMBER OF PROPOSED EMPLOYEES = 8

**PROPOSED BUILDING USE FOR BUILDING ADDITION:**  
 6,589 SQ. FT. FOR COLD STORAGE  
 4,024 SQ. FT. FOR COVERED OUTDOOR STORAGE/STAGING

**REQUIRED PARKING SPACES:**  
 FOR MANUFACTURING AND WAREHOUSE AREAS = 8 EMPLOYEES + 28,533 SQ. FT./3000 = 8 + 10 = 18 SPACES  
 FOR RETAIL AREA = 4,480 SQ. FT./250 = 18 SPACES  
 TOTAL REQUIRED PARKING = 36 SPACES

**PROVIDED PARKING:**  
 EXISTING 22 SPACES

**AVERAGE DAILY TRAFFIC NUMBERS:**  
 SMALL DELIVERY TRUCKS = 10 TRUCKS PER DAY  
 SAND/GRAVEL DELIVERY TRUCKS = 5 TRUCKS PER DAY  
 SEM/TRACTOR TRAILOR TRUCKS = 3 TRUCKS PER DAY  
 PASSENGER CARS = 45 CARS PER DAY

**EXISTING SANITARY AND WATER SERVICES:**  
 SANITARY- SITE IS SERVED BY AN EXISTING 8" SANITARY. BUILDINGS HAVE THREE EXISTING SERVICES  
 WATER- SITE IS SERVED BY AN EXISTING 1-1/2" DOMESTIC LINE AND A 6" FIRE LINE

**GREEN SPACE:**  
 EXISTING GREEN SPACE = 2.92 ACRES OUT OF 6 ACRES = 48% GREEN SPACE

**CONDITIONS:**

THE APPLICANT SHALL APPLY FOR AND RECEIVE AN APPROVED CERTIFICATE OF ZONING COMPLIANCE FROM THE FRANKLIN COUNTY ECONOMIC DEVELOPMENT AND PLANNING DEPARTMENT.

THE APPLICANT SHALL OBTAIN ALL REQUIRED PERMITS AND INSPECTIONS FROM THE FRANKLIN TOWNSHIP BUILDING DEPARTMENT, FRANKLIN TOWNSHIP FIRE DEPARTMENT, AND THE CITY OF COLUMBUS PUBLIC UTILITIES DEPARTMENT PRIOR TO BEGINNING CONSTRUCTION AND/OR OCCUPYING THE SITE.

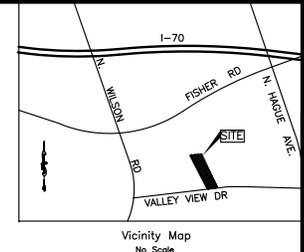
THE APPLICANT SHALL REMOVE THE BARBED WIRE FROM THE SECTION OF EIGHT (8) FOOT CHAIN-FENCE LOCATED BETWEEN THE EXISTING BUILDING AND THE EASTERN PROPERTY LINE.

THE APPLICANT SHALL RECEIVE A FAVORABLE DETERMINATION FROM THE CHEMICAL EMERGENCY PREPAREDNESS ADVISORY COUNCIL (CEPAC) THAT THE PROPOSED USE WILL NOT CONSTITUTE A POTENTIAL HEALTH RISK TO SURROUNDING RESIDENTS AND LAND USES PRIOR TO THE ISSUANCE OF A CERTIFICATE OF ZONING COMPLIANCE.

THE APPLICANT MUST PROVIDE AT LEAST ONE HANDICAPPED PARKING SPACE ON SITE; THIS SPACE MUST BE PROPERLY STRIPPED AND MEET THE CITY OF COLUMBUS SPECIFICATIONS FOR VAN ACCESSIBILITY.

THE APPLICANT SHALL PLANT FOUR (4) SHADE TREES (ONE PER 75 FEET OF ROAD FRONTAGE), TWO (2) INCH CALIPER MINIMUM, PLANTED AT THE 35' SETBACK LINE IN THE SITE'S FRONT YARD. THE TREE SPECIES MUST BE NATIVE TO OHIO AND APPROVED BY THE FRANKLIN COUNTY SOIL AND WATER CONSERVATION DISTRICT PRIOR TO PLANTING.

THE APPLICANT SHALL INSTALL FENCING, TO THE HEIGHT OF THE EXISTING DUMPSTER, ON AT LEAST THREE SIDES, TO PROVIDE ADEQUATE SCREENING AND TO PREVENT TRASH OR DEBRIS FROM BLOWING ONTO ADJACENT PROPERTIES.



Received 8.19.13  
 ZON-13-04



FRANKLIN TOWNSHIP, FRANKLIN COUNTY, OHIO

**SITE DEVELOPMENT PLAN**

FOR  
**3180 VALLEY VIEW DRIVE**  
**SNYDER MASONRY AND SUPPLIES**

PREPARED BY  
**ROCKADEN AND ASSOCIATES, INC.**  
 Consulting Engineers & Surveyors  
 883 North Cassady Avenue  
 Columbus, Ohio 43219  
 Phone: (614) 252-0982  
 Fax: (614) 252-0444

SCALE: 1" = 50'  
 DATE: 8-19-13

**PLANNED INDUSTRIAL PARK DEVELOPMENT and BUILDING ADDITION TEXT**  
**3180 Valleyview Drive, Columbus, Ohio 43204**  
**6 +/- Acres**

**PROPERTY ADDRESS:** 3180 Valleyview Drive, Columbus, Ohio 43204  
**PARCEL I.D. NUMBER:** 140-003208  
**PROPERTY SIZE:** 6 +/- Acres  
**CURRENT DISTRICT:** PIP, Planned Industrial Park  
**PROPOSED DISTRICT:** PIP, Planned Industrial Park  
**OWNER:** Mark Snyder  
Snyder Masonry and Supplies  
2301 West Dorothy Lane  
Dayton, Ohio 45439

**APPLICANT:** Mark Snyder  
Snyder Masonry and Supplies  
2301 West Dorothy Lane  
Dayton, Ohio 45439

**AGENT:** Mark Snyder  
Snyder Masonry and Supplies  
2301 West Dorothy Lane  
Dayton Ohio 45439

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2013-08-19

**DATE OF TEXT:** August 16, 2013

**APPLICATION:** \_\_\_\_\_

**1. Introduction:**

The subject property site ("Site"), PID # 140-003208, is situated in Valleyview Heights, Franklin Township, west Franklin County, Ohio. The Site is located on the north side of Valleyview Drive, between North Wilson Road and North Hague Avenue.

The Site is subject to the Scioto-Franklin Neighborhood Plan. Pursuant to the Scioto-Franklin Neighborhood Plan, the future planned use for the Site is "Light Industrial + Office." The Light Industrial + Office land use category corresponds with "Suburban Office," "Limited Industrial," and "Restricted Industrial" Zoning Districts.

The Site is 6 +/- acres. On the Site stands a 22,400 +/- square foot industrial building, a 960 square foot wash bay service building, and a 192 square foot utility shed. The industrial building, built in 1961, includes a 5,400 +/- square foot office space with reception and lobby area, a 10,000 +/- square foot warehouse and production area, and a 7,000 +/- square foot service and production area. The industrial building is less than 25 feet in height.

The Site is bordered on the east, west, and south by the City of Columbus. The parcels on the east and west are zoned M, Manufacturing. The parcels on the south, across Valley View Drive,

are zoned R2 and R2F, Residential. The site is bordered on the north by Franklin Township. The parcels on the north are zoned R, Rural. A railroad easement serves as a buffer between the Site and the parcels on the north. The rear of the Site is buffered on the west, north, and east by trees and bushes that are 10 to 15 feet in height.

Applicant is seeking to construct an approximate. 10,600 sq ft. addition to the existing facility. Applicant will manufacture concrete products on-site from raw materials. In addition to manufacturing, Applicant will sell the concrete products both retail and commercial.

### **EXISTING BUILDING**

The existing one-story building is divided into three functional areas. While the existing building is fully sprinklered, the three areas are divided by fire-rated construction. These demising walls are constructed with concrete masonry units. The three areas, from front to back, include an office, parts warehouse, and a vehicle repair shop.

The total fire area of the existing building as defined by the 2011 Ohio Building Code is 21,993 square feet. The area of the three functional areas is as follows:

- Existing Office/Retail Area            5,303 SF
- Existing Parts Warehouse            9,754 SF
- Existing Vehicle Maintenance        6,936 SF

The existing Use Group Classification was defined by the 1995 Ohio Basic Building Code as Factory F-1: Moderate-hazard Occupancy. The Construction Classification was originally listed as 1B. This is incorrect. The Construction Classification was actually 2C. Translated to the 2011 Ohio Building Code, the Use Group Classification remains Factory F-1: Moderate-hazard Occupancy, while the Construction Classification is IIB.

The original building is a pre-engineered steel building with a hybrid envelop. The main facade is face brick, while the sides and rear of the building is a mix of metal wall panels and metal wall panels with a masonry wainscot. The masonry wainscot varies in height throughout the building. The interior construction is concrete masonry walls with minor office areas being constructed with metal studs and gypsum board. There is an office area in the Part Warehouse area that utilizes pre-fabricated wall panels typically used in factory/warehouse applications.

The existing building has two eave heights. The office and parts warehouse has an eave height of 13 feet 9 3/4 inches, while the vehicle maintenance area has an eave height of 16 feet 3 3/4 inches. The existing roof pitch is 1:12.

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## **BUILDING ADDITION: NEW USE**

The proposed building addition will be one-story in height with an eave height of 28 feet. It will be a pre-engineered metal building with an 8 foot concrete masonry wainscot. The upper wall will be metal panels. The roof will be standing seam metal with a roof pitch of 1:12 to match the existing building.

The addition will be the same width as the existing building with a portion of the addition being a covered exterior staging area. The addition will encompass an existing outbuilding.

The existing office area will continue to be an office function with the existing Lobby and Conference Room becoming a small display area for masonry products. This display area will be open to the public during normal business hours (Monday through Saturday) for homeowners and builders to view and select building products. The display area gets minor visitation, but affords builders to work with their clients in selecting products for new homes and residential additions. Commercial clients rarely visit the display area. A typically week could see 10 to 20 people visiting the display area.

The former Parts Counter will be used as an area for direct sales to contractors. This area is more of a courtesy for contractors looking to purchase supplies or tools. A typically day might see 10 to 15 contractors visiting this area.

The rest of the existing building and the addition will be used for production of concrete masonry units. This production process is automated with a limited number of employees managing the production machinery.

In terms of the Ohio Building Code, the new proposed use of the building is a lower hazard of use. The Factory F-2: Low- Hazard Use Group does not require the building to be fire sprinklered. It does not require the building to be segregated into fire areas as required by the previous use as a vehicle maintenance shop and parts warehouse. There is no use of solvents, cleaners, or similar materials used in the production of concrete masonry units.

Since the building is not required by the Ohio Building Code to have an automatic fire sprinkler system, the fire sprinkler system will be deactivated.

The concrete products will be manufactured within the industrial building. The industrial building will also contain a showroom, offices, and storage space. Approximately 60% of the industrial building will be used for manufacturing. Approximately 20% of the industrial building will be used for retail showroom. Approximately 20% of the industrial building will be for warehouse storage.

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As part of the operation, deliveries will occur periodically throughout the workday. These deliveries will be limited to weekdays between 7:30 a.m. and 5:00 p.m. Applicant anticipates receiving approximately 18 deliveries per day ( 10 from delivery trucks, 5 from sand/gravel trucks, and 3 from tractor trailers). In addition, Applicant anticipates receiving approximately 3-5 retail customers per hour. The anticipated number of deliveries and customers is based on an average of other Snyder Brick and Block locations.

Applicant anticipates that the operation will require full-time eight employees.

The rear of the lot will be improved with gravel and will serve as open storage for concrete blocks.

The Site will receive water and sewer services from the City of Columbus.

The Site will have an outdoor display consisting of landscaping stone. The display will be

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located on the east side of the industrial building, between the building and the parking lot. No lights will be added for the outdoor display.

The Site's lighting will be provided by existing floodlights that are attached to the industrial building. No additional lights will be added to the Site.

**2. Permitted Uses, Section 444.02:**

- i. Pursuant to Section 444.021, the Site shall permit the proposed use (manufacturing and wholesale/retail sale of brick and concrete products consistent with SIC Codes 3271, 5032 and 5211) as detailed in the approved development plan and be limited to the permitted uses of Section 342.02 – Restricted Industrial (RI) District and Section 322.02- Suburban Office and Institutional District. Any modification or improvement to the Site not in accordance with the approved development plan and/or a change in use not permitted herein shall constitute and require an amendment to the Planned Industrial park (PIP) District in accordance with the provisions of Section 444 and Article VII of the Franklin County Zoning Resolution.

**3. Submission and Application, Section 444.03:**

- i. Applicant requests a reduction of the 25 acre minimum lot area pursuant to Section 444.031. The Applicant proposes a manufacturing operation. This operation does not conflict with surrounding existing or planned land uses.

**4. Development Plan, Section 444.032:**

- i. In general, the tract will remain as already developed. The 22,400 +/- square foot

industrial building, 960 square foot wash bay service building. The wash bay service building will be converted into a batch mixer building. The concrete products will be manufactured within the industrial building. The industrial building will also contain a showroom, offices, and storage space. Applicant will construct a ground fill hopper, aggregate storage bins, a cement storage silo, and a conveyor system on the tract. These elements will be located behind the industrial building, as shown on the Development Plan.

- ii. Pursuant to Section 444.021, the Site shall permit the proposed use (manufacturing and wholesale/retail sale of brick and concrete products consistent with SIC Codes 3271, 5032 and 5211) as detailed in the approved development plan and be limited to the permitted uses of Section 342.02 – Restricted Industrial (RI) District and Section 322.02- Suburban Office and Institutional District. Any modification or improvement to the Site not in accordance with the approved development plan and/or a change in use not permitted herein shall constitute and require an amendment to the Planned Industrial Park (PIP) District in accordance with the provisions of Section 444 and Article VII of the Franklin County Zoning Resolution.

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- iii. Water and sanitary sewer will be provided by the City of Columbus. The provisions for water and sanitary sewer from the City of Columbus are pre-existing, as shown on the Development Plan. Surface drainage facilities are depicted on the Development Plan. The proposed use and any future change in use of the Site must obtain all required permits and approvals from the City of Columbus Public Utilities Department.
- iv. The access drives, existing parking arrangements, and pedestrian walks are depicted on the Development Plan. The City of Columbus – Division of Planning and Operations has reviewed the proposed rezoning and has no comments regarding traffic and access. However, they do reserve the right to review any future change in use and may require a traffic analysis and/or improvements at the expense of the applicant.
- v. Applicant anticipates 18 deliveries per day to the Site (10 from delivery trucks, 5 from sand/gravel trucks, and 3 from tractor trailers.) Applicant anticipates receiving approximately 3-5 retail customers per hour. The anticipated number of deliveries and customers is based on an average of other Snyder Brick and Block locations.
- vi. Provisions for landscaping are depicted on the Development Plan. Applicant will utilize existing lighting and signage space and not add additional lighting and signage.
- vii. The soil types, topography, surface water bodies and other natural features are depicted on the Development Plan.
- viii. Existing utility easements and surface improvements are depicted on the Development Plan.
- ix. Applicant will use the Site as it is already developed. Applicant will construct a ground

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fill hopper, aggregate storage bins, a cement storage silo, and a conveyor system.

- x. The Site is subject to the Scioto-Franklin Neighborhood Plan. Pursuant to the Scioto-Franklin Neighborhood Plan, the future planned use for the Site is “Light Industrial + Office.” The Light Industrial + Office land use category corresponds with “Suburban Office,” “Limited Industrial,” and “Restricted Industrial” Zoning Districts.

The Site is bordered on the east, west, and south by the City of Columbus. The parcels on the east and west are zoned M, Manufacturing. The parcels on the south, across Valley View Drive, are zoned R2 and R2F, Residential. The site is bordered on the north by Franklin Township. The parcels on the north are zoned R, Rural. A railroad easement serves as a buffer between the Site and the parcels on the north.

- xi. Applicant does not anticipate use of any hazardous chemicals.
- xii. The required land improvements are pre-existing.

4

**5. Basis of Approval, Section 444.033:**

- i. Except where indicated by this Text, this proposed development is consistent in all respects with the purpose, intent, and applicable standards of the Franklin County Zoning Resolution.
- ii. Except where indicated by this Text, the proposed development is in conformity with all applicable development policies, community plans or portions thereof.
- iii. The proposed development advances the general welfare of the County and the immediate vicinity because Applicant will develop a vacant industrial building into a manufacturing business and create jobs.
- iv. The benefits of improved arrangement and design of the development justifies deviation from the standard requirements for industrial development included in the Franklin County Zoning Resolution.

**6. Planned Industrial Park Development Standards, Section 444.04:**

- i. Unless otherwise indicated herein, the development standards of Section 444.04, Planned Industrial Park shall apply.

**A. Intensity of Use, Section 444.041:**

- i. The Site’s primary operation will be entirely enclosed within the industrial building. The open storage and service areas will be screened by an eight foot slatted chain link fence with opacity of 90% or more. The loading dock will be screened by arborvitae at least six feet in height.

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Franklin County Planning Department  
Franklin County, Ohio**B. Side Yard, Section 444.043:**

- i. The industrial building has a pre-existing, non-conforming side yard on its west perimeter of 20 feet.

**C. Improvements Required, Section 444.045:**

- i. Applicant will provide an easement of 25 feet or more in width around the northern and southern boundaries. This easement will include plantings which achieve a height of ten feet or more and an opacity of at least 75% within five years of normal growth. The 25 foot easement is not applicable to the western or eastern boundaries they are

5

adjacent to industrial zoning districts. Accordingly, the easement will be reduced to 15 feet and provide plantings of 50% opacity at two feet in height.

- ii. The applicant shall plant four (4) shade trees (one per 75 feet of road frontage), two (2) inch caliper minimum, at the 35 foot setback line in the site's front yard. The tree species must be native to Ohio and approved by the Franklin County Soil and Water Conservation District prior to planting. The location of these trees must be shown on the approved development plan.

**7. General Development Standards, Article 5:**

- i. Unless otherwise indicated herein, the development standards of Article 5 shall apply where applicable.

**A. Fence Requirements, Section 501:**

- i. The Site has a pre-existing, non-conforming chain-link fence around its eastern, northern, and western perimeter that varies between six feet and eight feet in height, as depicted in the Development Plan. Applicant requests a waiver from the maximum fence height of six feet, as contemplated by Section 501.012.
- ii. The applicant shall remove the barbed wire from the section of eight (8) foot chain-fence located between the existing industrial building and the eastern property line.

**B. Dumpster Screening and Maintenance, Section 505.024:**

- i. The Site has a pre-existing dumpster. The dumpster is located on a concrete pad located behind the industrial building and shielded from public view. The applicant shall install fencing, to the height of the existing dumpster, on at least three sides, to provide adequate screening and to prevent trash or debris from blowing onto adjacent properties.

**C. Off-Street Parking and Loading, Section 531:**

- i. The Site has 22 pre-existing parking spaces and one pre-existing loading space. The Franklin County Zoning Resolution requires 32 parking spaces and three loading spaces.
- ii. The applicant must provide at least one handicapped parking space on site; this space must be properly striped and meet the city of Columbus specifications for van accessibility.

**D. Signs and Billboards, Section 541:**

- i. Applicant will re-face the existing free-standing sign and any additional signage shall only be permitted in accordance with Section 541 and must receive all applicable permits.

6

**E. Public Nuisance, Section 551:**

- i. Applicant will not create any public nuisance as defined under the regulations of Section 551.

**F. Other Commitments**

- i. The applicant shall apply for and receive an approved Certificate of Zoning Compliance from the Franklin County Economic Development and Planning Department.
- ii. The applicant shall obtain all required permits and inspections from the Franklin Township Building Department, Franklin Township Fire Department, and City of Columbus Public Utilities Department prior beginning construction and/or occupying the site.
- iii. The applicant shall receive a favorable determination from the Chemical Emergency Preparedness Advisory Council (CEPAC) that the proposed use will not constitute a potential health risk to surrounding residents and land uses prior to the issuance of a Certificate of Zoning Compliance.

*The undersigned, being the owner of the subject property, together with the Applicant in the subject Application, or their authorized representatives, do hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property, and for such purpose each states that he fully understands and acknowledges that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter or modify any more restrictive provision of the Franklin County Zoning Resolution.*

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

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**Commissioners**  
 Marilyn Brown, President  
 Paula Brooks  
 John O'Grady

**Economic Development & Planning Department**  
 James Schimmer, Director

# Application for Zoning Variance

Revised January 1, 2009

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JUL 24 2013  
JUL 24 2013

VA

Franklin County Planning Department  
 Franklin County, Ohio  
 Franklin County Planning Department  
 Franklin County, Ohio

Property Information	
Site Address	6764 Darby Blvd Grove City, OH 43123
Parcel ID(s)	230-002730-00
Zoning	Residential Rural
Township	Pleasant
Acres	.438
Water Supply	<input type="checkbox"/> Public (Central) <input checked="" type="checkbox"/> Private (Onsite)
Wastewater Treatment	<input checked="" type="checkbox"/> Public (Central) <input type="checkbox"/> Private (Onsite)

Applicant Information	
Name/Company Name	John R & Beth A Parsons
Address	6764 Darby Blvd Grove City OH 43123
Phone #	614-593-5596
Fax #	
Email	Bengal fan 1973 @ Columbus.RR.COM

Property Owner Information	
Name/Company Name	John R Beth A Parsons
Address	6764 Darby Blvd Grove City OH 43123
Phone #	614-593-5596
Fax #	
Email	Bengal fan 1973 @ Columbus.RR.COM

Agent Information (if applicable)	
Name/Company Name	
Address	
Phone #	
Fax #	
Email	

Staff Use Only	
Case #	VA-3800
Date filed:	7/24/13
Fee paid	350.00
Receipt #	1234
Received by:	DAH
Hearing date:	9/16/2013
Zoning Compliance:	N/A

Document Submission
The following documents must accompany this application:
<input checked="" type="checkbox"/> Completed application
<input checked="" type="checkbox"/> Fee Payment (Checks only)
<input checked="" type="checkbox"/> Auditor's map (8 1/2" x 11")
<input checked="" type="checkbox"/> Site Map (max 11" x 17")
<input checked="" type="checkbox"/> Covenants and deed
<input checked="" type="checkbox"/> Notarized signatures
<input checked="" type="checkbox"/> Proof of water & waste water supply
Please see the Application Instructions for complete details

# RECEIVED

JUL 24 2013

Case #

VA-3800

Variance(s) Requested	
Section	650.162
Description	Franklin County Planning Department Franklin County, Ohio Big Darby Creek Watershed Riparian Setbacks
Section	
Description	
Section	any other related Sections the the County determines as
Description	Necessary for a variance to build a deck @ 6764 Darby Blvd.

Describe the project
Build A Deck in the backyard of the house
16 x 30

**NOTE: To receive a variance, you must meet all the variance requirements** in Section 810.04 of the Franklin County Zoning Resolution. Your answers to the following questions will help the Board of Zoning Appeals determine whether you meet the requirements for a variance. If you don't answer the questions, we will consider your application incomplete.

1. Are there special conditions or circumstances applying to the property involved that do not generally apply to other properties in the same zoning district.

Yes, we lived here before the Setback took Place.

2. That a literal interpretation of the requirements of this Zoning Resolution would deprive the applicant of rights commonly enjoyed by other properties in the same Zoning District under the terms of the Zoning Resolution.

Applicant purchased the property in 2002 prior to set the passage of the Section 650.162 (a) Big Darby Creek Watershed Riparian Setback @ this time we were not prohibited from build a deck. the passage creates a hardship on this property.

3. That the special conditions and circumstances, listed under question #1, do not result from any actions of the applicant.

We ~~to~~ lived here before the Set back took Place.

JUL 24 2013

Case # VA-3800

Franklin County Planning Department  
Franklin County, Ohio

4. That approving the variance requested will not grant the applicant any special privilege that is denied by this Zoning Resolution to other lands or structures in the same Zoning District.

NO

5. Would granting the variance adversely affect the health or safety of persons residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare, or injurious to private property or public improvements in the vicinity?

NO

6. Can there be any beneficial use of the property without the variance?

NO

7. How substantial is the variance? (i.e. 10 feet vs. 100 feet - Required frontage vs. proposed)

Our whole property falls within the set back. 16x27 for a total area of 432 square feet on a lot of 0.438 acres.

8. Would the essential character of the neighborhood be substantially altered or would the adjoining properties suffer substantial harm as a result of the variance?

NO

9. How would the variance adversely affect the delivery of governmental services? (e.g., water, sewer, garbage, fire, police - Verification from local authorities - i.e. fire might be required)

It wouldn't affect anything

10. Did the applicant purchase the property with knowledge of the zoning restrictions?

NO

11. Could the applicant's predicament feasibly be obtained through some method other than a variance?

NO

12. Would the spirit and intent behind the zoning requirement be observed and would substantial justice be done by granting the variance?

YES

**Affidavit**

I hereby certify that the facts, statements, and information presented within this application form are true and correct to the best of my knowledge and belief. I hereby understand and certify that any misrepresentation or omissions of any information required in this application form may result in my application being delayed or not approved by the County. I hereby certify that I have read and fully understand all the information required in this application form.

John Parsons  
Applicant

7-5-13  
Date

[Signature]  
Property Owner (Signature must be notarized)

7-5-13  
Date

[Signature]  
Property Owner (Signature must be notarized)

7-5-13  
Date

**\*Agent must provide documentation that they are legally representing the property owner.**

**\*\*Approval does not invalidate any restrictions and/or covenants that are on the property.**



**MATTHEW R. GIROUX**  
Notary Public, State of Ohio  
My Comm. Expires March 16, 2015  
Recorded in Franklin County

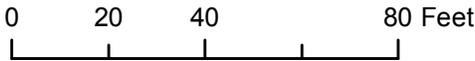
[Signature]  
7-5-13

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Franklin County Planning Department  
Franklin County, Ohio

# 6764 Darby Blvd - VA-3800



1 in = 40 feet



-  Proposed Deck 16ft.x 17ft.
-  Proposed Deck Stairs
-  Well
-  Parcel/Right-of-Way Line

# Myers Surveying Company, Inc.

2740 East Main Street, Columbus 43209 (Bexley), Ohio  
614-235-8677 FAX: 614-235-4559

A Mortgage Location Survey prepared for and certified to:

**Fort Worth Mortgage Corporation**

**Legal Description:** Situated in Ohio, County of Franklin, Township of Pleasant, Being Part of Lot 46 Allen McDowell's East Darbydale Addition, Plat Book 21, Page 24A

**Applicant:** Beth Parsons

**Posted Address:** 6764 Darby Blvd.

**F.E.M.A. Flood Zone Designation:** Flood Zone "X" as per F.I.R.M. 390167 0310G

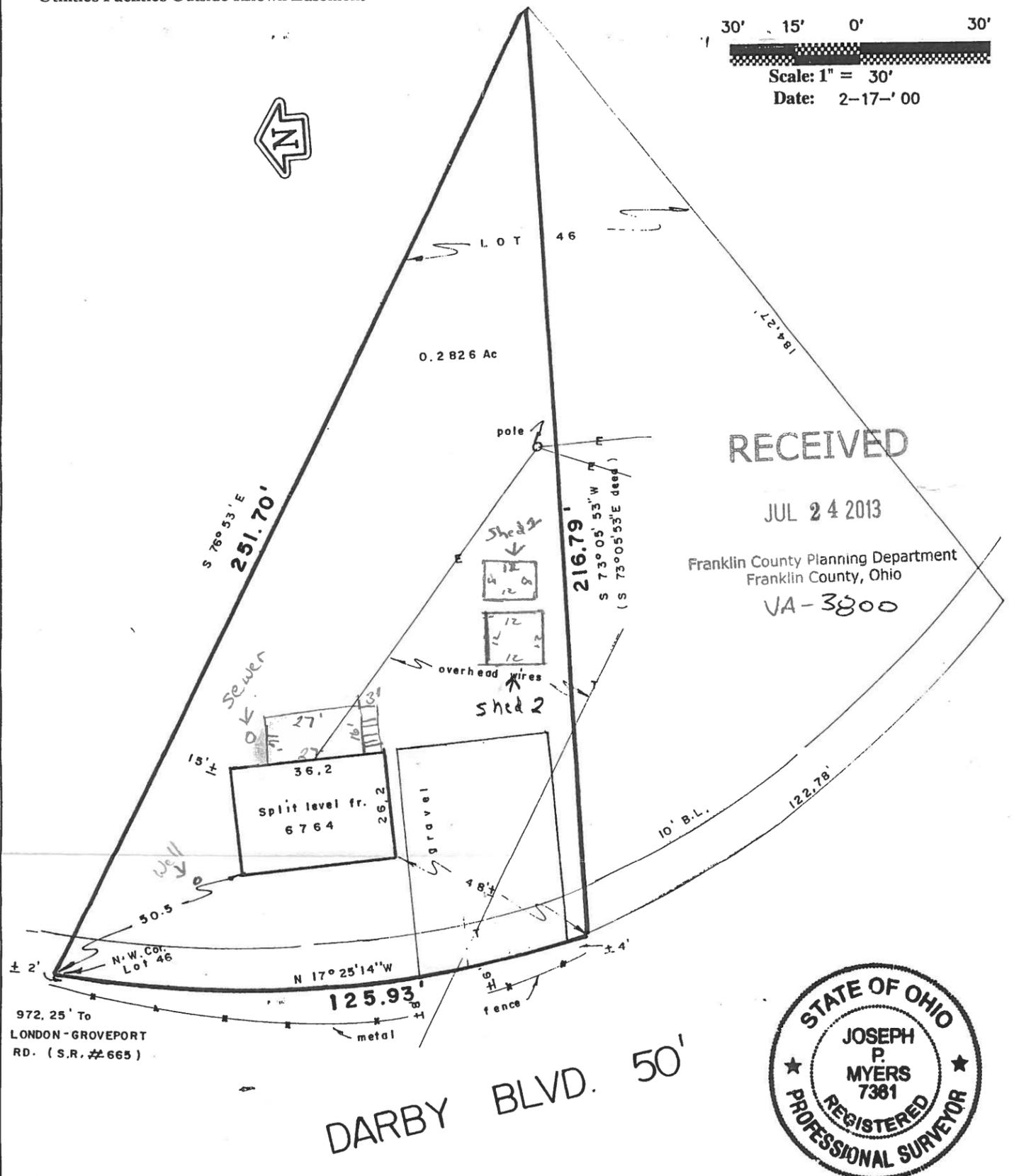
**Apparent Encroachments:** 1) Fences not in conformance with legal description. 2) Overhead Wires Crossing Property. 3) Utilities Facilities Outside Known Easement

house  
936 sq. ft.  
143' to East Line  
45' to South Line  
17' to North Line  
38' to West Line

Deck  
432 sq. ft.  
127' to East Line  
44' to South Line  
23' to North Line  
64' to West Line  
height 5'

Shed 1  
96 sq. ft.  
114' to East Line  
7.5' to South Line  
71' to North Line  
81' to West Line  
height 8'

Shed 2  
144 sq. ft.  
125' to East Line  
5' to South Line  
80' to North Line  
76.5' to West Line  
height 9'



We hereby certify that the foregoing Mortgage Location survey was prepared from actual field measurements in accordance with Chapter 4733-38 Ohio Administrative Code, and is not a boundary survey pursuant to Chapter 4733-37 of said code.

**THE INFORMATION SHOWN HEREON IS NOT TO BE UTILIZED FOR THE INSTALLATION OF BUILDINGS, FENCES, LANDSCAPING OR OTHER PERMANENT IMPROVEMENTS.**

Myers Surveying Co., Inc.

By *Joseph P. Myers*  
Professional Surveyor

Myers Order No. - 5-02/15/00 | Rec. SS | Field mc | DWG mp | Ltr. Mr | Ck. [Signature]

WARRANTY DEED  
By a Corporation

Instr: 20000322005685 03/22/2000  
Pages: 1 Fee: \$14.00 2:27PM  
Richard B. Metcalf T2000037502  
Franklin County Recorder BXSTEWART

KNOW ALL MEN BY THESE PRESENTS, That Tri-City Properties, Inc., a corporation hereinafter referred to as GRANTOR, in consideration of the sum of \$1.00 and other good and valuable consideration, to it paid by John R. Parsons and Beth A. Parsons, married, hereinafter referred to as GRANTEE, the receipt whereof is hereby acknowledged, does hereby GRANT, BARGAIN, SELL AND CONVEY to the said GRANTEE, its successors and assigns forever, the following described real estate:

Situated in the State of Ohio, County of Franklin, and in the Township of Pleasant:

Being part Lot Number Forty six (46) in ALLEN MCDOWELL'S EAST DARBYDALE, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 21, page 24A, Recorder's Office, Franklin County, Ohio, and more particularly described as follows:

Beginning at the northwestern corner of Lot No. 46, thence with the northerly line of said Lot South 76° \*\*  
\*\*\* 05' 53" East 216.79 feet to the easterly right of way to a curve in Darby Boulevard; thence with a curve to the right whose chord measures 125.93 feet, North 17° 25' 14" West to the place of beginning, containing a total of 0.2826 acres, more or less.  
\*\* 53' 00" East 251.70 feet to a pin on the top of bank of an open ditch:  
Prior Instrument Reference: Instrument Number 199909290245403 thence South 73 deg. \*\*\*  
Parcel Number: 230-002730  
Property Address: 6764 Darby Blvd.,  
Grove City, Ohio 43123  
Tax Billing Address: 2626 West Freeway Fort Worth, Texas 76102

TO HAVE AND TO HOLD SAID PREMISES, with all the privileges and appurtenances thereunto belonging to the said GRANTEE, its successors and assigns forever. And the said GRANTOR for itself and its successors, does hereby covenant with the said GRANTEE, its successors and assigns, that it is lawfully seized of the premises aforesaid; that the said premises are FREE AND CLEAR FROM ALL ENCUMBRANCES WHATSOEVER except conditions, restrictions and easements of record and taxes and assessments due and payable after date of execution hereof, and that it will forever WARRANT AND DEFEND the same, with the appurtenances unto the said GRANTEE, its successors and assigns against the lawful claims of all persons whomsoever, except as above named.

ALL OF (230) 21730

IN WITNESS WHEREOF, the said GRANTOR, has hereunto caused these presents to be subscribed by David R. Reiselt its President this 29th day of February, 2000.

Signed and acknowledged in the presence of:

Witnesses:

*Joni M. Bowman*

Printed name: JONIM BOWMAN

*Sherri Bisicoff*

Printed name: Sherri Bisicoff

TRI-CITY PROPERTIES INC.

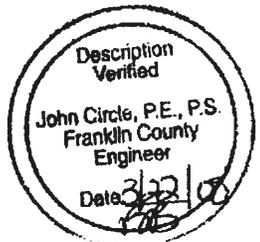
By *David R. Reiselt* pres.

By David R. Reiselt, President  
Tri-City Properties - Sellers

TRANSFERRED

MAR 22 2000

JOSEPH W. TESTA  
AUDITOR  
FRANKLIN COUNTY, OHIO



STATE OF Ohio,  
COUNTY OF Franklin, ss:

BE IT REMEMBERED, that on this 29th day of February, 2000 before me, the subscriber, personally came the above named Tri-City Properties, Inc., the GRANTOR in the foregoing warranty deed by David R. Reiselt, its President, acknowledged the signing of the same to be his/her voluntary act and deed for and as the act and deed of said Corporation, for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my seal on the day and year last aforesaid.

This Instrument prepared by:  
William Zabkar, Attorney-at-Law  
2800 Corporate Exchange Drive, Suite 160  
Columbus, Ohio 43231

4977  
CONVEYANCE TAX  
\$ 80.00  
JOSEPH W. TESTA  
FRANKLIN COUNTY AUDITOR

*David R. Reiselt*  
Notary Public

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JUL 24 2013

Franklin County Planning Department  
Franklin County, Ohio

VA-3800

Stewart Title Box 9903005



**Commissioners**  
 Marilyn Brown, President  
 Paula Brooks  
 John O'Grady

**Economic Development & Planning Department**  
 James Schimmer, Director

# Application for Zoning Variance

Revised January 1, 2009

RECEIVED

AUG 12 2013

Franklin County Planning Department  
 Franklin County, Ohio



Property Information	
Site Address	3455 Amity Road, Hilliard, OH 43026
Parcel ID(s)	120-000160
Zoning	Rural [511] OTHER RESIDENTIAL
Township	Brown
Acreage	6.439
Water Supply	Wastewater Treatment
<input type="checkbox"/> Public (Central) <input checked="" type="checkbox"/> Private (Onsite)	<input type="checkbox"/> Public (Central) <input checked="" type="checkbox"/> Private (Onsite)

Applicant Information	
Name/Company Name	James J & Teresa D Massey
Address	3455 Amity Road Hilliard, OH 43026
Phone #	614-851-8700
Fax #	
Email	jmass705@gmail.com

Property Owner Information	
Name/Company Name	James J & Teresa D Massey
Address	3455 Amity Road Hilliard, OH 43026
Phone #	614-851-8700
Fax #	
Email	jmass705@gmail.com

Agent Information (if applicable)	
Name/Company Name	Trudeau Fence Company
Address	3450 Millikin Ct, Suite 4A Columbus, OH 43228
Phone #	614-876-9944
Fax #	
Email	

Staff Use Only	
Case #	VA-3801
Date filed:	08/12/2013
Fee paid	350.00
Receipt #	1241
Received by:	S. Ulrich
Hearing date:	09/16/2013
Zoning Compliance:	R2-13-1145

Document Submission
The following documents must accompany this application:
<input checked="" type="checkbox"/> Completed application
<input checked="" type="checkbox"/> Fee Payment (Checks only)
<input checked="" type="checkbox"/> Auditor's map (8 1/2" x 11")
<input checked="" type="checkbox"/> Site Map (max 11" x 17")
<input checked="" type="checkbox"/> Covenants and deed
<input checked="" type="checkbox"/> Notarized signatures
<input checked="" type="checkbox"/> Proof of water & waste water supply
Please see the Application Instructions for complete details

Case #  
VA-3801

Variance(s) Requested	
Section	650.16
Description	Prohibited uses in Riparian setbacks (fence)
Section	
Description	
Section	
Description	

Describe the project
Construct a 54 inch high black aluminum fence around back yard as indicated on the site plan. The new fence will fall within the same plan as an existing fence on the property.

**NOTE: To receive a variance, you must meet all the variance requirements in Section 810.04 of the Franklin County Zoning Resolution. Your answers to the following questions will help the Board of Zoning Appeals determine whether you meet the requirements for a variance. If you don't answer the questions, we will consider your application incomplete.**

1. Are there special conditions or circumstances applying to the property involved that do not generally apply to other properties in the same zoning district.  
Yes. There is an existing fence on the property. We want to replace the existing fence with a new fence in the same location. The existing fence is in poor condition.
2. That a literal interpretation of the requirements of this Zoning Resolution would deprive the applicant of rights commonly enjoyed by other properties in the same Zoning District under the terms of the Zoning Resolution.  
No, it would not deprive us of commonly enjoyed rights; however, since the existing fence is in such poor condition, without replacement we will not be able to enjoy our property as we have in the past.
3. That the special conditions and circumstances, listed under question #1, do not result from any actions of the applicant.  
No, we purchased the property with the fence already existing.

4. That approving the variance requested will not grant the applicant any special privilege that is denied by this Zoning Resolution to other lands or structures in the same Zoning District.

No, several of our neighbors, both north and south on Amity Road, have structures in their backyards such as fences, barns, garages and wind mills that fall within the same zoning areas as ours.

5. Would granting the variance adversely affect the health or safety of persons residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare, or injurious to private property or public improvements in the vicinity?

No. The new fence would be an improvement to the area and by

replacing the existing structure with a stronger more durable fence, safety would be enhanced since we have a pool in our back yard.

6. Can there be any beneficial use of the property without the variance?

Yes, we can use the property without the variance; however, our use and the safety of our property would be diminished. We have pets that live in our backyard, without the fence, they are at risk.

7. How substantial is the variance? (i.e. 10 feet vs. 100 feet - Required frontage vs. proposed)

Minimal, we are requesting to replace an existing structure.

8. Would the essential character of the neighborhood be substantially altered or would the adjoining properties suffer substantial harm as a result of the variance?

No, aesthetics would be greatly improved with the new fence.

9. How would the variance adversely affect the delivery of governmental services?

(e.g., water, sewer, garbage, fire, police - Verification from local authorities - i.e. fire might be required)

Current access would not be altered; the new fence does offer better gates.

10. Did the applicant purchase the property with knowledge of the zoning restrictions?

No, we were unaware until our permit was denied.

11. Could the applicant's predicament feasibly be obtained through some method other than a variance?

Yes. More analysis and consideration will indicate that proposed fence construction does not fall within the riparian setback area.

12. Would the spirit and intent behind the zoning requirement be observed and would substantial justice be done by granting the variance?

Yes. Our main reason for purchasing this land was the beauty and tranquility offered in the area.

We do not wish to harm the area nor disrupt zoning guidelines. We simply want to enjoy our property as we have in the past with a safer fence.

Case #  
VA-3801

**Affidavit**

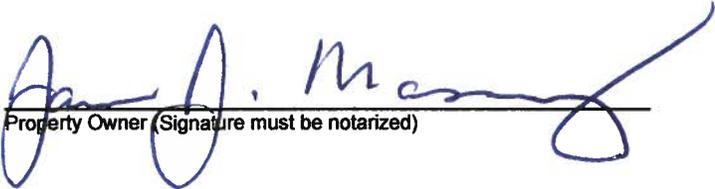
I hereby certify that the facts, statements, and information presented within this application form are true and correct to the best of my knowledge and belief. I hereby understand and certify that any misrepresentation or omissions of any information required in this application form may result in my application being delayed or not approved by the County. I hereby certify that I have read and fully understand all the information required in this application form.

Applicant \_\_\_\_\_

Date \_\_\_\_\_

  
Property Owner (Signature must be notarized)

8/7/13  
Date

  
Property Owner (Signature must be notarized)

8/7/13  
Date

\*Agent must provide documentation that they are legally representing the property owner.

\*\*Approval does not invalidate any restrictions and/or covenants that are on the property.



  
STEVEN W. STRAWSER II  
Notary Public, State of Ohio  
My Commission Expires  
December 6, 2017

Select Language   
 Powered by Google Translate



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  - [Real Estate Home](#)
  - [Search](#)
  - [Specialty Maps](#)
  - [Auditor Services](#)
  - [Contact Us](#)
- [On-Line Tools](#)

## MAP(GIS)

Parcel Info  
 Parcel ID: **120-000160-00**      Map Routing Number: **120-0007A -006-02**      Owner: **MASSEY TERESA D. MASSEY JAMES J**      Location: **3455 AMITY RD**  
Click owner name for additional records

- Summary
- Property Profile
- Land
- Building
- Improvements
- MAP(GIS)**
- Sketch
- Photo
- Transfer History
- BOR Status
- CAUV Status
- Area Sales Activity
- Area Rentals
- Tax/Payment Info
- Current Levy Info
- Assessment Payoff
- Tax Distribution
- Rental Contact
- Tax Estimator
- Property Reports
- Recorder's Office Document Search
- Area Sex Offender Inquiry

Zoom  
 IN  
  
 OUT

Move  
  
 Current Map:  
 1630' x 1200'

Click to view map using:



Image Date: Wed Aug 07 09:23:41 EDT 2013

Ortho Photographs taken in 2

Data updated on:  
 2013-08-07 07:27:54

The closest fire station from the center of this map is 2.7 miles away.  
 Measurements are over straight-line distances.

Closest Fire Departments	
Norwich Township - 82	2.7 miles
Prairie Township - 242	4.2 miles
Norwich Township - 81	5.4 miles

County Recorder Documents

Disclaimer  
 The information on this web site is prepared for the real property inventory within this county. Users of this data are notified that the public primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.

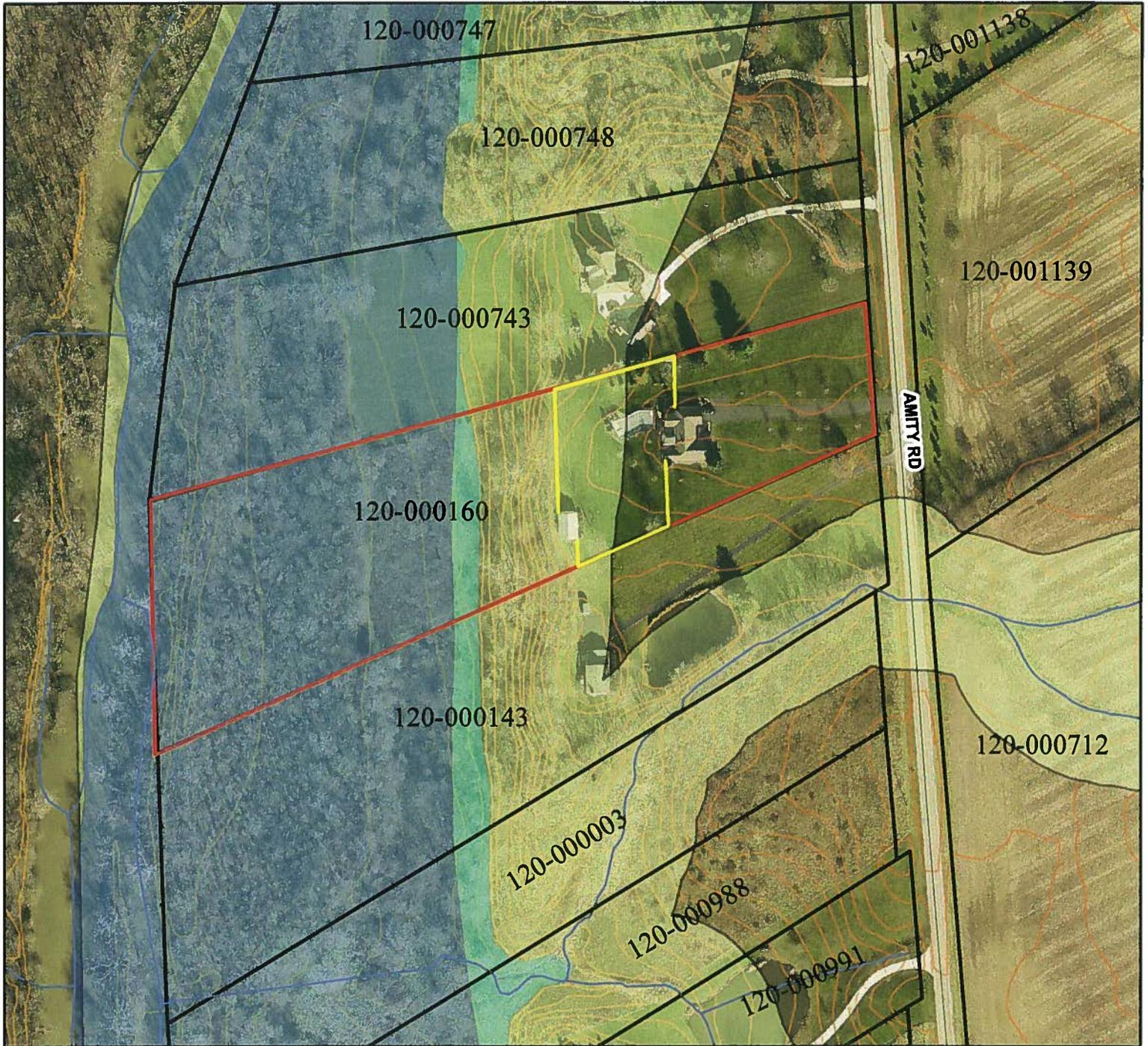
	Parcel ID: 120-000748-00 Owner: MOLEDOR JEFFERY J & JULIANNE Location: 3495 AMITY RD Sale Amt: \$37,500
	Parcel ID: 120-000747-00 Owner: MILLER PATRICK J III & ANN F Location: 3515 AMITY RD Sale Amt: \$86,000
	Parcel ID: 120-000160-00

RECEIVED

AUG 12 2013

Franklin County Planning Department  
 Franklin County, Ohio

# 3455 Amity Road - Fence Proposal



0 120 240 480 720 Feet

1 inch = 200 feet  
**RECEIVED**

AUG 12 2013

Franklin County Planning Department  
Franklin County, Ohio

-  Proposed Aluminum Fence
-  3455 Amity Road
-  Big Darby Creek Setbacks
-  Parcel/Right-of-Way Line



# Application for Zoning Variance

Revised January 1, 2009

RECEIVED

AUG 13 2013

Franklin County Planning Department  
Franklin County, OH



**Commissioners**  
Marilyn Brown, President  
Paula Brooks  
John O'Grady

**Economic Development & Planning Department**  
James Schimmer, Director

Property Information	
Site Address	2787 RIVER STREET
Parcel ID(s)	230 002-167-00
Zoning	Rural
Township	PLEASANT
Acreage	0.28- acres
Water Supply	Wastewater Treatment
<input checked="" type="checkbox"/> Public (Central) <input type="checkbox"/> Private (Onsite)	<input checked="" type="checkbox"/> Public (Central) <input type="checkbox"/> Private (Onsite)

Applicant Information	
Name/Company Name	REVIVE REMODELING LLC
Address	7395 TUMBLEBROOK DRIVE NEW ALBANY OHIO 43054
Phone #	614-517-6350
Fax #	614-575-9801
Email	reviveinyhome@gmail.com

Property Owner Information	
Name/Company Name	CHRISTINA & DON BOWEN
Address	2787 RIVER ST GROVE CITY OH 43123
Phone #	614-870-0854
Fax #	_____
Email	_____

Agent Information (if applicable)	
Name/Company Name	
Address	
Phone #	
Fax #	
Email	

Staff Use Only	
Case #	VA-3802
Date filed:	8-13-13
Fee paid	\$350.00
Receipt #	1243
Received by:	DAH
Hearing date:	9-16-13
Zoning Compliance:	R2 # 13-1136

Document Submission	
The following documents must accompany this application:	
<input checked="" type="checkbox"/>	Completed application
<input checked="" type="checkbox"/>	Fee Payment (Checks only)
<input checked="" type="checkbox"/>	Auditor's map (8 1/2" x 11")
<input checked="" type="checkbox"/>	Site Map (max 11" x 17")
<input type="checkbox"/>	Covenants and deed
<input checked="" type="checkbox"/>	Notarized signatures
<input checked="" type="checkbox"/>	Proof of water & waste water supply
Please see the Application Instructions for complete details	

AUG 13 2013

<b>Variance(s) Requested</b>	
Section	650.0162 Franklin County Planning Department
Description	PROHIBITED USES CONSTRUCTION OF BUILDING OF ANY KIND ARE STRICTLY PROHIBITED.
Section	302.044 - Rear Yard
Description	Screen room fails to meet required rear yard of 16 feet
Section	
Description	

<b>Describe the project</b>
INSTALL 16'x18 SCREEN ROOM MADE OUT OF ALL PRESSURE TREATED MATERIAL ROOF TO MATCH

**NOTE: To receive a variance, you must meet all the variance requirements** in Section 810.04 of the Franklin County Zoning Resolution. Your answers to the following questions will help the Board of Zoning Appeals determine whether you meet the requirements for a variance. If you don't answer the questions, we will consider your application incomplete.

- Are there special conditions or circumstances applying to the property involved that do not generally apply to other properties in the same zoning district.  
 JUST THE VARIANCE / NO
- That a literal interpretation of the requirements of this Zoning Resolution would deprive the applicant of rights commonly enjoyed by other properties in the same Zoning District under the terms of the Zoning Resolution.  
 NO
- That the special conditions and circumstances, listed under question #1, do not result from any actions of the applicant.  
 NO

RECEIVED

Case #  
VA-3802

AUG 13 2013

4. That approving the variance requested will not grant the applicant any special privilege that is denied by this Zoning Resolution to other lands or structures in the same Zoning District.  
Franklin County Planning Department  
Franklin County, OH

NO

5. Would granting the variance adversely affect the health or safety of persons residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare, or injurious to private property or public improvements in the vicinity?

NO

6. Can there be any beneficial use of the property without the variance?

YES - CAN CONTINUE LIVING THERE AT THEIR HOME

7. How substantial is the variance? (i.e. 10 feet vs. 100 feet - Required frontage vs. proposed)

(10 feet) Set back 50 feet - only have 40 feet

8. Would the essential character of the neighborhood be substantially altered or would the adjoining properties suffer substantial harm as a result of the variance?

NO

9. How would the variance adversely affect the delivery of governmental services? (e.g., water, sewer, garbage, fire, police - Verification from local authorities - i.e. fire might be required)

NOTHING AFFECTED

10. Did the applicant purchase the property with knowledge of the zoning restrictions?

YES

11. Could the applicant's predicament feasibly be obtained through some method other than a variance?

NO

12. Would the spirit and intent behind the zoning requirement be observed and would substantial justice be done by granting the variance?

NO

RECEIVED

Case # VA-3802

AUG 13 2013

Affidavit

Franklin County Planning Department  
Franklin County  
I hereby certify that the facts, statements, and information presented within this application form are true and correct to the best of my knowledge and belief. I hereby understand and certify that any misrepresentation or omissions of any information required in this application form may result in my application being delayed or not approved by the County. I hereby certify that I have read and fully understand all the information required in this application form.

*[Handwritten Signature]*  
Applicant

*8/12/13*  
Date

*Christina L. Bowen*  
Property Owner (Signature must be notarized)

*8-12-13*  
Date

*John D. Bowen*  
Property Owner (Signature must be notarized)

*8-12-13*  
Date



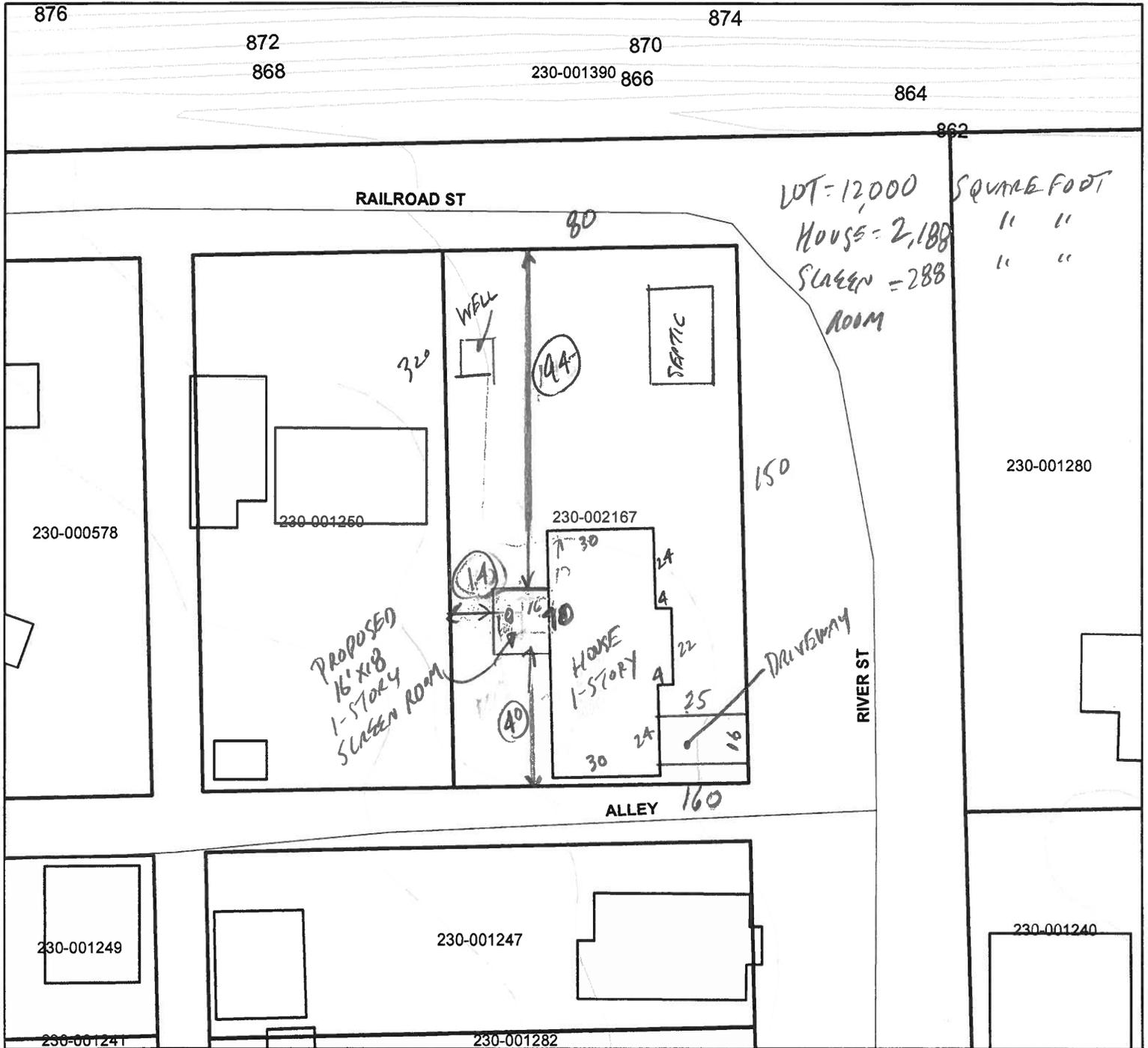
Vanessa Caplinger  
Notary Public, State of Ohio  
My Commission Expires 03-31-2018

*Vanessa Caplinger*  
*Franklin County*  
*Aug 12-2013*

\*Agent must provide documentation that they are legally representing the property owner.

\*\*Approval does not invalidate any restrictions and/or covenants that are on the property.

# 2787 River Street



LOT = 12,000 SQUARE FOOT  
 HOUSE = 2,188  
 SCREEN ROOM = 288 ROOM

PROPOSED  
 16' X 18'  
 1-STORY  
 SCREEN ROOM

DRIVEWAY

RECEIVED

AUG 13 2013

1 inch = 40 feet

Franklin County Planning Department  
 Franklin County, OH  
 VA-3802

- BUILDING
- ▭ Parcel / Right-of-Way
- ▭ Big Darby Creek Setbacks



RECEIVED

AUG 13 2013



Application for Franklin County Planning Department  
**Zoning Variance**  
Franklin County, Ohio



**Commissioners**  
Marilyn Brown, President  
Paula Brooks  
John O'Grady

Revised January 1, 2009

**Economic Development & Planning Department**  
James Schimmer, Director

Property Information	
Site Address	6575 LONDON GROVEPORT RD
Parcel ID(s)	230-000833-00
Zoning	Residential
Township	PLEASANT
Acres	5.021
Water Supply	Wastewater Treatment
<input type="checkbox"/> Public (Central) <input checked="" type="checkbox"/> Private (Onsite)	<input type="checkbox"/> Public (Central) <input checked="" type="checkbox"/> Private (Onsite)

Applicant Information	
Name/Company Name	CURT DOUGLAS
Address	6575 LONDON GROVEPORT RD GROVE CITY OH 43123
Phone #	614 348 5282
Fax #	614 566 1900
Email	cdouglA2@ohiohealth.com

Property Owner Information	
Name/Company Name	SAME
Address	
Phone #	
Fax #	
Email	

Agent Information (if applicable)	
Name/Company Name	N/A
Address	
Phone #	
Fax #	
Email	

Staff Use Only	
Case #	VA-3803
Date filed:	8/13/2013
Fee paid	\$350.00
Receipt #	1244
Received by:	S. Ulrich
Hearing date:	9/16/2013
Zoning Compliance:	

Document Submission	
The following documents must accompany this application:	
<input checked="" type="checkbox"/>	Completed application
<input type="checkbox"/>	Fee Payment (Checks only)
<input checked="" type="checkbox"/>	Auditor's map (8 1/2" x 11")
<input checked="" type="checkbox"/>	Site Map (max 11" x 17")
<input checked="" type="checkbox"/>	Covenants and deed
<input checked="" type="checkbox"/>	Notarized signatures
<input checked="" type="checkbox"/>	Proof of water & waste water supply
Please see the Application Instructions for complete details	

Case #  
VA-3803

Variance(s) Requested	
Section	230-00083300
Description	VARIANCE FOR CONSTRUCTION OF POLE BARN
Section	
Description	
Section	
Description	

Describe the project	
32' X 40' Pole BARN with a lean-to roof <del>at</del> 8 ft out on the eastern side.	

**NOTE: To receive a variance, you must meet all the variance requirements** in Section 810.04 of the Franklin County Zoning Resolution. Your answers to the following questions will help the Board of Zoning Appeals determine whether you meet the requirements for a variance. If you don't answer the questions, we will consider your application incomplete.

1. Are there special conditions or circumstances applying to the property involved that do not generally apply to other properties in the same zoning district.  
Big Darby Creek Stream Buffer AND A 20ft easement on the west property line
2. That a literal interpretation of the requirements of this Zoning Resolution would deprive the applicant of rights commonly enjoyed by other properties in the same Zoning District under the terms of the Zoning Resolution.  
Yes, how many 5 acre parcels do you see without ANY outbuildings.
3. That the special conditions and circumstances, listed under question #1, do not result from any actions of the applicant.  
No

Case #  
VA-3803

4. That approving the variance requested will not grant the applicant any special privilege that is denied by this Zoning Resolution to other lands or structures in the same Zoning District.

No

5. Would granting the variance adversely affect the health or safety of persons residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare, or injurious to private property or public improvements in the vicinity?

No

6. Can there be any beneficial use of the property without the variance?

No

7. How substantial is the variance? (i.e. 10 feet vs. 100 feet - Required frontage vs. proposed)

10 ft of the easement / 5-10 ft of Buffer zone At the most

8. Would the essential character of the neighborhood be substantially altered or would the adjoining properties suffer substantial harm as a result of the variance?

Not at all - we are in Darbydale

9. How would the variance adversely affect the delivery of governmental services?

(e.g., water, sewer, garbage, fire, police - Verification from local authorities - i.e. fire might be required)

Not at all

10. Did the applicant purchase the property with knowledge of the zoning restrictions?

No

11. Could the applicant's predicament feasibly be obtained through some method other than a variance?

No - ~~no~~

12. Would the spirit and intent behind the zoning requirement be observed and would substantial justice be done by granting the variance?

Yes

Case #  
VA-3803

**Affidavit**

I hereby certify that the facts, statements, and information presented within this application form are true and correct to the best of my knowledge and belief. I hereby understand and certify that any misrepresentation or omissions of any information required in this application form may result in my application being delayed or not approved by the County. I hereby certify that I have read and fully understand all the information required in this application form.

CURT + TRICIA DOUGLAS  
Applicant

8/5/13  
Date

Curt Douglas  
Property Owner (Signature must be notarized)

8/5/13  
Date

Tricia K Douglas  
Property Owner (Signature must be notarized)

8/5/13  
Date

\*Agent must provide documentation that they are legally representing the property owner.

\*\*Approval does not invalidate any restrictions and/or covenants that are on the property.



SHANNON NEMETH  
Notary Public, State of Ohio  
My Commission Expires  
September 11, 2016

8/5/13  
+ Shannon Nemeth

RECEIVED

AUG 13 2013

Select Language  
Powered by Google Translate

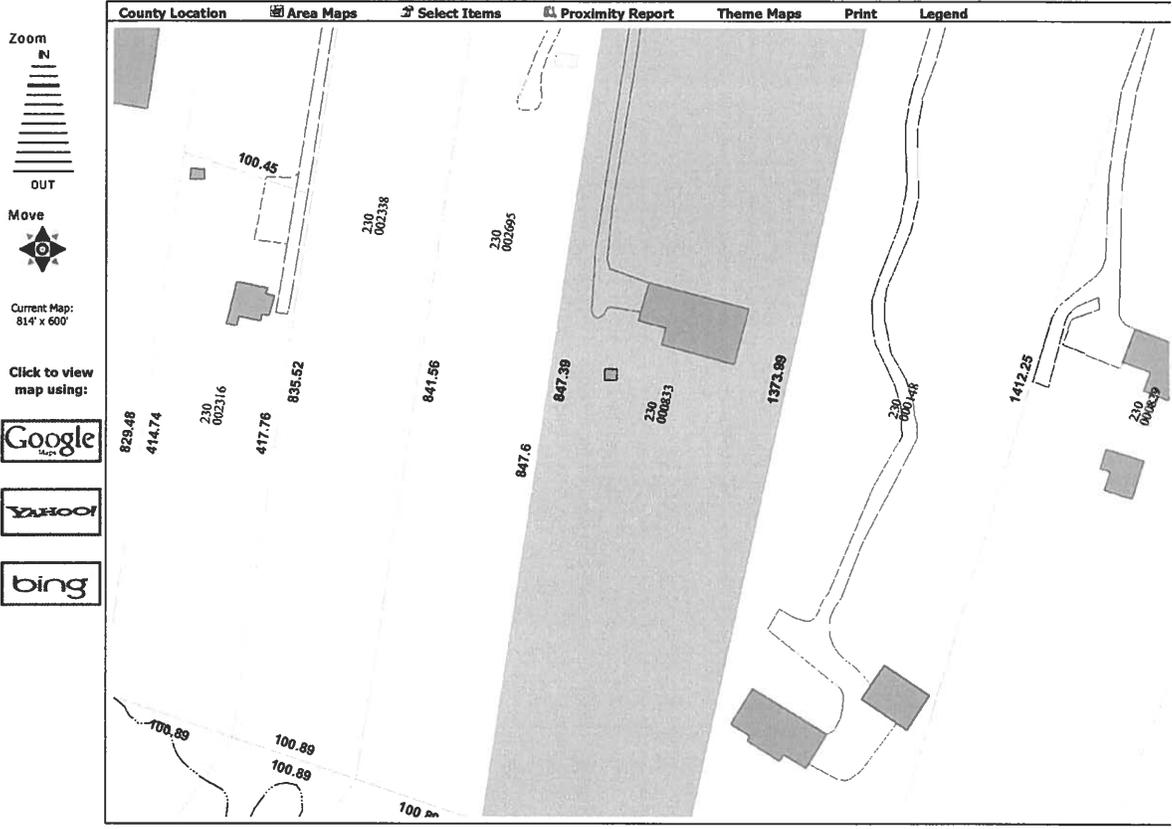


- Auditor Home
- Real Estate Home
- Search
- Specialty Maps
- Auditor Services
- Contact Us
- On-Line Tools

### MAP(GIS)

<b>Parcel Info</b>	<b>Parcel ID</b>	<b>Map Routing Number</b>	<b>Owner</b>	<b>Location</b>
Summary	230-000833-00	230-0085B -025-00	<u>DOUGLAS CURT E. NILL TRICIA K</u>	06575 LONDON GROVEPORTRD
Property Profile			<small>Click owner name for additional records</small>	

- Land
- Building
- Improvements
- Interactive Map
- MAP(GIS)
- Sketch
- Photo
- Transfer History
- BOR Status
- CAUV Status
- Area Sales Activity
- Area Rentals
- Tax/Payment Info
- Current Levy Info
- Assessment Payoff
- Tax Distribution
- Rental Contact
- Tax Estimator
- Property Reports
- Recorder's Office Document Search
- Area Sex Offender Inquiry
- Pay Real Estate Taxes Here



Data updated on: 2013-07-16 08:08:08  
 Image Date: Wed Jul 17 07:07:41 EDT 2013  
 Ortho Photographs taken in 2013

The closest fire station from the center of this map is 2801 feet away.  
 Measurements are over straight-line distances.

Closest Fire Departments	
Pleasant Township - 231	2801 feet
Jackson Township - 201	4.2 miles
Columbus Station 31	4.6 miles

County Recorder Documents

**Disclaimer**  
 The information on this web site is prepared for the real property inventory within this county. Users of this data are notified that the public primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.

END OF DRIVEWAY

6575 London-Groveport Road



RECEIVED

AUG 13 2013

**Legend**

- Streets
- Parcel
- Big Darby Creek Setbacks



6575 London-Groveport Road



RECEIVED

AUG 13 2013

**Legend**

- Streets
- Parcel
- Big Darby Creek Setbacks





**Commissioners**  
 Marilyn Brown, President  
 Paula Brooks  
 John O'Grady

**Economic Development & Planning Department**  
 James Schimmer, Director

# Application for Zoning Variance

Revised January 1, 2009

RECEIVED

AUG 15 2013

Franklin County Planning Department  
 Franklin County, OH



Property Information	
Site Address 185 Georgesville Road, Columbus, Ohio, 43228	
Parcel ID(s) 140-000093-00 / <del>Part of 140-003370-00</del>	Zoning <b>CS</b>
Township <b>Franklin</b>	Acreage <b>Approx. 1.50</b>
Water Supply <input checked="" type="checkbox"/> Public (Central) <input type="checkbox"/> Private (Onsite)	Wastewater Treatment <input checked="" type="checkbox"/> Public (Central) <input type="checkbox"/> Private (Onsite)

Staff Use Only
Case # <b>VA - 3804</b>
Date filed: <b>8.15.13</b>
Fee paid <b>650.00</b>
Receipt # <b>1246</b>
Received by: <b>DAH</b>
Hearing date: <b>9.16.13</b>
Zoning Compliance: <b>2C-13-4321</b>

Applicant Information	
Name/Company Name <b>TH Midwest, Inc.</b>	
Address <b>ATTN: Christopher A. Rinehart / Rinehart Legal Services, Ltd.</b> <b>300 East Broad Street, Suite 450</b> <b>Columbus, Ohio 43215</b>	
Phone # <b>614-221-1244</b>	Fax # <b>614-343-1549</b>
Email <b>crinehart@rinehartlegal.com</b>	

Document Submission
The following documents must accompany this application:
<input checked="" type="checkbox"/> Completed application
<input checked="" type="checkbox"/> Fee Payment (Checks only)
<input type="checkbox"/> Auditor's map (8 1/2" x 11")
<input checked="" type="checkbox"/> Site Map (max 11" x 17")
<input checked="" type="checkbox"/> Covenants and deed
<input checked="" type="checkbox"/> Notarized signatures
<input checked="" type="checkbox"/> Proof of water & waste water supply
Please see the Application Instructions for complete details

Property Owner Information	
Name/Company Name <b>Weston Town Centre LLC</b>	
Address <b>ATTN: Nick Vollman</b> <b>3016 Maryland Avenue</b> <b>Columbus, Ohio 43209</b>	
Phone # <b>614-238-2001</b>	Fax # <b>614-231-0642</b>
Email <b>nickv@plazaproperties.com</b>	

Agent Information (if applicable)	
Name/Company Name	
Address	
Phone #	Fax #
Email	

RECEIVED

Case #  
VA-3804

Variance(s) Requested	
Section See attached.	AUG 15 2013
Description	
Section	Franklin County Planning Department Franklin County, OH
Description	
Section	
Description	

Describe the project
See attached.

**NOTE: To receive a variance, you must meet all the variance requirements** in Section 810.04 of the Franklin County Zoning Resolution. Your answers to the following questions will help the Board of Zoning Appeals determine whether you meet the requirements for a variance. If you don't answer the questions, we will consider your application incomplete.

1. Are there special conditions or circumstances applying to the property involved that do not generally apply to other properties in the same zoning district.

For answers to all of the questions herein, please see attached.

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2. That a literal interpretation of the requirements of this Zoning Resolution would deprive the applicant of rights commonly enjoyed by other properties in the same Zoning District under the terms of the Zoning Resolution.

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3. That the special conditions and circumstances, listed under question #1, do not result from any actions of the applicant.

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Aug 16 2015

Franklin County Planning Commission  
Franklin County, Va

Case #  
VA-3304

4. That approving the variance requested will not grant the applicant any special privilege that is denied by this Zoning Resolution to other lands or structures in the same Zoning District.

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5. Would granting the variance adversely affect the health or safety of persons residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare, or injurious to private property or public improvements in the vicinity?

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6. Can there be any beneficial use of the property without the variance?

---

---

---

7. How substantial is the variance? (i.e. 10 feet vs. 100 feet - Required frontage vs. proposed)

---

8. Would the essential character of the neighborhood be substantially altered or would the adjoining properties suffer substantial harm as a result of the variance?

---

9. How would the variance adversely affect the delivery of governmental services?  
(e.g., water, sewer, garbage, fire, police - Verification from local authorities - i.e. fire might be required)

---

10. Did the applicant purchase the property with knowledge of the zoning restrictions?

---

11. Could the applicant's predicament feasibly be obtained through some method other than a variance?

---

12. Would the spirit and intent behind the zoning requirement be observed and would substantial justice be done by granting the variance?

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**FRANKLIN COUNTY  
APPLICATION FOR ZONING VARIANCE**

**Applicant: TH Midwest, Inc. (Turkey Hill)  
Owner: Weston Town Centre LLC**

**Parcel IDs: 140-000093-00; Part of 140-003370-00**

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AUG 15 2013

Franklin County Planning Department  
Franklin County, OH

VA-3804

**Variations Requested**

All of the variations requested relate to the application of the Smart Growth Overlay and and more fully detailed as follows:

1. Section 670.083(b)

The applicant requests that the setback requirement for the building or structure be as shown on the attached site plan.

2. Section 670.083(c)

The applicant requests that the parking lot setback requirement for this development be as shown on the attached site plan.

3. Section 670.083(f)

The applicant requests that the principal building width requirement for this development be as shown on the attached site plan.

4. Section 670.083(h)

The applicant requests that the façade requirement be waived for this development.

5. Section 670.086(b)

The applicant requests that the signs depicted on the attached sign plan be permitted.

6. Section 670.086(c)(3 - 5)

The applicant requests that the canopy sign depicted on the attached sign plan be permitted for this development.

RECEIVED

AUG 15 2013

VA-3804

Franklin County Planning Department  
Franklin County, OH

7. Section 670.086(c)(6)

The applicant requests that the setback for the proposed pylon sign be as shown on the attached sign plan.

8. Section 670.086(c)(7)

The applicant requests that the height of the proposed pylon sign be approved as depicted on the attached sign plan.

9. Section 670.086(d)(1)

The applicant requests that the walls signs as depicted on the attached sign plan be approved as shown.

10. Section 670.0812

The applicant requests that the subject development as depicted on the attached sign plan be permitted.

**ANSWERS TO VARIANCE QUESTIONS CONTAINED WITHIN APPLICATION**

1. The subject property is the site of a former mall and high-traffic commercial operations. In addition, the Hollywood Casino is located directly adjacent to this site which is also a high-traffic commercial operation. Given these circumstances, there is limited pedestrian activity in the area which defeats the purpose for the full application of the Smart Growth Overlay, which is designed to apply standards for corridors that typically include a mix of pedestrian and vehicle-oriented development patterns. Given this property's location, history and the surrounding uses, these are special conditions or circumstances that would not apply to other properties subject to the Smart Growth Overlay.
2. Given the circumstances described above, a literal interpretation of the requirements of the Smart Growth Overlay would deprive the applicant of rights of other surrounding properties zoned in the CS district that do not need to conform to the Smart Growth Overlay.
3. The special conditions listed in Item 1 are not the result of actions by the Applicant. The Applicant does not yet own the subject site.
4. Approving the variance would not grant a special privilege to the applicant that is denied in the Zoning Resolution to other lands or structures in the same zoning district, particularly where the CS district permits the contemplated use.

5. Approving the granted variances would not adversely affect the health or safety of persons residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare, or injurious to private property or public improvements in the vicinity. As already discussed, there is limited pedestrian activity in the area given the high-traffic nature of this corridor, there are very limited residents living in the adjacent area, and most individuals working in the area are traveling by vehicle. In addition, the subject sites are either currently vacant or soon to be vacant. Thus, this project will redevelop properties and provide needed services to the community.
6. While there may be other uses for the subject site, there are none contemplated if this project does not move forward.
7. The requested variances are not substantial given the circumstances surrounding the requested variances as described previously.
8. Given the proximity of the Hollywood Casino, the essential character of the neighborhood would not be substantially altered and adjoining properties would not suffer substantial harm as a result of the granting of the variances. The redevelopment of this site will benefit the surrounding properties and the neighborhood.
9. The requested variances would not adversely affect the delivery of government services.
10. The applicant has not purchased the subject property to date.
11. Due to the nature of the proposed development involving fuel, the development could not be feasibly developed through some method other than through variances to the Smart Growth Overlay.
12. While full implementation of the Smart Growth Overlay is not feasible at this site, the spirit and intent of the zoning requirement will be observed and substantial justice will be done in granting the variance because portions of the Smart Growth Overlay will be implemented at this site, which as surrounding properties are redeveloped, will result in more full implementation of the Smart Growth Overlay, which will achieve the more pedestrian-friendly environment the overlay seeks to achieve.

RECEIVED

AUG 15 2013

VA - 3804

Franklin County Planning Department  
Franklin County, OH

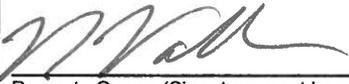
Case # VA-3804

**Affidavit**

I hereby certify that the facts, statements, and information presented within this application form are true and correct to the best of my knowledge and belief. I hereby understand and certify that any misrepresentation or omissions of any information required in this application form may result in my application being delayed or not approved by the County. I hereby certify that I have read and fully understand all the information required in this application form.

Applicant

Date



8/15/13

Property Owner (Signature must be notarized)

Date

NICHOLAS L. VOLLMAN  
V.P. PLAZA PROPERTIES, INC.  
AGENT FOR PROPERTY OWNER

Property Owner (Signature must be notarized)

Date

\*Agent must provide documentation that they are legally representing the property owner.

\*\*Approval does not invalidate any restrictions and/or covenants that are on the property.



CHRISTOPHER A. RINEHART  
ATTORNEY AT LAW  
NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION HAS NO EXPIRATION DATE

*Christy A. Rinehart*  
8/15/2013

RECEIVED

AUG 15 2013

Franklin County Planning Department  
Franklin County, OH

Case # VA-3804

**Affidavit**

I hereby certify that the facts, statements, and information presented within this application form are true and correct to the best of my knowledge and belief. I hereby understand and certify that any misrepresentation or omissions of any information required in this application form may result in my application being delayed or not approved by the County. I hereby certify that I have read and fully understand all the information required in this application form.

*Al Smith*  
 \_\_\_\_\_  
 Applicant

8/15/13  
 \_\_\_\_\_  
 Date

\_\_\_\_\_  
 Property Owner (Signature must be notarized)

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Property Owner (Signature must be notarized)

\_\_\_\_\_  
 Date

\*Agent must provide documentation that they are legally representing the property owner.

\*\*Approval does not invalidate any restrictions and/or covenants that are on the property.



CHRISTOPHER A. RINEHART  
 ATTORNEY AT LAW  
 NOTARY PUBLIC, STATE OF OHIO  
 MY COMMISSION HAS NO EXPIRATION DATE

*Chf A Rinehart*  
 8/15/2013

RECEIVED

AUG 15 2013

Franklin County Planning Department  
 Franklin County, OH

**Property Report**

Generated on 08/15/13 at 08:06:08 AM

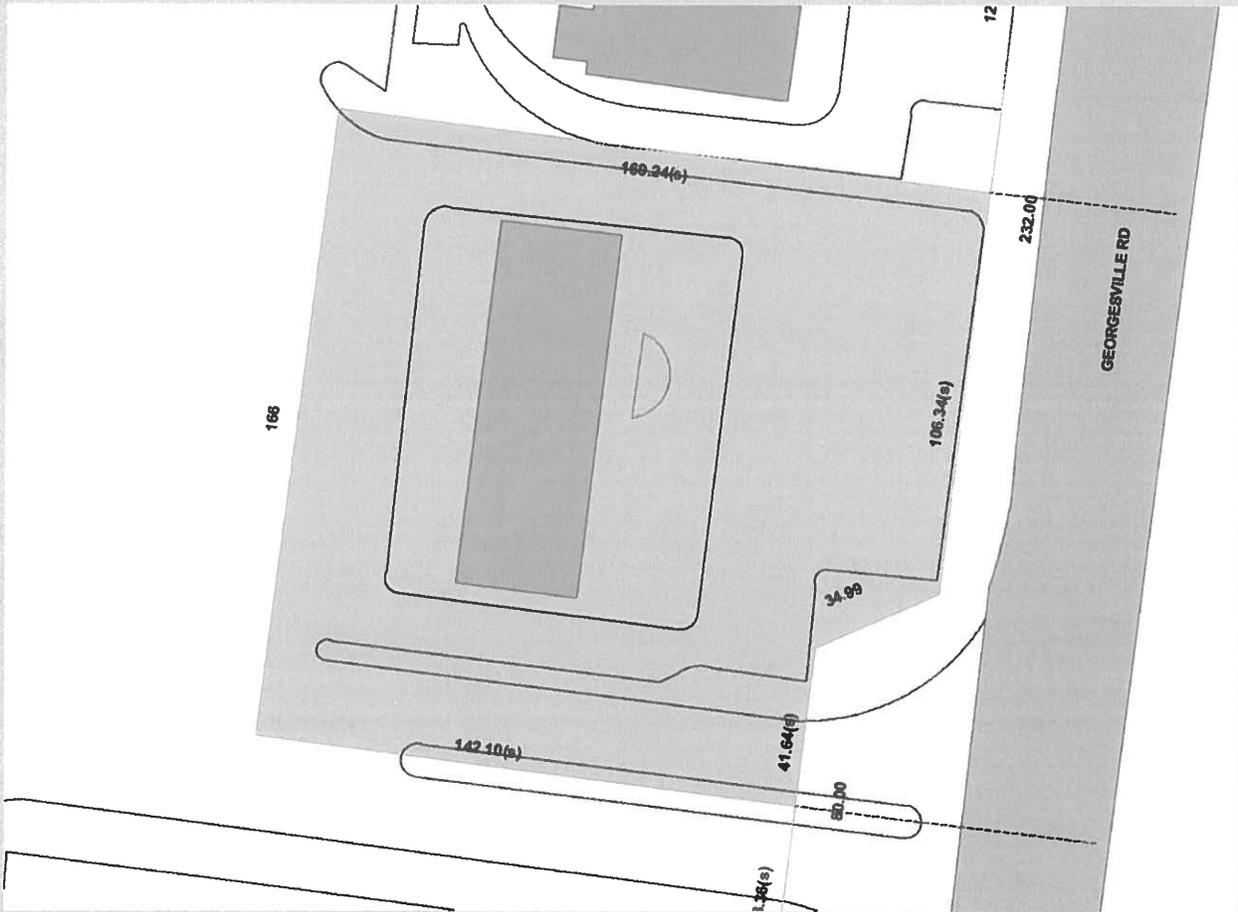
Parcel ID  
**140-000093-00**

Map Routing No  
**140-0019C -028-00**

Card No  
**1**

Location  
**185 GEORGEVILLE RD**

GIS



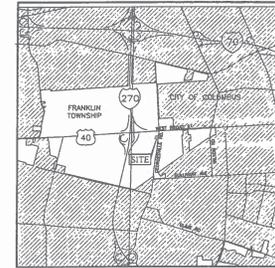
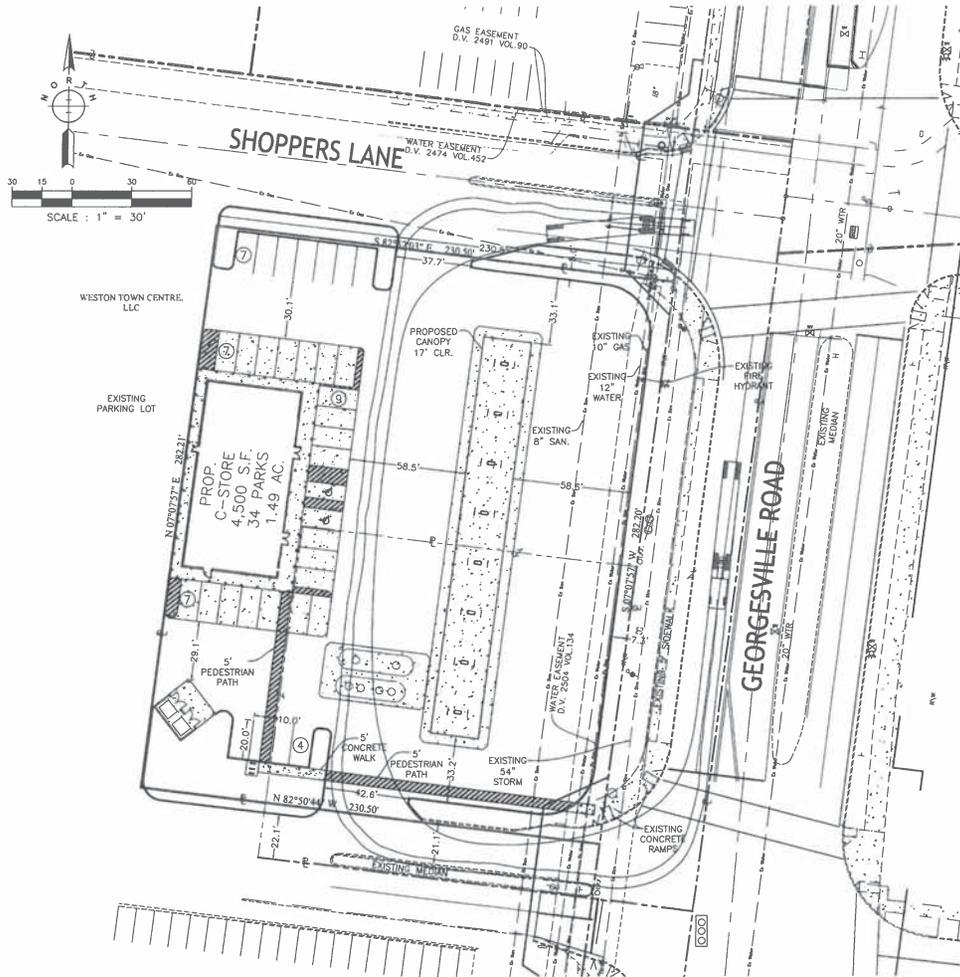
**Disclaimer**

This drawing is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this drawing are notified that the public primary information source should be consulted for verification of the information contained on this drawing. The county and the mapping companies assume no legal responsibilities for the information contained on this drawing. Please notify the Franklin County GIS Division of any discrepancies.

The information on this web site is prepared for the real property inventory within this county. Users of this data are notified that the public primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.

**NOTES:**

1. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (DATED JUNE 17, 2008), THE SITE IS LOCATED WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN) PER F.E.M.A. FIRM MAP NUMBER 39049C 303K.
2. THE INFORMATION SHOWN CONCERNING EXISTING UTILITIES IS NOT REPRESENTED, WARRANTED OR GUARANTEED TO BE COMPLETE OR ACCURATE. INVESTIGATION, LOCATION, SUPPORT, PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR PRIOR TO CONSTRUCTION TO DETERMINE IN THE FIELD THE ACTUAL LOCATION AND ELEVATIONS OF ALL EXISTING UTILITIES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL THE OHIO UTILITIES PROTECTION SERVICES (OUPS) AT 1-800-362-2764 TWO (2) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
3. THE SUBJECT PROPERTY SHOWN HEREON IS LOCATED WITHIN FRANKLIN TOWNSHIP, FRANKLIN COUNTY, OHIO.



**SITE LOCATION MAP**  
SCALE: NOT TO SCALE

**LEGEND**

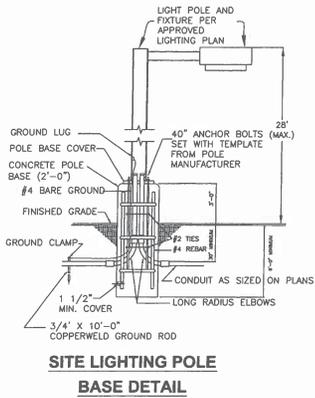
- - - P/L - PROPERTY LINE
- - - R/W - RIGHT-OF-WAY
- EX. WATER
- EX. ELECTRIC
- EX. STORM
- EX. SANITARY
- EX. GAS
- EX. TELEPHONE
- POWER POLE
- LIGHT POLE
- UTILITY POLE
- TRAFFIC BOX
- FIRE HYDRANT
- EX. CURB INLET
- EX. CATCH BASIN
- EX. SANITARY MANHOLE
- EX. STORM MANHOLE

**RECEIVED**

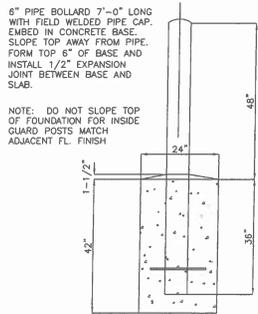
AUG 15 2013

Franklin County Planning Department  
Franklin County, Ohio

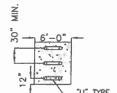
VA-3804



**SITE LIGHTING POLE  
BASE DETAIL**



**PIPE BOLLARD**  
SCALE: NONE



**BIKE RACK DETAIL**  
SCALE: NONE



**Turkey Hill**

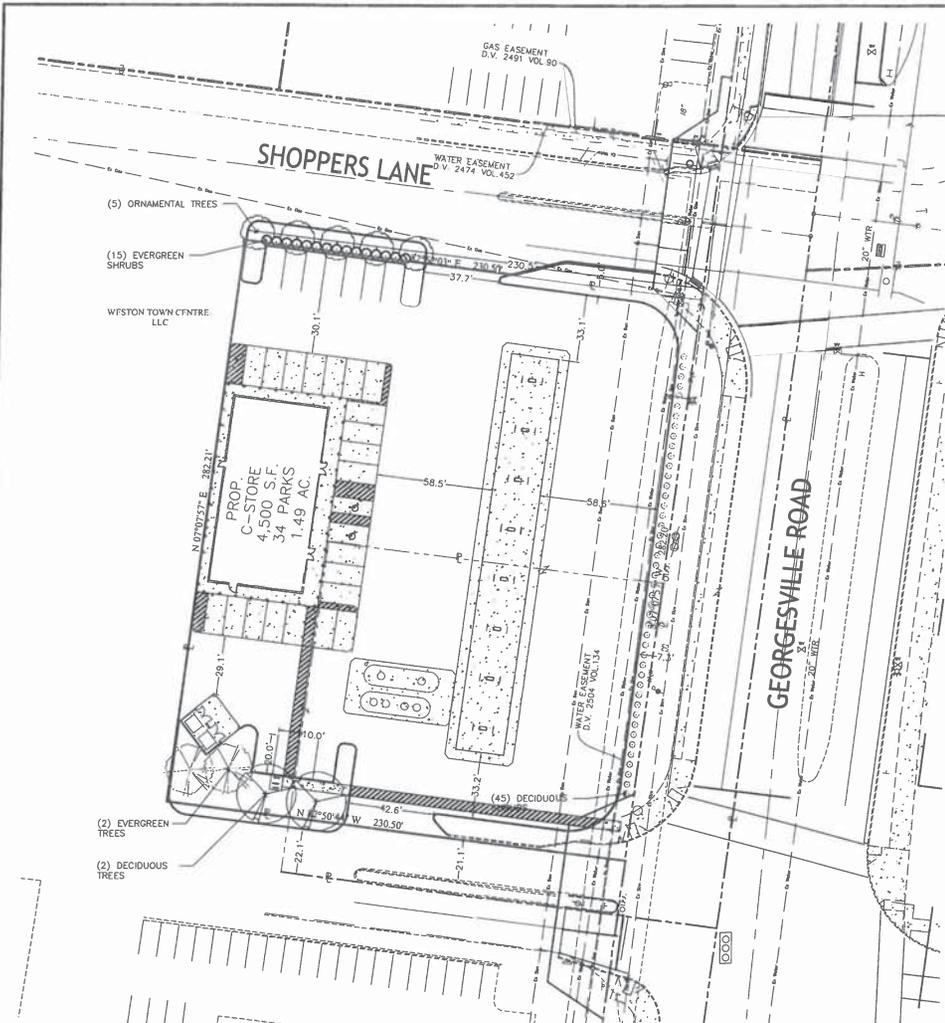
**P. & L. Systems, Inc.**  
Site Preparation & Construction  
1400 Westwood Drive  
Columbus, Ohio 43240  
614.891.4444

DATE	REVISIONS

**SITE PLAN  
AND DETAILS**  
TURKEY HILL #719  
GEORGESVILLE ROAD  
COLUMBUS, OHIO

DESIGN TEAM	DATE
DRAWN BY: JS	
CHECKED BY: MC	
SCALE: 1"=30'	
STORE # 719	
SHEET 1 OF 2	
DATE 08-14-13	

P:\Land Projects\TURKEY HILL\TUR\_Hill\_Georgesville\_Road and Shoppers Lane\Site\Drawing File-Georgesville\_Road and Shoppers Lane\Site\Drawing File-Georgesville\_Road and Shoppers Lane.dwg 02/21/2013 09:02:32 pm -- for P. & L. Systems, Inc.



**1 TREE PLANTING**  
NTS

**PLANT MATERIALS LIST**

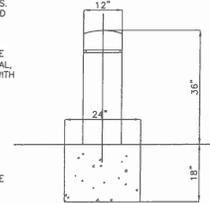
TREES	SIZE	ROOT	REMARKS
2 LARGE DECIDUOUS TREE	2" CAL.	B&B	
2 LARGE EVERGREEN TREE	5" HT.	B&B	
5 ORNAMENTAL DECIDUOUS TREE	2" CAL.	B&B	
<b>SHRUBS</b>			
45 SMALL DECIDUOUS SHRUB	30" HT.	B&B	
15 EVERGREEN SHRUB	30" HT.	B&B	



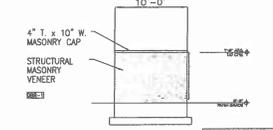
**2 SHRUB PLANTING**  
NTS

**NOTES:**  
1. TOP OF ROOT BALL TO BE 2"-3" ABOVE ADJACENT FINISH GRADE  
2. REMOVE ROPE AND BURLAP FROM TOP 1/3 OF ROOT BALL CUT TOP 1/3 OF WIRE BASKET FROM ROOT BALL. REMOVE ALL LABELS, TAGS OR OTHER FOREIGN MATERIALS FROM LIMBS.

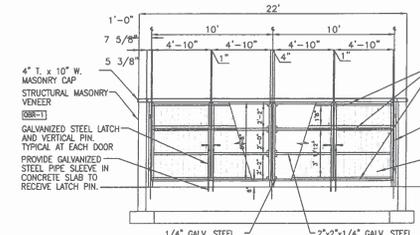
PRECAST CONCRETE BOLLARDS, SEE SPECS. CONTRACTOR SUPPLIED AND INSTALLED.  
PRECAST CONCRETE BOLLARDS TO INCLUDE DOME TOP, 1" REVEAL, SAND BLAST FINISH WITH 2" PVC INSERT FOR REBAR DOWEL.  
PRECAST CONCRETE BOLLARDS TO BE INSTALLED IN MASTIC INCLUDING 24" #9 REBAR DOWEL. INSTALLED WITH 17" EXPOSED, CAULK BASE TO SIDEWALK.



**CONCRETE BOLLARD AROUND BUILDING**  
SCALE: NONE



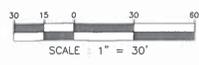
**DUMPSTER ENCLOSURE SIDE ELEVATION**  
SCALE: NONE



**DUMPSTER ENCLOSURE FRONT ELEVATION**  
SCALE: NONE

**NOTE-** ALL GALVANIZED STEEL USED IN THE CONSTRUCTION OF THE DUMPSTER ENCLOSURE GATES SHALL HAVE A PAINT GRIP FINISH.

**NOTE-** ALL GALVANIZED STEEL USED IN THE CONSTRUCTION OF THE DUMPSTER ENCLOSURE GATES SHALL HAVE A PAINT GRIP FINISH.



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Franklin County, Ohio

VA-3804



**Turkey Hill**

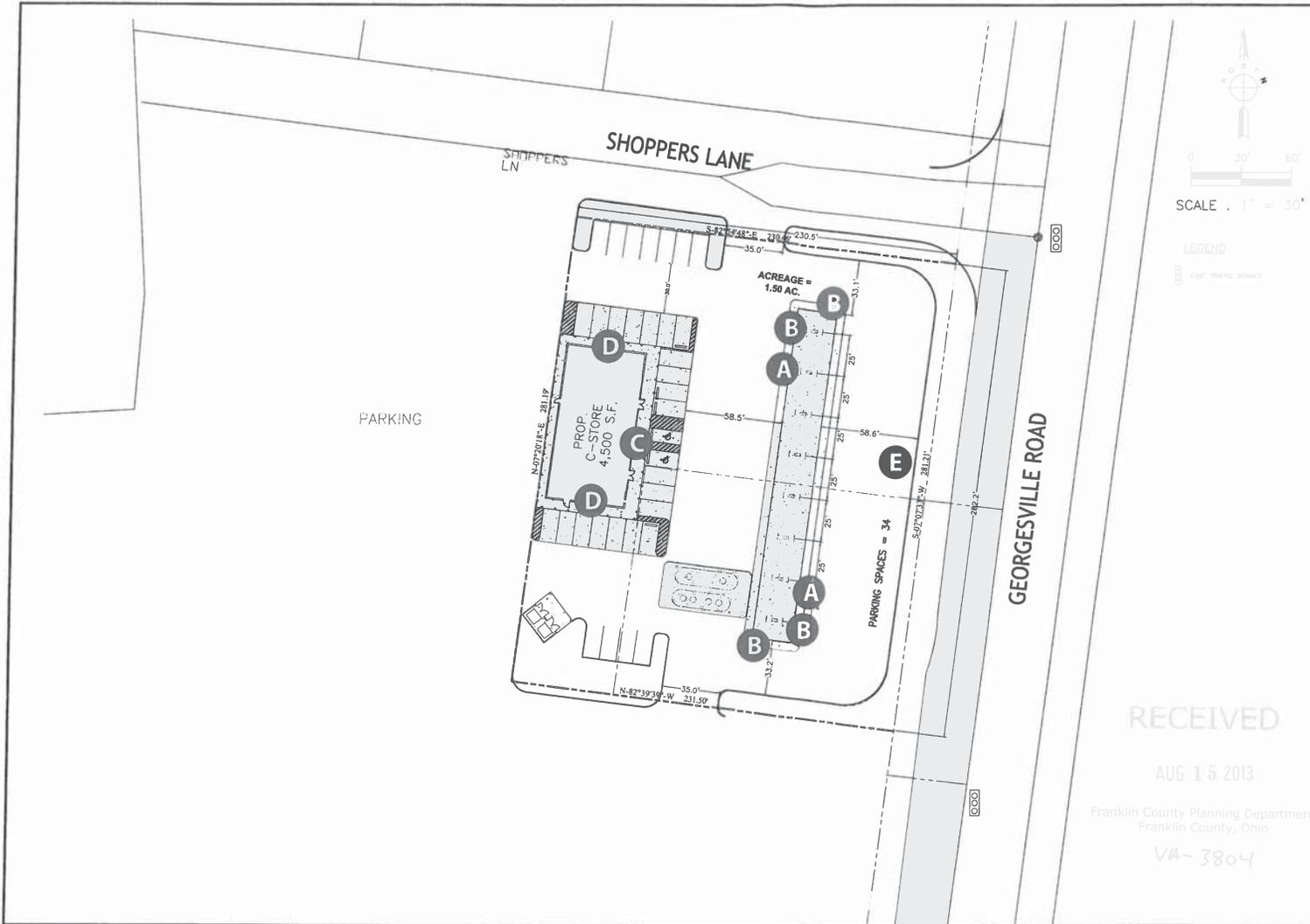
**P. & L. Systems, Inc.**  
Site Construction Services  
10000 Highway 100, Suite 200  
Georgesville, Ohio 43024  
Phone: 614.891.8888

NO.	DATE	REVISIONS

**LANDSCAPE PLAN AND DETAILS**  
TURKEY HILL #719  
GEORGESVILLE ROAD  
COLUMBUS, OHIO

DESIGN TEAM	DATE
DRAWN BY: JS	
CHECKED BY: MC	
SCALE	1" = 30'
STORE #	719
SHEET	2 OF 2
DATE	08-14-13

TURKEY HILL MARKET #719 - Shoppers Lane & Georgesville Road - Columbus, OH



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Franklin County, Ohio

VA-3804

TurkeyHill

A 15" LETTER SET



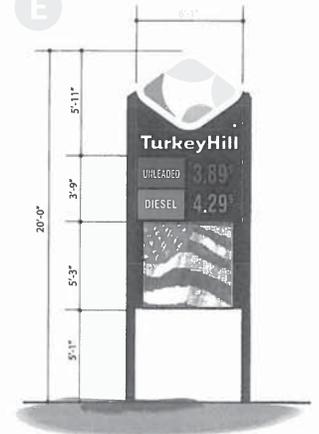
B 33" X 45" LED LOGO

TURKEY HILL MARKET

C 22" LETTER SET

D 14" LETTER SET

E PYLON SIGN



THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT PLANNED FOR YOU BY CUMMINGS SIGNS. IT IS NOT TO BE SHOWN OUTSIDE YOUR ORGANIZATION NOR USED, REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION UNLESS AUTHORIZED IN WRITING BY AN OFFICER OF CUMMINGS SIGNS.

CUSTOMER APPROVAL:

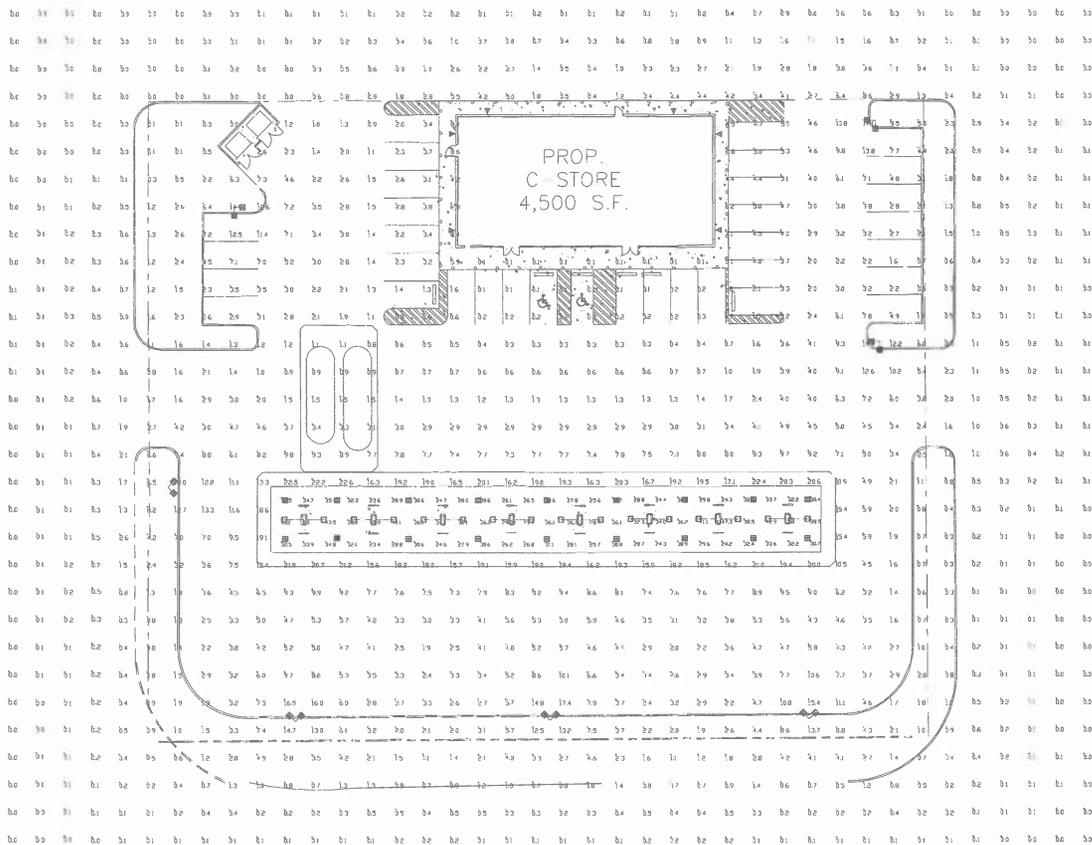
DATE: \_\_\_\_\_

Rev. #	DATE	BY	Rev. #	DATE	BY
Rev. #1	_____	_____	Rev. #4	_____	_____
Rev. #2	_____	_____	Rev. #5	_____	_____
Rev. #3	_____	_____	Rev. #6	_____	_____



DRAWING NO:  
73331.015

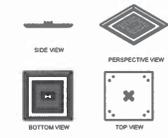
DATE: 7-18-2013  
S. Hawke



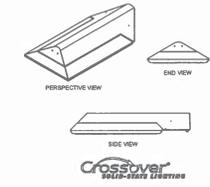
**CRO3 FO**  
LED Crossover Focus (Single Deck)



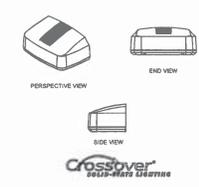
**CRS-SC-LED-84**  
LED Crossover Gold Symmetric Canopy Light



**XAM**  
LED Crossover Area Light



**XPWS3**  
LED Crossover Wall Mount Light



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Franklin County Planning Department  
Franklin County, Ohio

VA- 3804

Symbol	Qty	Label	Arrangement	Description	LF	Lumens/Long	Ann. Lum Lumens	Ann. Watts
□	16	A	SINGLE	CRO3-FO-LED-30-CV-UE	1000	N.A.	2674	361
■	18	B	SINGLE	CRS-SC-LED-84-HQ-CV-UE	1090	N.A.	14570	147
◀	7	C	2 @ 90 DEGREES	XAM3-FT-LED-119-459-CV-UE-D90-16-PDLE-2-BASE	1000	N.A.	24695	358
▶	6	D	SINGLE	XPWS3-FT-LED-48-356-CV-UE	1000	N.A.	5094	55

Calc Point	Calc Type	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALC POINTS	Illuminance	Fc	293	226	00	1A	NA
CANOPY	Illuminance	Fc	3992	473	00	NA	NA
PUMP_VERTICAL	Illuminance	Fc	5735	926	281	204	330
INSIDE CURB	Illuminance	Fc	562	226	01	5670	22600

Footcandle levels taken at grade

Drawing scaled or converted from PDF file or scanned / submitted image. Dimensions are approximate.

Based on the information provided, all dimensions and luminaire locations shown represent approximate positions. The engineer and/or architect must determine the exact location of the layout to existing or future field conditions. The lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with the Illuminating Engineering Society (IES) approved method. Actual performance of any manufacturer's luminaire may vary due to changes in electrical voltage, tolerance in lamp/LED and power source field conditions. Calculations do not include obstructions such as signage, curbs, landscaping, or any other architectural elements unless noted.

Total Project Watts  
Total Watts = 6296

LOG-TING PROPOSAL: 13-11-276

PROJECT: GFRRESV-LE RD & SHEPHER LN

DATE: 08/15/13

SHEET: 16

SCALE: 1"=20'



# Application for Conditional Use

Revised January 1, 2009



**Commissioners**  
 Marilyn Brown, President  
 Paula Brooks  
 John O'Grady

**Economic Development & Planning Department**  
 James Schimmer, Director

Property Information	
Site Address <i>4221 Abbey Chase Ct</i>	
Parcel ID(s) <i>120-001228</i>	Zoning <i>Rural</i>
Township <i>Brown</i>	Acreage <i>5.31</i>
Water Supply <input type="checkbox"/> Public (Central) <input checked="" type="checkbox"/> Private (Onsite)	Wastewater Treatment <input type="checkbox"/> Public (Central) <input checked="" type="checkbox"/> Private (Onsite)

Staff Use Only
Case # <i>CU-3805</i>
Date filed: <i>8.16.13</i>
Fee paid <i>350.00</i>
Receipt # <i>1250</i>
Received by: <i>DAH</i>
Hearing date: <i>9.16.13</i>
Zoning Compliance:

Applicant Information	
Name/Company Name <i>Rich Adams</i>	
Address	
Phone #	Fax #
Email	

Document Submission
The following documents must accompany this application:
<input checked="" type="checkbox"/> Completed application
<input checked="" type="checkbox"/> Fee Payment (Checks only)
<input checked="" type="checkbox"/> Auditor's map (8 1/2" x 11")
<input checked="" type="checkbox"/> Site Map (max 11" x 17")
<input checked="" type="checkbox"/> Covenants and deed
<input checked="" type="checkbox"/> Notarized signatures
<input checked="" type="checkbox"/> Proof of water & waste water supply
Please see the Application Instructions for complete details

Property Owner Information	
Name/Company Name	
Address <i>SAME</i> <i>5680 Charles Mill Ct.</i>	
Phone # <i>614-771-7236</i>	Fax # <i>Cell 614-506-7341</i>
Email <i>RAdams 10 G Columbus .rr. com</i>	

Agent Information (If applicable)	
Name/Company Name	
Address <i>N/A</i>	
Phone #	Fax #
Email	

Case # CU-3805

Conditional Use(s) Requested	
Section	302.0392(6)
Description	Pond greater than 1,000 ft <sup>2</sup>
Section	
Description	
Section	
Description	

Describe the project	
Pond For Personal Use	
80 X 200	

**NOTE: To receive a conditional use, you must meet all the conditional use requirements in Section 815.04 of the Franklin County Zoning Resolution. Your answers to the following questions will help the Board of Zoning Appeals determine whether you meet the requirements for a conditional use. If you don't answer the questions, we will consider your application incomplete.**

- Proposed Use or Development of the Land:  
Building house
- How will the proposed development relate to the existing and probable future land use character of the area:  
Personal Use only
- Will the Conditional Use be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the same area?  
Yes

4. Will the Conditional Use be hazardous or disturbing to existing or future neighboring uses?

NO

5. Will the Conditional Use be detrimental to property in the immediate vicinity or to the community as a whole?

6. Will the Conditional Use be served adequately by essential public facility and services?

NO

7. How will the proposal meet the development standards of that specific district?

8. Could the applicant's predicament be feasibly obtained through some method other than a conditional use?

Yes

9. Would the spirit and intent behind the zoning requirements be observed and would substantial justice be done by granting the conditional use?

Yes

10. Would the conditional use adversely affect the delivery of governmental services (e.g., water, sewer, garbage, fire, police).

NO

11. Did the applicant purchase the property with knowledge of the zoning restrictions?

Yes

**Conditional Use-Expanded Home Occupation (Only)**

The following questions must be addressed when applying for a Conditional Use from Section 511.03 (Conditional Use Home Occupation) of the Franklin County Zoning Resolution. If these questions are not answered, the application will be considered incomplete.

1. Enclose all details regarding the day-to-day operations of the home occupation (type of business, hours of operation, designated parking areas, etc.).

2. How many non-resident employees?

---

3. Will the home occupation be conducted within a structure accessory to a dwelling unit and located on the same lot as the dwelling unit?

yes

---

4. What type of commodities, if any, will be sold on the premises? If sales of commodities are not produced on site, please specify all commodities associated with the home occupation?

None

---

---

---

5. Will there be outside storage of any kind associated with the conditional use home occupation? If so, what is proposed to be stored on site and how will the storage be **completely** screened from adjacent residential lots and abutting streets? ***This must be met!***

---

---

---

6. Will there be any organized instruction of pupils that would exceed six (6) pupils at any given time?

---

7. Will there be any signage? *Signage shall be consistent with the provisions of Section 541.03(8).*

---

8. Will the delivery traffic increase? *Traffic shall be limited to not more than three (3) UPS or similar deliveries per week. No semi-tractor truck deliveries will be permitted at any time.*

---

Case #  
CA-3805

**Affidavit**

I hereby certify that the facts, statements, and information presented within this application form are true and correct to the best of my knowledge and belief. I hereby understand and certify that any misrepresentation or omissions of any information required in this application form may result in my application being delayed or not approved by the County. I hereby certify that I have read and fully understand all the information required in this application form.

Ricky J. Adams  
Applicant

\_\_\_\_\_  
Date

Ricky J. Adams  
Property Owner (Signature must be notarized)

8-16-13  
Date

\_\_\_\_\_  
Property Owner (Signature must be notarized)

\_\_\_\_\_  
Date

Joe B. Bailey  
JOE B. BAILEY  
Notary Public, State of Ohio  
My Commission Expires 12-16-2017

**\*Agent must provide documentation that they are legally representing the property owner.**

**\*\*Approval does not invalidate any restrictions and/or covenants that are on the property.**

## Application instructions

Please submit the following:

**1) Application Form**

Completed application form with notarized signatures

**2) Fee – non refundable**

Checks only payable to *Franklin County Treasurer*

**3) Covenants or deed restrictions.**

Provide a copy of your deed with any deed restrictions

You can find your deed at:

[www.franklincountyohio.gov/recorder](http://www.franklincountyohio.gov/recorder)

**4) Auditor's Tax Map.**

Provide a map showing the subject property and all land within 500 feet of the property.

You can find the map at:

[www.franklincountyohio.gov/auditor](http://www.franklincountyohio.gov/auditor)

**5) Site map**

Provide a map showing the subject property with the following items:

- For the subject property
  - All property lines
  - Dimensions of the property
  - Road frontage
  - Street right-of-ways
  - Driveways
  - Easements
  - Floodplain areas
  - Location of existing septic/aerator systems and wells
- For all existing and proposed buildings and structures
  - Location of each on the property
  - Location of any proposed addition or expansion
  - Square footage of each
  - Height of each
  - Distance to property lines
- Scale
- North arrow
- Any information relevant to the specific nature of the variance

**6) Proof of utility service**

Provide proof from the provider of your water and wastewater services.

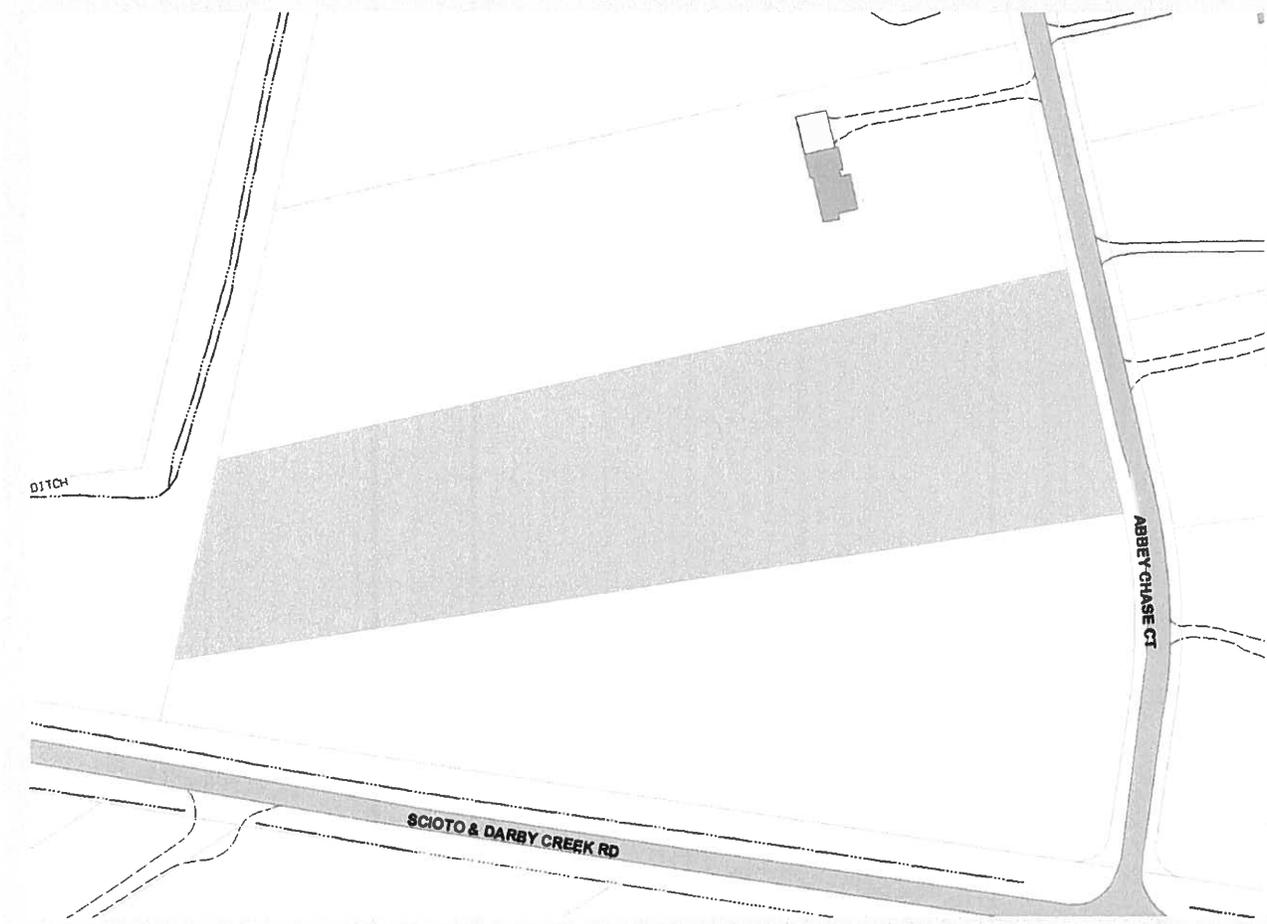
Note: If services are provided by a private or public entity, you must provide a letter verifying that you have service or will have access to it. If you're proposing an on-lot septic system or well, please provide information from the Franklin County Board of Health (or appropriate agency).

**Property Report**

Generated on 08/16/13 at 02:51:45 PM

Parcel ID **120-001228-00**      Map Routing No **120-N047D -002-00**      Card No **1**      Location **4221 ABBEY CHASE CT**

GIS



**Disclaimer**

This drawing is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this drawing are notified that the public primary information source should be consulted for verification of the information contained on this drawing. The county and the mapping companies assume no legal responsibilities for the information contained on this drawing. Please notify the Franklin County GIS Division of any discrepancies.

The information on this web site is prepared for the real property inventory within this county. Users of this data are notified that the public primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.

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Franklin County, Ohio

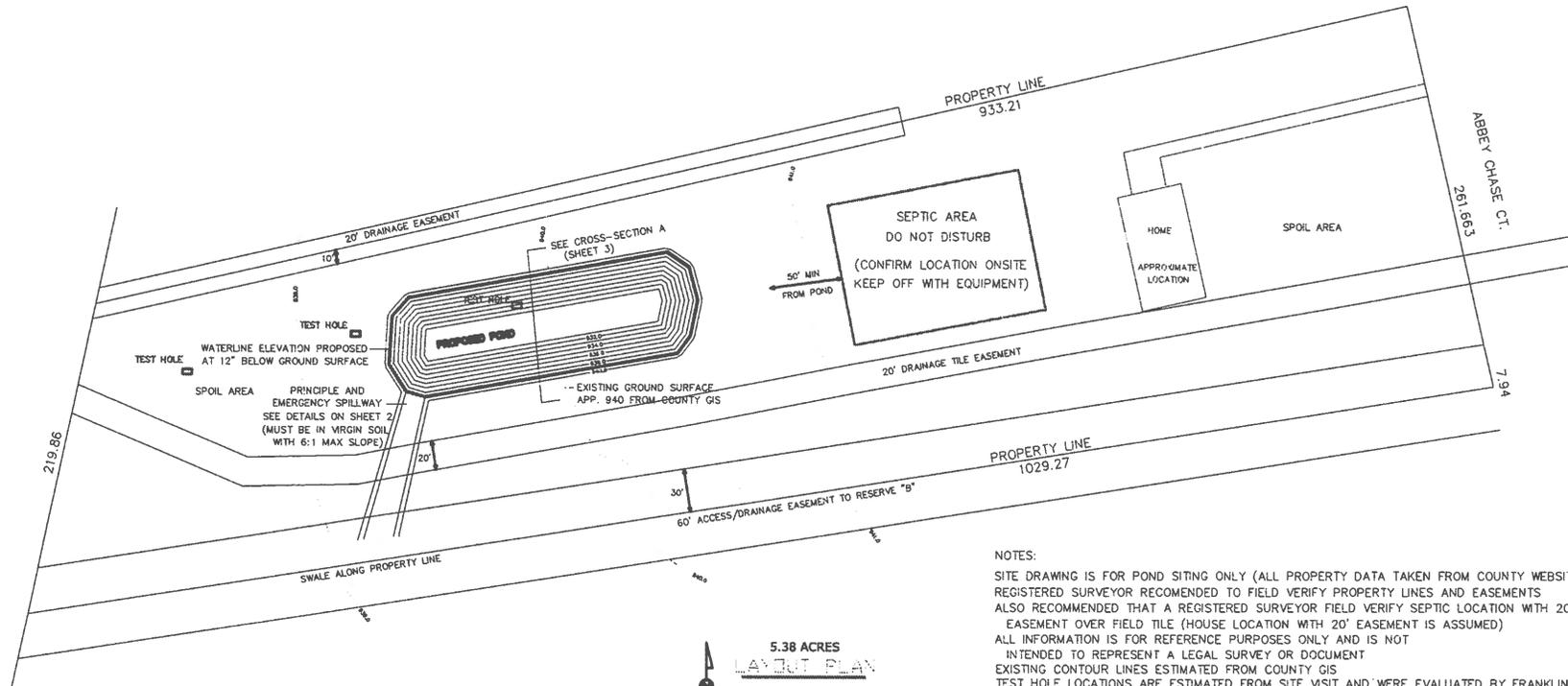
CU-3805

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Franklin County, Ohio

CU-3805



5.38 ACRES  
**LAYOUT PLAN**  
 LOT 15  
 4221 ABBAY CHASE CT.  
 BROWN TWSR

SCALE: 1"=100'

NOTES:

- SITE DRAWING IS FOR POND SITING ONLY (ALL PROPERTY DATA TAKEN FROM COUNTY WEBSITES)
- REGISTERED SURVEYOR RECOMMENDED TO FIELD VERIFY PROPERTY LINES AND EASEMENTS
- ALSO RECOMMENDED THAT A REGISTERED SURVEYOR FIELD VERIFY SEPTIC LOCATION WITH 20' EASEMENT OVER FIELD TILE (HOUSE LOCATION WITH 20' EASEMENT IS ASSUMED)
- ALL INFORMATION IS FOR REFERENCE PURPOSES ONLY AND IS NOT INTENDED TO REPRESENT A LEGAL SURVEY OR DOCUMENT
- EXISTING CONTOUR LINES ESTIMATED FROM COUNTY GIS
- TEST HOLE LOCATIONS ARE ESTIMATED FROM SITE VISIT AND WERE EVALUATED BY FRANKLIN CO. SOIL & WATER
- HOUSE LOCATION AND SEPTIC AREA APPROXIMATED FROM SITE VISIT
- SPOIL SHALL BE SPREAD EVENLY AROUND HOME TO IMPROVE DRAINAGE AND WEST OF POND AS BERM. EXCESS SOIL SHALL BE HAULED OFFSITE
- SPOIL AREA SHALL BE A MINIMUM OF 12' FROM EDGE OF POND WITH 3:1 MAX SLOPES
- FOLLOW NRCS CONSTRUCTION STANDARD 378 FOR PONDS, FIELD HANDBOOK AND SPECIFICATIONS
- 12" MINIMUM FREEBOARD FROM SPILLWAY BOTTOM TO TOP OF DAM/EXISTING GROUND
- ALL DISTURBED AREAS SHALL BE FINAL GRADED, SEEDED WITH APPROPRIATE SEED MIX AND MULCHED WITHIN 7 DAYS. (SEE PROTECTION AGAINST EROSION ON P.11-22 NRCS FIELD HANDBOOK)
- DO NOT DISTURB EASEMENT AREAS WITHOUT PROPER APPROVALS
- CALL OUPS BEFORE YOU DIG (811)

Mark Flowers, Professional Engineer, Reg. No. 63416

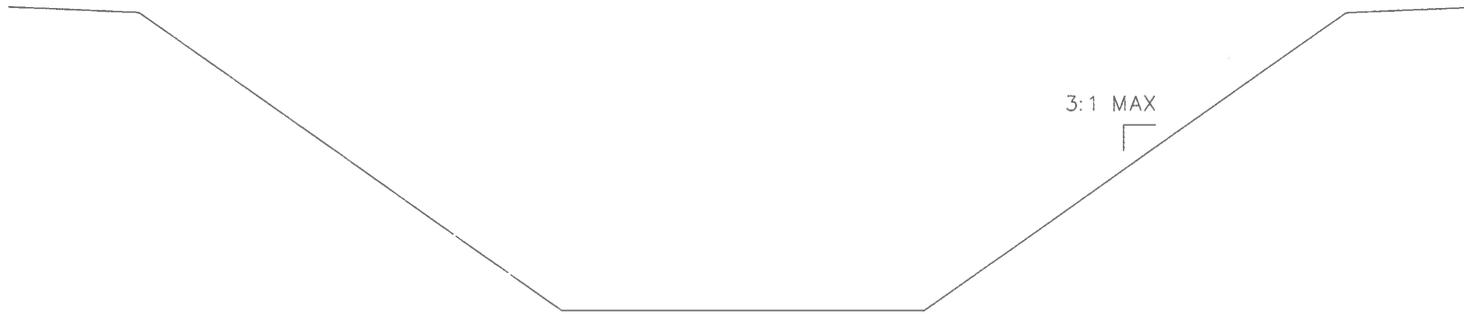
OWNER:  
 RICK ADAMS  
 5680 CHARLES MILL CT.  
 HILLIARD, OH 43026  
 614-506-7341

DATE: 8-12-13  
 SCALE: 1" = 100'  
 CHECKED BY:  
 DRAFTED BY: MEF  
 DESIGNED BY: MEF

DESIGNER:  
 FLOWERS SEPTIC SYSTEM DESIGN INC  
 263 PARK TRAILS CT  
 NEWARK, OH 43055  
 740-587-7363

Sheet  
 1 of 3

POND CROSS-SECTION A  
NTS



NOTES:

1. OWNER DESIRES POND DEPTH TO BE 8'-12' DEPTH FOR FISH HABITAT
2. POND SIDE WALLS SHALL BE 3:1 MAX SLOPE AND 4:1 MAX SLOPE WHERE SWALE ENTERS
3. POOL LEVEL IS PROPOSED AT 12" MIN BELOW EXISTING GROUND LEVEL (12" MIN FREEBOARD IS REQUIRED)

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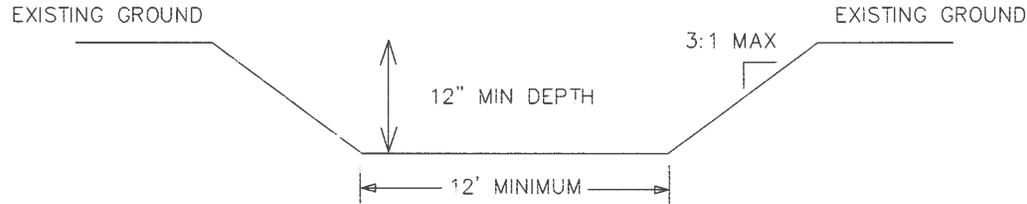
AUG 16 2013

Franklin County Planning Department  
Franklin County, Ohio

*CU-3805*

TITLE:		CROSS-SECTION POND SITE	
		ADAMS RESIDENCE 4221 ABBEY CHASE CT. FRANKLIN COUNTY - HILLIARD, OH	
DR. BY: MEF	Engineered	 <p>Flowers Septic System Design Inc. 263 Park Trails Court Newark, Oh 43055 740-587-7363</p>	
CK BY: MEF	By:		
DATE: 8/12/13			
SCALE: None			
SHEET NO. 3			

OUTLET OF PRINCIPLE/EMERGENCY SPILLWAY AT POND  
NTS



NOTES:

1. SPILLWAY SHALL BE CUT INTO INSITU (UNDISTURBED/NATURAL) SOIL
2. SPILLWAY ELEVATION AT POND SHALL BE AT PROPOSED POOL LEVEL AT OUTLET
3. ALL DISTURBED AREAS SHALL BE FINAL GRADED, SEEDED WITH APPROPRIATE SEED MIX AND MULCHED WITHIN 7 DAYS. (SEE PROTECTION AGAINST EROSION ON P.11-22 NRCS FIELD HANDBOOK)

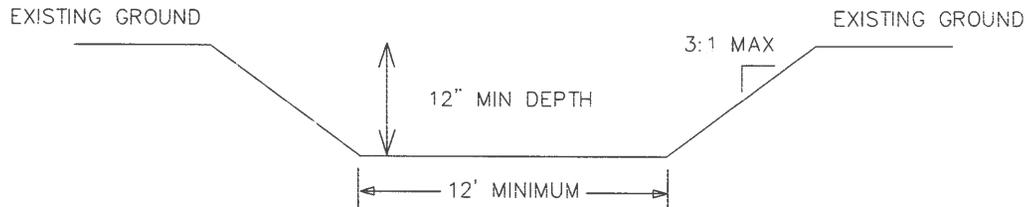
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AUG 16 2013

Franklin County Planning Department  
Franklin County, Ohio

*CU-3905*

PRINCIPLE/EMERGENCY SPILLWAY  
NTS



NOTES:

1. SPILLWAY SHALL BE CUT INTO INSITU (UNDISTURBED/NATURAL) SOIL
2. SLOPE OF SPILLWAY FROM POND OUTLET TO SWALE ALONG SOUTH PROPERTY LINE SHALL BE 6:1 MAX SLOPE.
3. APPROVAL MAY BE NEEDED FOR SPILLWAY CROSSING DRAIN TILE EASEMENT AND CONNECTING TO SWALE ALONG SOUTH PROPERTY LINE.

TITLE:		DETAILS POND SITE	
ADAMS RESIDENCE 4221 ABBEY CHASE CT. FRANKLIN COUNTY - HILLIARD, OH			
DR. BY: MEF	Engineered By:	 <p>Flowers Septic System Design Inc. 263 Park Trails Court Newark, Oh 43055 740-587-7363</p>	
CK BY: MEF			
DATE: 8/12/13			
SCALE: None			
SHEET NO. 2			

TRANSFERRED

SEP 26 2012

CLARENCE E. MINGO II  
AUDITOR  
FRANKLIN COUNTY, OHIO



201209260144071

Pgs: 2 \$28.00 T20120072103  
09/26/2012 1:47PM BXAMERITITLE  
Daphne Hawk  
Franklin County Recorder

16270

Conveyance
Mandatory- 130.00
Permissive- 130.00
CLARENCE E. MINGO II FRANKLIN COUNTY AUDITOR

AmeriTitle Box  
1209006-ORAM

**SURVIVORSHIP  
DEED**

Thomas T. King and Esther C. King, husband and wife, of DENTON County, Texas, for valuable consideration paid, grant(s) with general warranty covenants, to Ricky J. Adams and Pamela S. Adams, for their joint lives, remainder to the survivor of them, whose tax-mailing address is 5680 Charles Mill Court Hilliard OH 43026, the following **REAL PROPERTY**:

**Situated in the State of Ohio, County of Franklin and in the Township of Brown:**

**Being Lot Number Fifteen (15) of ABBEY CHASE, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 106, Pages 35 through 37, Recorder's Office, Franklin County, Ohio.**

**Tax Parcel No: 120-001228**  
**Property Address: 4221 Abbey Chase Court Hilliard, OH 43026**

Subject to all taxes after date hereof, conditions, restrictions, covenants, legal highways and easement of record, if any.

Prior Instrument Reference: Instruments No. 200804180059386 and No. 201004210048380

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AUG 16 2013

Franklin County Planning Department  
Franklin County, Ohio

CU-3805