



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

Economic Development & Planning Department  
James Schimmer, Director

# Franklin County Board of Zoning Appeals

Franklin County Courthouse  
Commissioner's Hearing Room – 26th Floor  
Columbus, OH 43215

Monday, August 17, 2015  
1:30 p.m.

1. Call roll for board members
2. Introduction of staff
3. Swearing in of witnesses
4. Approval of minutes from the July 20, 2015 meeting
5. New Business:

**i. CU-3835 – Anthony Hray**

<b>Applicant/Owner:</b>	Nicole Yoder
<b>Township:</b>	Brown Township
<b>Site:</b>	8115 Paterson Rd (PID #120-001091)
<b>Acreage:</b>	5.06 acres
<b>Zoning:</b>	Rural District
<b>Utilities:</b>	Not applicable
<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 in excess of 1,000 square feet in an area zoned Rural

**ii. CU-3836 – Anthony Hray**

<b>Applicant/Owner:</b>	Joy Bair
<b>Township:</b>	Norwich Township
<b>Site:</b>	3550 Cemetery Rd (PID # 200-000595)
<b>Acreage:</b>	4.02 acres
<b>Zoning:</b>	Rural District
<b>Utilities:</b>	Private water and wastewater
<b>Request:</b>	Requesting a Conditional Use from Sections 610.06(1) and 610.06(7) to allow the construction of a private culvert and to install a gravel/asphalt drive within the floodway fringe in an area zoned Rural.

**iii. VA-3837 – Anthony Hray**

<b>Applicant/Owner:</b>	Sharon Kendrick
<b>Township:</b>	Truro Township
<b>Site:</b>	2900 Renfro Rd. (PID #260-000377)
<b>Acreage:</b>	0.23 acres
<b>Zoning:</b>	Restricted Urban Residential (R-8) District
<b>Utilities:</b>	Public water and wastewater
<b>Request:</b>	Requesting a Variance from Section 312.044 of the Franklin County Zoning Resolution to construct a deck that will fail to meet the rear yard setback requirement in an area zoned Restricted Urban Residential (R-8) District.

**6. Adjournment of Meeting to September 21, 2015**



**Commissioner** Marilyn Brown • **Commissioner** Paula Brooks • **Commissioner** John O'Grady  
President

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

## **MINUTES OF THE FRANKLIN COUNTY BOARD OF ZONING APPEALS**

**Monday, July 20, 2015**

The Franklin County Board of Zoning Appeals convened on the 26th floor, Franklin County Courthouse, 373 South High Street, Columbus, Ohio, 43215, on Monday, July 20, 2015.

Present were:

Christopher Baer, Vice Chairperson  
Tim Guyton  
Nancy Hunter

Franklin County Development Department members:

Matt Brown, Planning Administrator  
Anthony Hray, Planner

Vice Chairperson Baer opened the hearing, which was followed by the swearing in of all witnesses by Mr. Brown.

The first order of business being approval of the minutes of the June 15, 2015, Franklin County Board of Zoning Appeals hearing. Ms. Hunter made a motion to approve the minutes. It was seconded by Mr. Guyton. The minutes were approved by a three-to-zero vote.

**NEW BUSINESS:**

The next order of business being Case No. VA-3832. The applicant is Sharon Kendrick. The site is located at 2900 Renfro Road. The township is Truro Township. It is 0.23 acres. It is zoned Restricted Urban Residential and is serviced by public water and wastewater. The case was called, and since the applicant was not present, it was moved to the end of the agenda.

The next order of business being Case No. VA-3833. The applicant is Joshua McElhaney. The agent is Istvan Gajary. The township is Clinton Township. It is located at 3913 Karl Road. It is 1.14 acres in size. It is in the Rural District. It is serviced by public water and wastewater. And the request is for a Variance from Section 501.012 and 501.024(b) to construct a fence that will not meet the height and materials requirement in an area zoned Rural. Mr. Anthony Hray read and presented the case to the Franklin County Board of Zoning Appeals. Ms Hunter made a motion to approve a Variance from Sections 501.012 and 501.024(b). Mr. Guyton seconded the motion. The motion failed by a two-to-one vote. Mr. Guyton made a motion to accept Finding of Fact; that the basis for denying the applicant's request from Section 501.012 and 501.024(b) of the Franklin County Zoning Resolution as outlined in the request for Case No. VA-3833 results from the applicant's failure to satisfy the criteria for granting a Variance under Section 810.041. It was seconded by Vice Chairperson Baer. The motion was approved by a two-to-one vote.

The next order of business being Case No. VA-3834. The applicant is Hanawalt Exteriors. The owners are Ed and Darlene Hinton. The township is Brown Township. It is located at 8566 Morris Road. It is 5.05 acres in size. It is in the Rural District. It is serviced by private water and wastewater. And the request is for a Variance from Section 650.162(a) of the Franklin County Zoning Resolution to construct an addition that is a prohibited use within the Big Darby Creek Watershed Riparian Setback in an area zoned Rural. Mr. Anthony Hray read and presented the case to the Franklin County Board of Zoning Appeals. Mr. Guyton made a motion to approve a Variance from Section 650.162(a) with Staff's five recommendations. Ms. Hunter seconded the motion. The motion was approved by a three-to-zero vote.

The next order of business being Case No. VA-3832. The applicant is Sharon Kendrick. The site is located at 2900 Renfro Road. The township is Truro Township. It is 0.23 acres. It is zoned Restricted Urban Residential and is serviced by public water and wastewater. The request is for a Variance from Section 312.044 of the Franklin County Zoning Resolution to construct a deck that will fail to meet the rear yard setback requirement in an area zoned Restricted Urban Residential (R-8) District. Vice Chairperson Baer made a motion to dismissed the case without prejudice at the cost of the applicant. Mr. Guyton seconded the motion. The motion was approved by a three-to-zero vote.

There being no further business coming before the Franklin County Board of Zoning Appeals, Vice Chairperson Baer adjourned the meeting. The hearing was adjourned at 2:51 p.m.

Minutes of the July 20, 2015, Board of Zoning Appeals hearing were approved this 17th day of August, 2015.

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*Signature*



Commissioner Marilyn Brown • Commissioner Paula Brooks • Commissioner John O’Grady  
President

Economic Development & Planning Department  
James Schimmer, Director

## STAFF REPORT

Board of Zoning Appeals  
August 17, 2015

### Case CU-3835

Prepared by: Anthony Hray

<b>Applicant/Owner:</b>	Nicole Yoder
<b>Township:</b>	Brown Township
<b>Site:</b>	8115 Paterson Rd (PID #120-001091)
<b>Acreage:</b>	5.06 acres
<b>Zoning:</b>	Rural District
<b>Utilities:</b>	Not applicable
<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 in excess of 1,000 square feet in an area zoned Rural

#### Summary

The applicant is requesting a conditional use to allow the construction of a pond in excess of 1,000 square feet on a lot zoned Rural. Staff recommends approval with conditions.

#### Description of the Request

The subject property is located on the south side of Patterson Road, approximately one mile west of Walker Road. The subject property is currently vacant; however the applicant does own the adjacent parcel to the east which is developed with the applicant’s residence. The applicant is proposing to construct a one-half (1/2) acre pond on the subject site.

#### Surrounding Area

The surrounding area is primarily large lot residential and agricultural in character with Rural zoning. Several lots to the south and southeast have ponds that are of similar size.

#### Comprehensive Plan

The Brown Township Comprehensive Plan, adopted in 2005, includes two maps to guide development: a Development Densities map and a Conservation Areas map. The Development Densities map recommends this area to develop with low density rural residential uses. The Conservation Areas map shows the site in the Second Tier Conservation Area due to hydric soils. The plan recommends that drainage infrastructure be repaired when damaged by development to prevent damages to homes and property.

The Big Darby Accord Watershed Master Plan, adopted in 2006, includes two maps to guide development: a Proposed General Land Use Map and a Conservation Strategy Map. The Proposed General Land Use Map recommends the area for Rural Residential Estates with lot sizes over 5 acres. The Conservation Strategy Map shows the site as outside of tiered areas.

The conditional use proposal is consistent with both planning documents.

**Staff Review**

Section 302.0392(b) – Manmade ponds greater than 1,000 square feet may be excavated provided the following standards are met:

- 1) A conditional use permit shall be required.
- 2) A registered professional engineer must design the pond
- 3) The pond must have an approved outlet to a creek, river or adequate swale
- 4) The pond shall be designed in accordance with, and reviewed by, the Franklin Soil and Water Conservation District.
- 5) A pond development plan shall be submitted to the Franklin Soil and Water Conservation District for review and approval. The plan must include the following:
  - Location of principal and emergency spillway outlets
  - Location of outlet discharge points
  - Location of dam and pool area
  - Location of spoil
  - Soil stabilization plan including seeding, mulching and fertilizing data
  - Other information deemed reasonably necessary by the Franklin Soil and Water Conservation District or the Franklin County Economic Development and Planning Department
- 6) The Franklin Soil and Water Conservation District shall be responsible for construction inspections to assure the pond is completed in accordance with approved plans

The application as submitted complies with or will comply with all of the above standards.

**Franklin County Technical Review Agencies**

The Franklin County Drainage Engineer’s Office has indicated concerns with the potential for erosion occurring at the pipe outfall for the siphon drain. The Franklin County Drainage Engineer’s Office recommends that the pipe discharge be converted to sheet flow before releasing to an existing drainage swale. This can be accomplished by incorporating an appropriate sized spreader swale into the pond design. Furthermore, the Franklin Soil and Water Conservation District has indicated that the plans comply with the requirements of the Franklin County Zoning Resolution and will be built in conformance with the Natural Resources Conservation Service’s standards.

**Staff Analysis**

Section 815.041 – Approval of Conditional Uses

- 1) The proposed use is a Conditional Use of the Zoning District, and the development standards are met;
- 2) The proposed development is in accordance with the Brown Township Comprehensive Plan and the Big Darby Accord Watershed Master Plan;
- 3) The proposed development keeps with the existing residential and agricultural character of the area.

**Recommendation**

Staff recommends approval of a Conditional Use from Section 302.0392(b) of the Franklin County Zoning Resolution based on staff’s analysis with the following conditions:

1. The applicant must apply for and receive an approved Certificate of Zoning Compliance from the Franklin County Economic Development and Planning Department prior to any earth disturbing activities.
2. The applicant shall install and maintain sediment and erosion control measures as needed prior to any earth disturbing activities.
3. The applicant shall revise the plans detailing the pond design to reflect the location of any spoil being kept on site.
4. The applicant shall prepare a soil stabilization plan including seeding, mulching and fertilizing data to be reviewed and approved by the Franklin Soil and Water Conservation District prior to the issuance of a Certificate of Zoning Compliance.
5. The applicant shall revise the plans detailing the pond design to incorporate an appropriate sized spreader swale as recommended by the Franklin County Drainage Engineer’s Office. The revised pond design must be approved by the Franklin County Drainage Engineer’s Office and Franklin Soil and Water Conservation District prior to the issuance of a Certificate of Zoning Compliance.

**Resolution**

For your convenience, the following is a proposed resolution:

(a) **Proposed Resolution for Request:**

\_\_\_\_\_ moves to approve 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 as outlined in the request above for the applicant identified in Case No. CU-3835 with the conditions in staff’s recommendation.

Seconded by: \_\_\_\_\_

Voting:

**Findings of Fact**

For your convenience, the following are proposed findings of fact:

If the resolution fails for lack of support, the following are proposed findings of fact for adoption by the BZA:

\_\_\_\_\_ moves that the basis for denying the applicant’s request for the conditional use as outlined in the request above for Case No. CU-3835 results from applicant’s failure to satisfy the conditions for granting a Conditional Use under Section 815.041.

Seconded by: \_\_\_\_\_

Voting:



RECEIVED  
 APR 19 2015  
 CU-3835  
 Franklin County Planning Department  
 Franklin County, Ohio

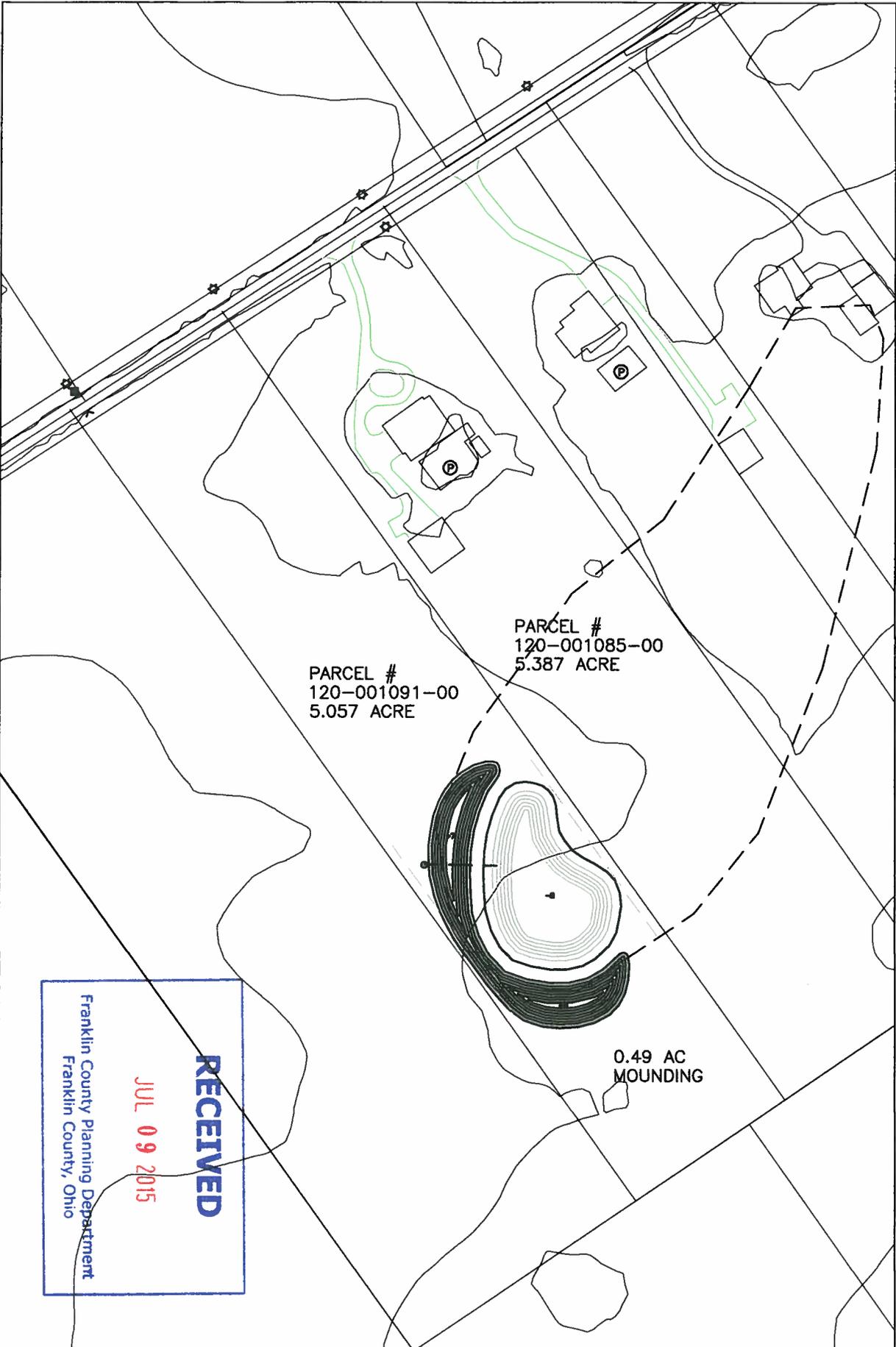
CU-3835

DATE	07/20/20
SCALE	5/16" = 1'-0"
PROJECT	C2

**STEPHEN AND NICOLE YODER RESIDENCE**  
 RECREATIONAL POND DESIGN - AERIAL PHOTO  
 PARCEL ID 120-001085-00, 5.387 ACRES AND  
 PARCEL ID 120-001081-00, 5.057 ACRES  
 8147 PATTERSON ROAD, HILLIARD, OHIO



**ECO-DESIGN & ENGINEERING, LTD**  
 7700 Wells Road, Plain City, Ohio 45064  
 Phone / FAX (614) 733-0049



**RECEIVED**  
 JUL 09 2015  
 Franklin County Planning Department  
 Franklin County, Ohio

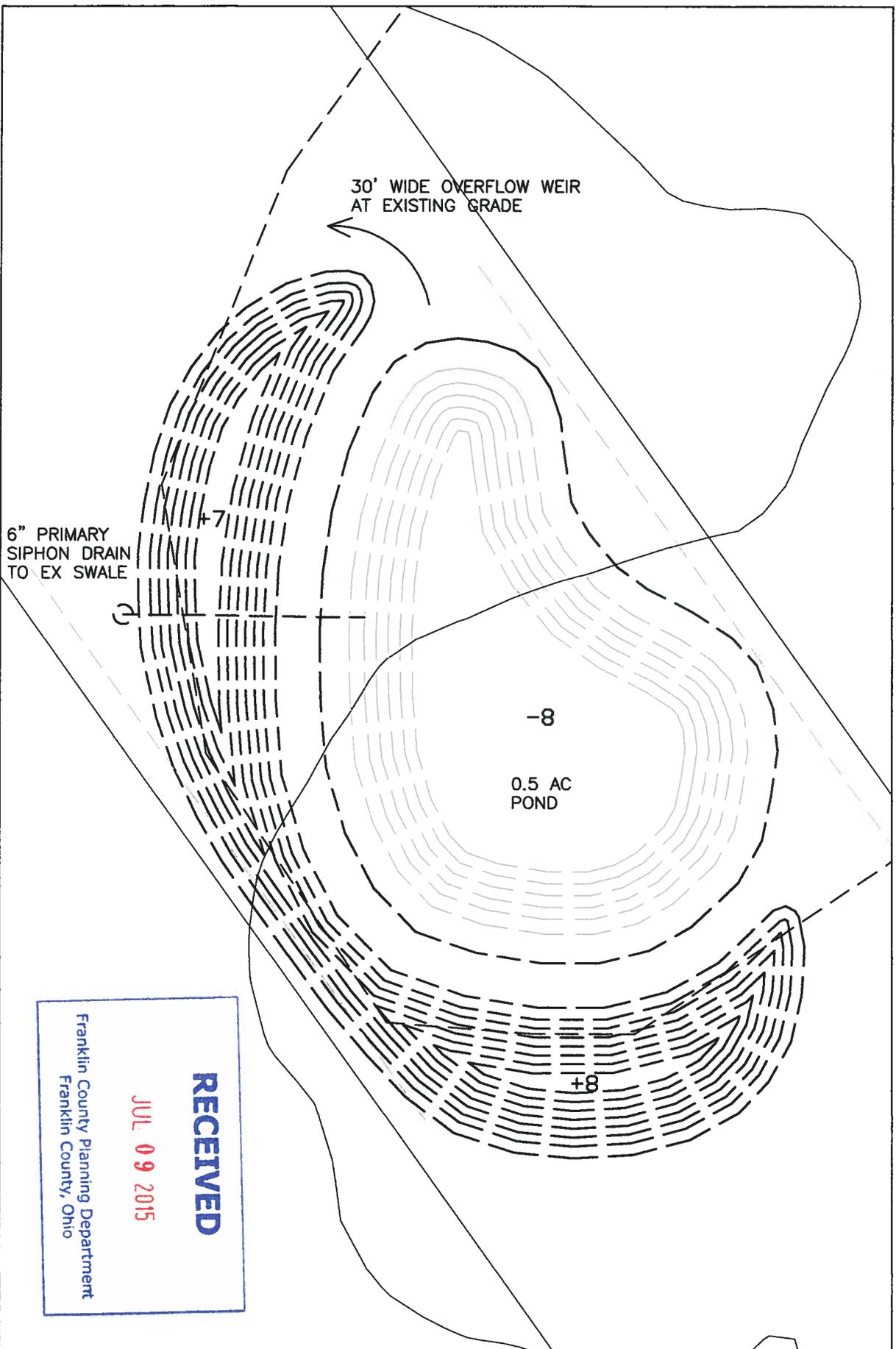
CU-3835

SHEET NO. C1  
 DATE 07/09/2015  
 SCALE 1"=100'  
 DRAWN BY SM/MS  
 CHECKED BY ST/JOR/BO

**STEPHEN AND NICOLE YODER RESIDENCE**  
**RECREATIONAL POND DESIGN - LOCATION MAP**  
 PARCEL ID 120-001085-00, 5.387 ACRES AND  
 PARCEL ID 120-001091-00, 5.057 ACRES  
 8147 PATTERSON ROAD, HILLIARD, OHIO



**ECO-DESIGN & ENGINEERING, LTD**  
 7700 Wells Road, Plain City, Ohio 45064  
 Phone / FAX (614) 733-0049



6" PRIMARY SIPHON DRAIN TO EX SWALE

30' WIDE OVERFLOW WEIR AT EXISTING GRADE

-8  
0.5 AC POND

+8

**RECEIVED**  
JUL 09 2015  
Franklin County Planning Department  
Franklin County, Ohio

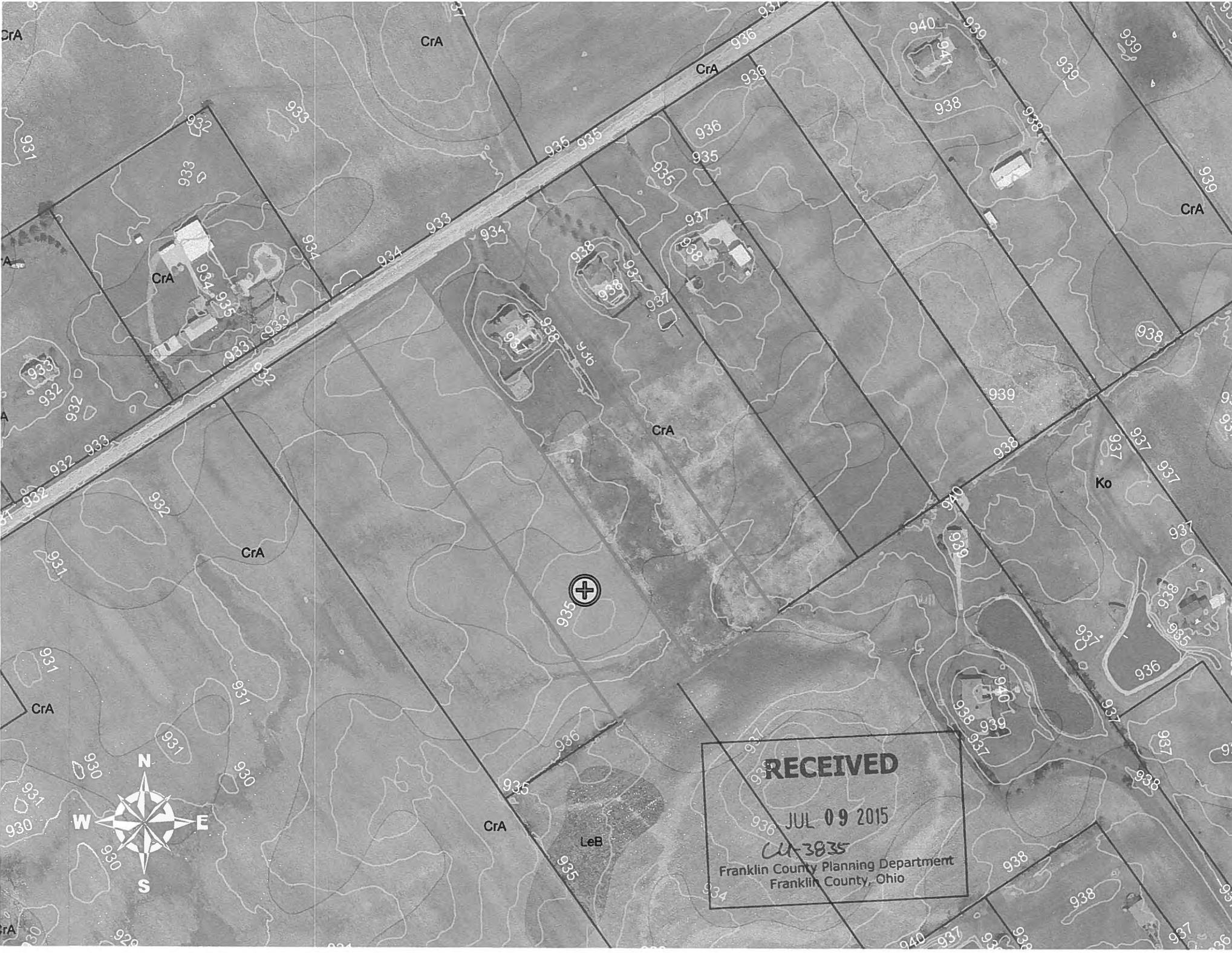
CU-3835

DATE	BY
1-30-15	SKM
1-30-15	SKM
1-30-15	SKM

**STEPHEN AND NICOLE YODER RESIDENCE**  
RECREATIONAL POND DESIGN - GRADING  
PARCEL ID 120-001085-00, 5.387 ACRES AND  
PARCEL ID 120-001091-00, 5.057 ACRES  
8147 PATTERSON ROAD, HILLIARD, OHIO



**ECO-DESIGN & ENGINEERING, LTD**  
7700 Wells Road, Plain City, Ohio 43064  
Phone / FAX (614) 733-0049



**RECEIVED**  
JUL 09 2015  
CU-3835  
Franklin County Planning Department  
Franklin County, Ohio

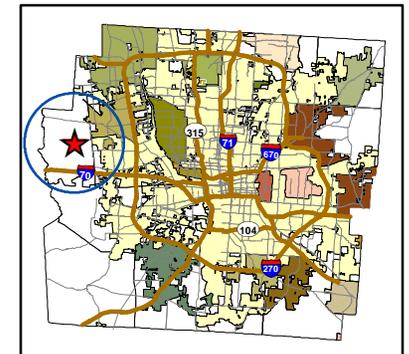


## CU-3835

Requesting a conditional use from Section 302.0392(b) of the Franklin County Zoning Resolution to allow the construction of a pond in excess of 1,000 square feet in an area zoned Rural.

5.06 acres  
Brown Township

-  8147 Patterson Road
-  Parcels
-  Streets
-  Big Darby Creek Setbacks



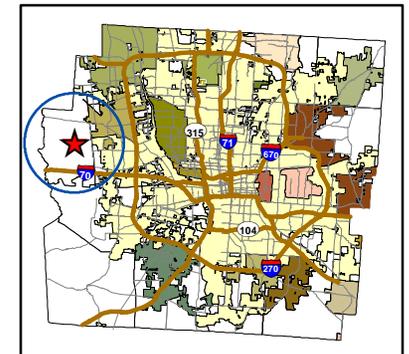


# CU-3835

Requesting a conditional use from Section 302.0392(b) of the Franklin County Zoning Resolution to allow the construction of a pond in excess of 1,000 square feet in an area zoned Rural.

5.06 acres  
Brown Township

-  8147 Patterson Road
-  Parcels
-  Streets
-  Proposed Pond





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

Economic Development & Planning Department  
James Schimmer, Director

## STAFF REPORT

Board of Zoning Appeals  
August 17, 2015

### Case CU-3836

Prepared by: Matt Brown

<b>Applicant/Owner:</b>	Joy Bair
<b>Township:</b>	Norwich Township
<b>Site:</b>	3550 Cemetery Rd (PID # 200-000595)
<b>Acreage:</b>	4.02 acres
<b>Zoning:</b>	Rural District
<b>Utilities:</b>	Private water and wastewater
<b>Request:</b>	Requesting a Conditional Use from Sections 610.06(1) and 610.06(7) to allow the construction of a private culvert and to install a gravel/asphalt drive within the floodway fringe in an area zoned Rural.

#### Summary

The applicant is requesting conditional use approval to allow the installation of a culvert and driveway within the floodway fringe of Tudor Ditch. The proposal meets the criteria for granting a conditional use, staff recommends approval with conditions.

#### Description of the request

The subject property is located on the north side of Cemetery Road approximately 1,800 feet west of Dublin Road. The site is currently vacant with a significant amount of tree cover. Tudor Ditch, and its associated floodplain, crosses the property from east to west.

The applicant is proposing to install a box culvert, 32 feet long and 12 feet wide, across Tudor Ditch and install a driveway in the regulatory floodway fringe. The box culvert is designed to span the entire width of the floodway and no grading is proposed within the floodway.

#### Surrounding Land Use

Properties along Cemetery Road are low density residential and zoned Rural within unincorporated Norwich Township. Properties to the north are medium to high density residential within the city of Hilliard. To the southwest is the Mill Run development in the cities of Columbus and Hilliard.

#### Area Plans

The subject area is not located within the planning area any adopted Franklin County or Township comprehensive plans. The site is located in the planning area of the Hilliard Comprehensive Plan which recommends low density residential land uses for the area.

## **Staff review**

### Section 610.06(1) – Conditional Uses in the Floodway Fringe

- Construction, placement, or improvement and maintenance of public or private culverts, utilities, bridges and stream crossings of any type or size, erosion control and protection measures.
  - Proposing to construct a private culvert over Tudor Ditch in the floodway fringe

### Section 610.06(7) – Conditional Uses in the Floodway Fringe

- Temporary or permanent placement of material, fill, or spoil of any type or other such mounding or embankment or additions or extensions thereto.
  - Proposing to place fill for the purpose of installing a driveway in the floodway fringe

## **Development Standards within the Floodway fringe**

Anchoring – All construction shall be anchored to prevent flotation, collapse, or lateral movement resulting from hydrodynamic and hydrostatic loads.

- The proposed culvert has been designed by a Professional Engineer to be properly anchored.

Maintain Flow Characteristics – No use of the floodplain shall unduly or adversely affect or impact the efficiency, flow characteristics or flood heights of the main channel for storms up to and including the Base Flood event. No use or encroachment within the Floodway shall increase the Base Flood Elevation.

- The proposed culvert has been designed to span the width of the floodway thereby reducing the possibility of adversely effecting flood heights.

Public or Private Utilities or Facilities – Culverts must be planned, designed, constructed, installed and maintained consistent with the need to minimize the potential for flood damage.

- The proposed culvert is designed to span the floodway and designed such that the bottom of the culvert deck is 1.4 feet above the base flood elevation.

## **Franklin County Technical Review Agencies**

Technical Review Agencies expressed no concerns with the proposed development.

## **Staff Analysis**

### Section 815.041 – Approval of Conditional Uses

- 1) The proposed use is a Conditional Use of the Zoning District, and the development standards are met;
- 2) The proposed development is in accordance with adopted plans;
- 3) The proposed development keeps with the existing residential character of the area.

## **Recommendation**

Staff recommends ***approval*** of a Conditional Use from Sections 610.06(1) and 610.06(7) of the Franklin County Zoning Resolution based on staff's analysis with the following conditions:

1. The applicant must apply for and receive an approved Certificate of Zoning Compliance from the Franklin County Economic Development and Planning Department prior to any earth disturbing activities.
2. The applicant must apply for and receive an approved National Flood Insurance Program (NFIP) permit from the Franklin County Economic Development and Planning Department prior to any earth disturbing activities.
3. The applicant must provide information about the culvert's weight limit with the Certificate of Zoning Compliance application and the Norwich Township Fire Department must approve the culvert design prior to the issuance of a certificate of zoning compliance.
4. The applicant shall install and maintain sediment and erosion control measures as needed prior to any earth disturbing activities.
5. The applicant must provide as-built elevations to ensure that the culvert is installed consistent with the submitted plans.

**Resolution**

For your convenience, the following is a proposed resolution:

(a) **Proposed Resolution for Request:**

\_\_\_\_\_ moves to approve a Conditional Use from Sections 610.06(1) and 610.06(7) to allow the construction of a private culvert and to install a gravel/asphalt drive within the floodway fringe as outlined in the request above for the applicant identified in Case No. CU-3836 with the conditions in staff's recommendation.

Seconded by: \_\_\_\_\_

Voting:

**Findings of Fact**

For your convenience, the following are proposed findings of fact:

If the resolution fails for lack of support, the following are proposed findings of fact for adoption by the BZA:

\_\_\_\_\_ moves that the basis for denying the applicant's request for the conditional use as outlined in the request for Case No. CU-3836 results from applicant's failure to satisfy the conditions for granting a Conditional Use under Section 815.041.

Seconded by: \_\_\_\_\_

Voting:

CITY OF HILLIARD  
11.847 ACRES

CU-3836

N 79°03'27" E 214.41'



SCALE IN FEET

NICHOLAS A. LUKAS  
11.142 ACRES  
INST. #200701230013815

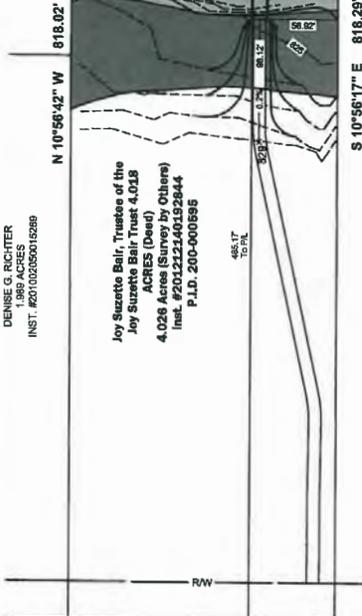
N 10°56'42" W 818.02'

DENISE G. RICHTER  
1.989 ACRES  
INST. #201002050015286

Joy Suzette Bair, Trustee of the  
Joy Suzette Bair Trust 4.018  
ACRES (Dead)  
4.028 Acres (Survey by Others)  
Inst. #200322346192844  
P.L.D. 200-0000595

DONALD F. & KATHRYN M.  
MIDDENDORF  
3.946 ACRES  
INST. #201472060187630

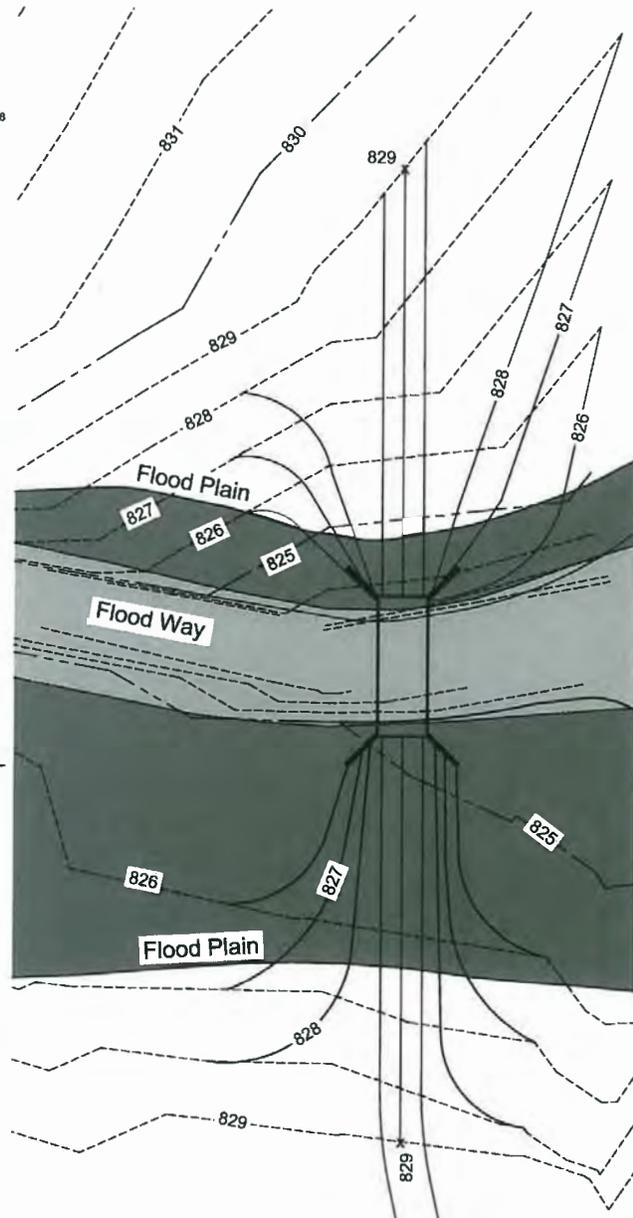
32x32" Box culvert  
Top of Bridge Elevation: 828.8  
Floodway Elevation: 825.9



S 79°07'46" W 214.31'

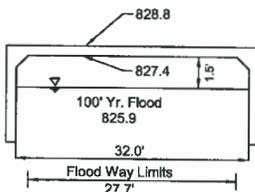
#3550

HILLIARD-CEMETERY RD. (60')



**NOTES:**

1. Survey data shown (boundary, Contours and Floodway Information) were taken from a survey performed by Adkinson Surveying dated 12/12/12.
2. Final Driveway location to be determined with house permit



Bridge Exhibit  
Not to Scale

**LEGEND**

- Flood Way
- Flood Plain
- Existing Contour
- Proposed Contour

STANTEC CONSULTING SERVICES INC.



**DETAIL:**  
Scale: 1 inch = 30 Feet

**Exhibit of  
Box Culvert Location**

Lying in  
**VMS 1406**  
Norwich Township, Franklin County, Ohio  
Scale: 1 inch = 100 Feet

Prepared by:

**Stantec**  
1600 Lake Shore Drive  
Columbus, Ohio 43204  
Phone: (614) 488-4383  
Fax: (614) 488-4387

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The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay. The Copyright to all design and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

*[Handwritten signature]*  
7/16/15

MANUFACTURED BY:  
**UNITED PRECAST**  
 INDUSTRIES LLC

227 ROUNDHOUSE LANE  
 MOUNT VERNON, OHIO 43050  
 PHONE:(740)-393-1121  
 TOLL FREE:(800)-366-8740  
 FAX:(740) 392-8708

PROJECT:  
 BAIR RESIDENCE  
 32'-0" x 9'-0" 3-SIDED CULVERT  
 HILLIARD, FRANKLIN COUNTY, OHIO

PREPARED BY:

**DELTA**  
 ENGINEERS, ARCHITECTS, & LAND SURVEYORS  
 860 HOOPER ROAD, ENDWELL, NY 13760  
 PHONE(607)231-6600 FAX(607)231-6650

RECEIVED  
 JUL 09 2015  
 Franklin County Planning Department  
 Franklin County, Ohio



CU-3836  
 Co-5-14

**DESIGN NOTES**

AS PROVIDED BY FOR:

- DESIGN PER ODOT BDM, ASTM C-1504, AND AASHTO LRFD 6th ED. WITH HL-93 LOADING PLUS 60 PSF FUTURE WEARING SURFACE. TL-1 LOADING FOR GUIDE RAIL POSTS.

ASSUMPTIONS: (TO BE VERIFIED BY FOR)

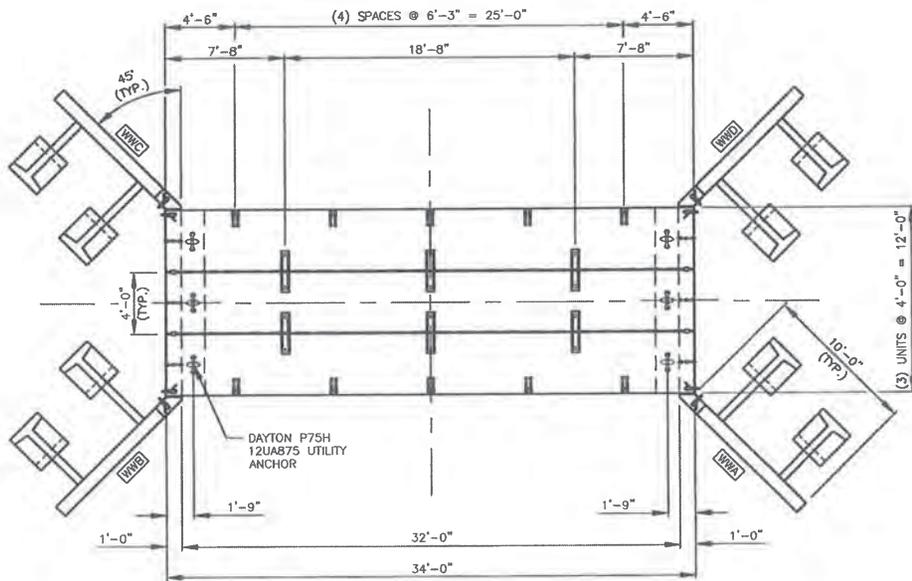
- EARTH COVER = 1.0'
- GROUT FILLED KEYWAYS DISTRIBUTE SHEAR ACROSS JOINTS
- FOOTINGS ADEQUATE TO RESIST THRUST FROM CULVERT LEG
- UNIT WEIGHT OF SOIL = 0.120 KCF
- BAR COVER = 2" CULVERT.
- FUTURE WEARING SURFACE = 0.06 KSF
- EQUIVALENT FLUID PRESSURE = 30 PCF MIN., 60 PCF MAX.
- 1'c @ 28 DAYS = 6.0 KSI w/CORORSION INHIBITOR (4 GAL./CY)
- 1'c @ STRIPPING = 3.5 KSI
- REINFORCEMENT = BAR PER ASTM A615/A775 GRADE 60.
- ASSURE ALL LIFTERS ENGAGE EQUALLY. MAXIMUM 45 DEGREE FLEET ANGLE (67.5 DEG SLING ANGLE)

**DRAWING SCHEDULE**

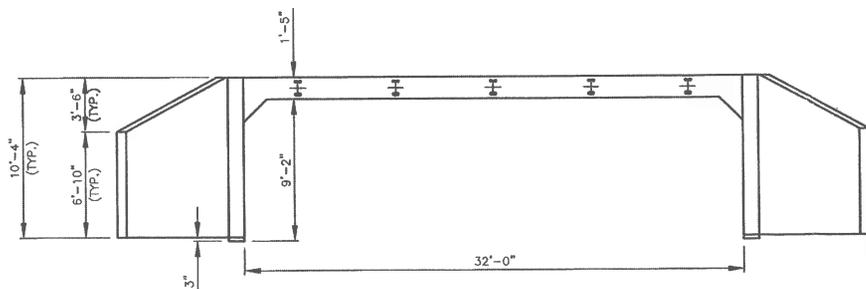
SHEET NO.	DESCRIPTION	REVISIONS	
		REV. NO.	DATE
1	COVER		
2	PLAN AND ELEVATION VIEWS		
3	PIECEMARKS CU1 & CU5 REINFORCING AND DETAILS		
4	WINGWALL WWA & C REINFORCING AND DETAILS		
5	WINGWALL WWB & D REINFORCING AND DETAILS		
6	WINGWALL ANCHOR DETAILS		
7	SCHEDULE AND TYPICAL DETAILS		

**WINGWALL AND FOOTING NOTES:**

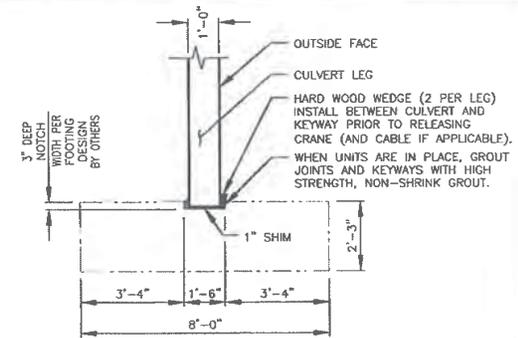
- DESIGN PER AASHTO LRFD 6th ED.
- 2.0' EQUIVALENT LIVE LOAD SURCHARGE.
- SOIL PARAMETERS:  $\beta=0'$ ,  $\phi=32'$ ,  $\mu=0.5$ ,  $\gamma=120$  PCF.
- 4,000 PCF FACTORED BEARING RESISTANCE.
- 1'c @ 28 DAYS = 4.0 KSI.
- REINFORCEMENT = BAR PER ASTM A615 GRADE 60.
- WINGWALLS AND FOOTINGS DESIGNED FOR OVERTURNING AND SLIDING.
- STRUCTURE SUITABILITY TO JOBSITE CONDITIONS INCLUDING HYDRAULIC CAPACITY, EFFECTS OF SCOUR, FROST, SETTLEMENT, AND GLOBAL STABILITY ARE THE RESPONSIBILITY OF OTHERS.



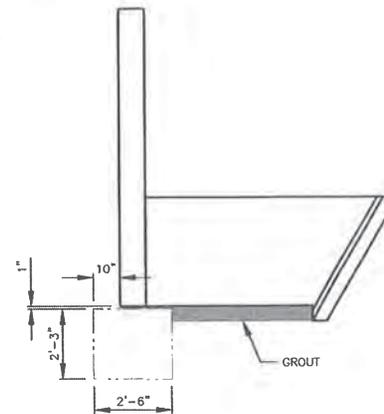
**CULVERT PLAN**  
(FOOTINGS NOT SHOWN)



**END PLAN**  
(FOOTINGS NOT SHOWN)



**CULVERT C.I.P. FOOTING DETAIL**  
PERPENDICULAR TO CULVERT LEG



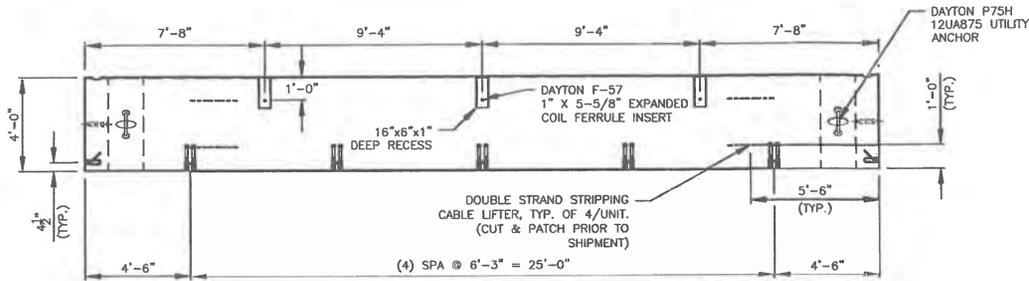
**WINGWALL C.I.P. FOOTING DETAIL**

TABLE OF UNITS				
MARK	QTY	LENGTH	VOL (CY)	WEIGHT
CU-1	1	4'-0"	10.19	20.6 TON
CU-2	1	4'-0"	10.19	20.6 TON
CU-3	1	4'-0"	10.19	20.6 TON
WWA	1	10'-0"	3.90	7.9 TON
WWB	1	10'-0"	3.90	7.9 TON
WWC	1	10'-0"	3.90	7.9 TON
3WWD	1	10'-0"	3.90	7.9 TON

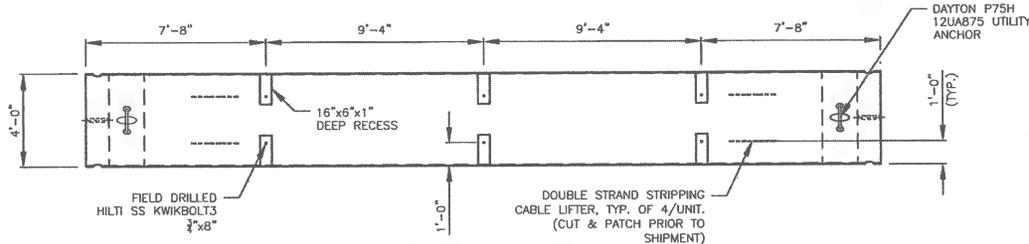


6-5-14

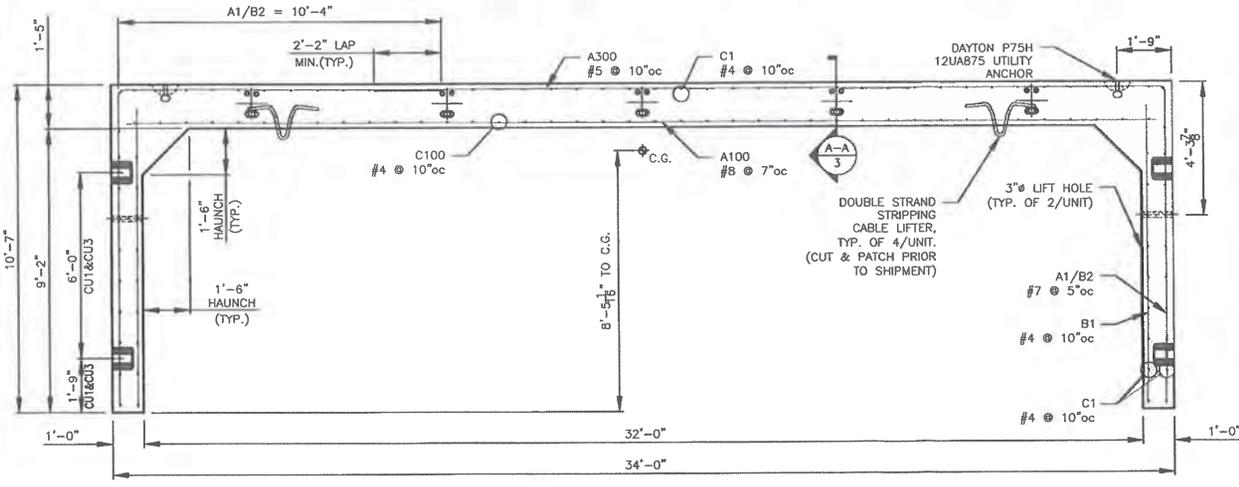
UPI# CU14026		PREPARED FOR:	
		<b>UNITED PRECAST</b>	
		INDUSTRIES LLC	
		227 ROUNDHOUSE LANE	
		MOUNT VERNON, OHIO 43050	
		PHONE: (740) 393-1121 TOLL FREE: (800) 366-8740 FAX: (740) 392-9708	
REV. NO.	DATE	REVISION	
PREPARED BY:		DATE: 5/30/14	SHEET TITLE: PLAN AND ELEVATION VIEWS
<b>DELTA</b>		SCALE: N.T.S.	DRAWN BY: LJD
ENGINEERS, ARCHITECTS, & LAND SURVEYORS		CHECK BY: RJA	
860 HOOPER ROAD, ENDWELL, NY 13760		PROJECT: BAIR RESIDENCE	
TEL: (607) 231-6600 FAX: (607) 231-6650		32'-0" x 9'-0" 3-SIDED CULVERT	
		HILLIARD, FRANKLIN COUNTY, OHIO	
		OWNER: JOHN AND JOY BAIR	DWG. NO. PD-01
		DELTA PROJ. NO. 2014.047.027	DWG. NO. 2 OF 8



CU-1 AND CU-3 PLAN VIEW



CU-2 PLAN VIEW

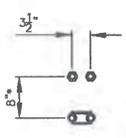
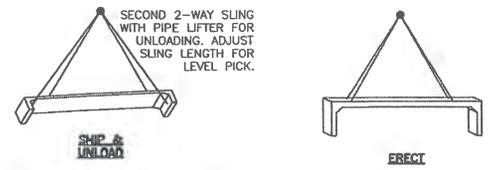


REINFORCING SECTION

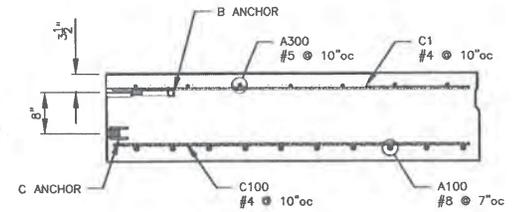
(REINFORCING FOR ALL UNITS, GUIDERAIL AND WINGWALL CONNECTIONS FOR CU-1 & CU-3)  
BAR COVER = 2"

CULVERT BAR SCHEDULE								
PART	MARK	QTY	SIZE	SPC	TYPE	LEN	H	V
ALL	A100	7	#8	7"	STR	33'-0"		
ALL	A300	5	#5	10"	STR	17'-3"		
ALL	A1/B2	20	#7	5"	L'	20'-7"	10'-4"	10'-3"
ALL	B1	10	#4	10"	STR	9'-8"		
ALL	C1	80	#4	10"	STR	3'-8"		
ALL	C100	40	#4	10"	STR	3'-9"		

REINFORCING QUANTITIES ARE PER CULVERT UNIT (TYPICAL OF 2).



INSTALL STUD, (2) NUTS & (2) WASHERS IN PLANT PRIOR TO SHIPMENT (TYP. OF 4 EACH LOCATION)



SECTION A-A

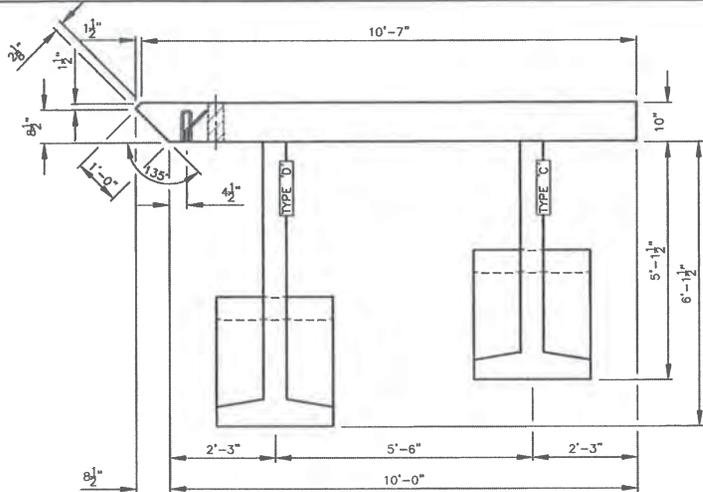
(CU-3 SHOWN, CU-1 SIMILAR)  
ANCHORS FOR TYPE II POST PER ODOT DBR-2-73



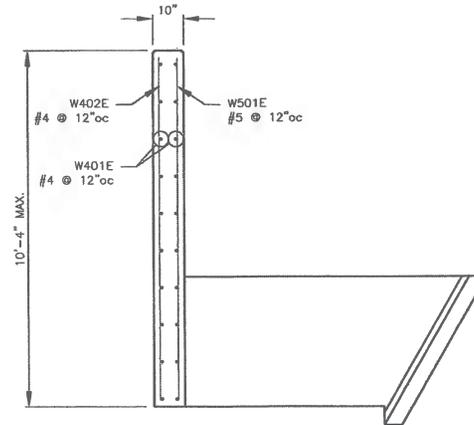
6-5-14

UPI# CU14026		PREPARED FOR:	
		<b>UNITED PRECAST</b> INDUSTRIES LLC	
		227 ROUNDHOUSE LANE MOUNT VERNON, OHIO 43050	
		PHONE: (740) 393-1121 TOLL FREE: (800) 366-8740 FAX: (740) 392-9708	
REV. NO.	DATE	REVISION	
PREPARED BY:		SHEET TITLE:	
<b>DELTA</b> ENGINEERS, ARCHITECTS, & LAND SURVEYORS 880 HOOPER ROAD, ENDWELL, NY 13780 TEL: (607) 231-6600 FAX: (607) 231-6650		PIECEMARKS CU1 & CU3 REINFORCING AND DETAILS	
DATE: 5/30/14		DRAWN BY: LJD	
SCALE: N.T.S.		CHECK BY: RJA	
PROJECT: BAIR RESIDENCE 32'-0" x 9'-0" 3-SIDED CULVERT HILLIARD, FRANKLIN COUNTY, OHIO			
OWNER: JOHN AND JOY BAIR		DWG. NO. PD-01	
DELTA PROJ. NO.: 2014.047.027		SHEET NO. 3 OF 8	





PLAN VIEW WWB & D

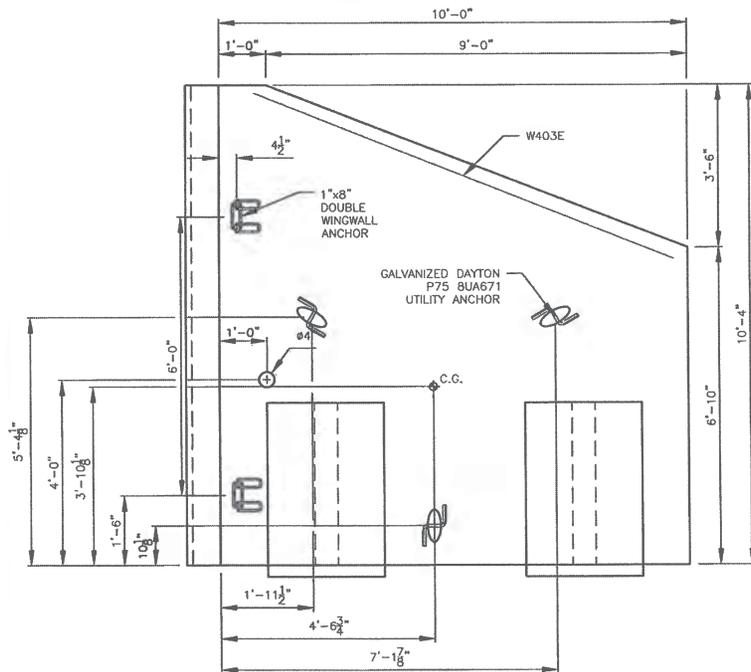


WING WALL SECTION  
2" CLR (TYP.)

ANCHOR WING BAR SCHEDULE						
PART	MARK	QTY	SIZE	SPC	LEN	TYPE
WW (H)	W401E	20	#4	12"	116"	STR
WW (V)	W402E	10	#4	12"	120"	STR
WW (D)	W403E	2	#4	NA	118"	STR
WW (V)	W501E	10	#5	12"	120"	STR

NOTE: ALL BAR COVER 2" UNLESS NOTED OTHERWISE. QUANTITIES ARE FOR ONE WINGWALL.

'E' DENOTES EPOXY COATED REINFORCING.



ELEVATION VIEW WWB & D  
(SHOWN FROM BACK, AS CAST)



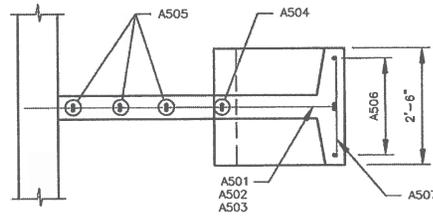
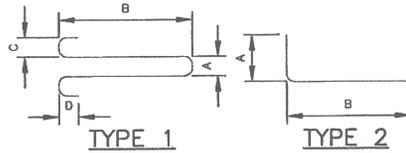
UPI# CU14028		PREPARED FOR:	
		<b>UNITED PRECAST INDUSTRIES LLC</b>	
		227 ROUNDHOUSE LANE MOUNT VERNON, OHIO 43050	
		PHONE: (740) 393-1121 TOLL FREE: (800) 366-8740 FAX: (740) 392-9708	
REV. NO.	DATE	REVISION	
PREPARED BY:		DATE: 5/30/14	DRAWN BY: LJD
<b>DELTA</b>		SCALE: N.T.S.	CHECK BY: RJA
ENGINEERS, ARCHITECTS, & LAND SURVEYORS		PROJECT: WINGWALL WWB & D REINFORCING AND DETAILS	
860 HOOPER ROAD, ENDWELL, NY 13780		BAIR RESIDENCE	
TEL: (607) 231-6600 FAX: (607) 231-6650		32'-0" x 9'-0" 3-SIDED CULVERT	
		HILLIARD, FRANKLIN COUNTY, OHIO	
		DWG. NO. PD-01	
		DELTA PROJ. NO.: 2014.047.027	SHEET 5 OF 6

'C' ANCHOR BAR SCHEDULE (EPOXY)										
PART	MARK	QTY	SIZE	SPC	LENGTH	TYPE	A	B	C	D
ANCHOR (C)	A501C	1	#5		121"	TYP1	5"	48"	5"	5"
ANCHOR (C)	A502C	1	#5		137"	TYP1	5"	56"	5"	5"
ANCHOR (C)	A503C	1	#5		153"	TYP1	5"	64"	5"	5"
ANCHOR	A504	2	#5		56"	TYP2	12"	44"		
ANCHOR (C)	A505	4	#5	12"	38"	STR				
ANCHOR	A506	4	#5	VAR.	50"	STR				
ANCHOR	A507	7	#5	8"	26"	STR				

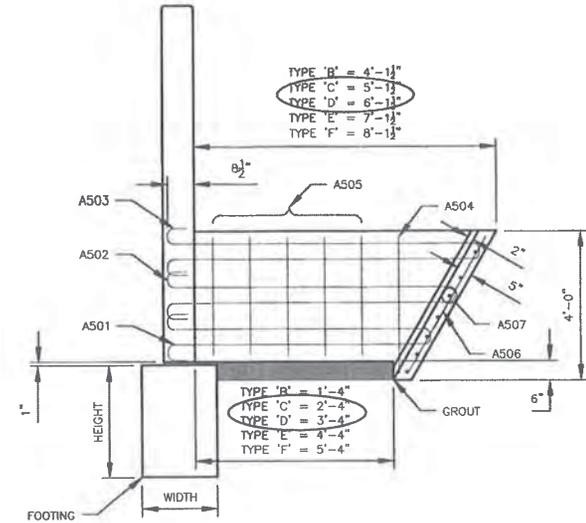
NOTE: ALL BAR COVER 2" UNLESS NOTED OTHERWISE

'D' ANCHOR BAR SCHEDULE (EPOXY)										
PART	MARK	QTY	SIZE	SPC	LENGTH	TYPE	A	B	C	D
ANCHOR (D)	A501D	1	#5		145"	TYP1	5"	60"	5"	5"
ANCHOR (D)	A502D	1	#5		161"	TYP1	5"	68"	5"	5"
ANCHOR (D)	A503D	1	#5		177"	TYP1	5"	76"	5"	5"
ANCHOR	A504	2	#5		56"	TYP2	12"	44"		
ANCHOR (D)	A505	6	#5	12"	38"	STR				
ANCHOR	A506	4	#5	VAR.	50"	STR				
ANCHOR	A507	7	#5	8"	26"	STR				

NOTE: ALL BAR COVER 2" UNLESS NOTED OTHERWISE



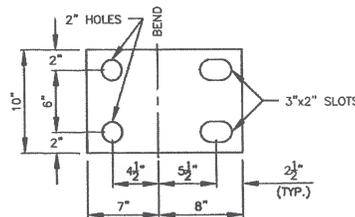
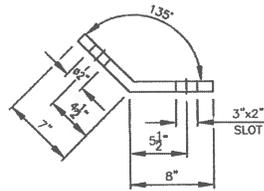
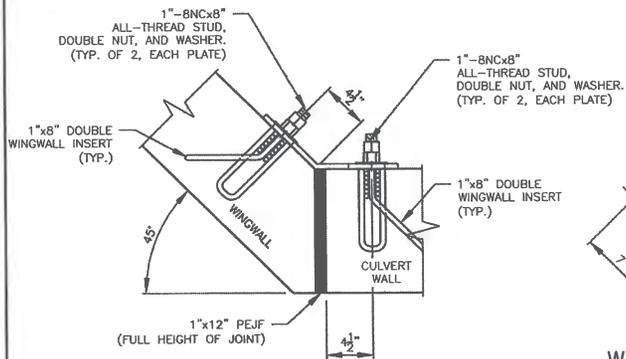
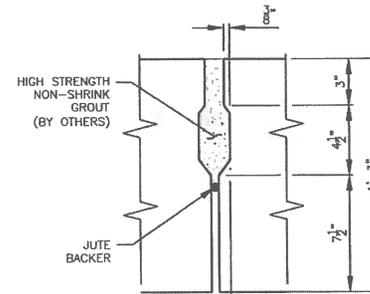
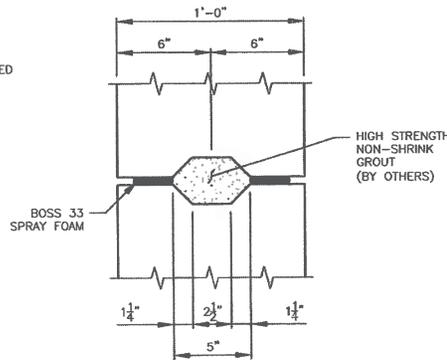
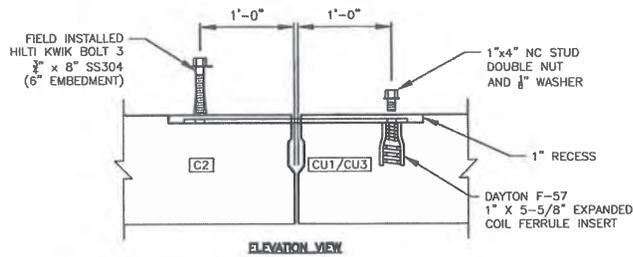
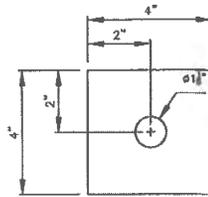
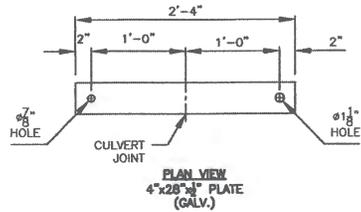
WING WALL ANCHOR  
PLAN VIEW



WING WALL SECTION



UPI# CU14026	PREPARED FOR:	<b>UNITED PRECAST INDUSTRIES LLC</b>	
		400 HOWARD STREET MOUNT VERNON, OHIO 4305	
		PHONE: (740)-393-1121 TOLL FREE: (800)-366-8748 FAX: (740)-392-9711	
REV. NO. DATE REVISION	DATE: 5/30/14	SHEET TITLE: WINGWALL ANCHOR AND SUMMARY DETAILS	DRAWN BY: LJD
PREPARED BY:	SCALE: N.T.S.		CHECKED BY: RJA
<b>DELTA</b> ENGINEERS, ARCHITECTS, & LAND SURVEYORS 680 HOOPER ROAD, ENDWELL, NY 13760 TEL: (607) 231-6800 FAX: (607) 231-6850	PROJECT: BAIR RESIDENCE 32'-0" x 9'-0" 3-SIDED CULVERT HILLIARD, FRANKLIN COUNTY, OHIO		
	CONTRACTOR: JOHN AND JOY BAIR	DATE: PD-01	
	DELTA PROJ. NO.: 2014.047.027	SHT. NO.: 6 OF 8	

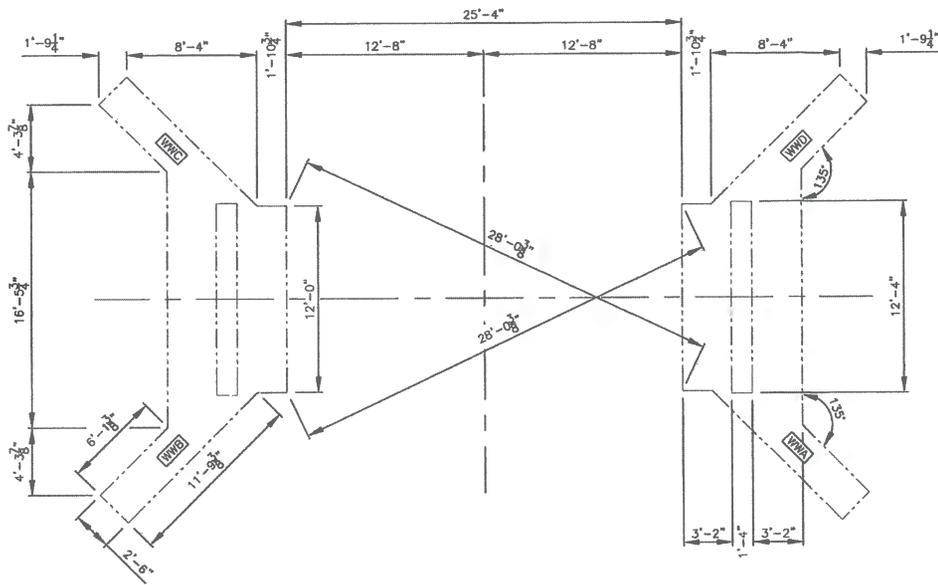


**REQUIRED MATERIAL**

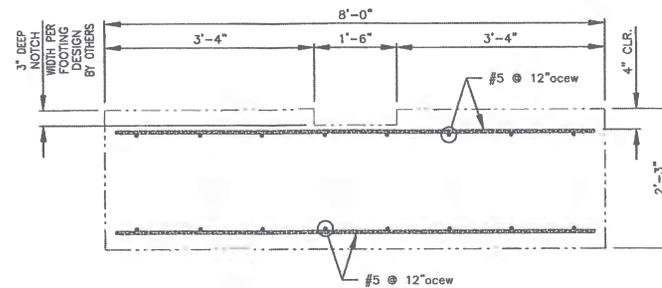
SPECIAL ORDER	SL,I,CI	QTY	UNITS	ITEM	SIZE	NOTE
	I	41.33	LF	1"x12" PEJF		
	CI	12	EA	BUA671 GALVANIZED UTILITY ANCHOR		WW LIFT
	CI	6	EA	12UA875		
	CI	16	EA	1"x8" DOUBLE WINGWALL INSERT		
	SL	32	EA	1/2"x4"x4" WASHER (GALVANIZED)		
	SL	64	EA	1"-BNC NUTS (GALVANIZED)		
	SL	32	EA	1"-BNC X 8" ALL THREAD STUD (GALV)		
	SL	8	EA	10" x 15" x 1" PLATE -- 45' (GALVANIZED)		
	SL	14	FT	7 STRAND JUTE		
	CI	30.6	CY	6.0 KSI CONCRETE		
	CI	15.6	CY	4.0 KSI CONCRETE		
	SL	7	EA	1/2" SHIM SHEET		
	SL	40	EA	1/2" SHIM		
	CI,I	20	EA	B ANCHOR W/ STUD, NUTS, WASHERS INSTALLED		
	CI,I	10	EA	C ANCHOR W/ STUDS, NUTS, WASHERS INSTALLED		
	SL	6	EA	3/8" x 8" SS WEDGE ANCHOR W/ NUT & WASHER		
	SL	6	EA	4" X 28" X 1/2" STRAP (GALVANIZED)		
	CI	6	EA	1" F-57 X 5-5/8" EXPANDED COIL, FERRULE INSERT		
	SL	6	EA	1" X 4" B-NC ALL THREAD STUD (GALV) W/ 1/2" WASHER		



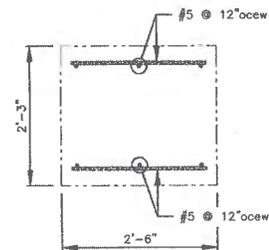
UPI# CU14028		PREPARED FOR:	
		<b>UNITED PRECAST INDUSTRIES LLC</b>	
		227 ROUNDHOUSE LANE MOUNT VERNON, OHIO 43050	
		PHONE: (740) 393-1121 TOLL FREE: (800) 346-8140 FAX: (740) 392-9708	
REV. NO.	DATE	REVISION	
PREPARED BY:		DATE: 5/30/14	SHEET TITLE: SCHEDULE AND TYPICAL DETAILS
<b>DELTA</b> ENGINEERS, ARCHITECTS, & LAND SURVEYORS 880 HOOPER ROAD, ENDWELL, NY 13760 TEL: (807) 231-8600 FAX: (807) 231-8650		SCALE: N.T.S.	DRAWN BY: LJO CDD BY: RJA
		PROJECT: BAIR RESIDENCE 32'-0" x 9'-0" 3-SIDED CULVERT HILLIARD, FRANKLIN COUNTY, OHIO	
		OWNER: JOHN AND JOY BAIR	DWG. LD. PD-01
		DELTA PROJ. NO.: 2014.047.027	SHT. NO. 7 OF 8



**CULVERT PLAN**  
 (ALL DIMENSIONS ARE  
 TYPICAL FOR BOTH SIDES)



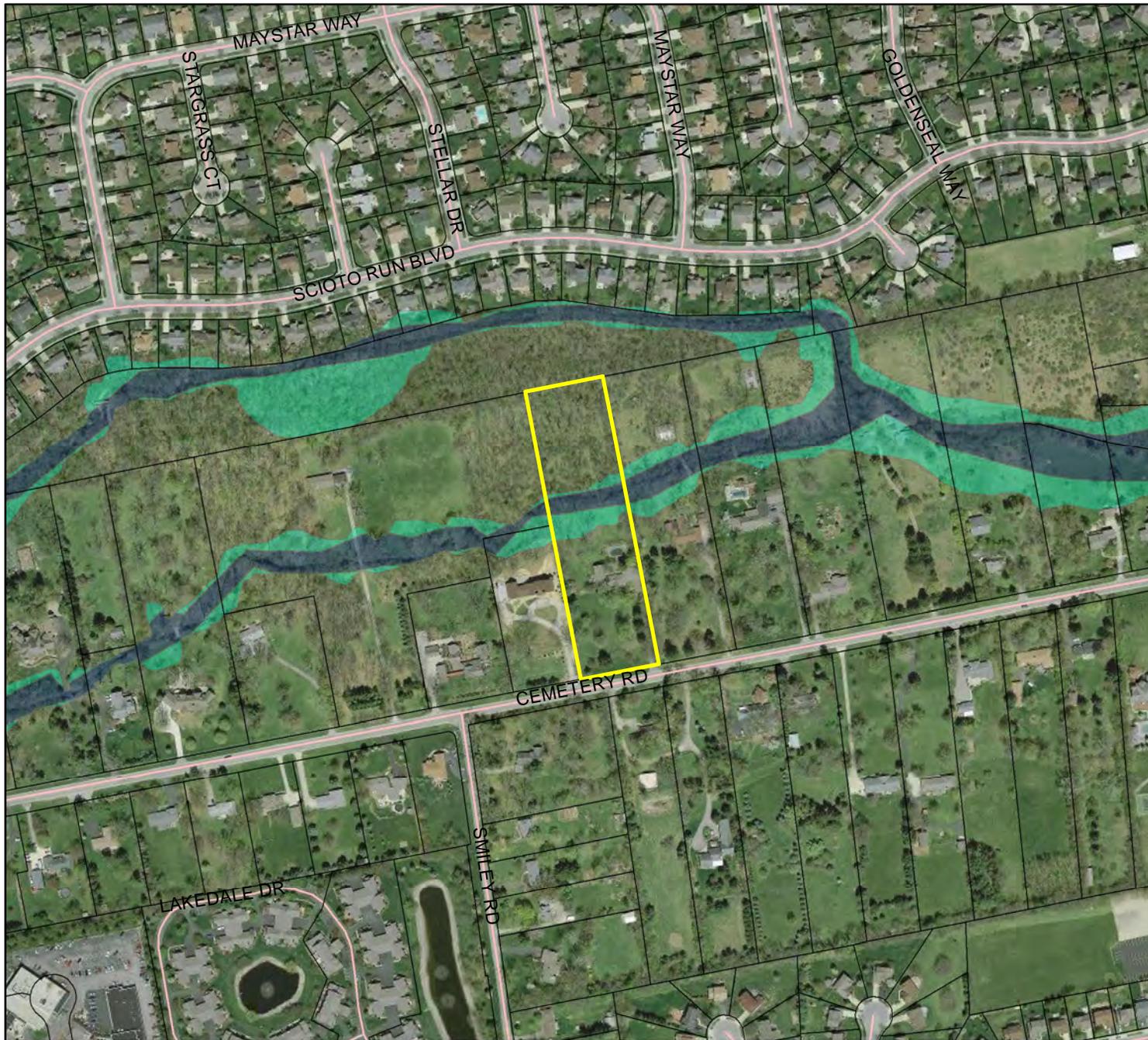
**CULVERT C.I.P. FOOTING**  
 (BAR COVER = 3" U.N.O.)



**WINGWALL C.I.P. FOOTING**  
 (BAR COVER = 3" U.N.O.)



UP# CU14028	PREPARED FOR:
	<b>UNITED PRECAST</b> INDUSTRIES LLC 227 ROUNDHOUSE LANE MOUNT VERNON, OHIO 43054 PHONE: (740) 393-1121 TOLL FREE: (800) 366-8740 FAX: (740) 392-970
REV. NO.   DATE   REVISION	DATE: 5/30/14   SHEET TITLE: FOOTING LAYOUT   DRAWN BY: LJD
PREPARED BY:	SCALE: N.T.S.   CDD BY: RJA
<b>DELTA</b> ENGINEERS, ARCHITECTS, & LAND SURVEYORS 860 HOOPER ROAD, ENDWELL, NY 13780 TEL: (607) 231-6600 FAX: (607) 231-6650	PROJECT: BAIR RESIDENCE 32'-0" x 9'-0" 3-SIDED CULVERT HILLIARD, FRANKLIN COUNTY, OHIO
	DRAWN BY: JOHN AND JOY BAIR   PD-01 DELTA PROJ. NO.: 2014.047.027   SHEET NO.: 8 OF 8



## CU-3836

Requesting a Conditional Use from Sections 610.06(1) and 610.06(7) to allow the construction of a private culvert and to install a gravel/asphalt drive within the floodway fringe in an area zoned Rural.

4.018 Acres  
Norwich Township

 3550 Hilliard Cemetery Road

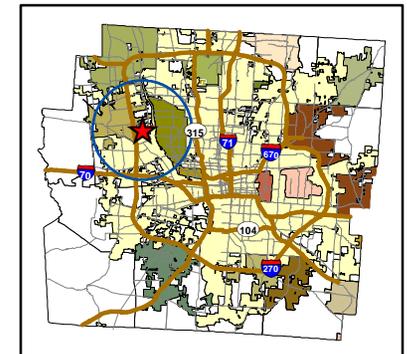
 Parcels

 Streets

### Franklin County Floodplain

 Floodway Fringe

 Floodway





## CU-3836

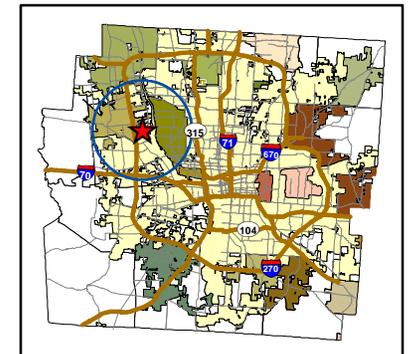
Requesting a Conditional Use from Sections 610.06(1) and 610.06(7) to allow the construction of a private culvert and to install a gravel/asphalt drive within the floodway fringe in an area zoned Rural.

4.018 Acres  
Norwich Township

-  3550 Hilliard Cemetery Road
-  Parcels
-  Streets

### Franklin County Floodplain

-  Floodway Fringe
-  Floodway





Commissioner Marilyn Brown • Commissioner Paula Brooks • Commissioner John O’Grady  
President

Economic Development & Planning Department  
James Schimmer, Director

## STAFF REPORT

Board of Zoning Appeals  
August 17, 2015

### Case VA-3837

Prepared by: Anthony Hray

<b>Applicant/Owner:</b>	Sharon Kendrick
<b>Township:</b>	Truro Township
<b>Site:</b>	2900 Renfro Road (PID #260-000377)
<b>Acreage:</b>	0.23-acres
<b>Zoning:</b>	Restricted Urban Residential (R-8) District
<b>Utilities:</b>	Public water and wastewater
<b>Request:</b>	Requesting a Variance from Section 312.044 of the Franklin County Zoning Resolution to construct a deck that will fail to meet the rear yard setback requirement in an area zoned Restricted Urban Residential (R-8) District.

### Summary

The applicant is requesting a Variance from Section 312.044 to allow the reconstruction of a deck that will fail to meet the rear yard setback requirement. Staff recommends approval with conditions.

### Description of the Request

The subject site is lot 520 of the Qualstan East subdivision, located on the southeast corner of Renfro Road and Norcrest Drive. The site is developed with a 1,400 square-foot single-family home built in 1969, and a wooden deck totaling approximately 300 square feet. The applicant has requested to reconstruct the deck, which was originally built by one of the previous property owners, in the same footprint. Both the home and deck violate the required rear yard setback and are considered to be non-conforming structures. Reconstruction of a non-conforming structure is only permitted if it complies with the current development standards of the zoning district in which the non-conforming structure is located.

### Surrounding area

The area surrounding the subject site consists of medium density single-family homes zoned Restricted Urban Residential (R-8).

### Comprehensive Plan

The Blacklick-Madison Area Plan, adopted in 2011, recommends the site and surrounding area remain developed as medium density residential land uses. The applicant’s request does not conflict with this land use recommendation.

## **Staff Review**

### Variance from Section 312.044 – Rear Yard Setback:

- For main buildings there shall be a rear yard of twenty percent (20%) or more of the lot depth, except a rear yard of more than thirty (30) feet shall not be required.
  - The required rear yard for the site is  $0.20 \times 72.35$  (lot depth) = 14.47 feet
    - The deck currently maintains a rear yard setback of seven (7) feet
    - The deck will be reconstructed in the same location, thus a variance of 7.47 feet is required

## **Technical Agencies**

No comments or concerns.

## **Staff Analysis**

### Section 810.041 – Approval of Variance:

- 1) *Special conditions and circumstances exist which are peculiar to the structure/property involved which are not applicable to other structures/property in the same zoning district;*
  - » The unique geometry of the lot and orientation of the home are special conditions that do not apply to other structures/property in the same zoning district.
- 2) *A literal interpretation of the provisions of this Zoning Resolution would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Zoning Resolution;*
  - » A literal interpretation would deprive the applicant the ability to construct a deck to the rear of the home; a right commonly enjoyed by other properties in the same zoning district.
- 3) *The special circumstances and conditions of this request do not result from the action of the applicant;*
  - » The special conditions previously mentioned are not a result of any action of the applicant.
- 4) *Granting the variance requested will not confer on the applicant special privileges that are denied by this Zoning Resolution to other lands or structures in the same Zoning District;*
  - » Granting the variance will not confer any special privilege on the applicant.
- 5) *Granting the variance will 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 be injurious to private property or public improvements in the vicinity;*
  - » Granting the variance will not negatively affect any of the above.

## **Recommendation**

Staff recommendation is that the BZA **approve** a Variance from Section 312.044 of the Franklin County Zoning Resolution to construct a deck that will fail to meet the rear yard setback requirement with the following conditions:

1. The applicant must apply for and receive approval of a Certificate of Zoning Compliance for the proposed deck.
2. The applicant must apply for and receive approval of a Building Permit for the proposed deck from the Franklin County Building Department.

**Resolution**

For your convenience, the following is a proposed resolution:

**Proposed Resolution for Request:**

\_\_\_\_\_ moves to approve a Variance from Section 312.044 of the Franklin County Zoning Resolution as outlined in the request above for the applicant identified in Case No.VA-3832 with the conditions in staff’s recommendation.

Seconded by: \_\_\_\_\_

Voting:

**Findings of Fact**

For your convenience, the following are proposed findings of fact:

If the resolution fails for lack of support, the following are proposed findings of fact for adoption by the BZA:

\_\_\_\_\_ moves that the basis for denying the applicant’s request for a Variance from Section 312.044 of the Franklin County Zoning Resolution as outlined in the request above for Case No. VA-3832 results from applicant’s failure to satisfy the criteria for granting a variance under Section 810.041.

Seconded by: \_\_\_\_\_

Voting:

GIS)

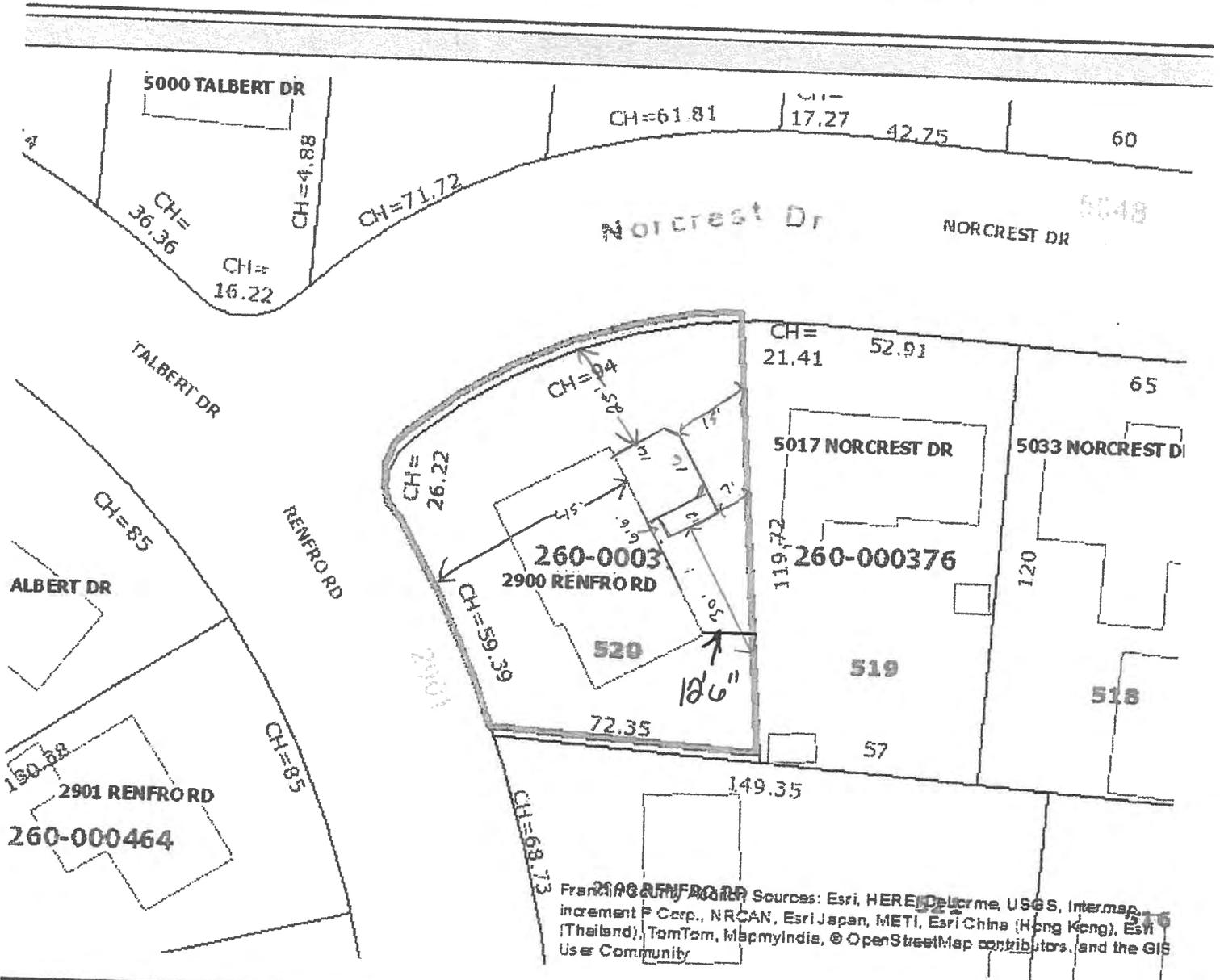
ID  
0037700

Map Routing No  
260N122M  
27300

Owner  
AUSTIN SHARON J

Location  
2900 RENFRO RD

Generated on 05/08/2016 at 11:45:19 AM



ner

rawing is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. If 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 if of any discrepancies.

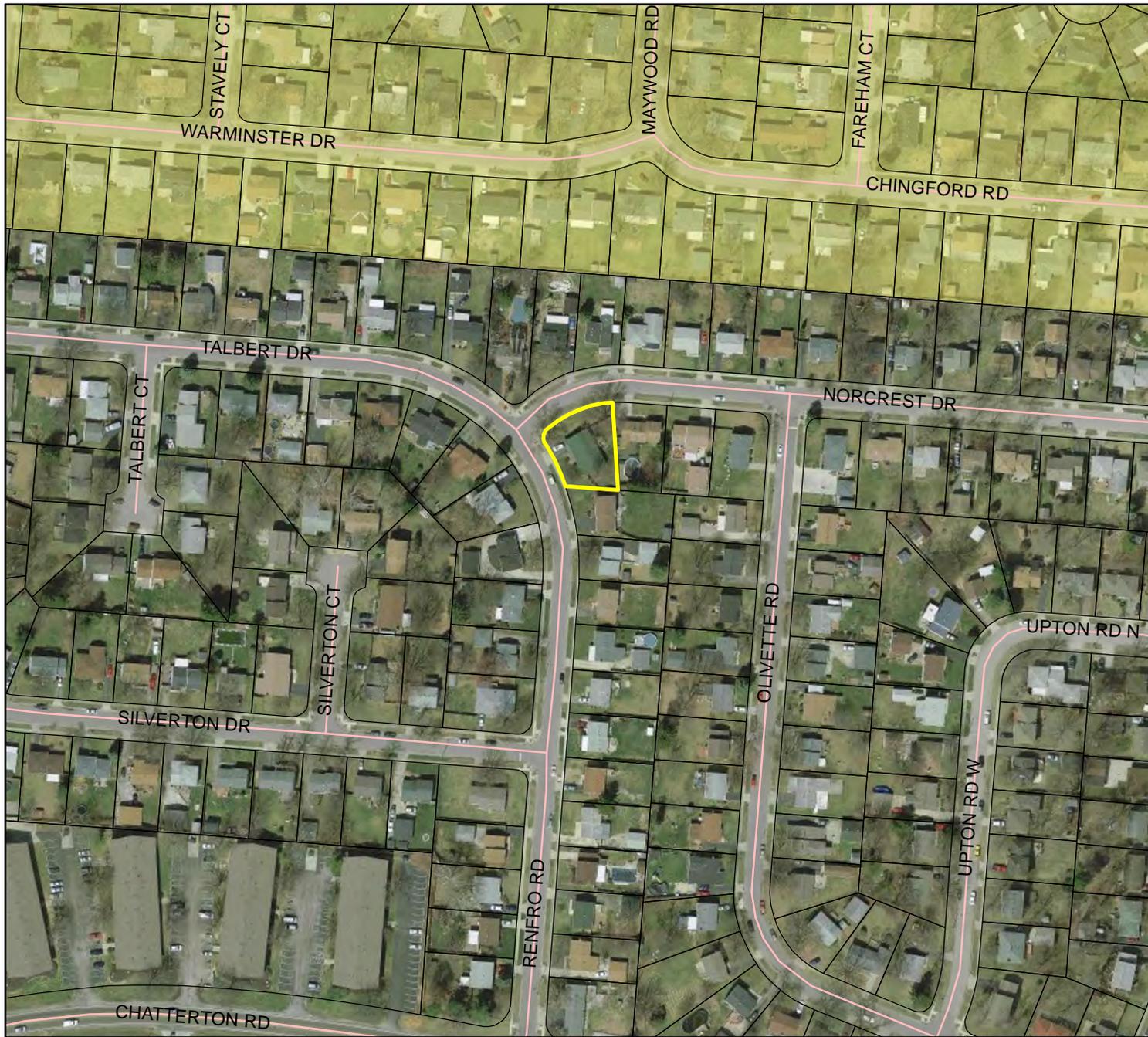
Information on this web site is prepared for the real property inventory within this county. Users of this data are notified that the public primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities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

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JUN 11 2015

Franklin County Planning Department  
Franklin County, Ohio

A-3832



# VA-3837

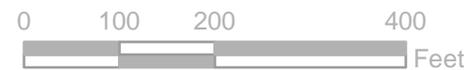
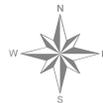
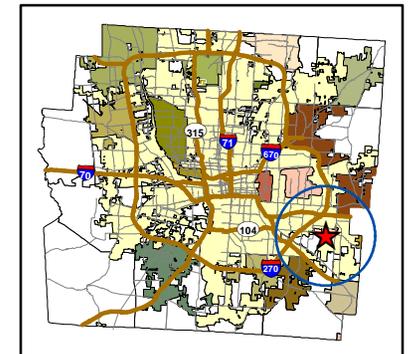
Requesting a Variance from Section 312.044 of the Franklin County Zoning Resolution to construct a deck that will fail to meet the rear yard setback requirement in an area zoned Restricted Urban Residential (R-8) District.

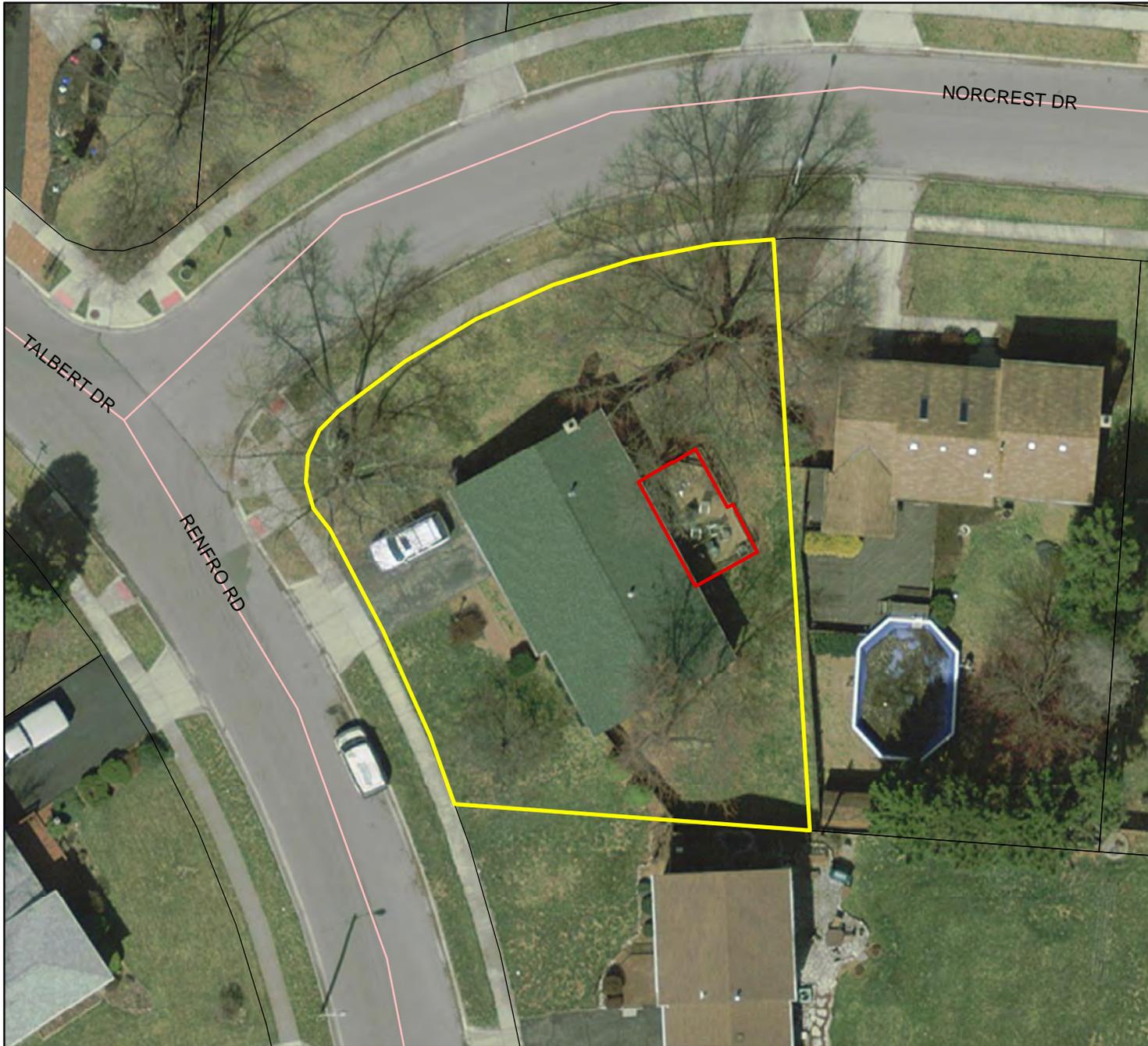
0.23 acres  
Truro Township

-  2900 Renfro Road
-  Parcels
-  Streets

## Corporate Boundaries

-  Columbus





# VA-3837

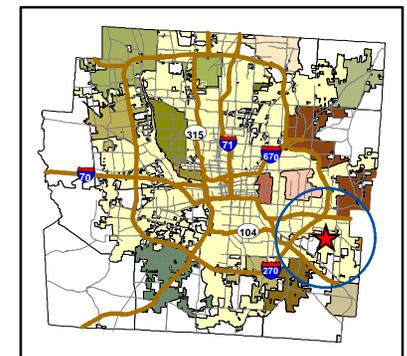
Requesting a Variance from Section 312.044 of the Franklin County Zoning Resolution to construct a deck that will fail to meet the rear yard setback requirement in an area zoned Restricted Urban Residential (R-8) District.

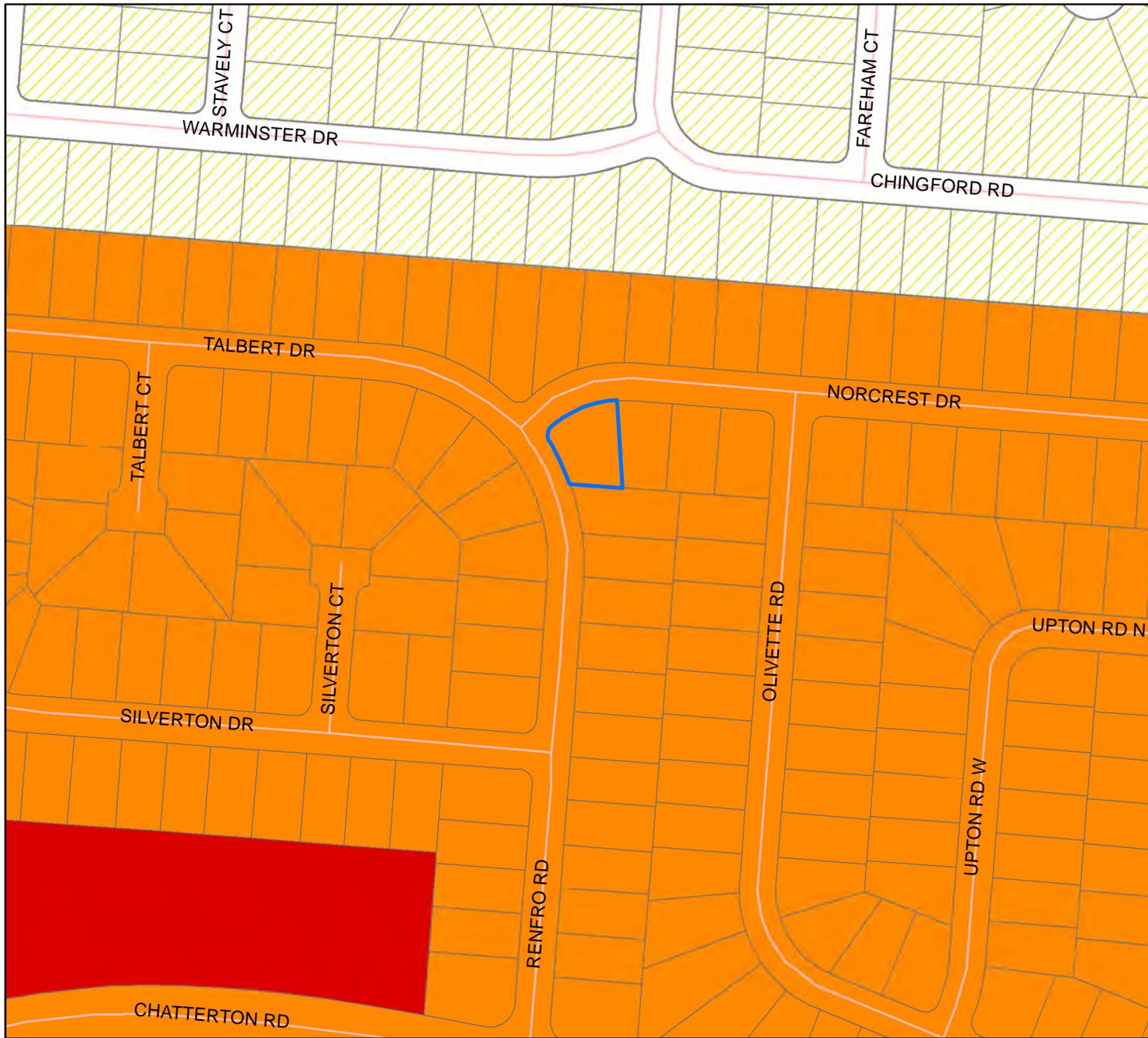
0.23 acres  
Truro Township

-  2900 Renfro Road
-  Parcels
-  Streets
-  Proposed Deck

## Corporate Boundaries

-  Columbus





# VA-3837

Requesting a Variance from Section 312.044 of the Franklin County Zoning Resolution to construct a deck that will fail to meet the rear yard setback requirement in an area zoned Restricted Urban Residential (R-8) District.

0.23 acres  
Truro Township

-  2900 Renfro Rd
-  Parcels
-  Streets
- Columbus Zoning**
-  Residential
- County Zoning**
-  Restricted Urban Res.
-  Community Service

