



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, June 25, 2013
1:30 p.m.

New Business

A. Planning Commission

No Cases/No Meeting

B. BZA

i. VA-3796 – Matt Brown

Applicant/Owner:	Eric E. Smith
Township:	Pleasant Township
Site:	6770 Darby Boulevard (PID #230-002327)
Acreage:	0.49-acres
Zoning:	Rural District
Utilities:	Onsite Water and Central Sewer
Request:	Requesting a Variance from Section 650.162(a) to legitimize the construction of an above ground pool and to allow for the construction of a free-standing pool deck within the Big Darby Creek Riparian Setback in an area zoned Rural.

ii. CU-3797 – Anthony Hray

Applicant:	Andres Ferrari
Owner:	Joseph E. Budde, Trustee
Township:	Hamilton Township
Site:	1408 London Groveport Road (PID #150-002395)
Acreage:	2.295-acres
Zoning:	Rural District
Utilities:	Onsite Water and Septic
Request:	Requesting a Conditional Use from Section 511.03 of the Franklin County Zoning Resolution to allow for the conduct of a home occupation from an accessory structure that involves the repair and sale of automobiles in an area zoned Rural.

iii. VA-3798 – Matt Brown

Applicant/Owner:	Thomas A. and Sheri Parr
Township:	Pleasant Township
Site:	5380 Lambert Road (PID # 230-002824)
Acreage:	6.26-acres
Zoning:	Rural
Utilities:	Onsite Water and Septic
Request:	Requesting a Variance from Section 512.02(2(a)) of the Franklin County Zoning Resolution to allow the construction of an accessory building that will fail to be located to the side or rear of the principal building in an area zoned Rural.

Adjournment of Meeting to July 30, 2013

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Application for

JUN 11 2013

Zoning Variance

Franklin County Planning Department
Franklin County, OH

Revised January 1, 2009



Commissioners
John O'Grady, President
Paula Brooks
Marilyn Brown

Economic Development & Planning Department
James Schimmer, Director

Property Information	
Site Address 6770 Darby Blvd. - Grove City, OH 43123	
Parcel ID(s) 230-002327	Zoning Rural
Township Pleasant	Acreage 0.49
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 Eric E. Smith	
Address 6770 Darby Blvd. Grove City, OH 43123	
Phone # 614-877-1306	Fax #
Email steph10242000@yahoo.com	

Property Owner Information	
Name/Company Name Same as Applicant.	
Address	
Phone #	Fax #
Email	

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

Staff Use Only
Case # VA-3796
Date filed: 6/11/2013
Fee paid 350.00
Receipt # 1168
Received by: DAH
Hearing date: 7/15/2013
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 type="checkbox"/> Proof of water & waste water supply
Please see the Application Instructions for complete details

Variance(s) Requested	
Section	G50.162
Description	Uses in a Riparian Setback
Section	
Description	
Section	
Description	

Describe the project

We are requesting a variance for an above ground pool that has already been installed. The size of the pool is an oval 18x40. ~~It is~~ This pool is ~~to~~ to replace a smaller pool we had on our property. The pool is only used for our family's enjoyment and this is the only place on our property where it can be placed. We would also like to add a deck to the front of the pool.

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.

No

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.

We previously had an above ground pool as do many of our neighbors. Our previous pool was just taken down after installation of our new pool.

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

No

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. Many others in our area have pools
with attached decks.

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)

it is not substantial, as we have no alternative to put

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?

pool & deck.

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 would not affect it. The pool is located behind our house.

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?

Not that I am aware of.

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

I feel yes, as the pool and deck are strictly for
my kids' and family's enjoyment. And as our
property is there is no other place that the
pool and deck could have been placed.

Case #

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.

Eric Smith
Applicant

6-11-13
Date

E Smith
Property Owner (Signature must be notarized)

6-11-13
Date

Property Owner (Signature must be notarized)

Date

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

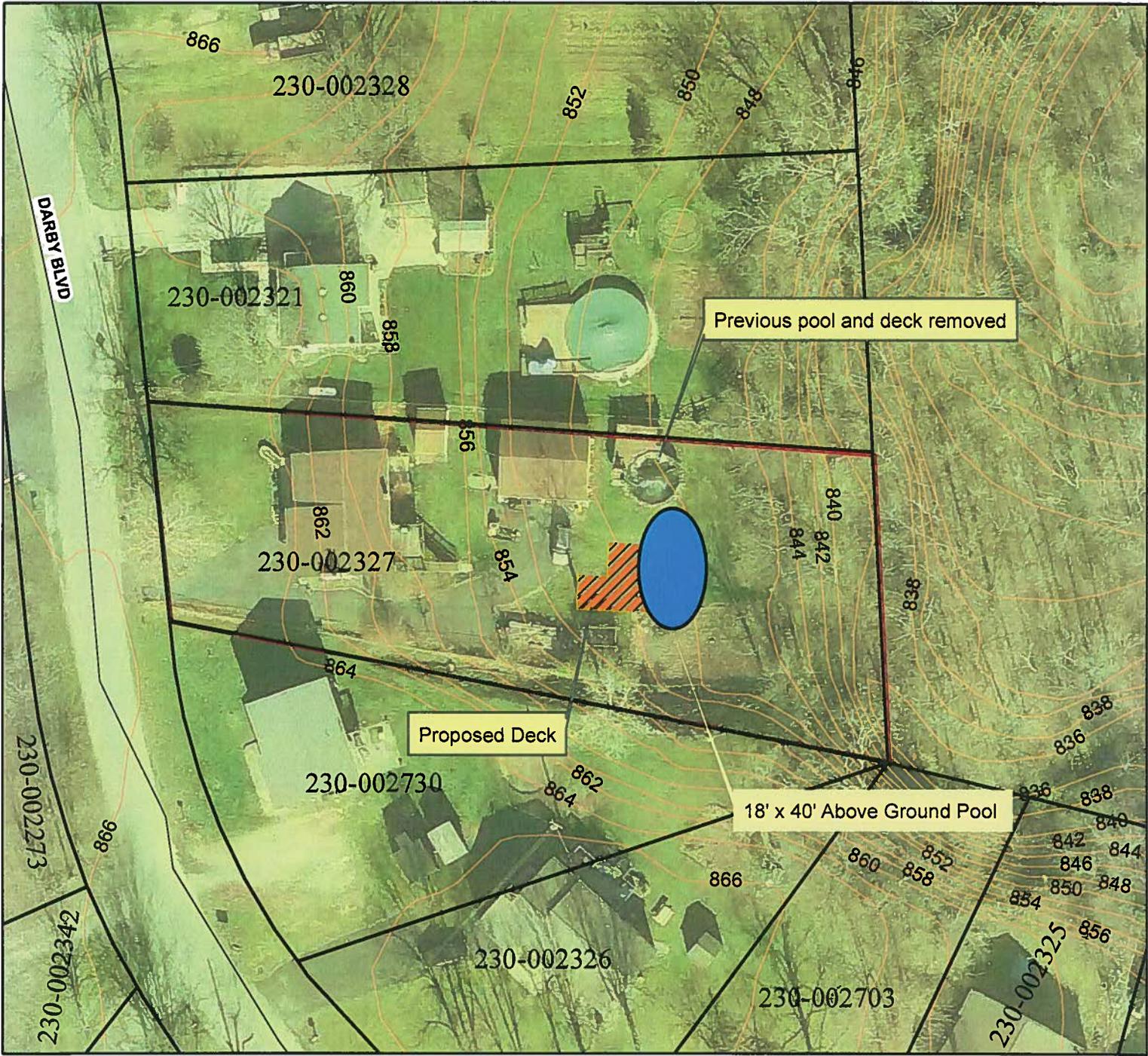
****Approval does not invalidate any restrictions and/or covenants that are on the property.**

Shannon Nemeth



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

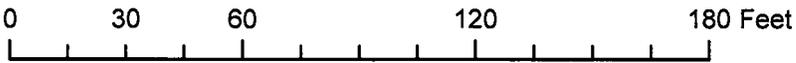
6770 Darby Blvd - Above Ground Pool and Deck



Previous pool and deck removed

Proposed Deck

18' x 40' Above Ground Pool



1 inch = 50 feet

-  6770 Darby Blvd
-  Above Ground Pool
-  Proposed Deck
-  Big Darby Creek Setbacks
-  Parcel/Right-of-Way Line

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JUN 12 2013



Commissioners
Marilyn Brown, President
Paula Brooks
John O'Grady

Economic Development & Planning Department
James Schimmer, Director

Application for Conditional Use

Revised January 1, 2009

Franklin County Planning Department
Franklin County, OH



Property Information	
Site Address	1408 London Groveport Rd, Lockbourne, Oh. 43137
Parcel ID(s)	150-062395-00
Zoning	S11 - OTHER RESIDENTIAL
Township	Hamilton
Acreage	2.295 ACRES
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	Andres Ferrari
Address	1408 London Groveport Rd Lockbourne, Ohio 43137
Phone #	740 407 2667
Fax #	
Email	TIBERELIOUS@Toast.Net

Property Owner Information	
Name/Company Name	JOSEPH E. BUASE, TRUSTEE
Address	259 W SCHROCK RD WESTERVILLE, OH 43081
Phone #	614-764-0000
Fax #	614-823-3651
Email	JOE@BUASEREMESTATELAW.COM

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

Staff Use Only	
Case #	CU-3797
Date filed:	6/12/13
Fee paid	650.00
Receipt #	
Received by:	DMH
Hearing date:	7/15/13
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	

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JUN 12 2013

Case # CU-3797

Franklin County Planning Department
Franklin County, OH

Conditional Use(s) Requested	
Section	<u>511.03 - Conditional Use Home Occupation</u>
Description	<u>- Vehicle Repair from auction building + vehicle sales (0-30 cars per year)</u>
Section	
Description	
Section	
Description	

Describe the project
<u>Construction of a ^{30' x 40'} 35' x 50' pole barn with electric service water (well), and self contained sewer for waste.</u>

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.

1. Proposed Use or Development of the Land:

The building is to be used for self employment

2. How will the proposed development relate to the existing and probable future land use character of the area:

The area is mostly commercial and farm land with limited residential, the development ~~will~~ will be to develop and support family self employment with a maximum of 2 employees. Myself & occasionally my son.

3. 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, it is not intended to be anything but a small family business that blends in with the area

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JUN 12 2013

Case # CH-3797

Franklin County Planning Department
Franklin County, OH

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?

No

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

Yes

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

As written

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

No

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, not in any way

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

No

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.).

Again, this is a small one person business where cars and light trucks will be serviced & repaired. Cars will also be purchased/repair & re-sold. Vertical count per week would be from 3-10. An extended gravel lot behind the main the area is where cars will be parked. Hrs will be 8am-7pm

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JUN 12 2013

Case # CU-3797

Franklin County Planning Department
Franklin County, OH

2. How many non-resident employees?

~~0~~ occasionally my adult son

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, business is a professional service

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!**

There will be vehicles on the property. A fenced area that can accommodate a reasonable number of vehicles will be constructed

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

No

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

Possible

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.

No

Case #

Affidavit

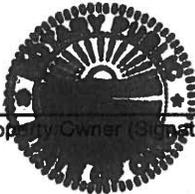
I hereby certify that the facts, statements, and information presented within this application form are true and correct to the best of my knowledge and belief. I hereby understand and certify that any misrepresentation or omissions of any information required in this application form may result in my 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.

Andrew Ferraro
Applicant

May 8th, 2013
Date

[Signature]
Property Owner (Signature must be notarized)

5.8.13
Date

[Signature]
Property Owner (Signature must be notarized)

Dean Byfield
Notary Public State of Ohio
My Commission Expires
March 5, 2018

5-8-13
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.**

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JUN 12 2013

Franklin County
Franklin County, OH

CU-3787

Property Report

Generated on 06/18/13 at 02:06:44 PM

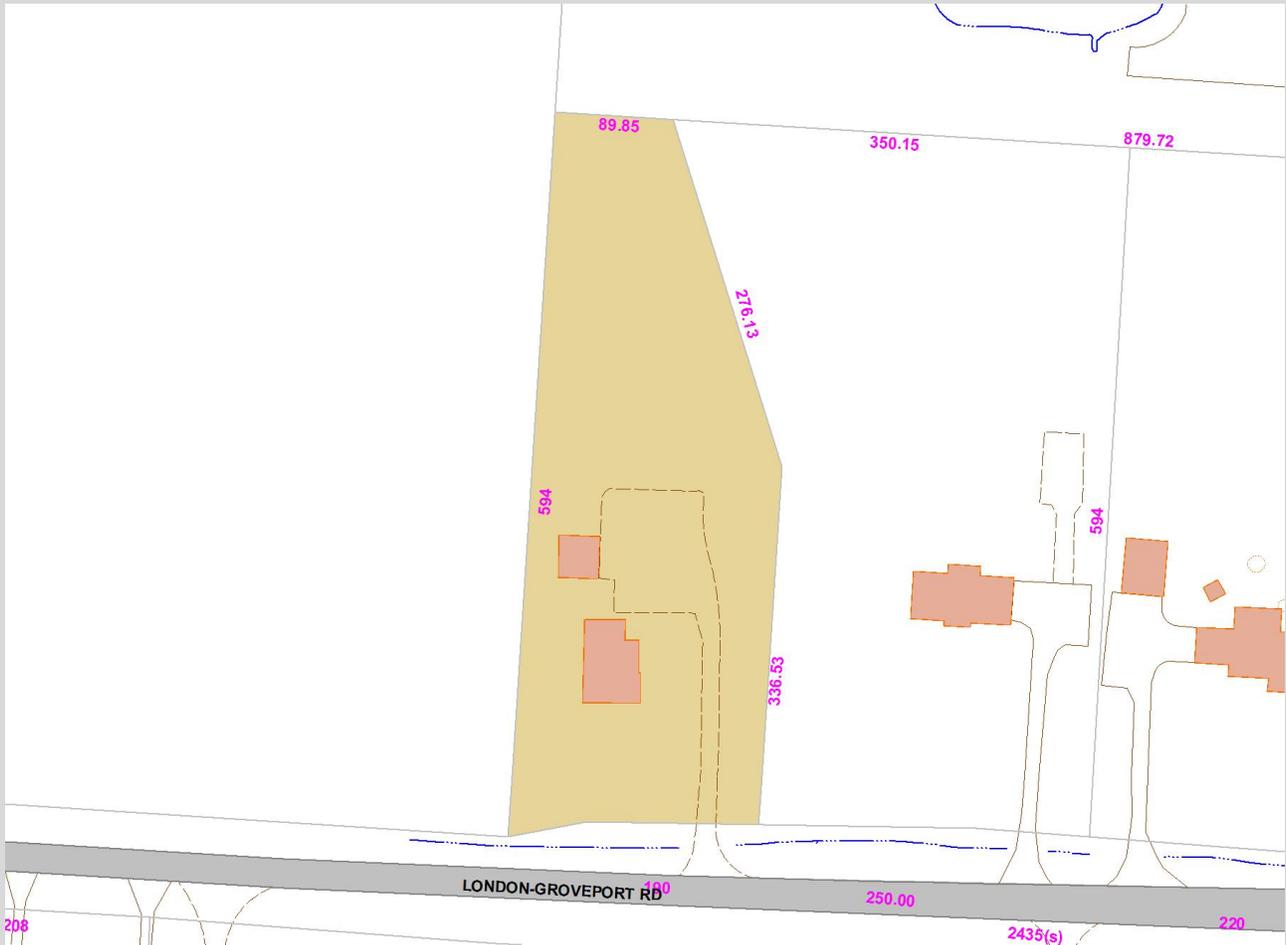
Parcel ID
150-002395-00

Map Routing No
150-0026 -115-03

Card No
1

Location
1408 LONDON GROVEPORTRD

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.

Myers Surveying Company, Inc.

2740 East Main Street, Columbus 43209 (Bexley), Ohio

614-235-8677

FAX:614-235-4559

Andres Ferrari

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Applicant:

Posted Address: 1408 London Groveport Road, Columbus, Ohio

JUN 12 2013

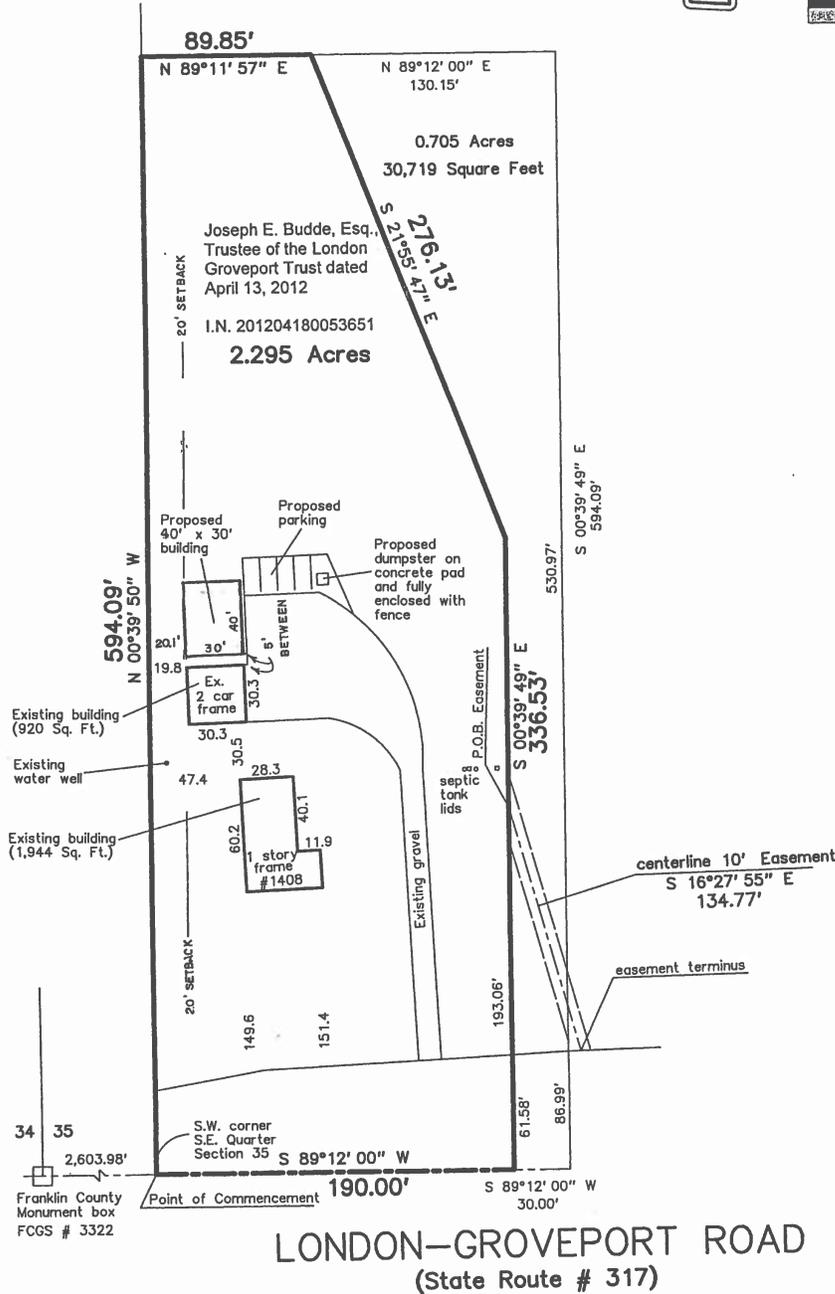
Franklin County Planning Department
Franklin County, OH

CU-3797



Scale 1" = 80'

Date: 06/05/2013



Myers Surveying Co., Inc.

By *Joseph P. Myers*

Professional Surveyor

Site Plan for Zoning Purposes

Myers Order No. - 12-05/23/2013



2013052312

Rec.

Field

ASM

DWG

DO

Ltr.

Ck.



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

JUN 13 2013

VA

Franklin County Planning Department
 Franklin County, OH

Property Information	
Site Address 5380 Lambert Rd, Grove City, OH 43123	
Parcel ID(s) 230-002824-00	Zoning Residential Rural
Township Pleasant	Acreage 6.26 Acres
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)

Applicant Information	
Name/Company Name Tom Parr	
Address 5380 Lambert Rd Grove City, OH 43123	
Phone # 614-578-0231	Fax # 614-873-7409
Email tparr@parrpse.com	

Property Owner Information	
Name/Company Name Thomas + Sheri Parr	
Address 5380 Lambert Rd Grove City, OH 43123	
Phone # 614-277-0381	Fax #
Email tparr@parrpse.com	

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

Staff Use Only
Case # VA-3798
Date filed: Jun 13 2013
Fee paid \$350.00
Receipt # 1171
Received by: LMK
Hearing date: July 15
Zoning Compliance:

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

Variance(s) Requested	
Section	5/2.02(2)(a)
Description	Accessory Building Location
Section	
Description	
Section	
Description	

Describe the project

New detached Garage

Our home is about 500' off of the road. We would like to add a detached garage that would match the look of our brick home, but we have a flood plain that does not allow us to set the garage behind the home. The garage would be beside the home but would extend to the road by 20' closer to the road, which is still another 480'.

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.

Flood Plain

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

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

No

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)

20'

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)

None

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

Case #
VA-3798

Affidavit

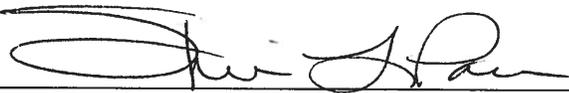
I hereby certify that the facts, statements, and information presented within this application form are true and correct to the best of my knowledge and belief. I hereby understand and certify that any misrepresentation or omissions of any information required in this application form may result in my 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

6-12-13
Date


Property Owner (Signature must be notarized)

6-12-13
Date


Property Owner (Signature must be notarized)

6-12-13
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.**

June 12, 2013
Diana L. Wertenberger
6-9-2015



DIANA L. WERTENBERGER
Notary Public, State of Ohio
My Commission Expires 6-9-2015

