



Commissioner John O'Grady • Commissioner Paula Brooks • Commissioner Marilyn Brown
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, May 16, 2016
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 March 21, 2016 meeting
5. New Business:

i. VA-3852 – Brad Fisher

Owner:	Orient (Harrisburg) Dohp XII, LLC C/O Jason Horowitz
Applicant:	JAS GROUP INC.
Township:	Pleasant Township
Site:	6732 Lambert Road (PID #230-000282)
Acreage:	2.18 acres
Zoning:	Neighborhood Commercial District (NC)
Utilities:	Private water and private waste water
Request:	Requesting a Variance from Sections 670.083(a), 670.083(e), 670.083(h(4)), 670.0812(a) and, 670.0816(b) of the Franklin County Zoning Resolution to allow the development of a commercial site that will fail to meet the following requirements: front setback along a primary street, building orientation, building facade, parking setback, and circulation system on a lot subject to the Smart Growth Overlay in an area zoned Neighborhood Commercial (NC).

ii. VA-3853 – Brad Fisher

Owner/Applicant:	Jeffrey Osborn
Township:	Sharon Township
Site:	889 Walnut Drive (PID #250-002370)
Acreage:	0.43 acres
Zoning:	Rural District
Utilities:	Public water and private waste water.
Request:	Requesting a variance from Section 512.02(2) and 512.02(2(a)) of the Franklin County Zoning Resolution to allow the construction of an accessory building that exceeds the permitted accessory building size and height and will not meet the minimum setback requirement from a principal structure in an area zoned Rural.

iii. VA-3854 –Brad Fisher

Owner/Applicant:	John & Elizabeth Deniro
Township:	Norwich Township
Site:	4242 Dublin Road (PID #200-000573)
Acreage:	2.63 acres
Zoning:	Rural District
Utilities:	Private water and private waste water
Request:	Requesting a variance from Sections 302.021(a(1)) and 302.041(a) of the Franklin County Zoning Resolution to allow a lot split that will result in a residual lot of less than 5 acres and create of a lot that fails to meet the minimum lot size requirement of 2.5 acres in an area zoned Rural.

6. Adjournment of Meeting to June 20, 2016



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

Economic Development & Planning Department
James Schimmer, Director

MINUTES OF THE FRANKLIN COUNTY BOARD OF ZONING APPEALS

Monday, March 21, 2016

The Franklin County Board of Zoning Appeals convened on the 26th floor, Franklin County Courthouse, 373 South High Street, Columbus, Ohio, 43215, on Monday, March 21, 2016.

Present were:

Gary Dever, Chairperson
Christopher Baer, Vice Chairperson
Tim Guyton
Nancy Hunter

Matt Brown, Planning Administrator, Franklin County Economic Development and Planning

Chairperson Dever opened the hearing, which was followed by the roll call of members and the swearing in of all witnesses by Mr. Brown.

The first order of business being approval of the minutes of the February 16, 2015, Franklin County Board of Zoning Appeals hearing.

Mr. Guyton made a motion to approve the minutes. It was seconded by Ms. Hunter. The minutes were approved by a four-to-zero vote.

NEW BUSINESS:

The next order of business being Case No. CU-3850. The applicant is Ted Blahnik. The owners are Daniel and Lorrie Olson. The site is located at 8159 Morris Road. The township is Brown Township. It is 5 acres in size and is served by private water and wastewater. The request is for a Conditional Use from Section 302.0392 of the Franklin County Zoning Resolution to allow the construction of a pond over 1,000 square feet in size in an area zoned Rural. Mr. Brown read and presented the case to the Franklin County Board of Zoning Appeals. Mr. Guyton made a motion to approve a Conditional Use from Section 302.0392 with four conditions outlined in Staff's recommendations. It was seconded by Mr. Baer. The motion was approved by a four-to-zero vote.

There being no further new business to come before the Board of Zoning Appeals, Mr. Baer made a motion to adjourn the hearing. It was seconded by Ms. Hunter. By unanimous vote, the meeting was adjourned.

The hearing was adjourned at 2:14 p.m.

Minutes of the March 21, 2016, Board of Zoning Appeals hearing were approved this 16th day of May, 2016.

Signature



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

Economic Development & Planning Department
 James Schimmer, Director

STAFF REPORT

Board of Zoning Appeals
 May 16, 2016

Case VA-3852

Prepared by: Brad Fisher

Applicant:	Orient (Harrisburg) Dohp XII, Llc C/O Jason Horowitz
Owner:	Jas Group Inc
Township:	Pleasant Township
Site:	6732 Lambert Rd. (PID # 230-000282)
Acreage:	2.18 acres
Zoning:	Neighborhood Commercial (NC)
Utilities:	Private water and wastewater
Request:	Requesting a Variance from Sections 670.083(a), 670.083(e), 670.083(h(4)), 670.0812(a) and, 670.0816(b) of the Franklin County Zoning Resolution to allow the development of a commercial site that will fail to meet the following requirements: front setback along a primary street, building orientation, building facade, parking setback, and circulation system on a lot subject to the Smart Growth Overlay in an area zoned Neighborhood Commercial (NC).

Summary

The applicant is requesting variances to allow for the construction of a commercial business that fails to meet the front setback along a primary street requirement, the building is not oriented toward Harrisburg Pike which is required by the Smart Growth Overlay, building façade not meeting clear window requirements, the construction of a parking lot that will fail to meet the required setback, and circulation system on a lot that fails to meet the requirements subject to the Smart Growth Overlay. Staff recommends denial of the requested variances.

Description of the Request

The applicant's property is located at the northwest corner of the Harrisburg Pike and Lambert Road intersection, just south of Interstate 71. The property contains a cell tower in the northwest corner and is otherwise vacant and undeveloped. The applicant intends to develop the property with a retail store and parking lot that do not meet the standards of the Smart Growth Overlay.

Surrounding Area

Direction	Zoning	Land Use
North	Rural	I-71 ROW
South	Community Service (CS) & Neighborhood Commercial (NC)	Vacant
East	Community Commercial (CC)	Agricultural
West	Rural	Agricultural

Comprehensive Plan

The Pleasant Township Comprehensive Plan, adopted in 2009, includes two maps to guide development: a Future Land Use map and a Conservation Strategy Tiers map. The Future Land Use Map recommends the area for a full range of commercial uses. The Conservation Strategy Tiers Map identifies no tiered land on the site.

The Big Darby Accord Watershed Master Plan, adopted in 2006, also includes two maps to guide development: a Proposed General Land Use Map and a Conservation Strategy Map. The Proposed General Land Use Map designates the area as existing development and recommends the area for Commercial Uses. The Conservation Strategy Map shows the site as existing development and outside of tiered areas.

New commercial development as described in the plan state that: buildings should be small or moderately-sized, architecturally compatible with surrounding buildings and well-landscaped. They should also have street presence and be visible from the road, with parking orientated to the side and rear. A traffic hazard assessment was completed with the Comprehensive Plan in 2009, finding that at, and around the intersection of Harrisburg Pike and Lambert Road to have the highest count of crashes at an intersection in Pleasant Township. The Comprehensive Plan recommends a signed, shared roadway along Harrison Pike, and lanes or paved shoulders along Lambert Road for bicycle use.

The proposed development is consistent with the land use recommendations of both planning documents however it does not meet the Pleasant Township recommendations for commercial site design.

Staff Review

Variance from Section 670.083(a) – Front Setback Along a Primary Street:

- The front building line setback for a building or structure shall be 25+/- two (2) feet, however, a maximum of one-third (1/3) the overall width of such building or structure may be located up to five (5) feet in advance of and/or up to 15 feet beyond the 25+/- two (2) foot line. Minor architectural accents will not be considered as part of the building for the purposes of front setback.
 - The proposed building will be approximately 304-377 feet from the right-of-way line.

Variance from Section 670.083(e) – Building Orientation:

- A principal building shall be oriented to address and be within 15 degrees of parallel to a primary street.
 - The principal building is approximately 48 degrees away from parallel to Harrisburg Pike

Variance from Section 670.083(h(4)) – Building Facade:

- For a primary building frontage of a commercial use, a minimum of 40 percent of the area between the height of 2 feet and 10 feet above grade shall be in clear window glass that permits a full, unobstructed view of the interior to a depth of at least 4 feet. For any secondary building frontage, the pattern of window glass shall continue from the primary building frontage a minimum distance of 10 feet.
 - Approximately 16.8 percent of the primary building frontage along Harrisburg Pike between 2 to 10 feet above grade is in clear window glass.
 - The unobstructed views for both the primary building frontage (Harrisburg Pike) and secondary building frontage (Lambert Road) are not meeting the requirements.

Variance from Section 670.0812(a) – Parking Setback:

- No parking lot, stacking space, loading space or circulation aisle is permitted between the principal building and a street centerline.
 - The entire parking area is proposed between Harrisburg Pike and the building.

Variance from Section 670.0816(b) – Circulation System:

- A pedestrian circulation system shall be created so that a pedestrian using a sidewalk along a public street can access adjacent buildings on paths delineated with markings, crosswalks, and/or different materials, directing foot traffic and separating it from primary access drives.
 - The proposed sidewalk allowing direct access to the building is not ADA compliant. There is an ADA compliant ramp to the east of the main access drive, however, pedestrians must cross two lanes of traffic to enter the building.

Franklin County Technical Review Committee

The Franklin County Engineer's office, Drainage Engineer's office and Franklin Soil and Water Conservation District expressed no concerns with the variance request.

Ohio Department of Transportation

ODOT recommended locating the access drive farther west, away from Harrisburg Pike.

Staff Analysis

Section 810.041 – Approval of Variance:

- 1) *That 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 applicant indicated that the lot dimensions and geometry severely limit the development layout options of this site. The property is bounded by roadways on three sides and by the B&O railway line to the west. The need for onsite septic, private well water, storm water detention, and groundwater recharge facilities further limits the available space for building and parking area. The location of the detention system is driven by topography and the septic system must be located in an area of acceptable soils.
 - » Staff notes that the lot layout restricts the options available to meet the front setback and building orientation requirements, however these circumstances have no bearing on the remaining variance requests for building façade, parking setback, and circulation system
- 2) *That 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;*
 - » The applicant indicated that a literal interpretation of the Zoning Resolution would prohibit the development of this property due to the extent of the existing hardships. Dollar General uses a prototype building and a set of site design guidelines that have been optimized for ease of use and traffic circulation. While the site layout varies from the Dollar General prototype, it has been designed to meet all other guidelines, including all county and state regulations where possible.
 - » Staff notes that the property could be developed to either comply with or meet the intent of the Smart Growth Overlay; however, the applicant has chosen to propose a prototype building and site design that does not meet the intent of the Overlay.
- 3) *That the special circumstances and conditions of this request do not result from the action of the applicant;*
 - » The applicant indicated that special circumstances and conditions of this request have not been a result of their own. These conditions and circumstances are the result of the existing topography, lot dimensions, soil types, and absence of public water and sewer. The location of the access drive on Lambert Road is dictated by existing utility poles and spacing from the intersection with Harrisburg Pike and the B&O rail line. The lot has 97' of frontage along Harrisburg Pike and 633' of frontage along Lambert Road. There is not enough frontage along Harrisburg Pike to allow for any of Dollar General's prototype buildings. The window along Lambert Road (secondary street) are not clear glass. The prototype store has fixtures along this wall to a height of 78" above finished floor.

- » Staff agrees that the lot layout constraints are not the result of actions taken by the applicant, however the applicant states that it is because of their desire to use a prototype building that variances are needed. A conforming structure could be constructed along Harrisburg Pike without requiring variances.
- 4) *That 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;*
- » The applicant indicated that granting these variances will allow for a positive addition that blends in well with the area. The store has been designed as a corner-entry building with architectural upgrades to accommodate for lot frontage on multiple roadways.
 - » Staff notes that granting the variances requested will confer on the applicant special privileges by allowing development that does not meet the intent of the Smart Growth Overlay. Furthermore, the proposed variances are not the minimum necessary to allow the reasonable use of the property.
- 5) *That 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 in the vicinity;*
- » The applicant indicated that no adverse health and safety impacts are associated with these variances.
 - » Staff notes that the adopted Pleasant Township Comprehensive Plan is a guide for future development in the Township and the Plan represents the community's vision for what type of development is desired in the community. The Smart Growth Overlay was adopted along specific corridors in the Township as a direct result of the Plan's recommendations. Granting variances based on an applicant's desire to use a prototype building and site design will be detrimental to the public welfare as described in the adopted Comprehensive Plan

Recommendation

Staff's recommendation is that the BZA ***deny*** a Variance from Sections 670.083(a), 670.083(e), 670.083(h(4)), 670.0812(a) and, 670.0816(b) of the Franklin County Zoning Resolution to allow the development of a commercial site that will fail to meet the following requirements: front setback along a primary street, building orientation, building facade, parking setback, and circulation system on a lot subject to the Smart Growth Overlay in an area zoned Neighborhood Commercial (NC). The reason for recommending denial of the variance request is that the applicant failed to satisfy the criteria for granting a variance under Section 810.041.

Resolution

For your convenience, the following is a proposed resolution:

Proposed Resolution for Request:

_____ moves to approve a Variance from Sections 670.083(a), 670.083(e), 670.083(h(4)), 670.0812(a) and, 670.0816(b) of the Franklin County Zoning as outlined in the request above for the applicant identified in Case No. VA-3852.

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 variances as outlined in the request above for Case No. VA-3852 results from applicant's failure to satisfy the criteria for granting a variance under Section 810.041.

Seconded by: _____

Voting:



9,100 Square Foot Facility - Prototype "E"
70'-3" Front x 130'-10" Deep

Dollar General Corporation

Retail Store

Orient, Ohio

LAMBERT ROAD AT HARRISBURG PIKE (US 62, SR 3)
6732 LAMBERT ROAD
Tax Parcel ID: 230-000282-00

RECEIVED
MAR 29 2016
Franklin County Planning Department
Franklin County, OH

VA-3852

SCHEDULE OF DRAWINGS		
DRAWING NUMBER	REVISION DATE	DRAWING TITLE
CS-1		COVER SHEET
CS-1A		EXISTING CONDITIONS SURVEY 1 OF 2
CS-1B		EXISTING CONDITIONS SURVEY 2 OF 2
CS-2		SITE LAYOUT AND UTILITY PLAN
CS-3		GRADING AND DRAINAGE PLAN
CS-4		EROSION AND SEDIMENT CONTROL PLAN
CS-1		SITE DETAILS
CS-2		SITE DETAILS
CS-3		SITE DETAILS
CS-1		LANDSCAPE PLAN



PLEASANT TOWNSHIP, FRANKLIN COUNTY, OHIO

VICINITY MAP
NOT TO SCALE

SIGNATURES BELOW SIGNIFY ONLY CONFORMANCE WITH THE GENERAL PURPOSE AND GENERAL LOCATION OF THE PROJECT. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE ENGINEER PREPARING THE PLAN.

FRANKLIN COUNTY ENGINEER
SIGNATURE _____ DATE _____

FRANKLIN COUNTY CHIEF DEPUTY ENGINEER
SIGNATURE _____ DATE _____

SURVEYOR
GPD Group
Glaus, Pyle, Schomer, Burns & DeHaven, Inc
520 South Main Street, Suite 2531
Akron, OH 44311
Contact: Jim Karing
Phone: (330) 572-2100
Fax: (330) 572-2101

ARCHITECT
GPD Group
Glaus, Pyle, Schomer, Burns & DeHaven, Inc
520 South Main Street, Suite 2531
Akron, OH 44311
Contact: Mike Rubeno
Phone: (330) 572-2100
Fax: (330) 572-2101

DEVELOPER
ORIENT (HARRISBURG) DOHP, LLC
9010 Overlook Boulevard
Brentwood, Tennessee 37027
Development Contact: Jason Horowitz
Email: jhorowitz@gbtrealty.com
Construction Contact: Will Beard
Email: wbeard@gbtrealty.com
Phone: (615) 370-0670
Fax: (615) 373-3111

CIVIL ENGINEER
GRESHAM SMITH AND PARTNERS
1400 Nashville City Center, 511 Union Street
Nashville, Tennessee 37219
Contact: Joe Johnston
Phone: (615) 770-8204
Fax: (605) 712-3370
Email: joe.johnston@gspnet.com

811
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DOLLAR GENERAL

ORIENT (HARRISBURG) DOHP, LLC
9010 Overlook Boulevard
Brentwood, TN 37027
615-370-0670

6732 LAMBERT ROAD
PLEASANT TOWNSHIP
FRANKLIN COUNTY, OHIO 43146



Revision		
No.	Date	Description
1	3-16-16	COUNTY COMMENTS

COVER SHEET

C0.1

PROJECT: 160817
DATE: 02/16/16

C:\Users\jhorowitz\OneDrive\Documents\230-000282-00.dwg

ALTA/ACSM LAND TITLE SURVEY

PART OF V.M.S 947
TOWNSHIP OF PLEASANT
COUNTY OF FRANKLIN
STATE OF OHIO



TITLE DESCRIPTION:

SCHEDULE B - SECTION II:



LOCATION MAP

- REFERENCES:
1. COUNTY TAX MAP
 2. DEEDS
 3. PLATS
 4. TITLE REPORT

RECEIVED
MAR 29 2016
Franklin County Planning Department
Franklin County, OH
VA-3852

UTILITY OWNER LIST:
GAS:
ELECTRIC:
WATER:
SEWERAGE:
STORM SEWER:
TELEPHONE:

- GENERAL NOTES:
1. THE DESCRIBED REAL ESTATE IS IN A ZONE X, AS REQUIRED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S NATIONAL FLOOD INSURANCE PROGRAM PANEL NO. 30462L0300, EFFECTIVE DATE OF JUNE 17, 2002.
 2. THE EXISTENCE AND/OR LOCATION OF UTILITIES WERE OBTAINED BY FIELD CHECKS AND RESEARCH OF AVAILABLE RECORDS, AS REQUIRED BY O.R.C. 153.64. IT IS BELIEVED THAT THEY ARE ESSENTIALLY CORRECT; THE SURVEYOR MAKES NO GUARANTEE TO THEIR ACCURACY OR COMPLETENESS. EXACT UTILITY LOCATIONS MUST BE FIELD VERIFIED AT THE TIME OF CONSTRUCTION.
 3. THIS SURVEY IS NOT FOR THE PURPOSE OF LOCATING OR IDENTIFYING ANY POLLUTANTS OR HAZARDOUS MATERIALS ON OR UNDER THE PROPERTY SURVEY HEREON.
 4. NO OBSERVED EVIDENCE OF CURRENT EROSION WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
 5. NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
 6. THE 2.1763 ACRE PARCEL HAS ACCESS TO LAMBERT RD. A PUBLIC ROAD ALONG ITS SOUTH SIDE.

ZONING:
ALTA-RESIDENTIAL/COMMERCIAL
Shading indicates
North 20'
South 10' min - min 30'
East 25' max (distance required)
West 20'
Information not provided by title insurer.

CERTIFICATION:
TO ORIENT DOWNSIDE, LLC, FIRST TENNESSEE BANK NATIONAL ASSOCIATION AS AGENT, PANHANDLE TITLE ASSOCIATES, LTD., FIRST PUBLIC TITLE OF TEXAS, INC., AND FIRST AMERICAN TITLE INSURANCE COMPANY
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2001 ANNUAL STANDARD PRACTICE REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, AS SET FORTH AND ADOPTED BY ALTA AND ACSI, AND INCLUDES FEES 1, 2, 4, 5, 6, 7(a), 7(b), 7(c), 8, 9, 10(a), 14, 17, 18, 19 OF TABLE A THEREOF. FIELD WORK WAS COMPLETED ON JULY 29TH, 2015.

SEVEN L. MULLANEY, PROFESSIONAL SURVEYOR NO. 7000 DATE _____

REV	DATE	DESCRIPTION

DOLLAR GENERAL
HARRISBURG PIKE & LAMBERT RD.
PLEASANT, OHIO 43146
ALTA/ACSM
LAND TITLE SURVEY

ISSUED FOR	PERMIT	CONSTRUCTION	RECORD
PROJECT MANAGER	DESK	DESIGNER	JKR

JOB NO.
2015066.19

1 of 2

LAYOUT AND PAVING NOTES - DOLLAR GENERAL

- ALL EXISTING STRUCTURES, CONCRETE SIDEWALKS/DRIVES AND UTILITY SERVICES ON THE SITE SHALL BE REMOVED TO FULL DEPTH PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL CHECK EXISTING GRADES, DIMENSIONS, AND EVERTS IN THE FIELD AND REPORT ALL DISCREPANCIES TO THE ENGINEER PRIOR TO BEGINNING WORK.
- THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES, OBTAIN ALL PERMITS AND PAY ALL FEES PRIOR TO BEGINNING WORK.
- PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. INSTALL ALL UTILITIES AND IRRIGATION SLEEVES PRIOR TO INSTALLATION OF PAVEMENT.
- THE CONTRACTOR SHALL PROTECT ALL TREES TO REMAIN, IN ACCORDANCE WITH THE SPECIFICATIONS. DO NOT OPERATE OR STORE HEAVY EQUIPMENT OR STORE MATERIALS WITHIN THE DROP-LINES OF TREES OR OUTSIDE THE LIMIT OF GRADING.
- CONCRETE WALLS AND PADS SHALL HAVE A BROOK FINISH WITH NO EXPOSED AGGREGATE ON ANY FACE. ALL CONCRETE TO BE MINIMUM 4000 PSI COMPRESSIVE STRENGTH WITH 3% AIR ENTRAINMENT. MIXTURES WITH WATER/CEMENT RATIOS AT 0.9 OR BELOW ARE RECOMMENDED. CURB RAMP, SIDEWALK SLOPES, AND DRIVEWAY RAMP SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE LOCAL REQUIREMENTS. IF APPLICABLE, THE CONTRACTOR SHALL REQUEST INSPECTION OF SIDEWALK RAMP FORMS PRIOR TO PLACEMENT OF CONCRETE. HEAVY ASH PERMITTED.
- CONSTRUCTION OF REINFORCED CONCRETE PAVEMENT SHALL BE IN ACCORDANCE WITH ALL STANDARD SPECIFICATIONS. CURING COMPOUND SHALL BE APPLIED TO ALL CONCRETE SURFACES IMMEDIATELY AFTER BROOK FINISH. CONTRACTOR SHALL REJECT CONCRETE IF IT CANNOT BE PLACED WITHIN 90 MINUTES OF BATCH TIME OR WITHIN 75 MINUTES CURING SUMMER HIGH TEMPERATURE CONDITIONS.
- ALL PATCHING TO EXISTING ASPHALT PAVEMENT TO REMAIN RESULTING FROM NEW CONSTRUCTION SHALL BE REPLACED WITH LIKE MATERIALS AT CONTRACTOR'S EXPENSE.
- DIMENSIONS ARE TO THE FACE OF CURB. EXPOSED FACE OF WALL, EDGE OF CONCRETE OR TO THE FACE OF BUILDING UNLESS OTHERWISE NOTED.
- SCREENED ITEMS INDICATE A PRE-CONSTRUCTION TOPOGRAPHIC SURVEY PROVIDED BY GPO GROUP, INC. DATED JULY 26, 2015.
- CONCRETE PAVEMENT CONSTRUCTION JOINTS SHALL BE CONSTRUCTED TO A DEPTH OF AT LEAST 1/4 THE CONCRETE THICKNESS, AND SHALL DIVIDE CONCRETE ROUGHLY INTO SQUARES WITH MAXIMUM 16' SEGMENTS. JOINTS CAN BE SAWCUT, FORMED OR TOOLED.
- MAINTAIN ONE SET OF MARKED-UP AS-BUILT DRAWINGS ON THE JOB SITE FOR DISTRIBUTION TO THE ENGINEER UPON COMPLETION.
- CONTRACTOR SHALL PROVIDE ALL BUILT SURVEY FOR COMPLETED SITE. CONSULT ENGINEER FOR SPECIFIC REQUIREMENTS.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING PORTAL DELIVERY METHODS WITH THE LOCAL JURISDICTION. IF A PHYSICAL MAIL BOX IS REQUIRED, THE GENERAL CONTRACTOR RESPONSIBLE FOR THE PHYSICAL MAIL LOCATION, PLACEMENT, AND INSTALLATION.

UTILITIES LEGEND

1.5" W	PROPOSED WATER LINE
8" SAN	PROPOSED SANITARY SEWER
Ø 1/2"	PROPOSED OVERHEAD ELECTRIC
---	PROPOSED UTILITY EASEMENT
○	PROPOSED SANITARY CLEANOUT
○	PROPOSED LIGHT POLE

UTILITY CONTACTS

ELECTRIC
AEP
CONTACT: RICHARD KOVINS
PHONE: 618.889.8882

WATER
PUBLIC WELL REQUIRED

SEWER
SEPTIC REQUIRED

ASBESTOS
PREPARE REQUIRED

TRUCKING
AT&T
CONTACT: CUSTOMER SERVICE
PHONE: 800.888.3000

PROPOSED ABOVE GROUND PROPANE TANK. LOCATION APPROXIMATE. CONTRACTOR TO PROVIDE ANCHORING PER MANUFACTURER'S RECOMMENDATION. TANK IS TO BE LEASED AND HAVE MINIMUM 1,000 GALLON CAPACITY. LEASE TO BE COORDINATED WITH DOLLAR GENERAL. FINAL LOCATION TO BE DETERMINED BY LICENSED OHV PROPANE CONTRACTOR.

1 HEAVY DUTY CONCRETE SIDEWALK AT DRIVEWAY CROSSING

CONTRACTOR IS RESPONSIBLE FOR ALL PUBLIC UTILITY CONNECTIONS (ELECTRIC, TELEPHONE) AS WELL AS PROVIDING ALL INFRASTRUCTURE REQUIRED BY UTILITY COMPANY.

STRIPING LEGEND

YELLOW CURBING AND BARRIERS - PARKING LOT	SURFACES SHOULD BE CLEAN, DRY AND METAL SURFACES FREE OF RUST. 2 COATS SHEARWILLIAMS. REAR 4000 REFLECTIVE ALUM. ENAMEL SAFETY YELLOW R50Y300
STRIPING - PARKING LOT	SURFACES SHOULD BE CLEAN, DRY TOP COAT SHEARWILLIAMS. PRO. MARK TRAFFIC MARKING PAINT YELLOW T566S
MANICAP STRIPING - PARKING LOT	SURFACES SHOULD BE CLEAN, DRY TOP COAT SHEARWILLIAMS. PRO. MARK TRAFFIC MARKING PAINT "C" BLUE AND WHITE

- GENERAL UTILITY NOTES - DOLLAR GENERAL**
- SEWER AND WATER CONSTRUCTION SHALL BE PERFORMED BY ACCORDANCE WITH ALL LOCAL CODES AND SPECIFICATIONS.
 - THE CONTRACTOR SHALL PAY ALL FEES AND OBTAIN ALL PERMITS.
 - ALL EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND ARE BASED ON BEST INFORMATION AVAILABLE. ADDITIONAL UTILITIES MAY BE PRESENT. SHOULD UNEXPECTED UTILITIES BE ENCOUNTERED DURING EXCAVATION OPERATIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AS SOON AS POSSIBLE FOR INSTRUCTIONS.
 - THE CONTRACTOR SHALL NOTIFY THE OHIO 911 CALL SYSTEM AT (611) AT LEAST 3 WORKING DAYS PRIOR TO ANY EXCAVATION AND/OR DEMOLITION.
 - MAINTAIN 10' FOOT HORIZONTAL AND 24" HORIZONTAL SEPARATION BETWEEN SANITARY SEWER AND WATER UTILITY LINES.
 - CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES WITHIN 14 DAYS OF MOBILIZATION. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR DAMAGES ACCORDING TO LOCAL REGULATIONS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES SO THAT WATER LINES AND UNDERGROUND ELECTRIC DO NOT CONTACT WITH SANITARY SEWERS OR STORM SEWERS. INSTALL UTILITIES PRIOR TO FINAL PAVEMENT CONSTRUCTION.
 - MANHOLE UTILITY TRENCHES UNDER PAVEMENT AREAS WITH DRIVING SURF GRAD. BACKFILL UTILITY TRENCHES IN LUMPY AREAS WITH FACTORY FRESH MATERIAL COMPACTED TO AT LEAST 98% OF MAXIMUM PER ASTM D698.
 - ADJUST ALL EXISTING CASTINGS TO MATCH PROPOSED FINISH GRADE.
 - ALL SANITARY SEWER PIPE SHALL BE SCHEDULE 40 PVC UNLESS NOTED OTHERWISE.
 - WATER SERVICE PIPE SHALL BE SDR21 PVC. PRESSURE RATING 200 PSI.
 - THE CONTRACTOR SHALL BEGIN APPLICATION FOR TELEPHONE SERVICE IMMEDIATELY UPON RECEIPT OF THE BUILDING PERMIT. COORDINATE WITH THE ARCHITECT AND GRANITE COMMUNICATIONS ON COMPLETING THE SERVICE ORDER FORM AND COPY THE DOLLAR GENERAL PROJECT MANAGER AND CONSTRUCTION COORDINATOR, AS WELL AS THE DEVELOPER.

LAYOUT LEGEND

---	PROPERTY LINE
---	PROPERTY SETBACK LINE
---	PROPOSED BUILDING LINE
---	PROPOSED CURB
---	PROPOSED PAVEMENT
---	HEAVY DUTY PAVEMENT
---	CONCRETE SIDEWALK
---	PROPOSED TURN ARROW
---	PROPOSED ACCESSIBLE PARKING SPACE (8'x20')
---	PROPOSED WHEEL STOP
---	PROPOSED PARKING COUN*
---	PROPOSED LIGHT POLE
---	PROPOSED SIGN
---	PROPOSED BOLLARD

SITE DATA TABLE

NO.	DESCRIPTION	AREA
1	PROPERTY TOTAL	2.03 ACRES
2	SETBACKS	FRONT 110' MIN 50' MAX LEFT SIDE 10' REAR 20' REAR 10'
3	SITE AREA	14,888 S.F. = 2.1783 ACRES
4	BUILDING AREA	8,190 S.F. GROSS AREA 7,420 S.F. SALES AREA ONE-STORY, MAX HEIGHT 11'-0"
5	PARKING REQUIRED	10 SPACES (1 PER 250 SF GROSS) PARKING PROVIDED: 30 SPACES
6	EXISTING SEMI-IMPROVED AREA	= 0.13 ACRES = 0.6%
7	EXISTING PAVED AREA	= 2.02 ACRES = 0.41%
8	PROPOSED IMPROVABLE AREA	= 0.81 ACRES = 40.3%
9	PROPOSED SEMI-IMPROVED AREA	= 0.13 ACRES = 0.6%
10	PROPOSED LANDSCAPE AREA	= 1.13 ACRES = 59.7%

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8732 LAMBERT ROAD
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FRANKLIN COUNTY, OHIO 43146

STATE OF OHIO
COUNTY OF FRANKLIN

Revision

No.	Date	Description
1	3-16-18	COUNTY COMMENTS

SITE LAYOUT & UTILITY PLAN

C2.1

PROJECT: 1811
DATE: 03.16.18

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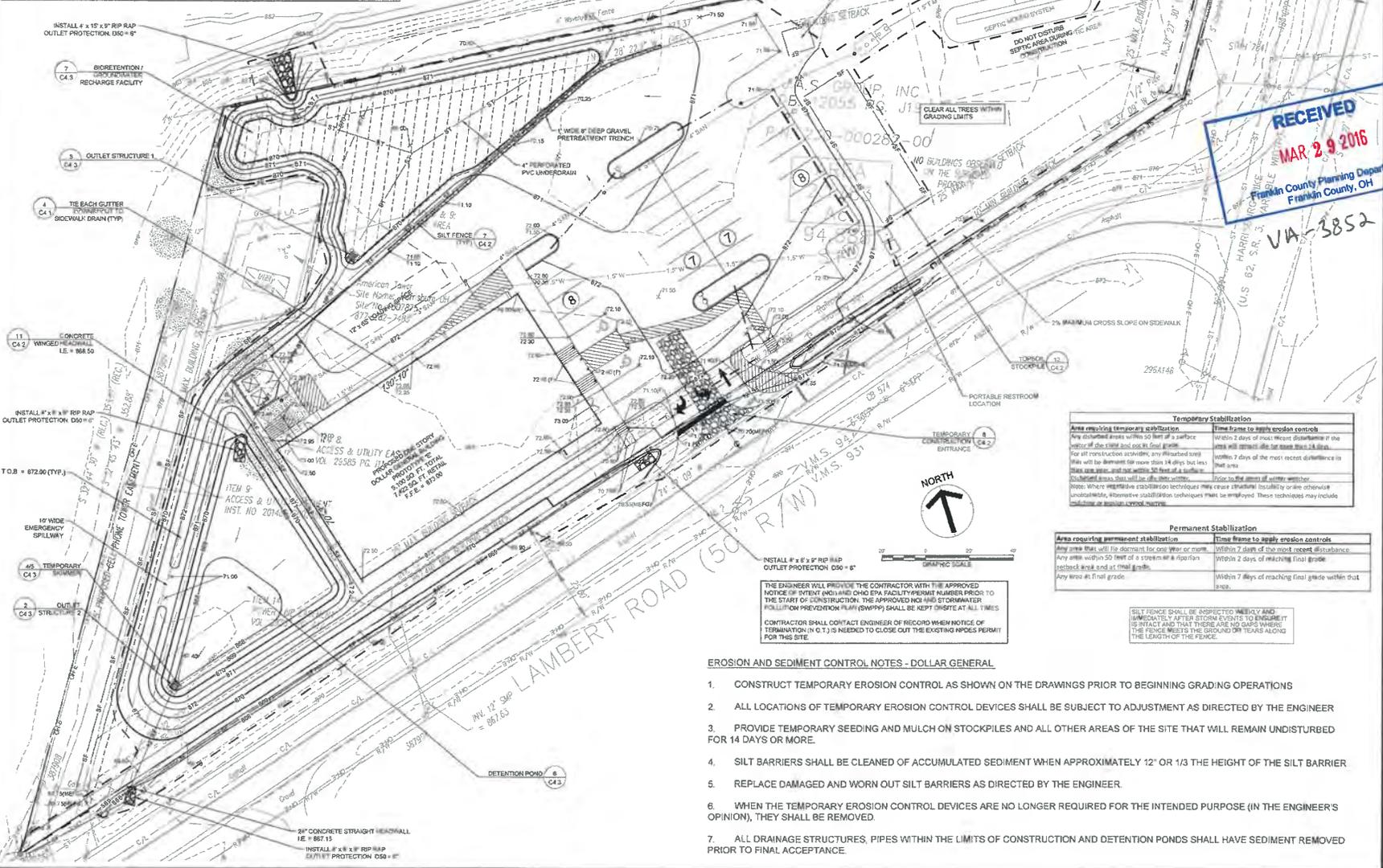
VA-3852



EROSION CONTROL LEGEND

---	PROPERTY LINE	■	PROPOSED STORM STRUCTURES
---	PROPOSED BUILDING LINE	▣	PROPOSED HEADWALL
---	EXISTING MAJOR CONTOUR	→	PROPOSED FLOW ARROW
---	EXISTING MINOR CONTOUR	▨	RIP-RAP
---	PROPOSED MAJOR CONTOUR		
---	PROPOSED MINOR CONTOUR		
---	PROPOSED STORM PIPE		
---	SILT FENCE		

- EROSION CONTROL AND INSTALLATION SCHEDULE**
1. INSTALL TEMPORARY CONSTRUCTION ENTRANCE
 2. INSTALL CONSTRUCTION BARRIER (SILT FENCE) ALONG THE SEPTIC AREA
 3. INSTALL PERIMETER SEDIMENT CONTROL MEASURES (SILT FENCE) PRIOR TO ANY EARTH DISTURBING ACTIVITY
 4. STRIP AND REDUCE TOPSOIL FROM DETENTION AND RETENTION BASIN AREAS
 5. CONSTRUCT POND BERMS AND EXCAVATE TO FINISH GRADE FOR USE AS TEMPORARY SEDIMENT PONES (DURING CONSTRUCTION)
 6. INSTALL POND OUTLET STRUCTURES AND PIPING
 7. INSTALL TEMPORARY BARRIERS TO POND OUTLET STRUCTURES TO BE REMOVED WHEN SITE REACHES 70% STABILIZATION
 8. STRIP AND STOCKPILE ANY AVAILABLE TOPSOIL FROM THE REMAINDER OF THE AREA OF DISTURBANCE
 9. CONSTRUCT POND TEMPORARY SEDIMENT TRAP AREAS
 10. PROVIDE TEMPORARY SEEDING STABILIZATION PER THE CHART PROVIDED ON THIS SHEET
 11. RETENTION FACILITIES, GRAVEL PRETREATMENT TRENCH AND STOCKPILES SHALL ONLY BE CONSTRUCTED AFTER UPSTREAM AREAS REACH 70% STABILIZATION TO PREVENT INTRODUCTION OF SEDIMENT INTO THE FILTER MEDIA OR GRAVEL STORAGE LAYERS
 12. REMOVE TEMPORARY BARRIERS ONLY UPON FINAL ACCEPTANCE OF PERMANENT STABILIZATION FROM FEDERAL VEGETATION COVER



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8732 LAURET ROAD
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Temporary Stabilization	
Area requiring temporary stabilization	Time frame to apply erosion controls
Any disturbed areas within 50 feet of a surface within 7 days of the most recent disturbance if the area will remain after final grade.	Within 2 days of most recent disturbance if the area will remain after final grade.
For all construction activities, any disturbed area that will be permanent for more than 14 days but less than 30 days shall be stabilized within 7 days of the most recent disturbance in final grade.	Within 7 days of the most recent disturbance in final grade.
Disturbed areas shall be stabilized within 7 days of the most recent disturbance.	Within 7 days of the most recent disturbance.
Notes: Where vegetative stabilization techniques may cause a harmful locality or other adverse environmental, alternative stabilization techniques may be employed. These techniques may include mulching or erosion control matting.	

Permanent Stabilization	
Area requiring permanent stabilization	Time frame to apply erosion controls
Any area that will be permanent for one year or more.	Within 7 days of the most recent disturbance.
Any area within 50 feet of a system or a portion thereof shall be stabilized at final grade.	Within 7 days of reaching final grade within that area.
Any area at final grade.	

THE ENGINEER WILL PROVIDE THE CONTRACTOR WITH THE APPROVED NOTICE OF START AND END OF FACILITY START NUMBER PRIOR TO THE START OF CONSTRUCTION. THE APPROVED NOTICE OF TERMINATION (N.O.T.) IS NEEDED TO CLOSE OUT THE EXISTING NOTES PERMIT FOR THIS SITE.

EROSION AND SEDIMENT CONTROL NOTES - DOLLAR GENERAL

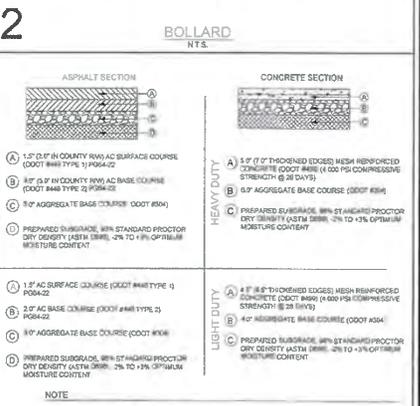
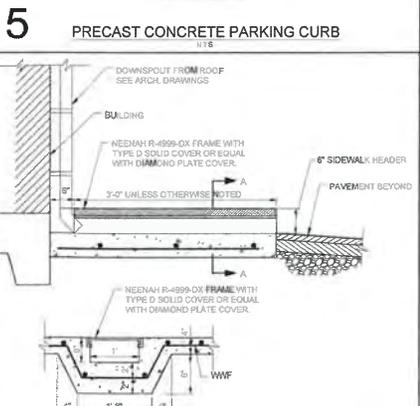
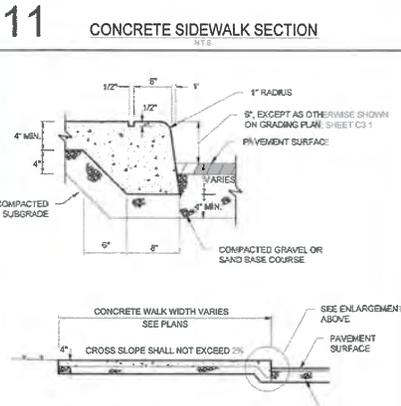
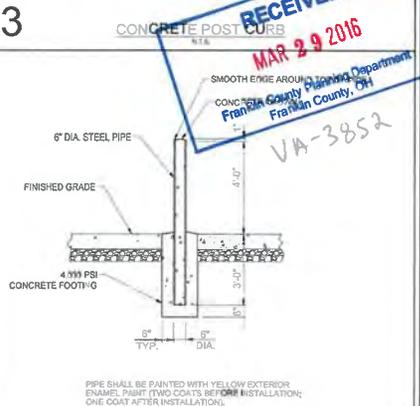
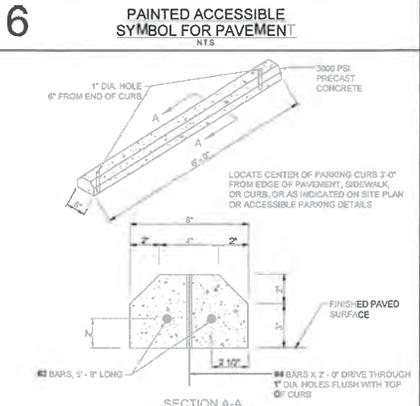
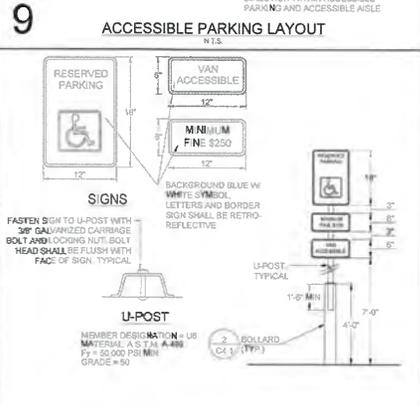
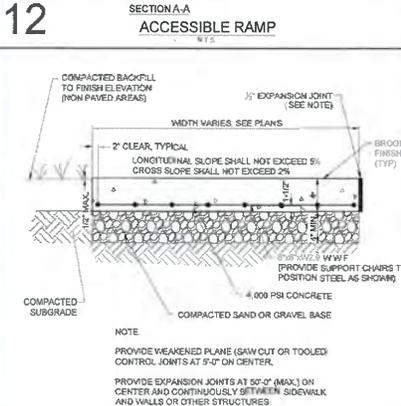
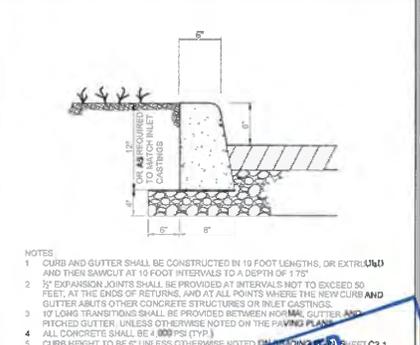
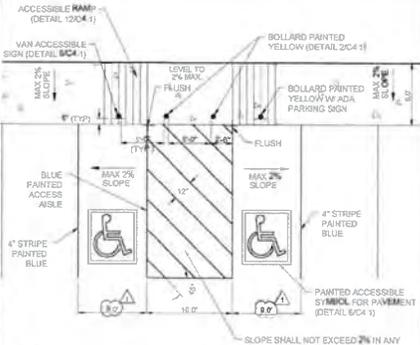
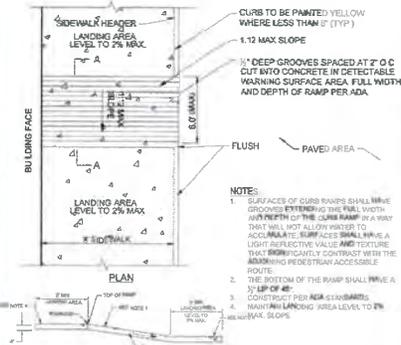
1. CONSTRUCT TEMPORARY EROSION CONTROL AS SHOWN ON THE DRAWINGS PRIOR TO BEGINNING GRADING OPERATIONS
2. ALL LOCATIONS OF TEMPORARY EROSION CONTROL DEVICES SHALL BE SUBJECT TO ADJUSTMENT AS DIRECTED BY THE ENGINEER
3. PROVIDE TEMPORARY SEEDING AND MULCH ON STOCKPILES AND ALL OTHER AREAS OF THE SITE THAT WILL REMAIN UNDISTURBED FOR 14 DAYS OR MORE.
4. SILT BARRIERS SHALL BE CLEANED OF ACCUMULATED SEDIMENT WHEN APPROXIMATELY 12" OR 1/3 THE HEIGHT OF THE SILT BARRIER
5. REPLACE DAMAGED AND WORN OUT SILT BARRIERS AS DIRECTED BY THE ENGINEER.
6. WHEN THE TEMPORARY EROSION CONTROL DEVICES ARE NO LONGER REQUIRED FOR THE INTENDED PURPOSE (IN THE ENGINEER'S OPINION), THEY SHALL BE REMOVED.
7. ALL DRAINAGE STRUCTURES, PIPES WITHIN THE LIMITS OF CONSTRUCTION AND DETENTION PONDS SHALL HAVE SEDIMENT REMOVED PRIOR TO FINAL ACCEPTANCE.

Revision		
No.	Date	Description
1	3-15-16	DEPA COMMENTS

EROSION AND SEDIMENT CONTROL PLAN

C3.2

PROJECT: 40788.11
DATE: 03.15.16



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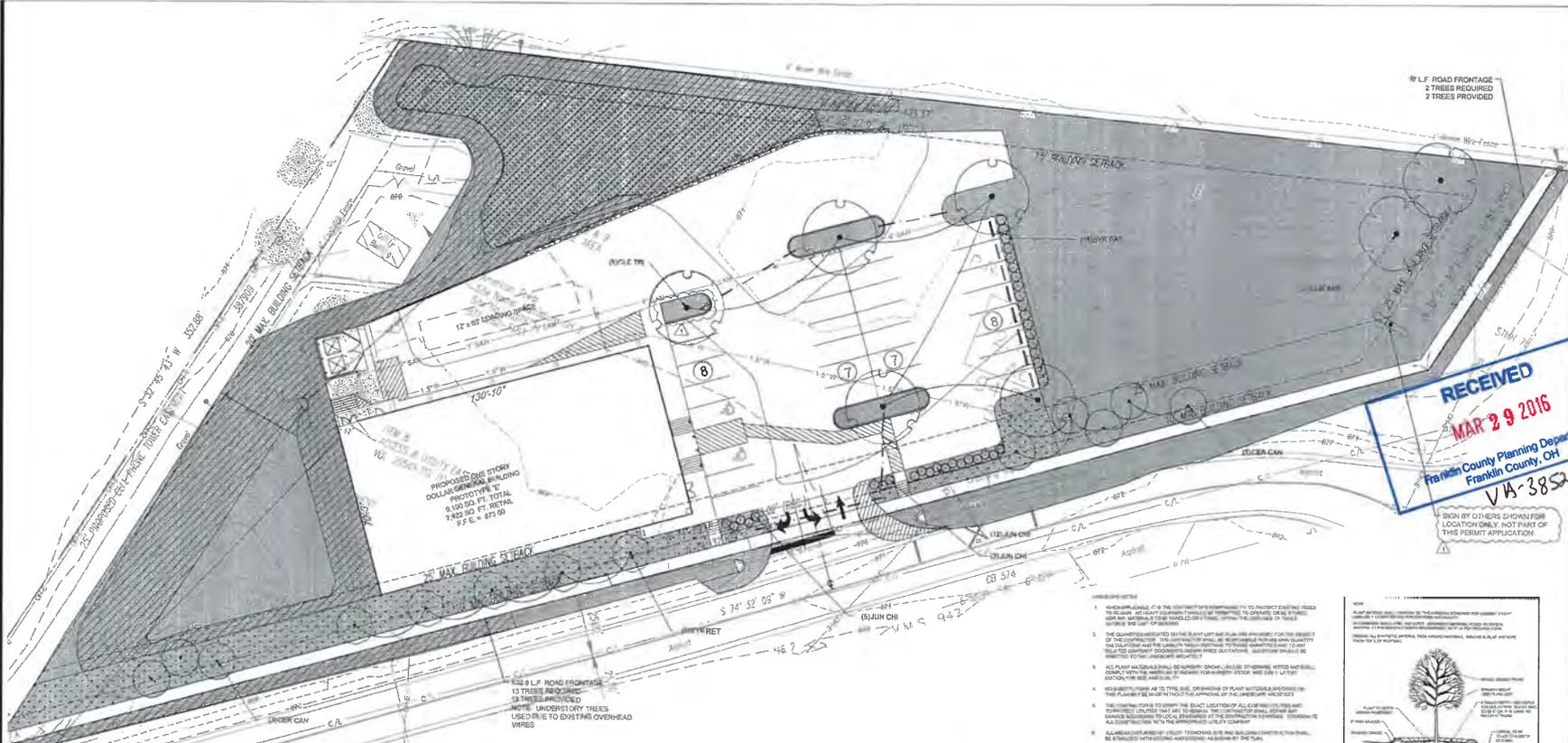
8732 LAMBERT ROAD
PLEASANT TOWNSHIP
FRANKLIN COUNTY, OHIO 43146



Revision		
No.	Date	Description
1	3-16-16	COUNTY COMMENTS

SITE DETAILS

C4.1
PROJECT #178811
DATE 02/2016



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8122 LAMBERT ROAD
PLEASANT TOWNSHIP
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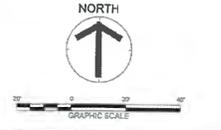
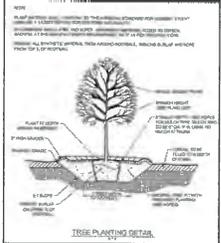
PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	ROOT SIZE	QTY	REMARKS
CER CAN	Ostrya canadensis / Eastern Redbud	B & B	2	single trunk
GLE TRN	Gleditsia triacanthos inermis / Skyline™ TM / Skyline™ Thornless Honey Locust	B & B	5	6' clear trunk
SYR RET	Syringa reticulata Ivory Silk™ / Ivory Silk™ Japanese Tree Lilac	B & B	5	single trunk
ULM AME	Ulmus americana Princeton™ / American Elm	B & B	2	6' clear trunk

SHRUBS	BOTANICAL NAME / COMMON NAME	ROOT SIZE	QTY	REMARKS
JUN CHI	Juniperus chinensis 'Nick's Compact' / 'Nick's Compact' Juniper	5 gal	22	full
SYR PAT	Syringa patula 'Miss Kim' / Miss Kim Lilac	5 gal	24	full

- LEGEND
- AREA TO BE RESEED WITH KY-31 FESCUE AT THE RATE OF 5 LBS/1000 SQ. YD. (OR APPROXIMATE EQUIVALENT) WITH 20% OVERLAP WITH EXISTING FESCUE AT THE RATE OF 1.5 LBS/1000 SQ. YD. (OR APPROXIMATE EQUIVALENT)
 - AREA TO BE SOOLED WITH KY-31 FESCUE OR BERMUDA AS APPROVED BY ENGINEER (0.2775 B.F.)
 - REGULATOR COVERAGE AREA. CONTRACTOR TO PROVIDE AS A CURB/RETAINMENT. (0.2333 B.F.)
 - AREA TO BE STABILIZED WITH NORTH AMERICAN GRASS SEEDS (OR APPROXIMATE EQUIVALENT) WITH 20% OVERLAP WITH EXISTING GRASS AT THE RATE OF 5 LBS/1000 SQ. YD. (OR APPROXIMATE EQUIVALENT)
 - AREA TO BE STABILIZED WITH NORTH AMERICAN GRASS SEEDS (OR APPROXIMATE EQUIVALENT) WITH 20% OVERLAP WITH EXISTING GRASS AT THE RATE OF 5 LBS/1000 SQ. YD. (OR APPROXIMATE EQUIVALENT)

- NOTES
- ALL UTILITIES AND DEPT. FILES SHALL BE MAINTAINED AS SHOWN ON THE PLAN UNLESS OTHERWISE NOTED.
 - PROVIDE 4" RIGID DRIVE WALES AT ALL POINTS ON SURF. THE LATERAL WALL SHALL BE APPROVED BY ENGINEER (0.2775 B.F.).
 - PROVIDE TWO PAVED DRIVE WALES AT ALL POINTS ON SURF. THE LATERAL WALL SHALL BE APPROVED BY ENGINEER (0.2775 B.F.).
 - ADAPTABLE PAVEMENT INFORMATION:
 - 1. 1.5" ASPHALT SURF. OVER 4" CONC. OR ALL 2" CONC. OVER 4" ASPHALT SURF.
 - 2. 1.5" CONC. OVER 4" ASPHALT SURF. OR 1.5" CONC. OVER 4" ASPHALT SURF.
 - 3. 1.5" CONC. OVER 4" ASPHALT SURF. AND 1.5" CONC. OVER 4" ASPHALT SURF.
 - 4. 1.5" CONC. OVER 4" ASPHALT SURF. AND 1.5" CONC. OVER 4" ASPHALT SURF.
 - 5. 1.5" CONC. OVER 4" ASPHALT SURF. AND 1.5" CONC. OVER 4" ASPHALT SURF.
 - 6. 1.5" CONC. OVER 4" ASPHALT SURF. AND 1.5" CONC. OVER 4" ASPHALT SURF.
 - 7. 1.5" CONC. OVER 4" ASPHALT SURF. AND 1.5" CONC. OVER 4" ASPHALT SURF.

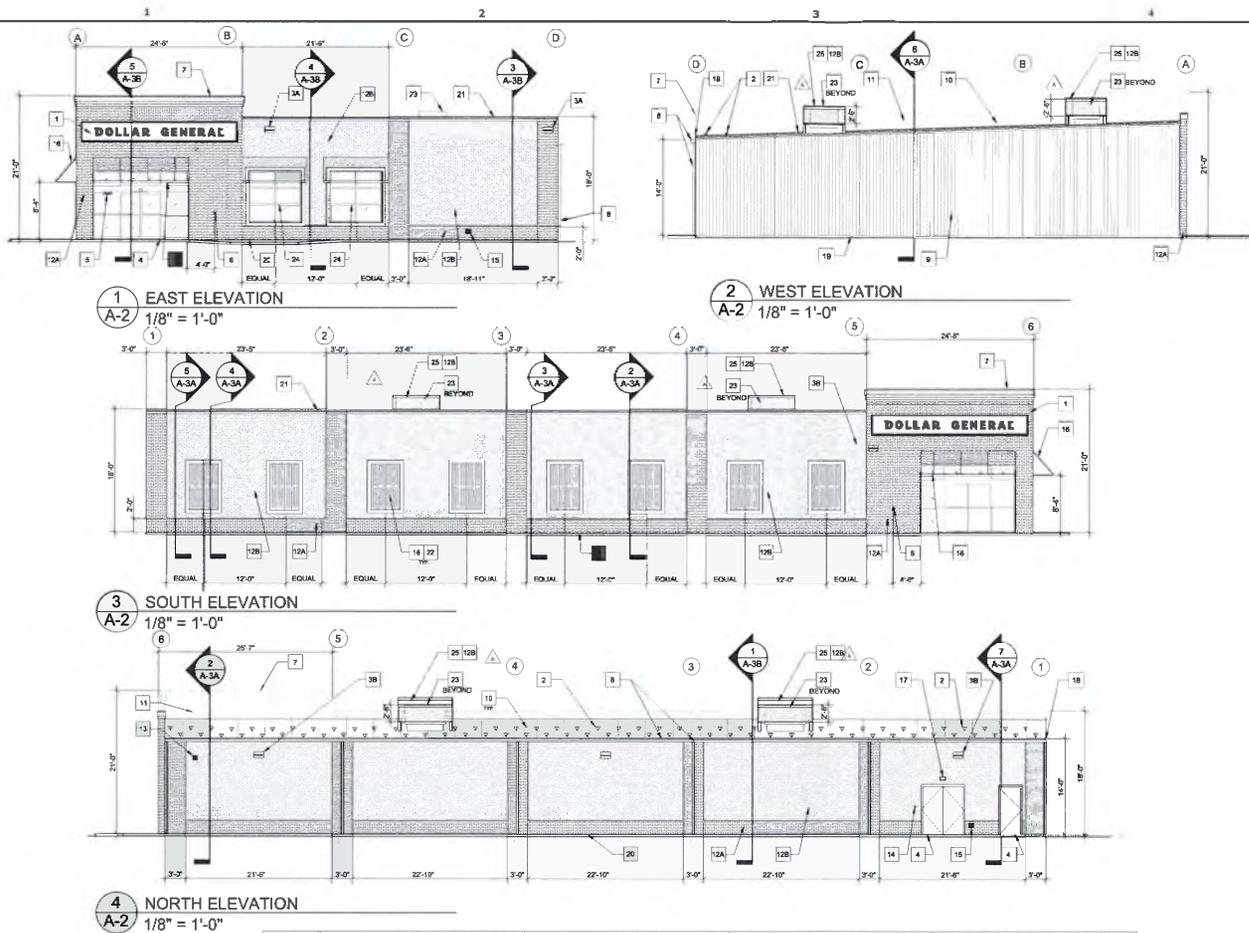


Revision		
No.	Date	Description
1	3-16-18	COUNTY COMMENTS

LANDSCAPE PLAN

L2.1

PROJECT: 478811
DATE: 03/18/18



- ### KEYED NOTES
- 1 SIGN FURNISHED AND INSTALLED BY DOLLAR GENERAL CORP. WITH CIRCUIT AS NOTED ON ELECTRICAL PLAN. SIGN TO BE CENTERED ON FRONT OF BUILDING. CONTRACTOR TO PROVIDE ADEQUATE BLOCKING AS REQUIRED BY SIGN MANUFACTURER TO SUPPORT SIGN HEIGHT OF UP TO 140 LBS. EXTERIOR CANOPY SIGN SHALL BE SUPPORTED BY THE FACE OF THE CANOPY. COORDINATE THE PROPER SIGNAGE TO BE USED WITH DOLLAR GENERAL.
 - 2 PRE-ENGINEERED METAL BUILDING ICE GUARD FULL LENGTH.
 - 3A WALL PACK, 16'-0" A.F.F. TO TOP OF WALL PACK. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
 - 3B WALL PACK, 12'-0" A.F.F. TO TOP OF WALL PACK. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
 - 4 SIDEWALK TO BE TAPERED AND LEVEL WITH F.F. AT DOOR LOCATION.
 - 5 ADDRESS ABOVE DOOR MOUNTED ON CENTER FACE OF GLASS. ADDRESS TO BE 10" 1/2" VINYL CUT NUMBERS. COLOR: BLACK WHITE OUTLINE.
 - 6 RECEPTACLE. REFER TO ELECTRICAL DRAWING E1 FOR ADDITIONAL INFORMATION.
 - 7 EIFS CORNICE. SEE THIS SHEET FOR COLOR. REFER TO SHEET A-3B FOR DETAIL.
 - 8 GUTTER AND DOWNSPOUT. - SEE THIS SHEET FOR COLOR. SEE DETAIL 10A.1 ON CIVIL SHEETS FOR DOWNSPOUT DETAIL.
 - 9 METAL PANEL. SEE THIS SHEET FOR COLOR. PROVIDE TAMPER RESISTANT FASTENERS BELOW 8'-0"
 - 10 STANDING SEAM METAL ROOF. GALVALUME.
 - 11 FASCIA PANEL. SEE THIS SHEET FOR COLOR.
 - 12A NICHIA PANEL. COLOR - CRIMSON.
 - 12B NICHIA PANEL. COLOR - AUTUMN BROWN.
 - 13 VENT FOR BATHROOM COEXIST. REFER TO MECHANICAL DRAWING M1 FOR ADDITIONAL INFORMATION.
 - 14 DOOR BUZZER. REFER TO ELECTRICAL DRAWING E-1 FOR ADDITIONAL INFORMATION.
 - 15 WALL HYDRANT. REFER TO PLUMBING DRAWING P-1 FOR ADDITIONAL INFORMATION.
 - 16 PAIR OF PERFECT SHUTTER INC. LS-2 DOUBLE WIDE 25 1/2" x 82" STRAIGHT TOP PLASTIC SHUTTERS (OR EQUAL) COLOR: CHOCOLATE CHIP.
 - 17 OUTSIDE AIR TEMP. SENSOR MOUNTED OVER RECEIVING DOORS @ 8'-0" A.F.F.
 - 18 MINIMUM EAVE HEIGHT IS 14'-0"
 - 19 FINISH GRADE AT EXTERIOR WALLS SHALL BE A MINIMUM OF 6" BELOW FINISHED FLOOR AT ALL NON PAVED AREAS.
 - 20 HARD SURFACE AT EXTERIOR WALLS SHALL BE A MINIMUM OF 2" BELOW FINISHED FLOOR AT PAVED AREAS.
 - 21 METAL COPING. - SEE THIS SHEET FOR COLOR.
 - 22 1/8" VINYL TRIM AROUND SHUTTERS. SEE THIS SHEET FOR COLOR. REFER TO SHEET.
 - 23 HVAC UNITS MOUNTED ON ROOF. REFER TO MECHANICAL SHEET M1 FOR FURTHER INFORMATION.
 - 24 7'-0" x 7'-0" CLEAR GLASS WINDOW. FRAMED OPENINGS BY PERM.
 - 25 CURB MOUNTED RTU SCREEN WALL. PROVIDED AND INSTALLED BY RTU VENDOR.
- ### GENERAL NOTES
1. G.C. TO CAULK AND SEAL ALL PENETRATIONS.
 2. G.C. TO CAULK ALL DISSIMILAR MATERIALS AND GAPS.
 3. G.C. TO INSTALL ADDRESS NUMBERS ON TRANSCOM GLASS ABOVE MAIN DOOR ENTRY.
 4. G.C. TO INSTALL KNOX BOX PER LOCAL JURISDICTIONAL REQUIREMENTS. SURFACE OR FLUSH MOUNT.

REV. DATE DESCRIPTION
A 05/11/16 ADDRESS NO. 1

DOLLAR GENERAL
LAMBERT ROAD & US 62
ORIENT, OH (HARRISBURG) 43146

EXTERIOR ELEVATIONS
& FINISH SCHEDULE

ISSUED FOR: PERMIT 01.22.16
BID 01.22.16
CONSTRUCTION
RECORD

PROJECT MANAGER DESIGNER
MAR

JOB NO.
2015066.18

A-2

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PERM VENDOR	VP BUILDING SYSTEMS ATTN: DAVID ENGLISH 801-668-4537 Denglish@vp.com	STAR BUILDING SYSTEMS ATTN: JEFF HORNE 866-684-8899	HUCOR BUILDING SYSTEMS ATTN: BOB BARRY 315-623-4448 or 250-837-7801	BIG EISE STEEL BUILDING, INC. ATTN: KEVIN BUSLER 800-833-3378
EXTERIOR FINISHES				
EXTERIOR FINISHES ARE TO MATCH OR BE EQUAL TO LIGHTLY METAL BUILDING SYSTEMS FINISH SELECTION				
GUTTERS	•	•	•	•
DOWN SPOUTS	•	•	•	•
REAR METAL WALL PANELS & TRIM RECEIVING & EMERGENCY EXIT DOORS	•	•	•	•
NICHIA PANEL - PLYMOUTH BRICK (12A)		•	•	•
NICHIA PANEL - PLYMOUTH BRICK (12B)		•	•	•
FLAT METAL SOFFIT AT STOREFRONT VESTIBULE		•	•	•
BUILDING PARAPET WALL	•	•	•	•
BLINDO STONE/ROOF SYSTEM		•	•	•
STANDARD METAL ROOF PANELS		•	•	•
EIFS CORNICE	•	•	•	•
VINYL TRIM	•	•	•	•
PLASTIC SHUTTERS	•	•	•	•

Drawing Name: C:\01201506618\Draw_01\Harrisburg\Draw\B1110_AJL_EXTERIOR ELEVATIONS.DWG
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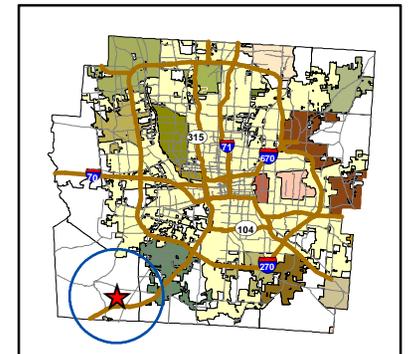


VA-3852

Requesting a Variance from Sections 670.083(a), 670.083(e), 670.083(h(4)), 670.0812(a) and, 670.0816(b) of the Franklin County Zoning Resolution to allow the development of a commercial site that will fail to meet the following requirements: front setback along a primary street, building orientation, building facade, parking setback, and circulation system on a lot subject to the Smart Growth Overlay in an area zoned Neighborhood Commercial (NC).

2.18 Acres
Pleasant Township

-  6732 Lambert Road
-  Parcels
-  Streets



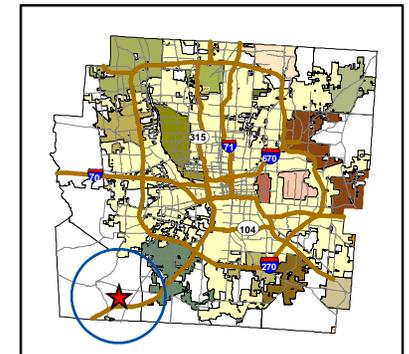


VA-3852

Requesting a Variance from Sections 670.083(a), 670.083(e), 670.083(h(4)), 670.0812(a) and, 670.0816(b) of the Franklin County Zoning Resolution to allow the development of a commercial site that will fail to meet the following requirements: front setback along a primary street, building orientation, building facade, parking setback, and circulation system on a lot subject to the Smart Growth Overlay in an area zoned Neighborhood Commercial (NC).

2.18 Acres
Pleasant Township

-  6732 Lambert Road
-  Parcels
-  Streets
-  Big Darby Creek Setbacks





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

Economic Development & Planning Department
James Schimmer, Director

STAFF REPORT

Board of Zoning Appeals
May 16, 2016

Case VA-3853

Prepared by: Brad Fisher

Applicant/Owner:	Jeff Osborn
Township:	Sharon Township
Site:	899 Walnut Dr. (PID # 250-002370)
Acreage:	0.43 acres
Zoning:	Rural District
Utilities:	Public water and private wastewater
Request:	Requesting a variance from Section 512.02(2) and 512.02(2(a)) of the Franklin County Zoning Resolution to allow the construction of an accessory building that exceeds the permitted accessory building size and will not meet the minimum setback requirement from a principal structure in an area zoned Rural.

Summary

The applicant is requesting a Variance from Sections 512.02(2) and 512.02(2(a)) to allow the construction of an accessory building that exceeds the maximum allowable size and is closer than the allowable ten (10) feet to the principal structure. Staff recommends **approval with conditions**.

Description of the Request

The applicant’s property is located on the south side of Walnut Drive at the terminus, just west of Olentangy River Road in Sharon Township. The property contains a single-family residence with a 1,316 square foot footprint and a 576 square foot detached garage. The existing garage will be demolished due to deterioration past the point of repair.

The applicant is proposing to construct a new accessory building and covered porch totaling 1,326 square feet in size. The proposed accessory building will be attached to the home with a covered breezeway.

Surrounding Area and Comprehensive Plan

The entire area surrounding the property is zoned as Rural in unincorporated Sharon Township. Properties a short distance to the west, south and east are located in the City of Columbus and zoned in the Restricted Rural Residential District (RR) and Rural District (R). The land use in the area is predominately medium density residential with the area to the west being undeveloped.

There is no adopted comprehensive plan for the subject area and the proposal will not change the character of the area.

Staff Review

Variance from Section 512.02(2):

- For lots smaller than 1 acre in size the maximum size of accessory buildings is 720 square feet
 - The new accessory building and covered porch will result in a total footprint of 1,326 square feet, putting the property 606 square feet over the allowed accessory building size.

Variance from Section 512.02(2(a)):

- An accessory building shall be located to the side or rear of the principal structure and shall be no closer than ten (10) feet from any part of the principal structure.
 - The proposed detached garage will be 0 feet from the principal structure as it is being attached to the home with a covered breezeway.

Technical Review Committee Agency Review

No technical review committee agencies expressed any concerns with the variance request.

Staff Analysis

Section 810.041 – Approval of Variance:

- 1) *That special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the same Zoning District.*
 - » The applicant indicates that the property is located at the terminus of Walnut Drive, to the west of Olentangy River Road bordering rural land and a ravine. The applicant does not believe the accessory building will be visible to anyone unless using the properties driveway to turn around.
 - » Staff notes that the special circumstance applying to the property is that the Franklin County Economic Development and Planning Department's interpretation of an attached accessory building changed in 2009. The property immediately to the east was permitted to construct accessory buildings totaling 1,673 square feet in size in 2008 by connecting buildings on the property with a covered breezeway. The Department's new interpretation is that an entire building must function as part of the principal structure. This means that the area of attachment must be fully enclosed and habitable.
- 2) *That 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.*
 - » The applicant indicates that the new accessory building design has been based partially off of the neighbors approved accessory building located at 875 Walnut Drive. The neighboring property also constructed a breezeway connecting a garage to the primary structure to meet the zoning requirements at the time of construction. The applicant also indicates that the neighboring property's accessory buildings and attached covered porch total 1,673 square feet, while the applicant is only requesting approval of 1,326 square feet.
 - » Staff notes that 875 Walnut Drive was approved for a building permit for an accessory building with breezeway in 2008 exceeding the permitted accessory building size. Staff further notes that there are other homes in the immediate vicinity that share the approximate acreage and square footage of the proposed accessory building.
- 3) *That the special conditions and circumstances do not result from the action of the applicant.*
 - » The applicant has indicated that the location of the primary structure in comparison to other homes in the area grant special conditions and circumstances. The applicant further describes the property as having no neighbors to the north and west, while still meeting required building setbacks.
 - » The Franklin County Economic Development and Planning Department's change in interpretation of an attached accessory building is not the result of any actions of the applicant.
- 4) *That granting the variance requested will not confer on the applicant any special privilege that is denied by this Zoning Resolution to other lands or structures in the same Zoning District.*

- » The applicant has indicated that the proposed accessory building and attached covered porch will be 347 square feet smaller than the accessory buildings and attached covered porch that was approved at 875 Walnut Drive, the adjacent property. The applicant further indicated that the existing home and proposed accessory building is comparable to the surrounding properties in size.
 - » Staff notes that granting the variance request will not confer on the applicant any special privilege as other similarly sized properties in the area enjoy accessory buildings similar in size to that proposed.
- 5) *That 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 injurious to private property or public improvements in the vicinity.*
- » The applicant has indicated that the proposed accessory building will not negatively impact neighboring properties. The applicant has further indicated that the structure has been designed by a reputable architect and builder in the region, while taking care to ensure the design fits with the existing primary structure and surrounding environment.
 - » Based on staff review, the new accessory building 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 injurious to private property or public improvements in the vicinity. The proposed accessory building is designed to complement and function with the principal structure.

Recommendation

Staff recommends *approval with conditions* of a Variance from Sections 512.02(2) and 512.02(2(a)) of the Franklin County Zoning Resolution to allow the construction of an accessory building that exceeds the permitted accessory building size and will not meet the minimum setback requirement from a principal structure.

The conditions of approval are as follows:

1. The applicant must apply for and receive a Certificate of Zoning Compliance and building permit from the Franklin County Economic Development and Planning prior to beginning construction.

Resolution

For your convenience, the following is a proposed resolution:

Proposed Resolution for Request:

_____ moves to approve a Variance from Sections 512.02(2) and 512.02(2(a)) of the Franklin County Zoning Resolution as outlined in the request above for the applicant identified in Case No. VA-3853.

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:

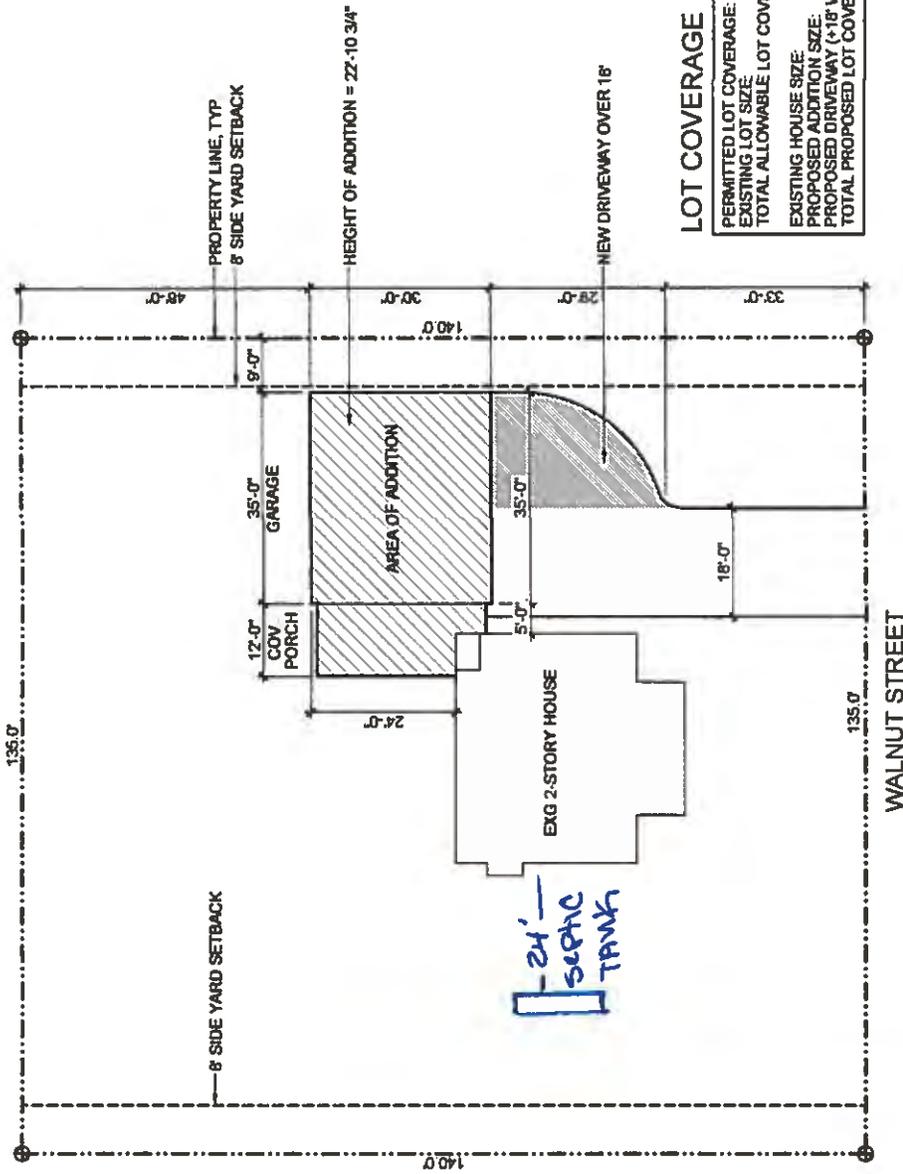
_____ moves that the basis for denying the applicant's request for a Variance from Section 512.02(2) and 512.02(2(a)) of the Franklin County Zoning Resolution as outlined in the request above for Case No. VA-3853 results from the applicant's failure to satisfy the criteria for granting a variance under Section 810.041.

Seconded by: _____

Voting:

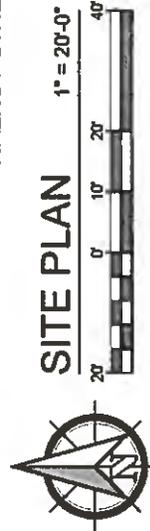
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 Franklin County Planning Department
 Franklin County, OH

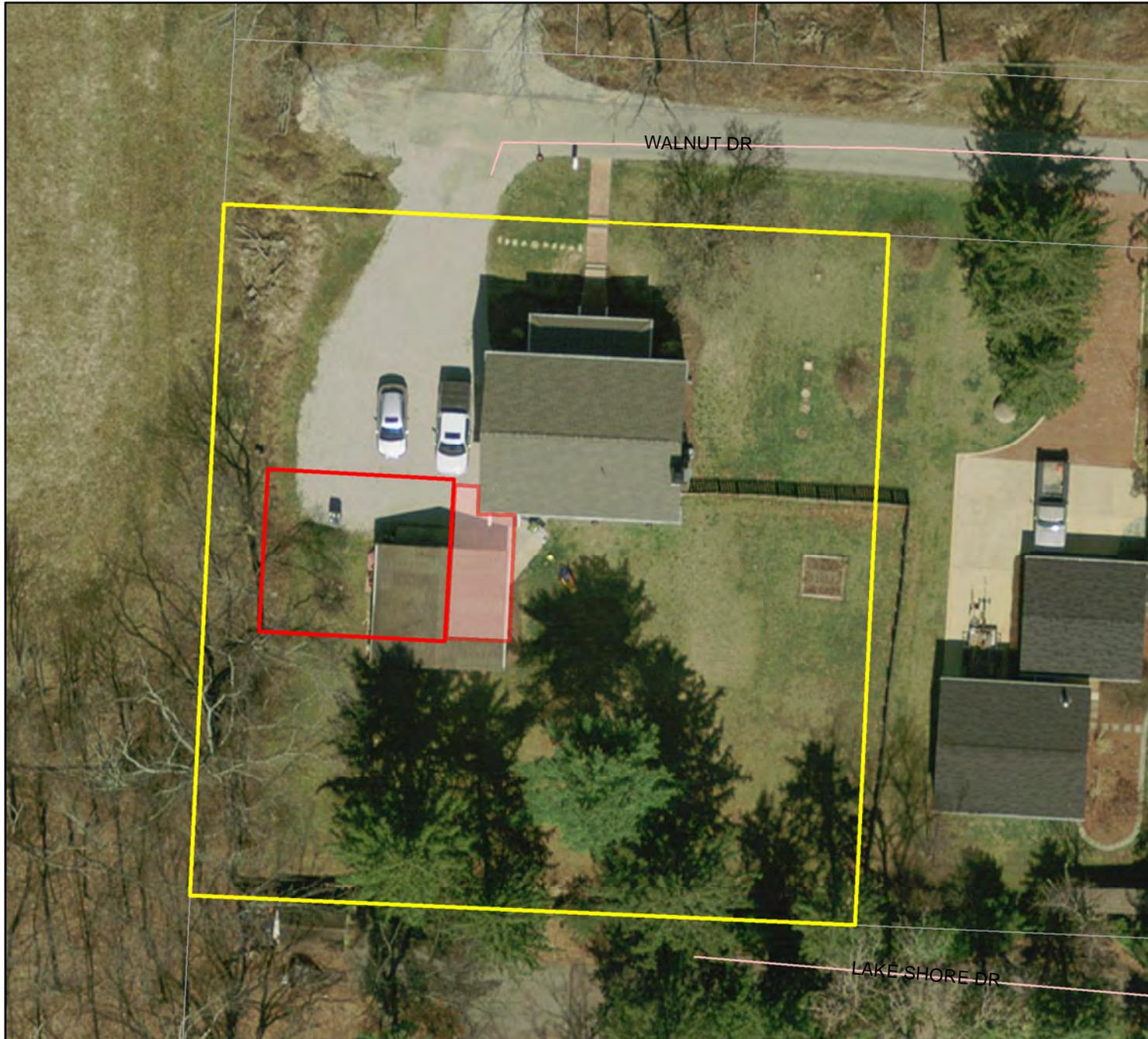
VA-3853



LOT COVERAGE

PERMITTED LOT COVERAGE:	20%
EXISTING LOT SIZE:	18,500 S.F.
TOTAL ALLOWABLE LOT COVERAGE:	3,700 S.F.
EXISTING HOUSE SIZE:	1,328.0 S.F.
PROPOSED ADDITION SIZE:	1,351.0 S.F.
PROPOSED DRIVEWAY (<16' WIDE):	433.9 S.F.
TOTAL PROPOSED LOT COVERAGE:	3,112.9 S.F.



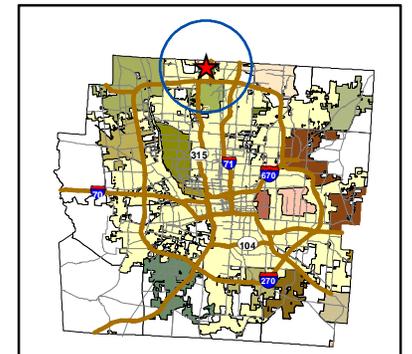


VA-3853

Requesting a variance from Section 512.02(2) and 512.02(2(a)) of the Franklin County Zoning Resolution to allow the construction of an accessory building that exceeds the permitted accessory building size and height and will not meet the minimum setback requirement from a principal structure in an area zoned Rural.

0.43 Acres
Sharon Township

-  899 Walnut Drive
-  Parcels
-  Streets
-  Proposed Garage
-  Proposed Covered Porch



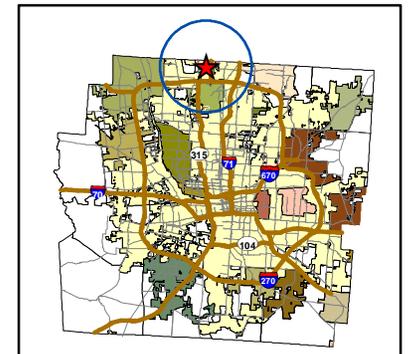


VA-3853

Requesting a variance from Section 512.02(2) and 512.02(2(a)) of the Franklin County Zoning Resolution to allow the construction of an accessory building that exceeds the permitted accessory building size and height and will not meet the minimum setback requirement from a principal structure in an area zoned Rural.

0.43 Acres
Sharon Township

-  899 Walnut Drive
-  Parcels
-  Streets



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MAR 16 2016

Franklin County Planning Department
Franklin County, Ohio



Jeff, Abby Osborn

FRONT ELEVATION
DATE: MARCH 7, 2015
WWW.COPPERTREEHOMES.COM

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MAR 16 2016

Franklin County Planning Department
Franklin County, Ohio



Jeff, Abby Osborn

LEFT ELEVATION - EAST

DATE: MARCH 7, 2015

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MAR 16 2016

Franklin County Planning Department
Franklin County, Ohio



Jeff, Abby Osborn

REAR ELEVATION
DATE: MARCH 7, 2015
WWW.COPPERTREEHOMES.COM

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MAR 16 2016

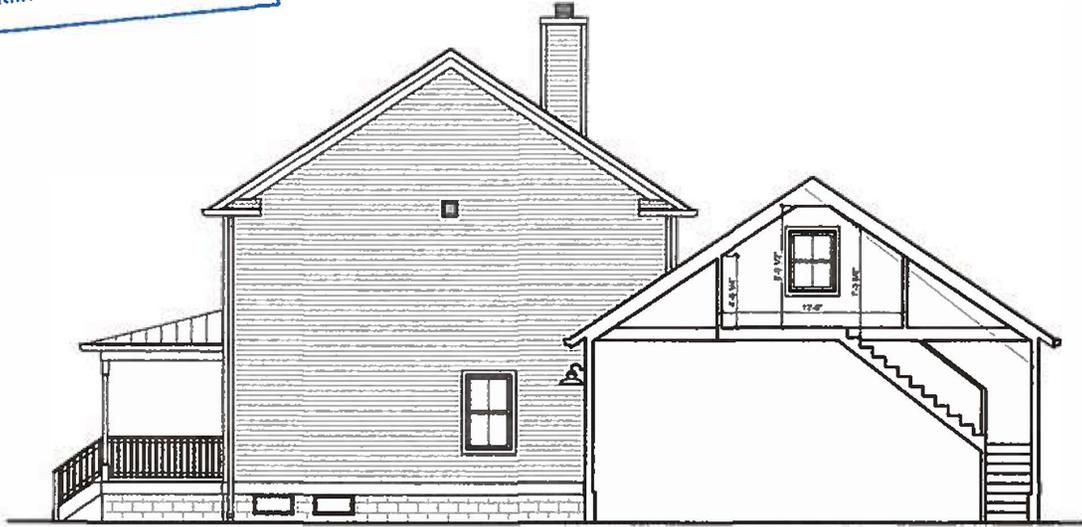
Franklin County Planning Department
Franklin County, Ohio



Jeff, Abby Osborn

RIGHT ELEVATION - *West*
DATE: MARCH 7, 2015
WWW.COPPERTREEHOMES.COM

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MAR 16 2016
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Franklin County, Ohio



Jeff, Abby Osborn

12 FOOT BONUS SECTION DETAIL
DATE: MARCH 7, 2015
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Commissioner John O'Grady • Commissioner Paula Brooks • Commissioner Marilyn Brown
President

Economic Development & Planning Department
James Schimmer, Director

STAFF REPORT

Board of Zoning Appeals
May 16, 2016

Case VA-3854

Prepared by: Brad Fisher

Applicant/Owner:	John & Elizabeth DeNiro
Township:	Norwich Township
Site:	4242 Dublin Road (PID #200-000573)
Acreage:	2.633-acres
Zoning:	Rural
Utilities:	On-site water and wastewater
Request:	Requesting a variance from Sections 302.021(a(1)) and 302.041(a) of the Franklin County Zoning Resolution to allow a lot split that will result in a residual lot of less than 5 acres and create a lot that fails to meet the minimum lot size requirement of 2.5 acres in an area zoned Rural.

Summary

The applicant is requesting a variance to allow the creation of a 1.182 acre lot from an existing 2.633 acre parcel. This lot split will leave the original parcel at 1.451 acres, failing to meet the minimum lot size of 5.0 acres. Both lots will not meet the required 2.5 acres in an area zoned Rural. The request of a lot split will leave both prospective parcels in a similar lot geometry as surrounding properties. Staff recommends approval.

Description of the Request

The subject site is located east of Dublin Road along the privately maintained Med-O-Mac Lane. The site consists of an existing 2,774 square foot home with attached garage on 2.63 acres. The proposed parcel is currently vacant with maintained trees and lawn. The lot split will result in the creation of a 1.182 and 1.451 acre lot.

Surrounding Area and Comprehensive Plan

Direction	Zoning	Land Use
North (Norwich Twp)	Restricted Suburban Residential (R-1)	Single-family
East (Norwich Twp)	Rural	Single-family
South (Hilliard)	Low Density Residential (R-1)	Single-family
West (Hilliard)	Low Density Residential (R-1)	Single-family

There is currently no Comprehensive Plan in place for the applicant's property and surrounding community.

Staff Review

Variance from Section 302.021(a(1))– Land subdivision for one-family dwellings as follows:

- A lot of record on the date of adoption of this Zoning Resolution (1966) may be subdivided in accordance with the Franklin County Subdivision Regulations to provide up to four (4) residential lots, of less than five acres each providing the remaining portion of the lot is five (5) acres or more, and provided the following criteria are met.
 - The subject site is currently in the same configuration as it was in 1966. If approved, the remaining portion of the original lot will be 1.48 acres, not meeting the required lot size of five (5) acres.

Variance from Section 302.041 (a)– Lot area and coverage:

- For each dwelling unit there shall be a lot area not less than 2.5 acres.
 - The requested variance will create 1.182 and 1.451 acre lots, not meeting the required 2.5 acre lot size

Technical Review Committee Agency Review

Norwich Township Fire Department commented that this area, along the river, has created some difficulties maneuvering fire trucks in the past. However, the Fire Department has no objection to the lot split. No other technical review committee agencies expressed concerns with the variance request.

Staff Analysis– Section 810.41:

The Franklin County Zoning Resolution identifies five criteria in Section 810.041 that must be satisfied to approve a variance request:

- 1) *Special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the same zoning district;*
 - » The applicant indicated that this property is on a private lane that is owned and maintained by the neighborhood association. The applicant further stated that this is a residential area with an average lot size of 1.24 acres.
 - » Staff notes that the existing Rural zoning in the area is not the most appropriate zoning designation as the Rural zoned lots fail to meet the minimum lot size requirement. Staff further notes the applicant's lot sizes will be comparable to the average lot acreage within the immediate area.
- 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;*
 - » The applicant indicated that a literal interpretation would deprive the applicant of the commonly shared right to have a lot measuring less than five (5) acres. The applicant further indicated the average lot size within 300 feet is 1.24 acres, with no property in the immediate community reaching 5 acres in size.
 - » Staff notes that other properties in the surrounding area, zoned Rural, fail to meet the minimum lot size requirement of 2.5 acres and that a literal interpretation deprives the applicant of the ability to split their lot similarly to the surrounding properties.
- 3) *The special conditions and circumstances do not result from the action of the applicant;*
 - » The applicant indicated that the special conditions pertaining to the creation of a new lot having access along a private lane do not result from their actions.
 - » The existing Rural zoning designation is not the result of any action of the applicants.

- 4) *Granting the variance requested will not confer on the applicant any special privilege that is denied by this Zoning Resolution to other lands or structures in the same Zoning District;*
- » The applicant indicated that the size and character of the proposed lots will be that of the surrounding properties, ensuring that granting the request will not confer a special privilege.
 - » Staff notes that granting the variance request will not confer a special privilege as other properties in the same zoning district do not meet the 2.5 acre minimum requirement.
- 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 injurious to private property or public improvements in the vicinity;*
- » The applicant indicated that the current property is essentially a double lot and splitting the lot would be in character to the surrounding properties. The applicant further indicated that no homes face the proposed lot and no adjacent properties would be obstructed or intruded upon by the construction of a new home and access drive.
 - » Staff agrees that granting the variance will not adversely affect the health or safety of persons residing in the vicinity of the proposed development.

Recommendation

Staff recommendation is that the BZA approve a Variance from Sections 302.021(a(1)) and 302.041(a) of the Franklin County Zoning Resolution to allow a lot split that will result in a residual lot of less than 5 acres and create a lot that fails to meet the minimum lot size requirement of 2.5 acres in an area zoned Rural.

Resolution

For your convenience, the following is a proposed resolution:

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

_____ moves to approve a Variance from Sections 302.021(a(1)) and 302.041(a) of the Franklin County Zoning Resolution as outlined in the request above for the applicant identified in Case No. VA-3854.

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 Variance from Sections 302.021(a(1)) and 304.041(a) of the Franklin County Zoning Resolution as outlined in the request above for the applicant identified in Case No. VA-3854 results from applicant’s failure to satisfy the criteria for granting a variance under Section 810.041.

Seconded by: _____

Voting:

PROPOSED LOT SPLIT SURVEY OF
1.480 ACRES AND 1.182 ACRES
 LYING IN
 VIRGINIA MILITARY SURVEY NO. 1406
 TOWNSHIP OF NORWICH, COUNTY OF FRANKLIN
 STATE OF OHIO



RECEIVED
APR 13 2016
 Franklin County Planning Department
 Franklin County, Ohio

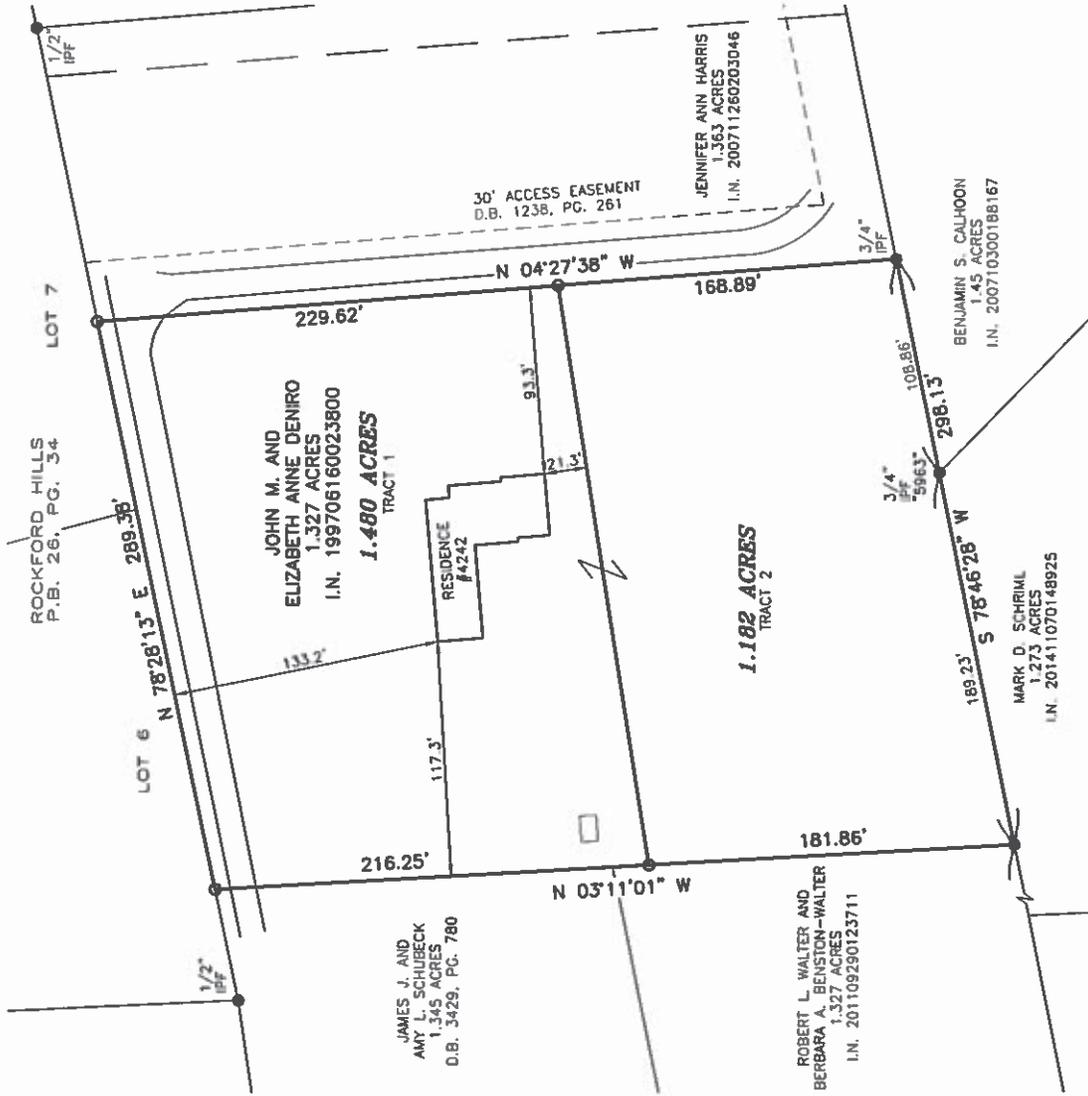
VA-3854

PRELIMINARY

DATE
 SCOTT D. GRUNDEL, P.S.
 REGISTERED SURVEYOR NO. 8047



2099 WEST FIFTH AVENUE, COLUMBUS, OHIO 43212
 PHONE: (614) 485-9000 FAX: (614) 485-9003
 DATE: 2/23/15 FILE NO. 179272



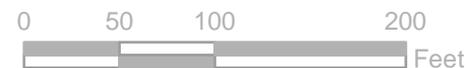
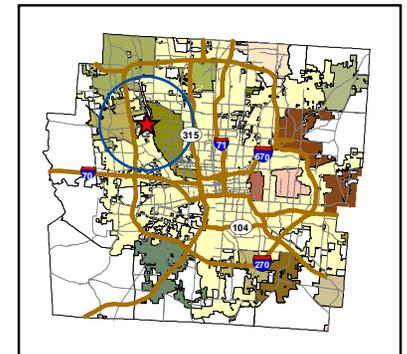


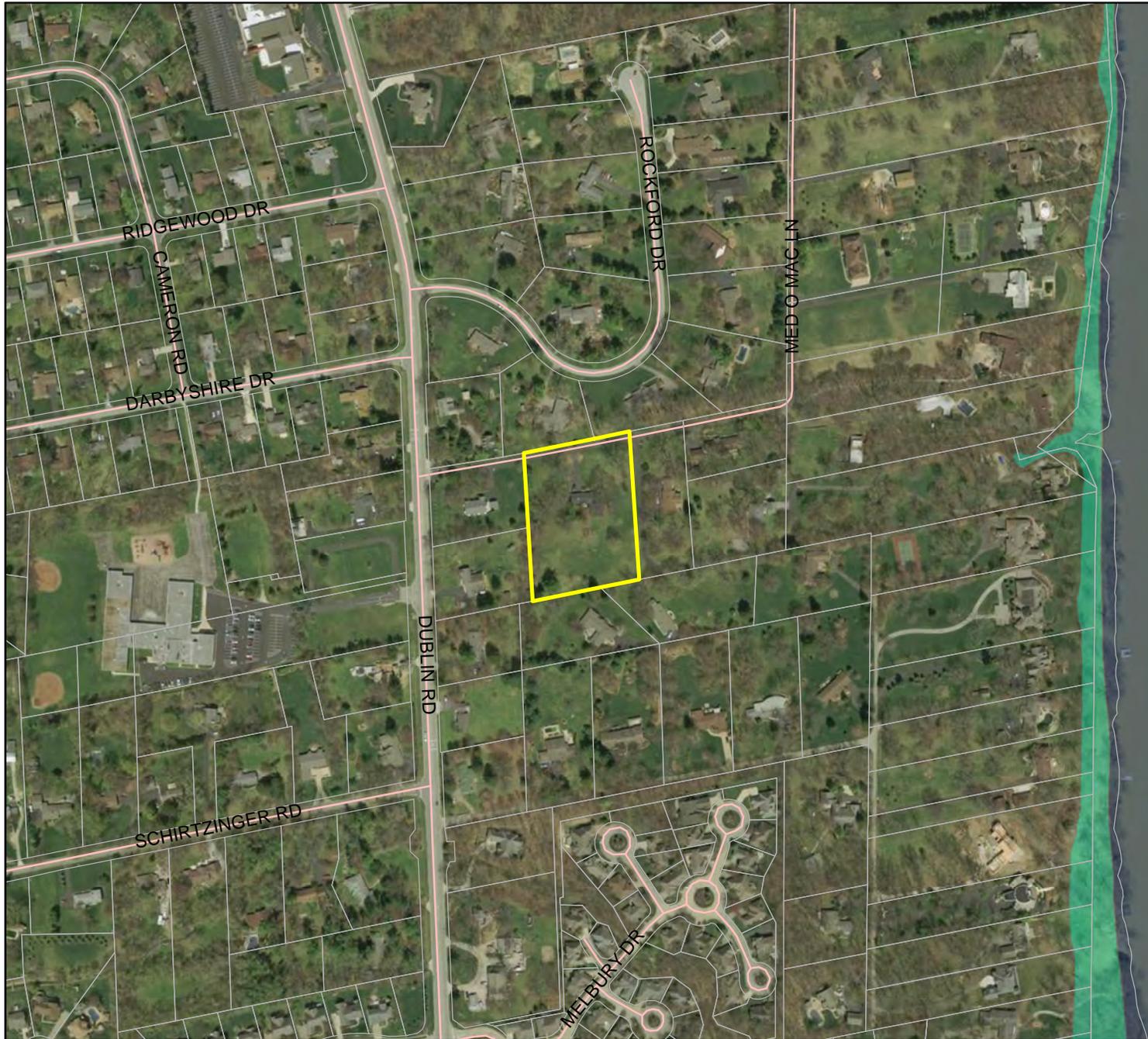
VA-3854

Requesting a variance from Sections 302.021(a(1)) and 302.041(a) of the Franklin County Zoning Resolution to allow a lot split that will result in a residual lot of less than 5 acres and create of a lot that fails to meet the minimum lot size requirement of 2.5 acres in an area zoned Rural.

2.63 Acres
Norwich Township

-  4242 Dublin Road
-  Lot Split Line
-  Parcels
-  Streets





VA-3854

Requesting a variance from Sections 302.021(a(1)) and 302.041(a) of the Franklin County Zoning Resolution to allow a lot split that will result in a residual lot of less than 5 acres and create of a lot that fails to meet the minimum lot size requirement of 2.5 acres in an area zoned Rural.

2.63 Acres
Norwich Township

-  4242 Dublin Road
-  Parcels
-  Streets
-  Floodway Fringe
-  Floodway

