



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

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

# Technical Review Committee Agenda

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

Tuesday, May 27, 2014  
1:30 p.m.

## 1. New Business

### A. BZA

#### i. VA-3815 – Anthony Hray

<b>Applicant/Owner:</b>	Frank J Michalak JR
<b>Agent:</b>	James Hughes, Esq. / Aaron Glasgow. Esq.
<b>Township:</b>	Franklin Township
<b>Site:</b>	1814 Belmead Avenue (PID # 140-001255)
<b>Acreage:</b>	0.49-acres
<b>Zoning:</b>	Restricted Urban Residential District
<b>Utilities:</b>	Public water and wastewater
<b>Request:</b>	Requesting a Variance from Section 501.024 to legitimize the construction of a fence that fails to meet the required fence materials for a fence located between a street and the principal structure in an area zoned Restricted Urban Residential (R-8).

#### ii. VA-3816 – Jonathan Lee

<b>Applicant/Owner:</b>	Everett Edmonds, Jr.
<b>Township:</b>	Hamilton Township
<b>Site:</b>	1918 Daugherty Avenue (PID # 150-000649)
<b>Acreage:</b>	0.14-acres
<b>Zoning:</b>	Rural
<b>Utilities:</b>	Private water and wastewater
<b>Request:</b>	Requesting a Variance from Section 504.011 to allow the construction of new single family home that fails to meet the required front building line setback in an area zoned Rural.

**iii. VA-3817 – Anthony Hray**

<b>Applicant:</b>	REVIVE Remodeling / Mike Pirwitz
<b>Owner:</b>	Robert Bloomberg
<b>Township:</b>	Madison Township
<b>Site:</b>	5215 Winchester Place (PID #180-000178)
<b>Acreage:</b>	2.64-acres
<b>Zoning:</b>	Rural
<b>Utilities:</b>	Private water and wastewater
<b>Request:</b>	Requesting a Variance from Section 512.02(2(a)) to allow the construction of an accessory building that fails to be located to the side or rear of the principal structure in an area zoned Rural.

**2. Adjournment of Meeting to June 24, 2014**



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

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

# Application for Zoning Variance

Revised January 1, 2009

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MAY - 7 2014

Franklin County Planning Department  
 Franklin County, OH



Property Information	
Site Address <i>1814 Belmead Ave</i>	
Parcel ID(s) <i>140-001255</i>	Zoning <i>R-8</i>
Township <i>Franklin</i>	Acreage <i>0.499</i>
Water Supply <input checked="" type="checkbox"/> Public (Central) <input type="checkbox"/> Private (Onsite)	Wastewater Treatment <input checked="" type="checkbox"/> Public (Central) <input type="checkbox"/> Private (Onsite)

Applicant Information	
Name/Company Name <i>Frank Michalak</i>	
Address <i>1814 Belmead Ave</i> <i>Columbus, OH 43223</i>	
Phone # <i>614-279-9490</i>	Fax #
Email	

Property Owner Information	
Name/Company Name <i>Same as above</i>	
Address	
Phone #	Fax #
Email	

Agent Information (If applicable)	
Name/Company Name <i>James Hughes, Esq. / Aaron Glasgow, Esq.</i>	
Address <i>Two Miranova Pl., Suite 700</i> <i>Columbus, OH 43215</i>	
Phone # <i>614-221-2121</i>	Fax # <i>614-365-9516</i>
Email <i>jhughes@isaacwiles.com / aglasgow@isaacwiles.com</i>	

Staff Use Only
Case # <i>VA-3815</i>
Date filed: <i>5/7/2014</i>
Fee paid <i>350.00</i>
Receipt # <i>1300</i>
Received by: <i>JPL</i>
Hearing date: <i>6/16/2014</i>
Zoning Compliance: <i>RZ-13-1230</i>

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

Case #

Variance(s) Requested	
Section	501.024
Description	Section requires no chain link fence in front of residence
Section	
Description	
Section	
Description	

Describe the project
See attached exhibit

**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.

*See attached exhibit*

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

*See attached exhibit*

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

*See attached exhibit*

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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.

See attached exhibit

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?

See attached exhibit

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

See attached exhibit

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

See attached exhibit

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?

See attached exhibit

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)

See attached exhibit

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

See attached exhibit

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

See attached exhibit

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

See attached exhibit

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.

Frank J. Mihalch  
Applicant

5-6-14  
Date

Frank J. Mihalch  
Property Owner (Signature must be notarized)

5-16-14  
Date

Carol D. Mihalch  
Property Owner (Signature must be notarized)



AARON M. GLASGOW  
Attorney at Law  
Notary Public, State of Ohio  
My Commission Has No Expiration  
Section 147.03 R.C.

5-6-14  
Date



AARON M. GLASGOW  
Attorney at Law  
Notary Public, State of Ohio  
My Commission Has No Expiration  
Section 147.03 R.C.

**\*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.**

## EXHIBIT A

### **Description of Project:**

Applicant Frank Michalak seeks a variance from Franklin County Zoning Resolution, Section 501.024, which prohibits chain link fences between the street and the principal structure of a property. In this case, the literal application of this statute poses a hardship on Mr. Michalak and the granting of this minor variance will neither diminish the neighborhood in which he resides nor confer on him a privilege not shared by his neighbors.

Mr. Michalak owns the property at 1814 Belmead Avenue, where he has resided since 1961. In 2012, Mr. Michalak was approached by Franklin Township Trustee Tim Guyton and urged to purchase the property at 1800 Belmead Avenue ("Vacant Property"), a vacant residential lot adjacent to Applicant's property. A copy of the letter from Mr. Guyton related to the purchase of the property is attached. As Mr. Guyton's urging, Mr. Michalak and Jim Burnett, the property owner at 1794 Belmead on the other side of the Vacant Property, purchased the property together. Their intent was to split the property, enlarging the both of their properties and eliminating the Vacant Property. At time of the purchase, both Mr. Michalak and Mr. Burnett maintained chain link fences around the perimeter of their properties.

After the purchase, Mr. Michalak and Mr. Burnett removed the fences that bordered the former Vacant Lot, per the suggestion of Mr. Guyton. Mr. Michalak then reconstructed a single fence line across the front of the properties and down the centerline of the former Vacant Property, delineating the new property line between 1814 Belmead (the Michalak property) and 1794 (the Burnett property). Thus, the construction simply extended the fences in front of both properties across the front of the former Vacant Property and extended a single fence back to rear of the properties along the new property line. The new fence was constructed of chain link fencing, to match the existing fencing.

Section 501.024 excludes the reconstruction of the fence to match the existing fencing on both properties. Strictly applied, any new fencing would need to be made of the materials listed in Section 501.024(b). Thus, though connected to existing chain link fencing on 1814 Belmead and 1794 Belmead, the portion of the fencing located on the former Vacant Property would be required to be constructed from some alternative, non-matching materials. Applicant contends that this result would be inconsistent with the entire purpose of the purchase of the Vacant Property, which was to seamlessly merge the Vacant Property into the two neighboring properties, and the resulting mixed material fence would be confusing. As a result, Applicant requests that the Board grant a variance for approval of the use of chain linking fencing for the connecting fencing on the former Vacant Property.

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Franklin County, OH

## Variance Standard and Factors

The legal standard for the issuance of an area variance is “practical difficulty.” *Duncan v. Middlefield*, 23 Ohio St.3d 83, 491 N.E.2d 692 (1986). A property owner encounters “practical difficulties” whenever an area zoning requirement unreasonably deprived the owner of a permitted use of the property. *Id.* The key to this standard is whether the area zoning requirement, as applied to the property owner in question, is reasonable. *Id.* In addition, the “practical difficulties” standard differed from the “unnecessary hardship” standard (for use variances) in that no single factor controlled in a determination of “practical difficulties.” *Id.*

1. Are there special conditions not generally applicable to other properties?

**As set forth above, the conditions requiring the Variance stem from the purchase and merger of a vacant lot that was location of a demolished residence into neighboring properties with pre-existing nonconforming fencing. This situation--and the need for non-conforming fencing to match existing fencing—is the result of the Applicant’s efforts to work with the Township to avoid vacancy in real property, and this situation is not one that is not generally applicable to other properties in the same zoning district.**

2. Would a literal interpretation deprive owner of rights commonly enjoyed by other property owners?

**The literal interpretation of Section 501.024 would result in the anomalous situation where perimeter fencing of a single property would need to be constituted of entirely different materials, creating a confusing appearance that is inconsistent with the appearance of other properties in the area. Many other property owners in the area have fencing (usually, chain link) that is constructed of the same material.**

3. Do the special conditions described above not result from the actions of the Applicant?

**Yes. The special conditions described above arise from the anomalous situation related to the combination of two properties with valid nonconforming fences to merge a vacant property, and the reasonable request of the property owner to construct consistent fencing to enclose his property. Prior to purchasing the property, Mr. Michalak was led to believe that he would be permitted (indeed, likely required) to rebuild his fence to delineate the new property line between his property and the property of Mr. Bennett. Mr. Michalak understood that this would simply be a reconstruction of his existing, legal fence along a new property line, and not that it would be considered new fencing subject to Section 501.024.**

4. Will approving the variance request grant the applicant any special privilege denied to other land or structures in the same Zoning District?

**No. Other property owners in the same zoning district have the ability to construct fencing around the perimeter of their property constructed with the same material**

**throughout, which Applicant will be denied if Section 501.024 is enforced literally in this case.**

5. Will 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. Section 501.0124 is aesthetic in nature, with a stated preference for lower fencing with greater aesthetic appeal in the front of properties. The substitution of chain link fencing for other types of fencing material will not affect the health or safety of persons residing or working in the area, be materially detrimental to the public welfare, or injurious to private property or public improvements in the vicinity.**

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

**Yes.**

7. How substantial is the variance?

**The Variance is minimal. Applicant is asking for a variance of building material for 62 feet of fencing, to match the fencing of the properties at 1814 Belmead and 1794 Belmead.**

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. Many other properties in the area also have chain link fencing in the front of the property, including Mr. Michalak and Mr. Bennett, who are the adjoining property owners.**

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

**The Variance would not affect the delivery of governmental services.**

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

**No. Prior to purchasing the property, Mr. Michalak was led to believe that he would be permitted to rebuild his fence to delineate the new property line between his property and the property of Mr. Bennett. Mr. Michalak understood that this would simply be a reconstruction of his existing, legal fence along a new property line to match the existing fencing, and not that it would be considered new fencing subject to Section 501.024.**

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

**No. The predicament is being required to rebuild the fence with materials that do not match the existing fence.**

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

**Yes. To Applicant's understanding, the purpose of the restriction is to phase out chain link fencing in the front of properties for new fences. Although this is technically a "new" fence, the reality is that the new portion of the fence is simply an extension of existing fencing that was established legally decades ago, to mark out the dimensions of the new properties. Further, in light of the fact that the Applicant was induced into purchasing the property by a representation that he would be permitted to reestablish the fence (without any mention regarding a restriction on the type of material for the fence), substantial justice would be done by the issuance of this Variance.**

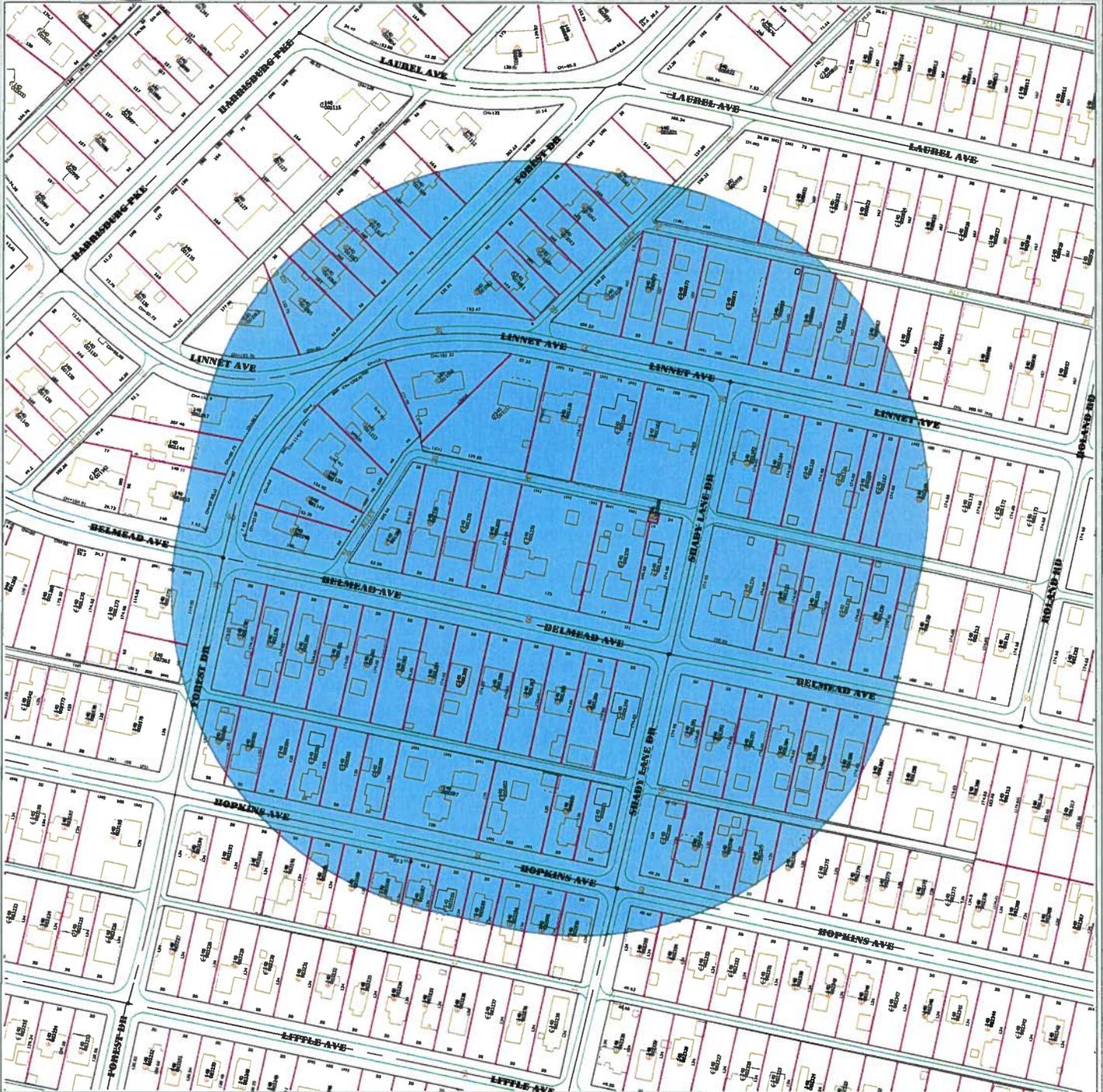




# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: JP

DATE: 5/5/14

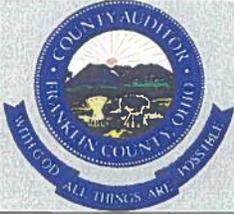


Disclaimer

Scale = 228'



This map 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 map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 5/5/14



Disclaimer

Scale = 180



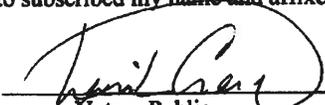
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Real Estate / GIS Department



acknowledged the signing thereof to be his voluntary act and deed for and on behalf of the Central Ohio Community Improvement Corporation.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last above written.

  
Notary Public

This Instrument prepared by: Hamilton J. Teaford, Esq., 91 E. Deshler Ave., Columbus, OH



LINDA D. CRAIG  
NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION EXPIRES MARCH 18, 2017

13-001C

LEGAL DESCRIPTION  
PARCEL COMBINED LOT NOS.295,294,293W

SITUATED IN THE COUNTY OF FRANKLIN, STATE OF OHIO, AND THE TOWNSHIP OF FRANKLIN. BEING THE WESTERLY HALF OF LOT NO.293 AND ALL OF LOTS NO. 295 AND 294 OF THE GIBSON PARK PLACE SUBDIVISION AS DELINEATED IN THE RECORDED PLAT BOOK 16 PAGE 9 OF FRANKLIN COUNTY RECORDER'S OFFICE OF LANDS CONVEYED TO CENTRAL OHIO COMMUNITY, IMPROVEMENT CORPORATION BY INSTR. NO.20121219019572 AND JANE L. AND FRANK J. MICHALAK INSTR. NO. 199908310221920 OF FRANKLIN COUNTY RECORDER'S OFFICE.

BEGINNING AT 3/4" IRON PIN FOUND AT THE SOUTHWEST CORNER OF LOT NO. 296 OF SAID GIBSON PARK PLACE SUBDIVISION;

THENCE SOUTH 77°33'43" EAST 50.00 FEET, ALONG THE NORTHERLY LINE OF BELMEAD AVE. 60 FEET WIDE TO A 5/8" IRON PIN SET AND THE PRINCIPLE PLACE OF BEGINNING OF LANDS DESCRIBED HEREIN;

THENCE NORTH 12°46'17" EAST 174.65 FEET, ALONG THE EASTERLY LINE OF LOT NO. 296 AND LANDS CONVEYED TO JANE L. AND FRANK J. MICHALAK BY INSTR. NO. 199908310221920 TO A 5/8" IRON PIN SET ON THE SOUTHERLY LINE OF AN ALLEY 20 FEET WIDE;

THENCE SOUTH 77°33'43" EAST 125.00 FEET, ALONG THE SOUTHERLY LINE OF AN ALLEY 20 FEET WIDE PASSING AT 100.00 FEET THROUGH A 5/8" IRON PIN TO A 5/8" IRON PIN SET POINT;

THENCE SOUTH 12°46'17" WEST 174.65 FEET, ALONG A LINE THROUGH AND OVER LOT 293 TO A 5/8" IRON PIN SET ON THE NORTHERLY LINE OF SAID BELMEAD AVE;

THENCE NORTH 77°33'43" WEST 125.00 FEET ALONG THE NORTHERLY LINE OF SAID BELMEAD AVE. PASSING AT 25.00' THROUGH A 5/8" IRON PIN TO THE PRINCIPLE PLACE OF BEGINNING CONTAINING 0.5011 ACRE OF LAND (PARCEL NO. 140-001256-00, 140-001255-00 = 0.4009 + PARCEL NO. 140-001239 = 0.1002 ACRES) ACCORDING TO A SURVEY PERFORMED BY BEMBA K. JONES, P.S., NO.7343 OF XYZ SURVEY SERVICE, LTD., IN FEBRUARY 2013.

BEARING ARE BASED ON OHIO SOUTH STATE PLANE COORDINATES DERIVED FROM OHIO VRS NETWORK, NAD 83 (CORS 96). THE BEARING OF S 77°33'43" E REPRESENTS THE CENTER LINE OF BELMEAD AVENUE.

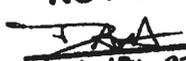
5/8" IRON PIN SET AND CAPPED P.L.S. NO. 7343 AT PROPERTY CORNERS PER PLAT.

  
Bemba K. Jones, PS #7343

5-16-13  
Date

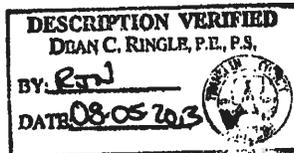


APPROVED BY FRANKLIN COUNTY  
ECONOMIC DEVELOPMENT &  
PLANNING DEPARTMENT  
**NO PLAT REQUIRED**

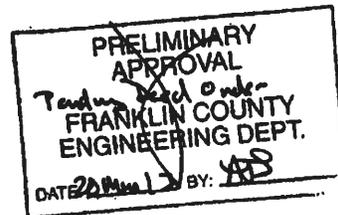
  
Authorized By 9728-13-LS 8.2.13  
Date

**MUST BE  
COMBINED WITH**

Parcel ID #s 140-1255 & 140-1256



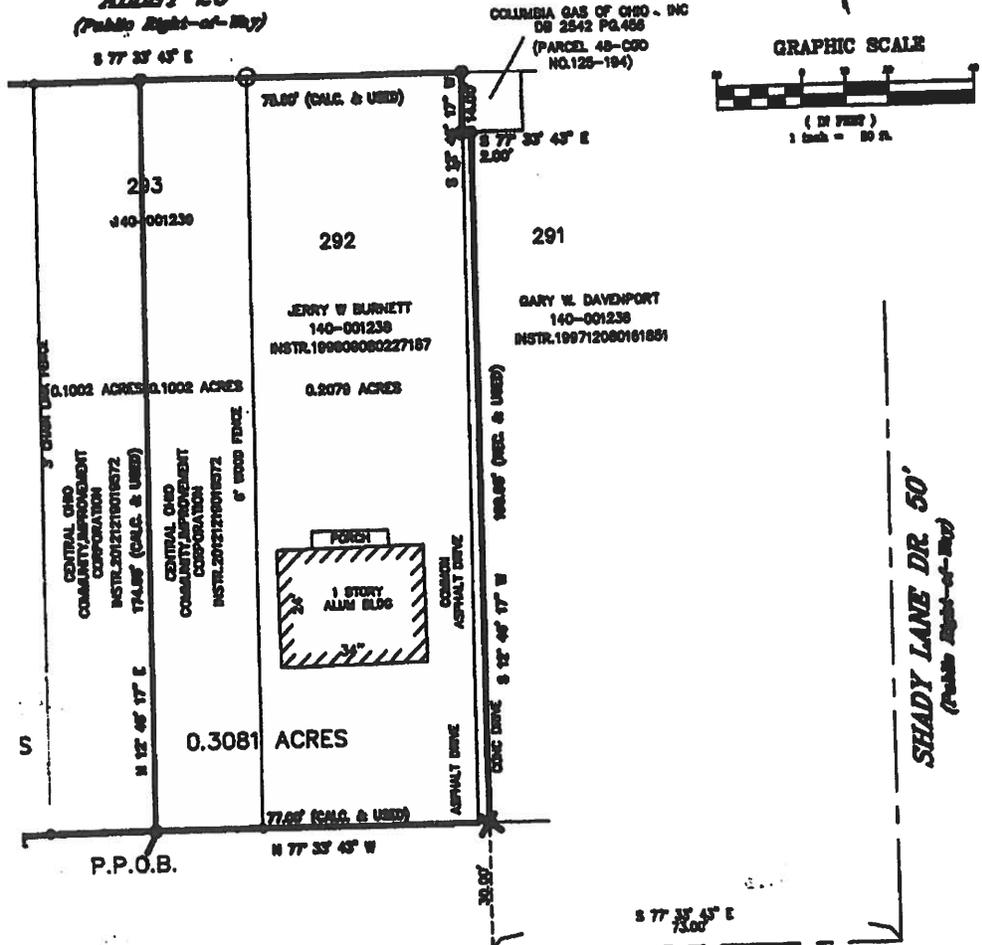
M-147  
SPLIT  
(WEST 1/2  
OF LOT 293)  
25' OFF ENTIRE  
WEST SIDE  
OUT OF  
(140)  
001239  
&  
&  
ALL OF ALL OF  
(140) (140)  
001255 001256





STATE OF OHIO AND THE TOWNSHIP  
 294, 298, 299 AND PART OF 291  
 ON AS DELINEATED IN THE RECORDED  
 LIN COUNTY RECORDER'S OFFICE

**ALLEY 20'**  
 (Public Right-of-Way)



1/8 60'  
 (R/W)

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.



*[Signature]*  
 \_\_\_\_\_  
 Notary Public

5-15-13  
 DATE

COGIC FRANKLIN COUNTY LAND BANKS			
<b>XYZ</b>	DATE	02-17-13	JOB FILE
	SCALE	1"=20'	JOB FILE
	REVISED	06-10-13	JOB FILE
	SURVEY SERVICE LTD.		PREPARED BY
TERMS TO BE OBSERVED BY BUYER, SURETY, COLLATERAL, ETC. AS SET FORTH IN INSTRUMENT		BY	A.E.L.
FOR 60-00-000 FOR 60-00-000		JOB FILE	B.K.A.
		JOB FILE	13-001

Frank and Jane Michalak

1814 Belmead Avenue

Columbus, Ohio 43223

Mr. and Mrs. Michalak,

My name is Tim Guyton. I am Chairman for the Franklin Township Trustees. I am reaching out to you to see if there is any interest in taking ownership of the soon to be vacated lot at 1800 Belmead. The quick history behind this property is the bank that owns the property has reached out to our County Land Bank, and offered the property to the land bank. The County will only accept properties where there is an "end use". In other words, the property will be taken over by someone quickly and put to use. In this case, I am helping the County to identify possible new owners. I have been instructed to ask the owners on each side of 1800 Belmead to see if they have any interest in this property. The property could go to both parties with the property split down the middle, or to either of the two abutting owners if there is only interest from one of the parties. If neither party is interested, the bank will still plan to tear down the structures and will be required to maintain the lot to reasonable standards. I suggest against this option because an empty lot does no good for property values and invites things that we may not necessarily want into our neighborhoods. These are the ground rules as I know them;

- 1) The bank is definitely tearing the structures down, leveling the property, and seeding and strawing. There is no opportunity to rehab the structures and keep them.
- 2) You may be required to pay to have a lot split done if the lot is to be split between two parties. The cost is unknown, but I think very reasonable. Once the lot becomes part of your ownership, you will be required to maintain it as your land. You will see a slight increase in your property taxes for the evaluation that is placed on the vacated property.
- 3) You would need to erect a fence or plantings along the side of the property furthest away from your current property edge so that the new lot shows as part of your existing property. This might require you moving an existing fence or relocate existing plantings.
- 4) Please discuss this with Jerry Burnett at 1794 Belmead. He is receiving the same offer and has been asked to discuss this with you.

Call me with questions. I can be reached on my cell at 348-3266. I need to be able to get back to the County land bank by end of 10/5 if you have interest.

Thanks for your consideration.

Tim Guyton



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MAY - 7 2014

Franklin County Planning Department  
Franklin County, OH



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

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

Application for  
**Zoning  
 Variance**

Revised January 1, 2009

RECEIVED

MAY 14 2014

VA

Franklin County Planning Department  
 Franklin County, OH

Property Information	
Site Address 1918 Daugherty Ave Columbus, Ohio 43207	
Parcel ID(s) 150-000649-00	Zoning VARIANCE
Township Hamilton Twp.	Acres 0.148
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 Everett M. Edmonds JR.	
Address 1918 Daugherty Ave Columbus Ohio OWNER 43207	
Phone # 740-418-3982	Fax #
Email everettedmonds58@yahoo.com	

Property Owner Information	
Name/Company Name Everett M. Edmonds JR.	
Address 2969 Fivepoints Road Jackson, Ohio 45640	
Phone # 740-418-3982	Fax #
Email everettedmonds589@yahoo.com	

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

Staff Use Only
Case # VA-3816
Date filed: 5/14/2014
Fee paid 350.00
Receipt # 1319
Received by: JPL
Hearing date: 6/16/2014
Zoning Compliance: RZ-14-1269

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

Case #  
VA-3816

Variance(s) Requested	
Section	504.011
Description	Required Building Line Setback 50 Feet From centerline
Section	At Daugherty Ave.
Description	
Section	
Description	

Describe the project
Replaced, Residential Conventional Home built 1943, was Very poor Cond, with New built single Dwelling one Bedroom, Basement.

**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.

They would Applied to Everyone.

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

yes

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.

I do not wish or Ask Any Special privilege other than A VARIANCE to comply with zoning District. I want to Comply with All Permits thru out project

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 I would think that I Am trying to update AN Improvement of Dewillingo.

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

No other than (Empty)

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

less than 10 Feet

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

No Not At All If Any would be Improvement.

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)

No For governmental services, Water (New Well) 2014-21, All of Rest (Blair) (Sewer) ok

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

I didn't know of Spectant zoning Restriction.

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

No other than West of Dewillingo Neigbor to combine to 359 360 Lots

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

Yes I Am trying to be IN Compliance of All matters of This project.

**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.

Everett M. Edmonds  
Applicant

MAY 14, 2014  
Date

Everett M. Edmonds  
Property Owner (Signature must be notarized)

MAY 14, 2014  
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.**

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



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

Economic Development & Planning Department  
James Schimmer, Director

April 28, 2014

Everett Edmonds  
2969 Fivepoints Road  
Jackson, OH 45640

**Re: Residential Zoning Compliance Application RZ# 14-1269 (1918 Daughtery Ave.)**

Mr. Edmonds:

This correspondence is in regard to Residential Zoning Compliance Application RZ-14-1269, filed February 6, 2014, and received from the Board of Health on March 7, 2014 with the proposal to legitimize an 888 square foot new home built without zoning or building permits at 1918 Daughtery Avenue. The application has been reviewed for compliance with the applicable development standards set forth in sections 302 and Article V of the Franklin County Zoning Resolution. The application fails to meet all applicable standards and has therefore been denied based on the following:

1. Section 504.011 – *Required Building Line Setback*: A structure shall locate no closer to the street right-of-way than the building line.
  - a. The building line is established from the centerline of the right-of-way a distance equal to the width of the existing right-of-way. The right-of-way width for Daughtery Avenue is 50 feet. Therefore, the building line is 50 feet from the centerline of Daughtery Avenue.
  - b. Though the submitted site plan is not scaled, the existing building appears to be located closer than 50 feet from the established right-of-way.

To resolve these deficiencies, all of the plans must be revised to comply with these standards or a formal variance request and application must be made and granted by the Franklin County Board of Zoning Appeals. The site plan must be scaled and submitted on a document no larger than 11"x17". Please show on the site plan the centerline of Daughtery Avenue and the distance of the structure from the centerline. I have included a copy of the Board of Zoning Appeals meeting schedule.

Should you have any questions or require any additional information, please feel free to contact me at 614-525-4879 or [jxlee@franklincountyohio.gov](mailto:jxlee@franklincountyohio.gov).

Respectfully,

Jonathan Lee  
Planner

RECEIVED

MAY 14 2014

Franklin County Planning Department  
Franklin County, OH

# Myers Surveying Company, Inc.

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

A Mortgage Location Survey prepared for and certified to:

**Everette Edmonds**

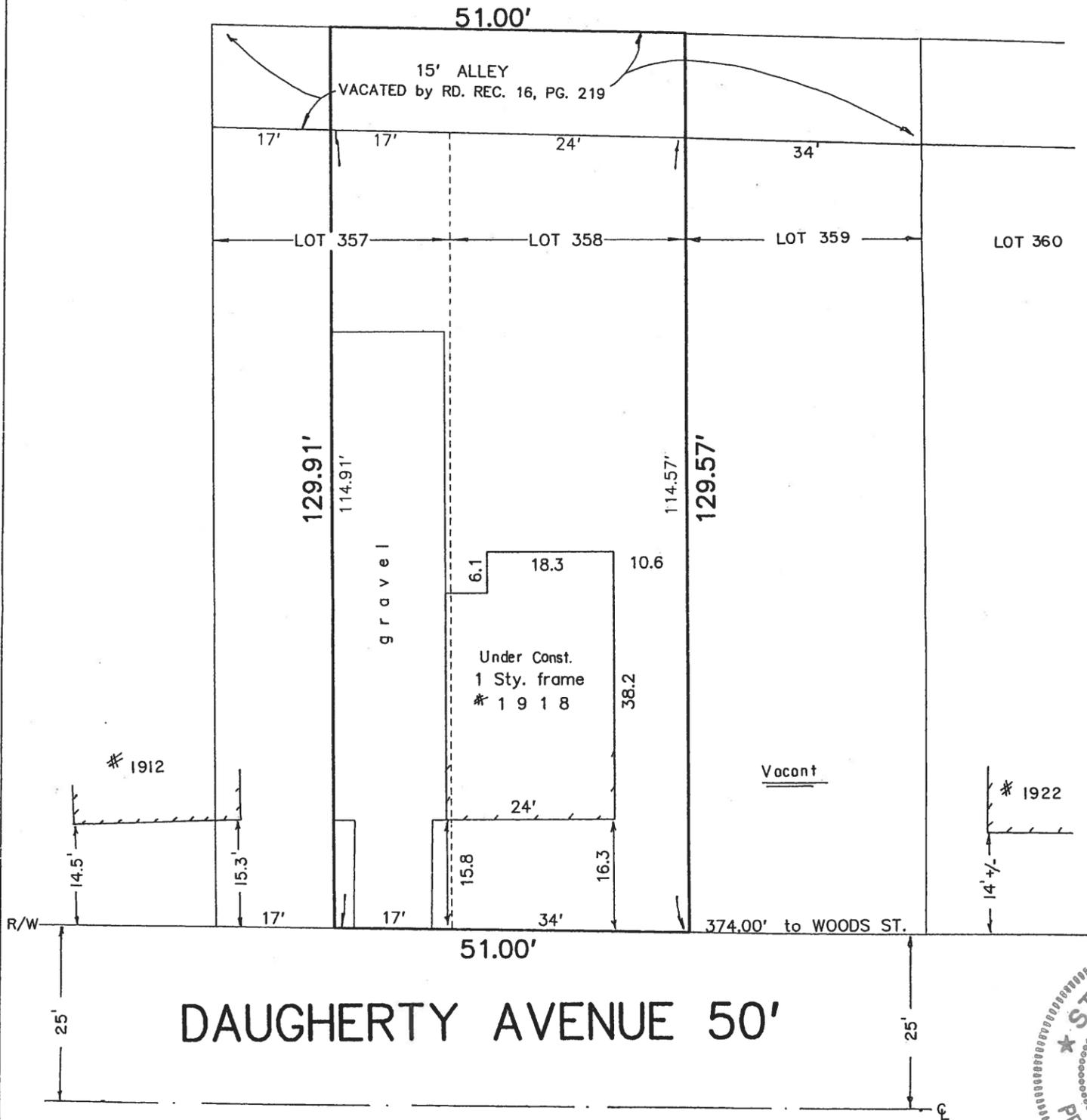
**Legal Description:** Situated in The State of Ohio, County of Franklin, Village of Reese Being Lot 358 and Part of Lot 357 and Part of Vacated Alley Walnut Heights, Plat Book 9, Page 3

**Applicant:**

**Posted Address:** 1918 Daugherty Ave., Reese, Ohio



Scale 1" = 20'  
Date: 05/13/2014



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

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

Myers Surveying Co., Inc.

By *Albert J. Myers*  
Professional Surveyor

Myers Order No. - 1-05/06/2014



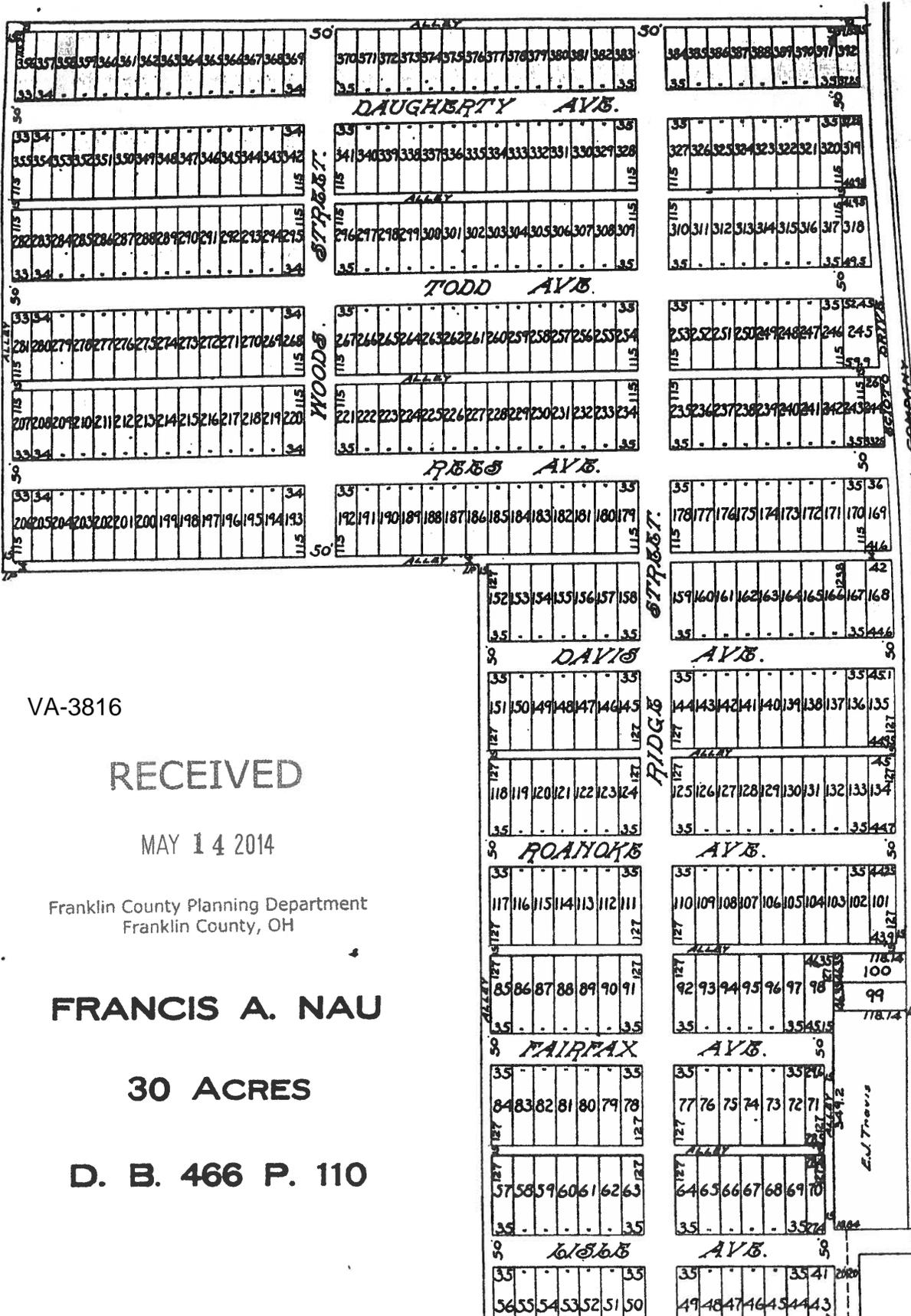
Rec. <i>CA</i>	Field <i>PO</i>	DWG <i>NR</i>	Ltr. <i>NR</i>	Ck.
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RECEIVED

VA-3816

MAY 14 2014

County Planning Department  
Franklin County, OH



VA-3816

RECEIVED

MAY 14 2014

Franklin County Planning Department  
Franklin County, OH

FRANCIS A. NAU

30 ACRES

D. B. 466 P. 110



Blair Drilling AL3708

County / City Franklin

Local Fee State Fee Total Fee Owed Receipt # \$3250 83847

Permit # 2014-21

3-5-14

# OHIO DEPARTMENT OF HEALTH APPLICATION/PERMIT FOR A PRIVATE WATER SYSTEM

NOTE: Read the application instructions on the next page. Complete form as directed. Form may be completed on the computer then printed or printed and completed by pen or typewriter.

### CHECK ALL BOXES, IN THIS SECTION, THAT APPLY TO THE PERMIT REQUEST:

Type of Work: <input type="checkbox"/> New Construction <input type="checkbox"/> Alteration (includes expanding existing systems) <input type="checkbox"/> Emergency Construction <input type="checkbox"/> Sealing Only <input type="checkbox"/> Test Well	<input checked="" type="checkbox"/> Replacement System <input type="checkbox"/> Emergency Alteration <input type="checkbox"/> Conversion to a PWS	System will Serve: <input checked="" type="checkbox"/> Single family dwelling <input type="checkbox"/> Two or Three family dwelling <input type="checkbox"/> Multiple dwelling units* (includes MHPs / Campgrounds) <input type="checkbox"/> Building*	Type of PWS or Component: <input checked="" type="checkbox"/> Well <input type="checkbox"/> Pond* <input type="checkbox"/> Hauled Water Tank <input type="checkbox"/> Continuous Disinfection <input type="checkbox"/> Other	System being Sealed: <input checked="" type="checkbox"/> Well <input type="checkbox"/> Cistern <input type="checkbox"/> Hauled Water Tank <input type="checkbox"/> Pond <input type="checkbox"/> Spring
---	---	--	---	--

Public Water Supply is being connected to the residence  Geothermal system exists or is planned for this property

\*NOTE: If the private water system will serve other than a one, two, or three family dwelling, detailed plans must also be submitted in compliance with rule 3701-28-03 (E) of the Ohio Administrative Code. See site plan addendums for ponds, springs, cisterns, multiple dwellings units and buildings.

### COMPLETE THE FOLLOWING INFORMATION

Property Street Address or Location (include City and Zip Code) 198 Daugherty Columbus 43207	Parcel # (optional) 150-649	Township/City/Village Hamilton
Owner's Name Everet Edmonds	Owner Mailing Address (Street #, Street, City, State, Zip Code) 2969 Five Points Jackson 45640	Phone # 740-418-3982

Check this box if the Owner and Applicant Information is the same. If checked do not fill in applicant information.

Applicant's Name Willie Blair	Applicant Mailing Address (Street #, Street, City, State, Zip Code) 4949 Parsons Ave Lockbourne 43137	Phone # 614-270-5547
----------------------------------	--	-------------------------

All persons, including homeowners, performing work on a private water system must be registered with the Ohio Department of Health as required in Ohio Administrative Code Rule 3701-28-18(A). If the contractor information is not known at time of application, it must be provided prior to the commencement of work as per the requirements in Ohio Administrative Code Rule 3701-28-03(A)(1).

Private Water Systems Contractor Blair Drilling	ODH Registration # 1895	Phone # 614-270-5547
Private Water Systems Contractor	ODH Registration #	Phone #
Private Water Systems Contractor	ODH Registration #	Phone #

Notice to Applicant: This application will not be processed until the form bears the signature of the applicant and the date (below). This application must be accompanied by the site plan form(s) and the appropriate fee. This application is not approved until it has the date and signature of a registered sanitarian or sanitarian-in training employed by the local board of health.

- I, the undersigned, hereby agree to install, construct, develop or alter the private water system named in this permit application in accordance with the attached site plan and all applicable rules governed by Chapter 3701-28 of the Ohio Administrative Code.
- I, the undersigned, also understand that the issuance of this permit is conditioned upon the right of the department to enter upon the premises of the private system named in this permit at any reasonable time prior to, during, or after completion of the work specified in this permit for the purpose of determining compliance with Chapter 3701-28 of the Ohio Administrative Code.
- I, the undersigned, agree to contact the local health department upon completion of the private water system in order for the local health department to perform the final inspection and collect the water sample.
- I, the undersigned, understand that this permit will expire one (1) year from the date approved and all work must be completed by that date.

APPLICANT'S SIGNATURE Willie Blair	DATE OF SIGNATURE 3-4-14
---------------------------------------	-----------------------------

MAY 14 2014

READ THE INSTRUCTIONS ON THE NEXT PAGE, THEN COMPLETE THE SITE PLAN FORM

County / City

Permit # 2014-21

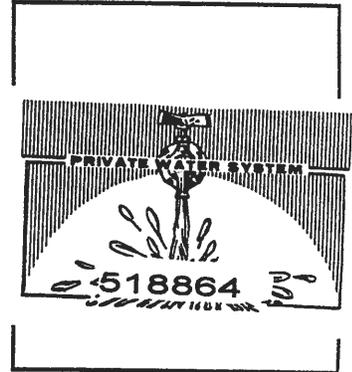
**HEALTH DEPARTMENT USE ONLY**

This permit is not valid without the sanitarian signature, approval date, and audit number.

Is a variance being requested prior to the permit being issued?

Yes If checked yes, complete the variance section on the Administrative Summary.

APPLICATION APPROVED BY (RS or SIT Only) <i>James Lynch RS</i>	DATE APPROVED Permit expires one (1) year from this date. <i>3/6/14</i>
---	---



PERMIT EXTENSION		
Approved By	Date Approved	Date Extension Expires

See comments on the Administrative Summary

**APPLICATION INSTRUCTIONS**

1. This is a two part form: APPLICATION and SITE PLAN
2. The form may be completed:
  - a. By computer, then printing; or
  - b. By printing the blank document, and filling all information with a typewriter or pen;
3. Contact the Local Health Department for the following information:
  - a. Fee information;
  - b. Site Plan completion information (some local health districts require staff to complete site plans);
  - c. Rule information.
  - d. Registered private water system contractor information.
    - i. A complete list of registered private water system contractors is available on the Ohio Department of Health website at <http://www.odh.ohio.gov/odhPrograms/eh/water/water1.aspx>.
4. The applicant must sign and date the application prior to submitting to the Local Health District.
5. The applicable **FEES** must accompany all applications when submitting to the Local Health District. Applications will not be processed until all fees have been received by the Local Health District.
6. The Local Health District will review the application and site plan and notify you as to the application's status.
7. Contact the Local Health District if you do not receive information about the application status within fifteen (15) business days of submitting the application.

County / City

Permit#

2014-21

# OHIO DEPARTMENT OF HEALTH APPLICATION/PERMIT FOR A PRIVATE WATER SYSTEM SITE PLAN

Property Address

1918 Dauthery

Owner / Applicant

Evert Edmonds

Prepared by

Willie Blair

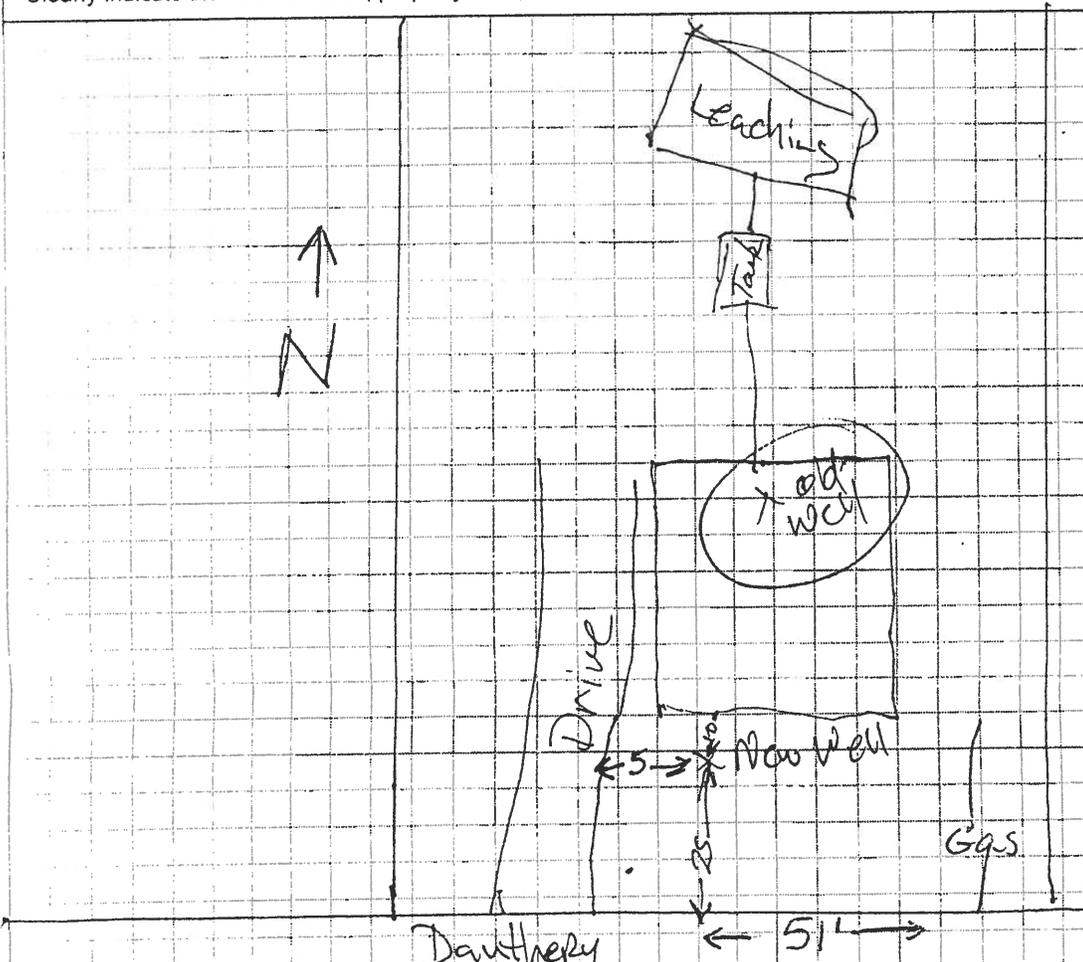
A site plan addendum form will be required in addition to this site plan form if this private water system permit request is being obtained for:

- 1) any private water system servicing greater than a three family dwelling, or a building;
- 2) any private water system servicing a pond, cistern, spring, or private water system located in an area of known flowing well conditions.

### SITE PLAN DRAWING

Check this box if the drawing is supplied on a separate sheet.

- Clearly indicate the location of all proposed and existing private water systems.
- Clearly indicate all possible sources of contamination from the list to the right, including but not limited to the house, the sewage system and the driveway.
- Clearly indicate the north direction, property lines, roads and road intersections.



**LIST OF POTENTIAL CONTAMINATION SOURCES.**  
Write the distance from the proposed private water system location to the source listed below, if applicable. The minimum distance requirements are indicated in ( ) to the right of the source.  
**All distances must be specific to the private water system.**

- 10 ft House, Building (10ft)
- 30 ft Property lines (10 ft)
- 40 ft Existing or properly sealed water wells (10 ft)
- 10 ft Road right-of-ways and road utility easements (10 ft)
- 25' Public Roadways (25 ft)
- 5 ft Driveway or parking lot (5 ft)
- 40 ft Sewer - watertight (10 ft)
- 50 ft Sewage tanks, sewage absorption fields and watertight vault privies (50 ft)
- NA ft Leaching privies, leaching pits, dry wells, or drainage wells (100 ft)
- NA ft Unregulated constructed wells or boreholes (50ft)
- NA ft Closed loop geothermal systems (25 ft)
- WA ft Streams, lakes, ponds (25 ft)
- 15 ft Storm water and other ditches with intermittent water flow (15 ft)
- 20 ft Natural gas or propane tanks (20 ft)
- NA ft Fuel oil, diesel, chemical, gasoline and other petroleum liquid tanks (50 ft)
- NA ft Oil and gas wells (100 ft)
- NA ft Landfills (1000 ft)
- NA ft Construction and demolition debris facility (500 ft)
- NA ft Agricultural manure ponds, lagoons, or piles (50-300 ft)
- \_\_\_\_\_ ft Other: \_\_\_\_\_

Comments

Old well must be properly abandoned

Please refer to OAC 3701-28-07 for additional required distances.



# Application for Zoning Variance

Revised January 1, 2009

RECEIVED

MAY 15 2014

VA

Franklin County Planning Department  
Franklin County, OH

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

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

<b>Property Information</b>	
Site Address <b>5215 WINCHESTER PIKE</b>	
Parcel ID(s) <b>180-000178</b>	Zoning <b>RURAL</b>
Township <b>MADISON</b>	Acreage <b>2.64</b>
Water Supply <input checked="" type="checkbox"/> Public (Central) <input type="checkbox"/> Private (Onsite)	Wastewater Treatment <input checked="" type="checkbox"/> Public (Central) <input type="checkbox"/> Private (Onsite)

<b>Applicant Information</b>	
Name/Company Name <b>REVIVE REMODELING / MIKE PIWITZ</b>	
Address <b>7395 TUMBLEBROOK DR NEW ALBANY OH 43054</b>	
Phone # <b>614-517-6350</b>	Fax # <b>614-575-9801</b>
Email <b>revive.myhome@gmail.com</b>	

<b>Property Owner Information</b>	
Name/Company Name <b>ROBERT BLOOMBERG</b>	
Address <b>5215 WINCHESTER PIKE CANAL WINCHESTER OH 43110</b>	
Phone # <b>614-829-6522</b>	Fax # <b>—</b>
Email <b>—</b>	

<b>Agent Information (if applicable)</b>	
Name/Company Name	
Address <b>SAME</b> ←	
Phone #	Fax #
Email	

<b>Staff Use Only</b>
Case # <b>VA-3817</b>
Date filed: <b>5/15/2014</b>
Fee paid <b>350.00</b>
Receipt # <b>1326</b>
Received by: <b>JPL</b>
Hearing date:
Zoning Compliance: <b>RZ-14-1332</b>

<b>Document Submission</b>
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

Case #

<b>Variance(s) Requested</b>	
Section	512.02 (2(a))
Description	Accessory building must be located to side or rear of the principal structure
Section	
Description	
Section	
Description	

<b>Describe the project</b>
INSTALL 20x30 GARAGE (SEE ATTACHED PLANS)

**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.

Very Large lot - AREA TO BUILD GARAGE TO WEST TO BUILD

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.

Very large lot - more than enough room for garage and neighbors

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 IT WILL NOT

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

NO

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

YES

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

40 feet from house - very large lot

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 NEIGHBORHOOD - HOUSE IN COUNTRY

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

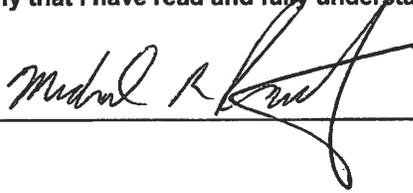
12. Would the spirit and intent behind the zoning requirement be observed and would substantial justice be done by granting the variance?

NO

Case #

**Affidavit**

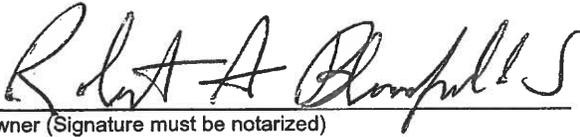
I hereby certify that the facts, statements, and information presented within this application form are true and correct to the best of my knowledge and belief. I hereby understand and certify that any misrepresentation or omissions of any information required in this application form may result in my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



Applicant

5/14/14

Date



Property Owner (Signature must be notarized)

5/16/2014

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.**



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

Economic Development & Planning Department  
James Schimmer, Director

May 14, 2014

Mike Piritz  
7395 Tumblebrook Dr.  
New Albany, OH 43054

**Re: Certificate of Zoning Compliance RZ# 14-1332 (5215 Winchester Pike)**

Mr. Piritz:

This correspondence is concerning the Certificate of Zoning Compliance RZ-14-1332, filed May 14, 2014 with the proposal construct a detached garage at 5215 Winchester Pike. The application has been reviewed for compliance with the applicable development standards set forth in Section 302 and Article V of the Franklin County Zoning Resolution. The application fails to meet all applicable standards and has therefore been denied based on the following:

1. Section 512.02(2(a)) – *Accessory building must be located to the side or rear of the principal structure*: The proposed 600 square foot detached garage is located in front of the principal structure.

To resolve these deficiencies, the Certificate of Zoning Compliance must be modified to comply with these standards or a formal variance request and application must be made and granted by the Franklin County Board of Zoning Appeals. Please be sure to include with the Variance Application a scaled site plan showing the precise distances the proposed garage is from all property lines and structures on a document no larger than 11" by 17".

Should you have any questions or require any additional information, please feel free to contact me at 614-525-4879 or [jxlee@franklincountyohio.gov](mailto:jxlee@franklincountyohio.gov).

Respectfully,

Jonathan Lee  
Planner

RECEIVED

MAY 15 2014

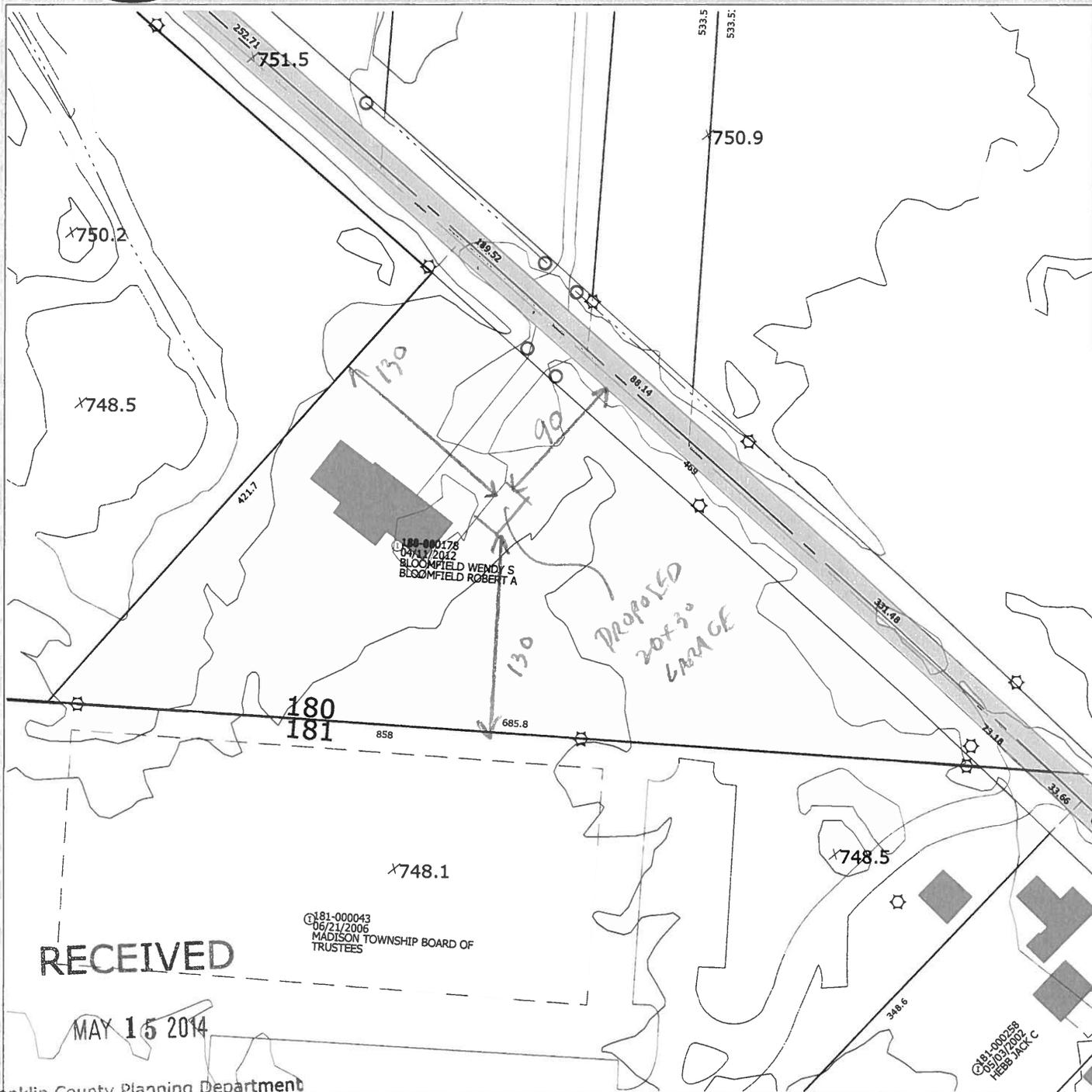
Franklin County Planning Department  
Franklin County, OH



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 5/15/14



Franklin County Planning Department  
Franklin County, OH

Disclaimer

Scale = 100



This map 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 map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

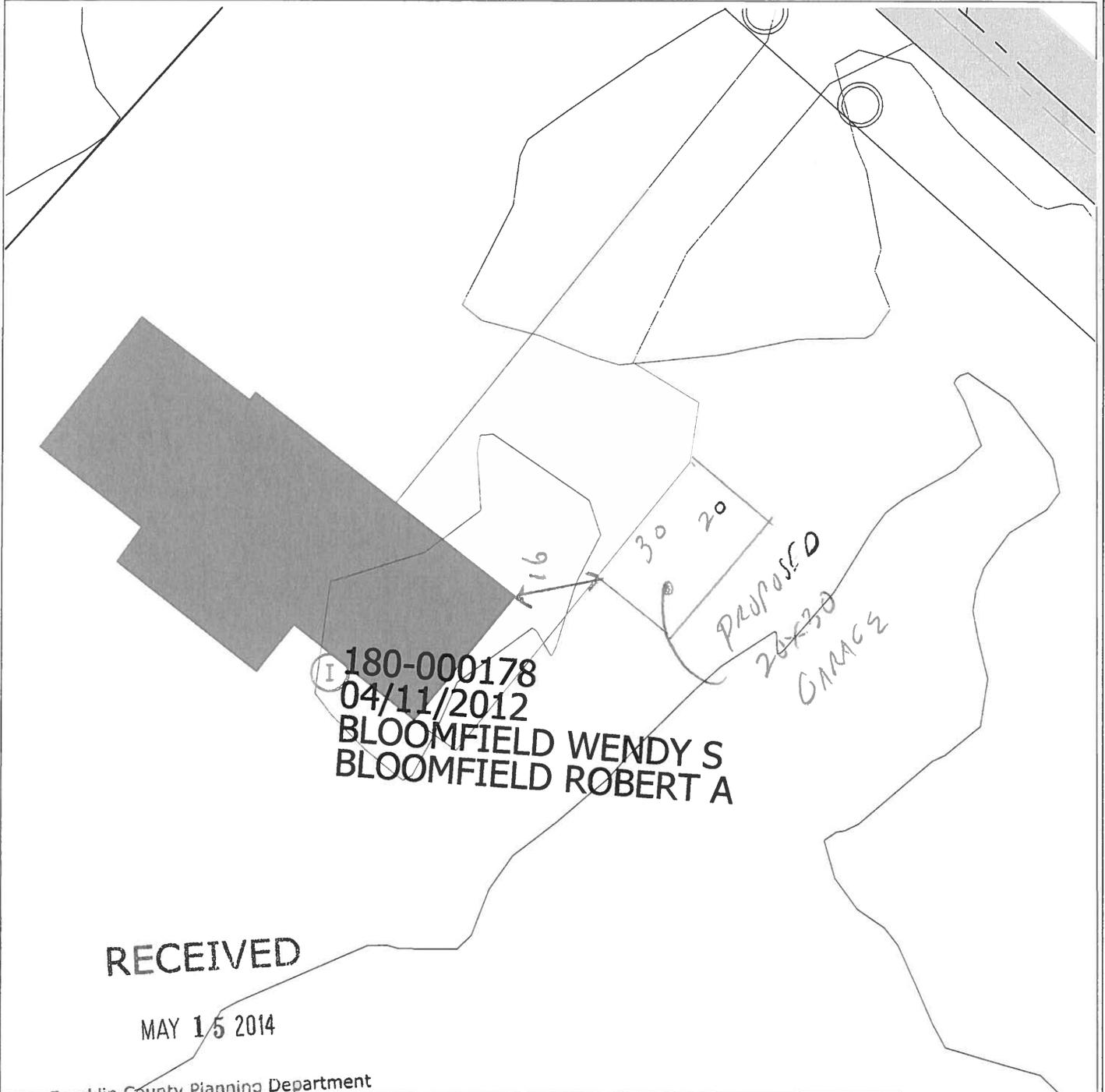
Real Estate / GIS Department



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 5/15/14



RECEIVED

MAY 15 2014

Franklin County Planning Department  
Franklin County, OH

Disclaimer

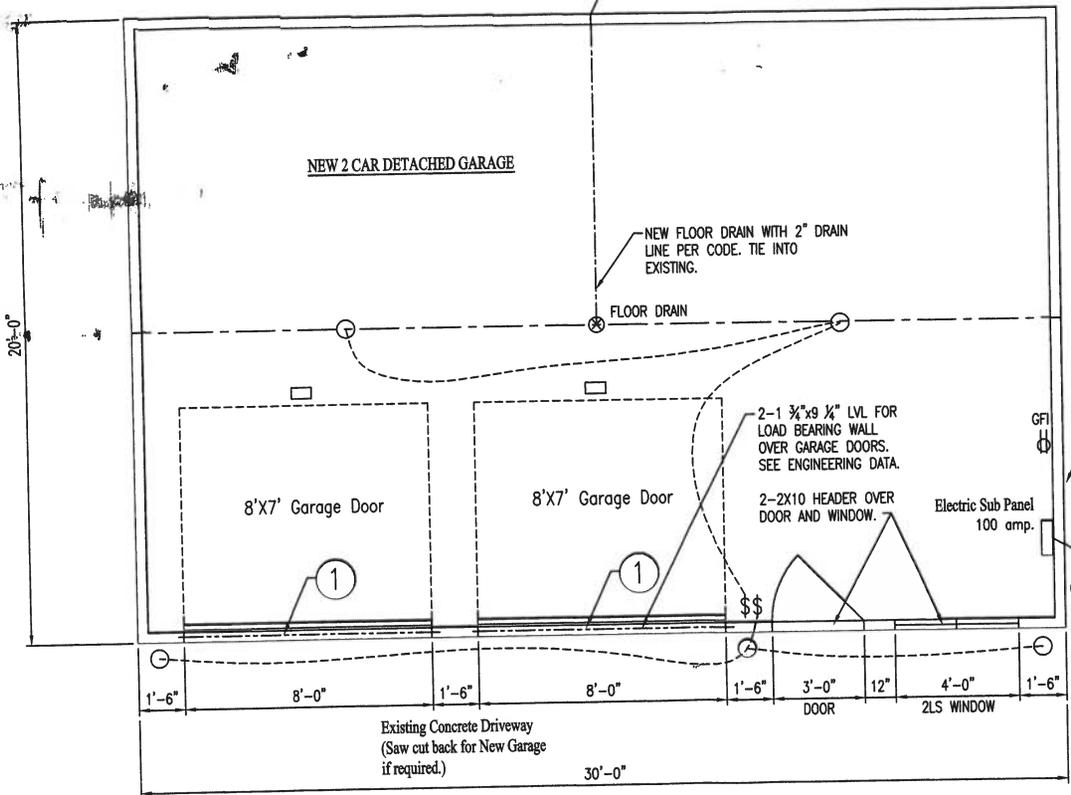
Scale = 30



This map 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 map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department

CONSTRUCTION NOTES:  
 1. THIS IS A DETACHED 2 CAR UNHEATED GARAGE.  
 2. IT WILL HAVE A NEW 100 AMP SUB PANEL FROM EXISTING HOUSE METER/SERVICE. LICENSED ELECTRICIAN TO PROVIDE ALL ADDITIONAL INFORMATION AND OBTAIN SEPARATE PERMIT.  
 3. EXTERIOR TO BE T-111 OVER OSB AND HOUSE WRAP. SIDING AND TRIM TO MATCH EXISTING. OWNER TO PAINT.  
 4. WALLS TO BE 2X4 FRAMING, 16" O.C. NO INTERIOR WALL OR CEILING FINISHES. NO INSULATION.  
 5. EXISTING CONCRETE TO REMAIN. SAW CUT IF REQUIRED.



NEW 100 AMP. SUB PANEL FROM EXISTING HOUSE METER. LICENSED ELECTRICIAN TO PROVIDE ALL ADDITIONAL INFORMATION AND OBTAIN SEPARATE PERMIT.



RECEIVED

MAY 15 2014

Franklin County Planning Department  
 Franklin County, OH

**FLOOR PLAN**  
 1/4"=1'-0"

Electric per NEC  
 Ⓢ = Electric Outlet  
 \$ = Electric Switch  
 ○ = Light

Amy Carpenter  
 Reg. No. 11904  
 Exp. 12-31-13

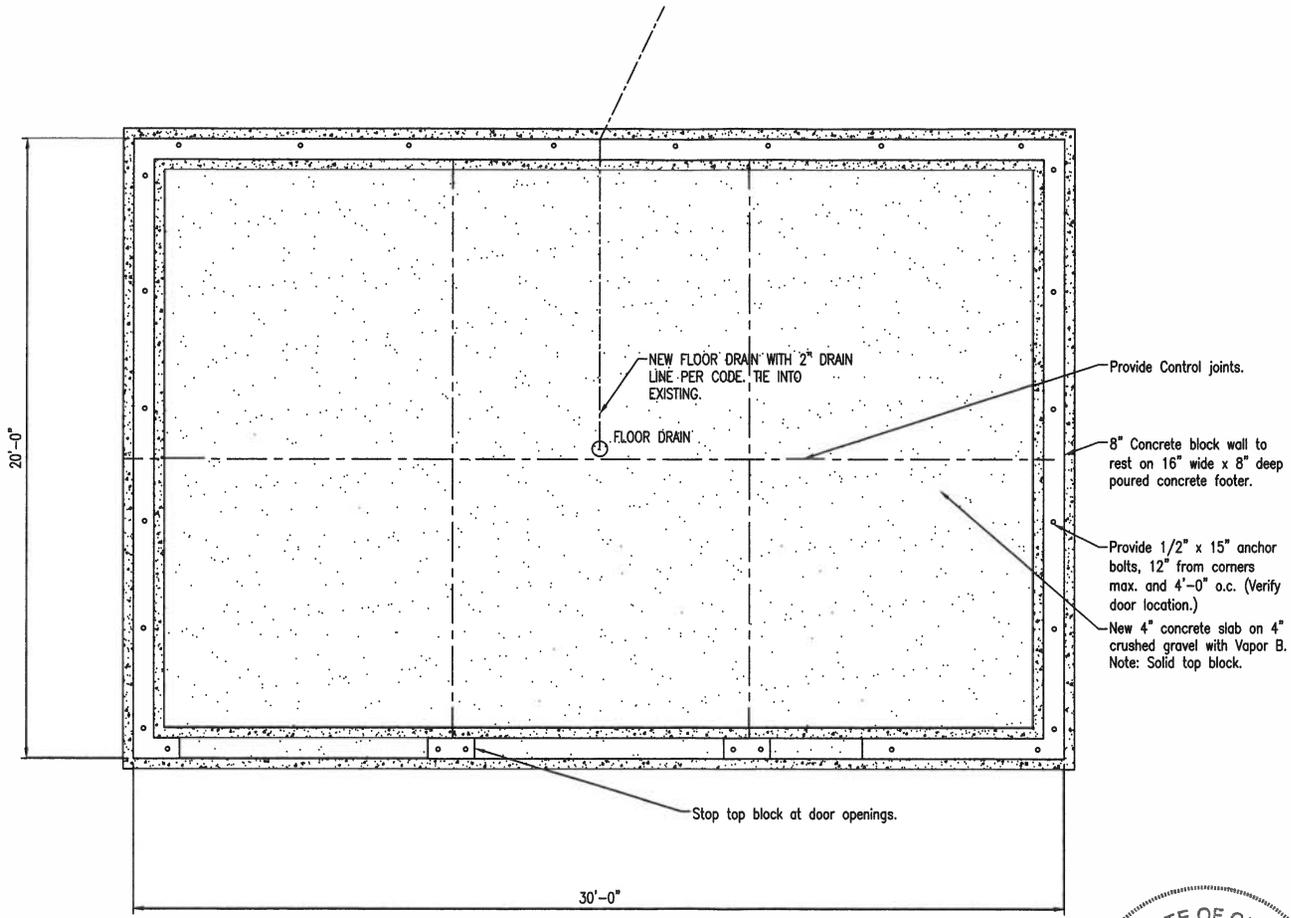
A NEW 2 CAR GARAGE for  
 ROBERT BLOOMFIELD  
 5215 WINCHESTER PIKE  
 CANAL WIN., OHIO 43110

REVIVE HOME REMODELING  
 MIKE PRITZ-OWNER  
 614-517-6350

FLOOR PLAN

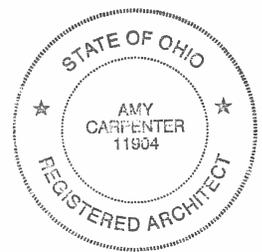
**A-1**

Contractors copy 12/16/13 for Permit



**FOUNDATION PLAN**  
1/4"=1'-0"

**SEE DETAIL DRAWING A-6**

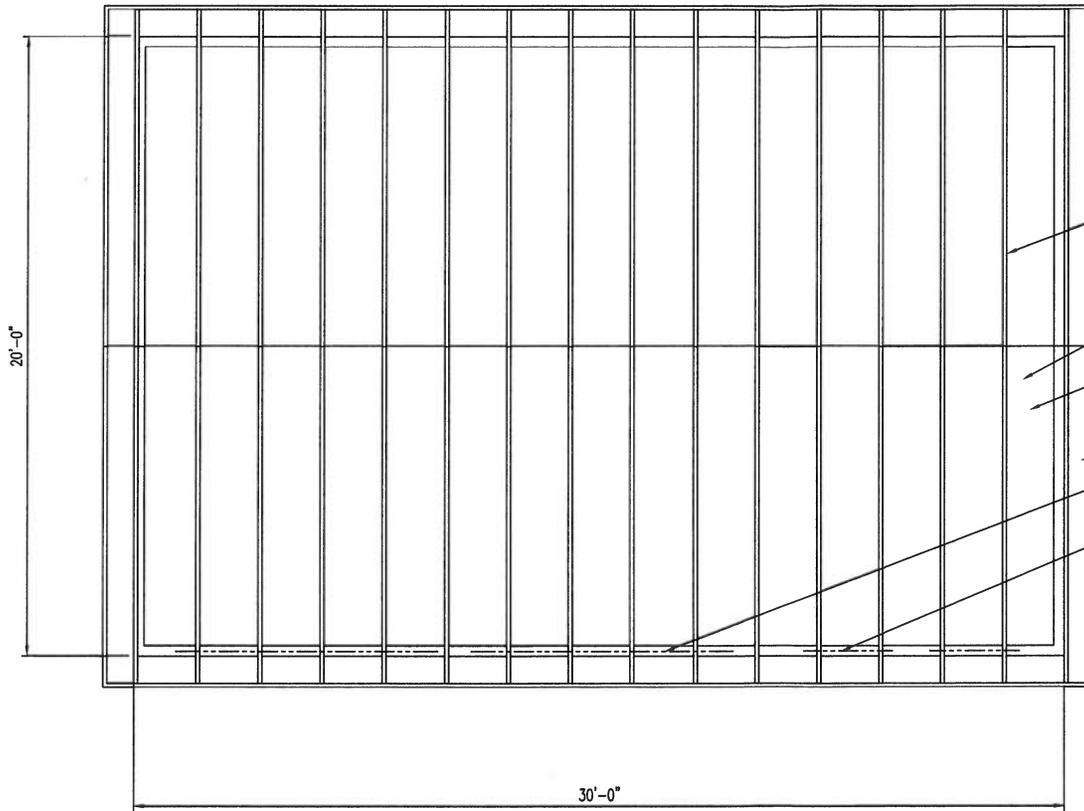


**A NEW 2 CAR GARAGE for**  
**ROBERT BLOOMFIELD**  
**5215 WINCHESTER PIKE**  
**CANAL WIN., OHIO 43110**

**REVIVE HOME REMODELING**  
**MIKE PRITZ-OWNER**  
**614-517-6350**

**FOUNDATION**

**A-2**



PRE-ENGINEERED ROOF TRUSSES, 24" o.c. ENGINEERING DATA TO BE SUPPLIED BY TRUSS CO. (UPON ORDERING AND PRIOR TO FRAMING INSPECTION.)

3/8" OSB WITH H-CLIPS. #15 FELT AND SHINGLES TO MATCH HOUSE.

NO INTERIOR FINISH.

BULB LIGHTS.

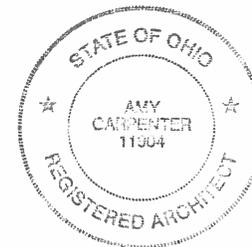
12" O.H. TYPICAL.

FRONT GARAGE DOOR HEADERS TO BE 2-9 1/4" LVL.

36" DOOR AND WINDOW TO HAVE 2-2X10 HEADERS.

**ROOF PLAN**  
1/4"=1'-0"

SEE DETAIL DRAWING A-6

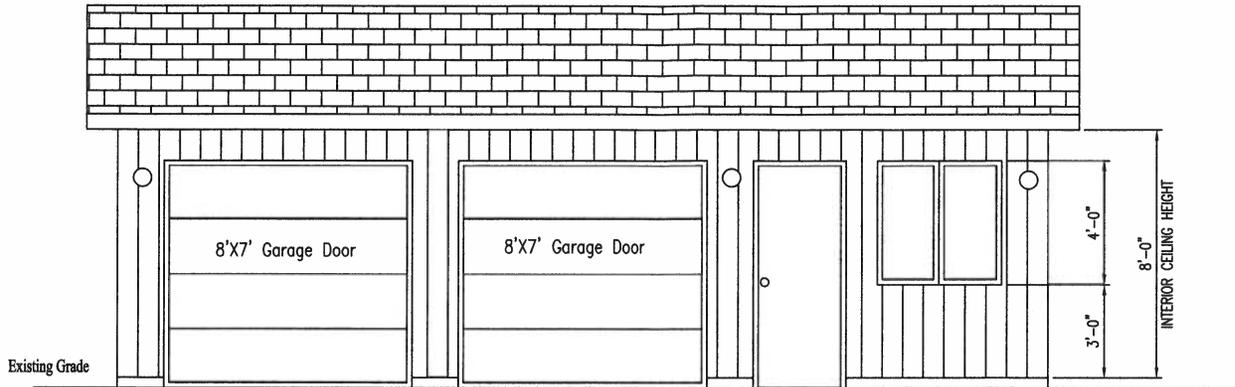


A NEW 2 CAR GARAGE for  
ROBERT BLOOMFIELD  
5215 WINCHESTER PIKE  
CANAL WIN., OHIO 43110

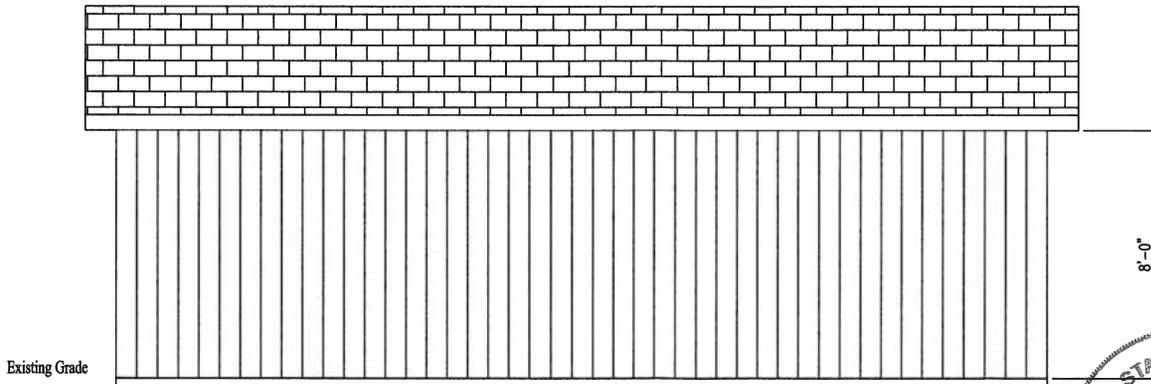
REVIVE HOME REMODELING  
MIKE PIRITZ-OWNER  
614-517-6350

ROOF PLAN

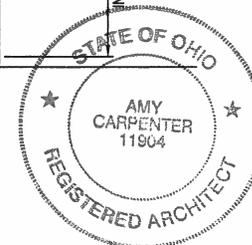
**A-3**



**FRONT ELEVATION (A-WALL)**  
1/4"=1'-0"



**REAR ELEVATION (C-WALL)**  
1/4"=1'-0"



A NEW 2 CAR GARAGE for  
ROBERT BLOOMFIELD  
5215 WINCHESTER PIKE  
CANAL WIN., OHIO 43110

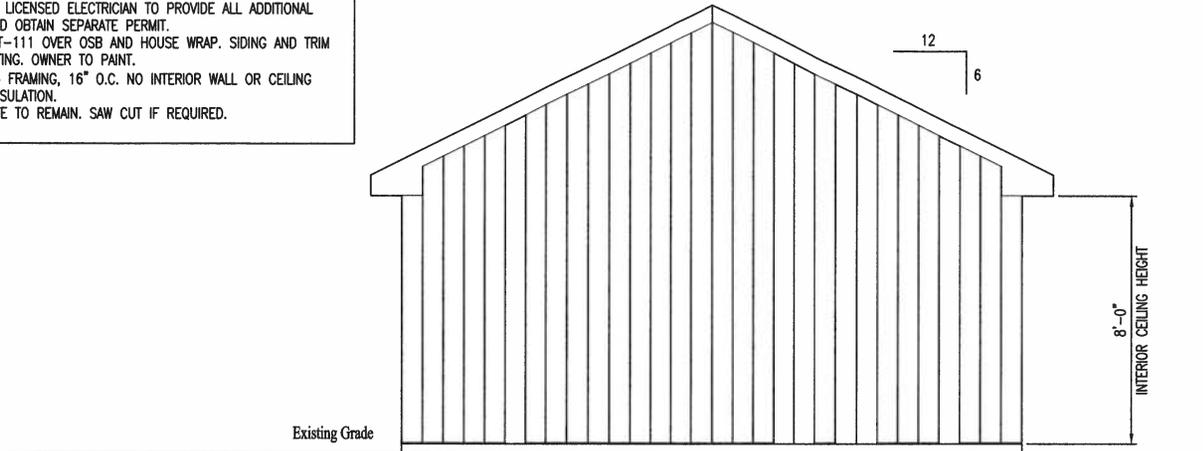
REVIVE HOME REMODELING  
MIKE PIRITZ-OWNER  
614-517-6350

ELEVATIONS

**A-4**

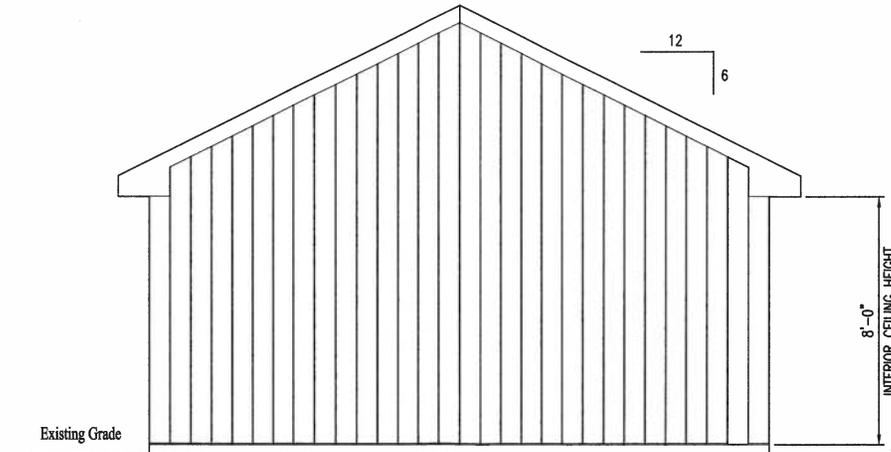
CONSTRUCTION NOTES:

1. THIS IS A DETACHED 2 CAR UNHEATED GARAGE.
2. IT WILL HAVE A NEW 100 AMP SUB PANEL FROM EXISTING HOUSE METER/SERVICE. LICENSED ELECTRICIAN TO PROVIDE ALL ADDITIONAL INFORMATION AND OBTAIN SEPARATE PERMIT.
3. EXTERIOR TO BE T-111 OVER OSB AND HOUSE WRAP. SIDING AND TRIM TO MATCH EXISTING. OWNER TO PAINT.
4. WALLS TO BE 2X4 FRAMING, 16" O.C. NO INTERIOR WALL OR CEILING FINISHES. NO INSULATION.
5. EXISTING CONCRETE TO REMAIN. SAW CUT IF REQUIRED.



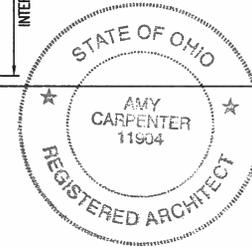
LEFT SIDE ELEVATION (B-WALL)

1/4"=1'-0"



RIGHT SIDE ELEVATION (D-WALL)

1/4"=1'-0"

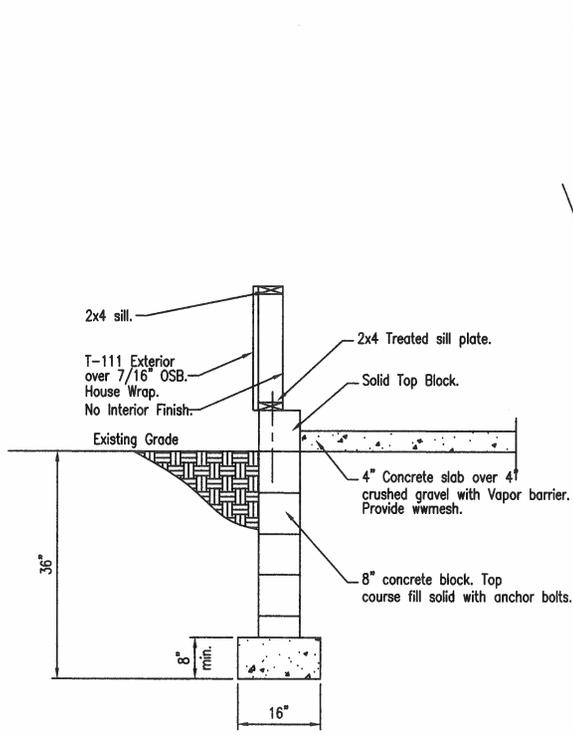


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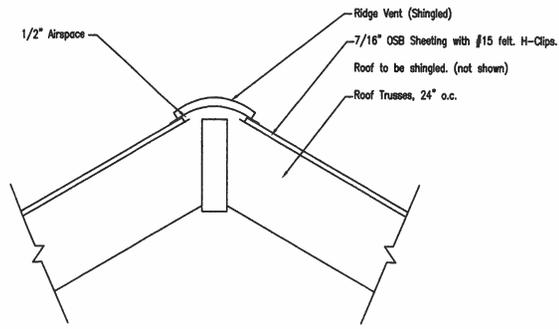
ELEVATIONS

A-5



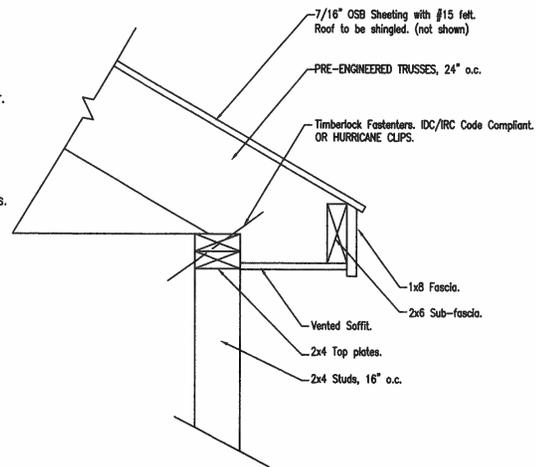
**FOOTER SECTION**

1/2"=1'-0"



**RIDGE DETAIL**

1 1/2"=1'-0"



**SOFFIT DETAIL**

1 1/2"=1'-0"



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DETAILS

**A-6**