



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, November 25, 2014
1:30 p.m.

1. New Business

A. Board of Zoning Appeals – No Cases

B. Planning Commission

i. ZON-14-02 – Anthony Hray

Applicant:	Tarik Hamed
Owner:	James A. Groff
Township:	Madison Township
Site:	3476 S. Hamilton Road (PID #180-002852)
Acreage:	0.445-acres
Zoning:	Neighborhood Commercial (NC) District
Utilities:	Public water and wastewater
Request:	Requesting to rezone to the Community Commercial (CC) District.

2. Adjournment of Meeting to December 23, 2014



Franklin County
Application for Rezoning/Text Amendment

Table with 5 columns: Application Number (ZON-14-02), Date Filed (11/3/14), Received By (DAH), Total Fees (1,000), Receipt Number (1494)

Subject Property Information

- 1. Street Address: 3476 S Hamilton RD
2. Parcel ID Number(s): 180 - 000 2852
3. Township(s): Madison

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Description of Subject Property

- 4. Acres to be Rezoned: Automotive
5. Current Land Use: Vacant
6. Surrounding Land Use: North PSC - PLANNED SHOPPING CENTER, South SO SUBURBAN OFFICE/INSTITUTIONAL, East PSC PLANNED SHOPPING CENTER, West R - RURAL
7. Water Supply Source: [X] Public (Central)
8. Sanitary Sewer Source: [X] Public (Central)

Franklin County Planning Department
Franklin County, OH

Rezoning Request

- 9. Current Zoning: Neighborhood Commercial (NC)
Proposed Zoning: Community Commercial (CC)
10. Proposed Land Use:
11. Purpose for Request: Automotive tires and service
① ~~Etant~~ tires Alignment
② Auto Services
③ tires Sale and services

Applicant/Owner/Agent Information

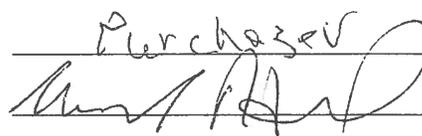
12. Applicant Information:

Address:

Phone:

Interest in Property:

Signature:

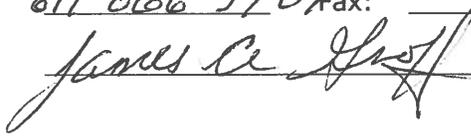
Tarik Hamed
9501 Scioto Garby rd
614 Fax: 224-1926
Purchaser


13. Property Owner:

Address:

Phone:

Signature:

JAMES A GROFF
4925 BOTSFORD DR
614 8166-3409 Fax:


14. Agent Information:

Address:

Phone:

Signature:

Fax: _____

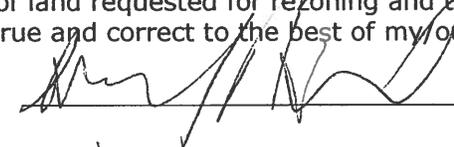
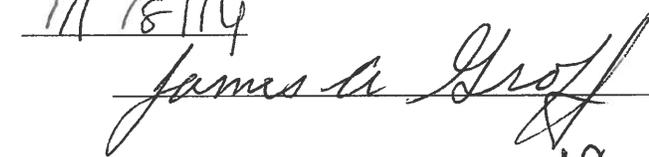
Applicant/Owner/Agent Information

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

Applicant Signature:
(required)

Date:

Property Owner Signature:
(required)


11/18/14


Subscribed and sworn to me in my presence and before me on this 18 day of November 20 14.

Notary Public Signature:





Rezoning/Text Amendment Application General Application Requirements

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

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

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

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

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

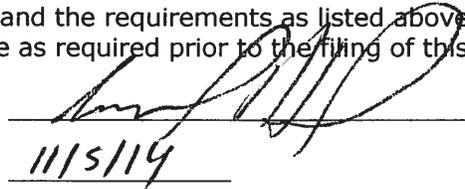
- All easements, utility poles, fire hydrants, significant tree stands, and obstructions.
- 8. Parcel and building area in square feet.
- 9. Dimensions and location of existing and proposed parking and loading facilities, including but not limited to aisles, driveways, parking and loading stalls, entrances,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

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

Statement of Understanding

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

Applicant Signature: _____



Handwritten signature in black ink, appearing to be 'L. J. ...' with a large flourish.

Date: _____

11/5/14

Property Report

Generated on 11/14/14 at 08:39:32 AM

Parcel ID
180-002852-00

Map Routing No
180-N122E -043-00

Card No
1

Location
3476 S HAMILTON RD

GIS



Disclaimer

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

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

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NOV 18 2014

Franklin County Planning Department
Franklin County, Ohio

AQUA

Service To:
J R GROFF
3476 S HAMILTON RD
COLUMBUS, OH 43232-5635

FRANKLIN COUNTY WATER
1230463 PWSID # OH2502412

Aqua Ohio Inc.
762 W. Lancaster Avenue
Bryn Mawr, PA 19010-3489

Toll Free: **877.987.2782**
Fax: **866.780.8292**
www.aquaamerica.com

Questions about your water/sewer service?... Contact us before the due date.

Bill Date **October 20, 2014** Total Amount Due **\$ 30.86** Current Charges Due Date **November 11, 2014**

Meter Data

Meter	Size	Billing Period	Days	Read Type	Meter Readings	Usage	Units
49204367	3/4"	10/16/14	29	Actual	2410	10	Cubic Feet
		09/17/14		Actual	2400		
Total Days: 29				Total Usage:		10	Cubic Feet

1 CF equals 7.4805 gallons

Billing Detail

Amount Owed from Last Bill	\$ 15.68
Total Payments Received.....	0.00
Remaining Balance	15.68
Customer Charge Water.....	13.50
75 gallons @ \$0.0101625 per gallon	0.76
Current Water Charges.....	14.26
Current Sewer Charges	0.92
Amount Due ON or BEFORE 11/11/14	\$ 30.86
Amount Due AFTER the Current Due Date	\$ 31.62

*PAID 11-17-14
3504*

Message Center (see reverse side for other information)

- Would you like to quickly and easily learn important information about your water? Please let us know how you want to be contacted via our new automated notification system by clicking on the Aqua Notify button at www.aquaamerica.com.
- The due date refers to current charges and any deferred payment amount only. If you do not pay your bill on time, your service could be subject to interruption. To ensure proper credit, please remember to provide your full 16-digit account number when paying your bill.

Keep top portion for your records.