



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, November 18, 2013  
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 October 21, 2013 meeting
5. New Business:

**A. VA-3804 - Anthony Hray**

<b>Applicant/</b>	TH Midwest Inc. Attn: Christopher Rinehart
<b>Owner:</b>	Weston Town Centre LLC Attn: Nick Vollman
<b>Township:</b>	Franklin Township
<b>Site:</b>	185 Georgesville Road (PID #140-000093 and 140-003370)
<b>Acreage:</b>	1.50-acres
<b>Zoning:</b>	Community Service (CS) District
<b>Utilities:</b>	Central water and wastewater
<b>Request:</b>	Requesting a Variance from Sections 332.042(c), 670.083(a), 670.083(h), 670.083(h(5)), 670.086(c(3)), 670.086(c(7(ii))), 670.086(d(1)), 670.088(a) and 670.0812(a and b) of the Franklin County Zoning Resolution to allow the development of a gas station and convenience store that will fail to meet the minimum landscaped open space, front building setback, façade, canopy location, ground sign type and height, wall sign, front yard, and parking lot and circulation requirements on a lot subject to the Smart Growth Overlay in an area zoned Community Service (CS).

**B. VA-3809 – Anthony Hray - *Requesting to withdraw***

<b>Applicant:</b>	Great City Cars, LLC
<b>Owner:</b>	John Stoughton
<b>Township:</b>	Blendon Township
<b>Site:</b>	6147 Westerville Road (PID #110-002118)
<b>Acreage:</b>	0.65-acres
<b>Zoning:</b>	Community Service District
<b>Utilities:</b>	On-site water and wastewater
<b>Request:</b>	Requesting a Variance from Sections 332.042(b) and 531.011 of the Franklin County Zoning Resolution to allow a car sales business that will fail to meet public access and sealed pavement standards on a lot zoned Community Service.

**C. VA-3810 – Scott Ulrich**

<b>Applicant:</b>	Juliet Bullock, Architect
<b>Owner:</b>	Carol Ballogg and Gary Kopp
<b>Township:</b>	Sharon Township
<b>Site:</b>	883 Plum Tree Drive (PID's #250-004584, 4585, 4654, 4655)
<b>Acreage:</b>	0.25-acres
<b>Zoning:</b>	Rural District
<b>Utilities:</b>	Public water and on-site wastewater
<b>Request:</b>	Requesting a Variance from Sections 512.02(2) and 302.041(c) of the Franklin County Zoning Resolution to allow the construction of an accessory building that will exceed the maximum height and square footage allowed and exceed the permitted lot coverage in an area zoned Rural.

**6. Adjournment of Meeting to December 16, 2013**



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## MINUTES OF THE FRANKLIN COUNTY BOARD OF ZONING APPEALS

**Monday, October 21, 2013**

The Franklin County Board of Zoning Appeals convened on the 26th floor, Franklin County Courthouse, 373 South High Street, Columbus, Ohio, 43215, on Monday, October 21, 2013.

Present were:

Christopher Baer, Vice Chairperson  
Tim Guyton  
Nancy Hunter

Franklin County Economic Development and Planning Department members:

Anthony Hray, Planner  
Scott Ulrich, Planner

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

The first order of business being approval of the minutes of the September 16, 2013, 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 three-to-zero vote.

### **OLD BUSINESS:**

The next order of business being Case No. CU-3797. The applicant is Andres Ferrari. The site is located at 1408 London-Groveport Road. The township is Hamilton Township. It is 2.295 acres. It has on-site water and central wastewater. The request is to withdraw the application. Mr. Guyton made a motion to take Case No. CU-3797 off the table. It was seconded by Mr. Baer. The motion was approved by a three-to-zero vote.

Mr. Guyton made a motion to withdraw the application at the request of the applicant. It was seconded by Mr. Baer. The motion was approved by a three-to-zero vote.

The next item of business being Variance Case VA-3804, which was not listed on the agenda. The applicant has requested to table the case until the November 18th, 2013, hearing. Mr. Guyton made a motion to remove Variance Case No. VA-3804 from the table. It was seconded by Mr. Baer. The motion was approved by a three-to-zero vote.

Mr. Guyton made a motion to table the case until the November 18th, 2013, hearing. It was seconded by Mr. Baer. The motion was approved by a three-to-zero vote.

**NEW BUSINESS:**

The next order of business being Case No. CU-3806. The applicant is William Staver Weiant. The township is Norwich Township. It is located at 3636 Hilliard-Cemetery Road. It is 1.81 acres in size. It has central water and wastewater. The request is for a Conditional Use from Section 302.0393 of the Franklin County Zoning Resolution to allow the operation of a Bed and Breakfast Inn in an area zoned Rural.

Mr. Ulrich read and presented the case to the Franklin County Board of Zoning Appeals. Ms. Hunter made a motion to approve the Conditional Use with the following Staff conditions:

1. The applicant must apply for and receive an approved Certificate of Zoning Compliance from the Franklin County Economic Development and Planning Department.
2. The applicant must dedicate additional right-of-way or highway easement to the Franklin County Engineer to achieve 40 feet of half-right-of-way as recommended in the Franklin County Thoroughfare Plan.

It was seconded by Mr. Guyton. The motion was approved by a three-to-zero vote.

The next order of business being Case No. VA-3807. The applicant is South-Western City Schools. The township is Pleasant Township. It is located at 7000 London-Groveport Road. It is 7.11 acres in size. It has central water and wastewater. And the request is for a Variance from Sections 501.012, 504.011, 504.012, 505.022(a) and 505.024(a) of the Franklin County Zoning Resolution to allow the use of a screening wall that will exceed the maximum height permitted, the development of a school that will fail to meet the required setback, and the use of a Dumpster that will fail to meet the location and screening requirements in an area zoned Rural.

Mr. Anthony Hray read and presented the case to the Franklin County Board of Zoning Appeal. Mr. Guyton made a motion to approve a Variance from Sections 501.012, 504.011, 504.012, 505.022(a) and 505.024(a) with the following Staff recommendations:

1. The applicant must apply for and receive a Certificate of Zoning Compliance from the Franklin County Economic Development and Planning Department.
2. The applicant shall complete the following prior to the issuance of a Certificate of Zoning Compliance:
  - i. File a Notice of Intent (NOI) with the Ohio Environmental Protection Agency and obtain coverage under an approved NPDES (National Pollutant Discharge Elimination System) General Permit as necessary.
  - ii. Receive approval of a Stormwater Pollution Prevention Plan (SWPPP) prior to any earth disturbing activities.
  - iii. Receive approval of any applicable Ohio EPA permit related to the Big Darby Creek Watershed.
3. The applicant shall install sediment and erosion control measures prior to any earth disturbing activities.
4. The applicant shall maintain all access points, parking areas and drive aisles so that no materials or debris are tracked onto the surface of the roadway by vehicles (construction and passenger) exiting the site. The applicant shall coordinate with the Franklin County Engineer's Office and Ohio Department of Transportation to develop and implement appropriate measures.
5. The applicant shall obtain permits from the Franklin County Engineer's Office and Ohio Department of Transportation prior to conducting any work within the public right-of-way.
6. The applicant shall obtain all necessary permits from the State of Ohio Building Department and Pleasant Township Fire Department.

7. The applicant shall receive stormwater drainage plan approval from the Franklin County Drainage Engineer's Office prior to the issuance of a Certificate of Zoning Compliance.

Ms. Hunter seconded the motion. The motion was approved by a three-to-zero vote.

The next order of business being Case No. VA-3808. The applicant is South-Western City Schools. The township is Franklin Township. It is located at 1835 Finland Avenue. It is 25.19 acres in size. It has central water and wastewater.

The request is for a Variance from Sections 505.022(b) and 505.024(a) of the Franklin County Zoning Resolution to allow the use of a Dumpster, in association with an elementary school, which will fail to meet the location and screening requirements in an area zoned Rural.

Mr. Hray read and presented the case to the Franklin County Board of Zoning Appeals. Ms. Hunter made a motion to approve Variance Case No. VA-3808 with the following Staff recommendations:

1. The applicant shall obtain a Certificate of Zoning Compliance from the Franklin County Economic Development and Planning Department.
2. Prior to the issuance of a Certificate of Zoning Compliance, the applicant shall file a Notice of Intent (NOI) with the Ohio Environmental Protection Agency and obtain coverage under an approved NPDES (National Pollutant Discharge Elimination System) General Permit as necessary.
3. The applicant shall receive approval of a Stormwater Pollution Prevention Plan (SWPPP) prior to any earth disturbing activities.
4. The applicant shall install sediment and erosion control measures prior to any earth disturbing activities.
5. The applicant shall maintain all access points, parking areas and drive aisles so that no materials or debris are tracked onto the surface of the roadway by vehicles (construction and passenger) exiting the site. The applicant shall coordinate with the Franklin County Engineer's Office, Franklin Township Road Superintendent and city of Columbus Public Services Department to develop and implement appropriate measures.
6. The applicant shall obtain permits from the respective jurisdiction prior to conducting any work within the public right-of-way.
7. The applicant shall agree to and complete any improvements deemed necessary by the Franklin County Engineer's Office and city of Columbus Public Services Department based on the traffic impact study. Proof of an executed agreement for these improvements must be submitted prior to the issuance of a Certificate of Zoning Compliance.
8. The applicant shall obtain all necessary permits from the Franklin Township Building and Fire Departments.

Mr. Guyton seconded the motion. The motion was approved by a three-to-zero vote.

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

And, thereupon, the hearing adjourned at 2:39 p.m.



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President

Economic Development & Planning Department  
James Schimmer, Director

## STAFF REPORT

Board of Zoning Appeals  
November 18, 2013

### Case VA-3804

Prepared by: Anthony Hray

<b>Applicant:</b>	TH Midwest Inc. Attn: Christopher Rinehart
<b>Owner:</b>	Weston Town Centre LLC Attn: Nick Vollman
<b>Township:</b>	Franklin Township
<b>Site:</b>	185 Georgesville Road (PID #140-000093 and 140-003370)
<b>Acreage:</b>	1.50-acres
<b>Zoning:</b>	Community Service (CS) District
<b>Utilities:</b>	Central water and wastewater
<b>Request:</b>	Requesting a Variance from Sections 332.042(c), 670.083(a), 670.083(h), 670.083(h(5)), 670.086(c(3)), 670.086(c(7(ii))), 670.086(d(1)), 670.088(a) and 670.0812(a and b) of the Franklin County Zoning Resolution to allow the development of a gas station and convenience store that will fail to meet the minimum landscaped open space, front building setback, façade, canopy location, ground sign type and height, wall sign, front yard, and parking lot and circulation requirements on a lot subject to the Smart Growth Overlay in an area zoned Community Service (CS).

### Summary

The applicant is requesting variances to allow the construction of a gas station and convenience store that will fail to meet the minimum landscaped open space, front building setback, façade, canopy location, ground sign type and height, wall sign, front yard, and parking lot and circulation requirements on a lot subject to the Smart Growth Overlay. Staff recommends approval with conditions of the request from Sections 670.083(a), 670.083(h), 670.083(h(5)), 670.086(d(1)), 670.088(a) and 670.012(a and b) and denial of the request from Sections 332.042(c), 670.086(c(3)) and 670.086(c(7(ii))). The reasons for denial are that the applicant has failed to satisfy the criteria for granting a variance under Section 810.041 and the request is inconsistent with the recommendations of the Westland Area Interim Development Framework.

### Description of the Request

The subject site is located adjacent to the Westland Mall Shopping Plaza on the west side of Georgesville Road, just south of Broad Street. The subject site consists of property within two (2) separate tax parcels and is currently occupied by two (2) vacant commercial buildings. The applicant is proposing to demolish both existing buildings and adjust the lot lines of the subject parcels, being 0.61-acres and 51.31-acres respectfully, to create a 1.50-acre site for purposes of developing a Turkey Hill gas station and convenience store.

## Surrounding Area

Direction	Zoning	Land Use
North	General Industrial (GI)	Huntington Bank
South	Community Service (CS)	Key Bank
East	Commercial Planned District - (Columbus)	Hollywood Casino
West	Community Service (CS)	Westland Mall

## Comprehensive Plan

The Westland Area Interim Development Framework, adopted in 2010, recommends limited range commercial and multi-family land uses for this particular area. Recommended land uses would include a limited range of retail uses, mostly neighborhood scale, including offices and multi-unit housing and townhomes. The plan also serves as an important tool in helping the community achieve its future vision by recognizing and implementing key development principles. With respect to the subject case, the plan calls for embracing redevelopment strategies that incorporate attractive facades and landscaping, stormwater best management practices, walkable pedestrian connectivity, reduced parking foot prints, more uniform and complimentary signage and a greater balance of sustainable land uses in line with the future land use map.

The request from Sections 670.083(a), 670.083(h), 670.083(h(5)), 670.086(d(1)), 670.088(a) and 670.012(a and b) to allow the construction of a gas station and convenience store that will fail to meet the front building setback, façade, canopy location, wall sign, front yard, and parking lot and circulation requirements is consistent with the recommendations of the Westland Area Interim Development Framework. However, the request from Sections 332.042(c), 670.086(c(3)) and 670.086(c(7(ii))) to allow the development of a gas station and convenience store that will fail to meet the minimum landscaped open space, and ground sign type and height requirements are not. More specifically granting the request from these sections would promote a development with a greater parking footprint in lieu of landscaped open space and prohibited signage.

## Staff Review

### Variance from Section 332.042(c) – Minimum Landscaped Open Space:

- At least twenty percent (20%) of the lot must be landscaped open space
  - The lot being 1.50-acres in size is required to maintain at least 13,068 square feet or 0.30-acres of landscaped open space
    - The applicant will be providing 10,890 square feet (0.25-acres) of landscaped open space; equating to 16.3 percent of the total lot area. This represents an increase of 9.3 percent or roughly 6,075 square feet of landscaped open space from what is currently provided on site.
    - A variance of 3.7 percent or 2178 square feet (0.011-acres) is required
      - Staff is recommending ***denial*** of this request due to the amount of parking being provided. The applicant is proposing 34 spaces which is one (1) less than the 35 space maximum allowed by the Smart Growth Overlay. The overlay allows for a 65 percent reduction in the amount of parking required. In this particular case, the applicant is only required to provide a minimum of 23 parking spaces. Therefore, if the applicant eliminated the seven (7) overflow parking spaces located in the northwest corner of the lot, they would be able to gain an additional 1,134 square feet of landscaped open space; significantly reducing the severity of the variance request to only one and a half percent (1.5%) or 1,044 square feet.

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

- The front building line setback for a primary building or structure shall be 25 feet (+/- two (2) feet)
  - The proposed setback of the convenience store (primary building) is 177 +/- feet from the edge of the public right-of-way
    - A variance of 152 +/- feet is required
      - The location of a sewer easement, vehicle access, and product visibility have impacted and influenced the proposed location of the convenience store.

Variance from Section 670.083(h) – Facade:

- A building frontage that exceeds a width of 50 feet shall include vertical piers or other vertical visual elements to break the plane of the building frontage.
  - The proposed convenience store measures 94 feet in width
    - The applicant has proposed no vertical piers or vertical visual elements as depicted on the elevation plan.
      - Turkey Hill uses a prototypical building design to encourage brand loyalty and consistency with customers. Also in this case, the applicant was required to accommodate the appropriate amount of clear window glass required by the Smart Growth Overlay, thereby significantly reducing the amount of space available along the building frontage to incorporate the required vertical piers or visual elements.

Variance from Section 670.083(h(5)) – Canopy:

- A canopy shall be attached to the principal building and be located behind or to the side of the building.
  - The gasoline pump canopy will not be attached and will be located in front of the principal building.
    - The applicant has requested this variance to maintain a traditional site layout, promote safe vehicle and pedestrian accessibility and to remain competitive with similar uses in the area.

Variance from Section 670.086(c(3)) – Ground Signs:

- Only monument-type ground signs are permitted in the Smart Growth Overlay
  - The applicant is proposing a monopole free-standing sign which is prohibited
    - Staff recommends **denial** of this request. The applicant has failed to satisfy the criteria for granting a variance as detailed in staff's analysis.

Variance from Section 670.086(c(7(ii))) – Ground Sign Height:

- The height of a ground sign shall not exceed a height of 12 feet above grade when located along a road with a speed limit greater than 35 mph, but less than 50 mph
  - The proposed monopole sign will be 20 feet above grade
    - A variance of eight (8) feet is requested
    - Staff recommends **denial** of this request. The applicant has failed to satisfy the criteria for granting a variance as detailed in staff's analysis.

Variance from Section 670.086(d(1)) – Wall Sign:

- Multiple wall signs are permitted on the primary building frontage provided the aggregate graphic area does not exceed the allowable graphic area for the building frontage
  - The applicant is proposing to mount four wall (4) signs to sections of the gasoline pump canopy that are considered to be a non-primary building frontage.
    - The applicant wants to be able to identify itself to customers that will be traveling from the shopping center to the west by way of Shoppers Lane North and South.

Variance from Section 670.088(a) – Front Yard Landscaping and Screening:

- The front yard shall be planted with live vegetation and shade trees, except for paved areas expressly designed for vehicular and pedestrian use. One shade tree is required for each 50 lineal feet, or fraction thereof, of road frontage.
  - The site maintains approximately 391 lineal feet of road frontage on Georgesville Road.
  - The site is required to provide eight (8) shade trees
    - The applicant is proposing to plant four (4) shade trees as depicted on the landscaping plan
    - A variance for the additional four (4) trees is being requested
      - It is important to note that as a part of the recent improvements to Georgesville Road, four (4) shade trees were planted within the public right-of-way, along the frontage of the site. These trees will complement those that are being proposed.

Variance from Section 670.0812(a) and 670.0812(b) – Parking and Circulation Setback and Location:

- No parking lot, stacking space, loading space or circulation aisle is permitted between the principal building and a street centerline. A surface parking lot shall be located behind the principal building.
  - The applicant is proposing 20 parking spaces and a circulation aisle in front of the convenience store (principal building).

**Franklin County Engineer’s Office**

The site will continue to access Georgesville Road by way of two (2) existing privately maintained drives. Both drives, known as Shoppers Lane North and Shoppers Lane South, are located immediately to the north and south of the site. Both drives are curbed with center medians and traffic signals control access at both intersections with Georgesville Road. No direct access to Georgesville Road is permitted. The Franklin County Engineer’s Office, who maintains this section of Georgesville Road, has requested that the applicant address concerns related to the turning movements of vehicles entering the site from the northern access point. The location of the access drive in relation to the center median within Shoppers Lane North could cause drivers to make unsafe movements. The Engineer’s Office has also requested proof that the applicant has a valid access easement to use both private drives. The applicant will also be installing and connecting a five (5) foot pedestrian walkway from the primary building entrance to the existing five (5) foot public sidewalks along Georgesville Road. The applicant will be required to resolve both items mentioned above and obtain all required permits to work within the public right-of-way prior to the issuance of a Certificate of Zoning Compliance.

**Franklin County Drainage Engineer**

The applicant has submitted stormwater drainage plans, in accordance with the Franklin County Stormwater Drainage manual, to the County Drainage Engineer. No concerns have been posed. The applicant is required to obtain construction plan approval prior to any earth disturbing activities.

**Franklin County Sanitary Engineer’s Office**

A ten (10) foot wide sanitary sewer easement, extending from the south, crosses the southern half of the site. The Franklin County Sanitary Engineer’s Office will not allow for the construction of any building or structure within this easement, thus limiting the location of the convenience store and pump canopy.

**Franklin Soil and Water Conservation District**

The applicant will be required to file a Notice of Intent with the Ohio EPA to obtain coverage under a National Pollutant Discharge Elimination System (NPDES) permit since disturbance on-site will exceed the one (1) acre threshold. The applicant is responsible for installing all sediment and erosion control measures prior to any earth disturbing activities and maintaining these measures throughout construction. Furthermore, the applicant shall coordinate with the Franklin Soil and Water Conservation District to incorporate an acceptable stormwater best management practice (bio-swale, rain garden, infiltration trench, etc.) to reduce the volume of stormwater being diverted to the stormwater drainage system. The

type, size and location of the practice being used must be agreed upon and detailed on the development plan prior to the issuance of a Certificate of Zoning Compliance.

### **Franklin Township Fire Department**

The township fire department posed no concerns with the request.

#### **Staff Analysis– Section 810.41:**

*Request from Sections 670.083(a), 670.083(h), 670.083(h(5)), 670.086(d(1)), 670.088(a) and 670.0812(a and b) to allow the construction of a gas station and convenience store that will fail to meet the front building setback, façade, canopy location, wall sign, front yard, and parking lot and circulation requirements*

- 1) *Special conditions and circumstances exist which are peculiar to the structure/property involved which are not applicable to other structures/property in the same zoning district;*
  - » The use being heavily auto oriented makes developing a functional and sustainable site in accordance with the overlay standards extremely difficult. The location and design of the convenience store, pump canopy and parking areas is necessary to promote safe vehicle and pedestrian circulation and to ensure that the business is able to operate competitively with other stations not required to develop to these standards.
- 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;*
  - » Requiring strict compliance with the provisions of the zoning resolution would not allow for a functional and sustainable development considering the nature of the proposed use.
- 3) *The special circumstances and conditions of this request do not result from the action of the applicant;*
  - » The special circumstances and conditions of this request are not a result of the applicant.
- 4) *Granting the variance requested will not confer on the applicant special privileges that are denied by this Zoning Resolution to other lands or structures in the same Zoning District;*
  - » Granting the variances will allow the beneficial and sustainable use of a property that is distressed and underutilized. Considering the nature of the use, the proposed design is necessary to create a safe and sustainable development.
- 5) *Granting the variance will not adversely affect the safety of persons residing in the vicinity of the proposed development, be materially detrimental to the public welfare and be injurious to private property in the vicinity;*
  - » Granting the variances will allow development that is consistent with recommendations of the current land use policies in effect for this area and promotes the health, safety and welfare of the public.

#### **Staff Analysis– Section 810.41:**

*Request from Sections 332.042(c), 670.086(c(3)) and 670.086(c(7(ii))) to allow the development of a gas station and convenience store that will fail to meet the minimum landscaped open space, and ground sign type and height requirements*

- 1) *Special conditions and circumstances do not exist which are peculiar to the structure/property involved which are not applicable to other structures/property in the same zoning district;*
  - » As previously mentioned, the applicant is permitted to reduce the amount of parking on-site to accommodate additional landscaped open space to reduce the severity of the variance request. The applicant has substantially increased the amount of open space being provided from what currently

exists, however, they have not provided any special conditions or circumstances which would reasonably explain the amount of parking being proposed. The applicant has also failed to provide any special conditions or circumstances that would warrant the need to install a monopole sign that will exceed the height limitations.

- 2) *A literal interpretation of the provisions of this Zoning Resolution would not deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Zoning Resolution;*
  - » Redevelopment of any property within the Community Service (CS) District subject to the Smart Growth Overlay is permitted the same reduction in parking and would be subject to the same restrictions regarding signage.
- 3) *The special circumstances and conditions of this request are a result from the action of the applicant;*
  - » No special circumstances or conditions exist, therefore this criteria does not apply.
- 4) *Granting the variance requested will confer on the applicant special privileges that are denied by this Zoning Resolution to other lands or structures in the same Zoning District;*
  - » Granting the variances as requested will allow the applicant to enjoy special privileges considering that no special conditions or circumstances exist.
- 5) *Granting the variance will not adversely affect the safety of persons residing in the vicinity of the proposed development, however it may be materially detrimental to the public welfare and be injurious to private property in the vicinity;*
  - » Granting these variances will set an undesirable precedent for future development.

### **Recommendation**

Staff recommendation is that the BZA **approve** a Variance from Sections 670.083(a), 670.083(h), 670.083(h(5)), 670.086(d(1)), 670.088(a) and 670.012(a and b) of the Franklin County Zoning Resolution to allow the development of a gas station and convenience store that will fail to meet the front building setback, façade, canopy location, wall sign, front yard, and parking lot and circulation requirements with the following conditions:

1. The applicant must apply for and receive a Certificate of Zoning Compliance from the Franklin County Economic Development and Planning Department.
2. The applicant shall file a Notice of Intent with the Ohio EPA and obtain coverage under a National Pollutant Discharge Elimination System (NPDES) permit prior to any earth disturbing activities.
3. The applicant shall install sediment and erosion control measures prior to any earth disturbing activities.
4. The applicant shall plant only Ohio native species, under consultation of the Franklin Soil and Water Conservation District, in accordance with an approved landscaping plan.
5. The applicant shall provide proof of a valid, executed cross access agreement prior to the issuance of a Certificate of Zoning Compliance.
6. The applicant shall resolve all outstanding maneuverability and access concerns with the Franklin County Engineer's Office. Any changes or modifications to the site must be detailed on the approved development plan prior to the issuance of a Certificate of Zoning Compliance.
7. The applicant shall obtain construction plan approval and all necessary permits from the Franklin County Engineer's Office prior to conducting any work within the public right-of-way.
8. The applicant shall coordinate with the Franklin Soil and Water Conservation District to incorporate an acceptable stormwater best management practice (bio-swale, rain garden, infiltration trench, etc.). The type, size and location of the practice being used must be agreed upon and detailed on the development plan prior to the issuance of a Certificate of Zoning Compliance.

9. The applicant shall obtain all required permits from the Franklin Township Building and Fire Departments before beginning any earth disturbing activities and secure all required inspections prior to occupying the building.

Staff recommendation is that the BZA deny a Variance from Sections 332.042(c), 670.086(c(3)) and 670.086(c(7(ii))) to allow the development of a gas station and convenience store that will fail to meet the minimum landscaped open space, and ground sign type and height requirements. The reasons for denial are:

1. The request fails to meet the criteria for granting a variance under Section 810.041.
2. The request is inconsistent with the recommendations of the Westland Area Interim Development Framework.

**Resolution**

For your convenience, the following is a proposed resolution for staff's recommendation of approval:

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

\_\_\_\_\_ moves to approve a Variance from Sections 670.083(a), 670.083(h), 670.083(h(5)), 670.086(d(1)), 670.088(a) and 670.012(a and b) of the Franklin County Zoning Resolution as outlined in the request above for the applicant identified in Case No. VA-3804 with the conditions in staff's recommendation.

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

Voting:

**Findings of Fact**

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

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

\_\_\_\_\_ moves that the basis for denying the applicant's request for the Variance from Sections 670.083(a), 670.083(h), 670.083(h(5)), 670.086(d(1)), 670.088(a) and 670.012(a and b) as outlined in the request above for Case No. VA-3804 results from applicant's failure to satisfy the criteria for granting a variance under Section 810.041.

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

Voting:

For your convenience, the following is a proposed resolution for staff's recommendation of denial:

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

\_\_\_\_\_ moves to approve a Variance from Sections 332.042(c), 670.086(c(3)) and 670.086(c(7(ii))) of the Franklin County Zoning Resolution as outlined in the request above for the applicant identified in Case No. VA-3804.

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 332.042(c), 670.086(c(3)) and 670.086(c(7(ii))) as outlined in the request above for Case No. VA-3804 results from applicant's failure to satisfy the criteria for granting a variance under Section 810.041 and the request is inconsistent with the recommendations of the Westland Area Interim Development Framework.

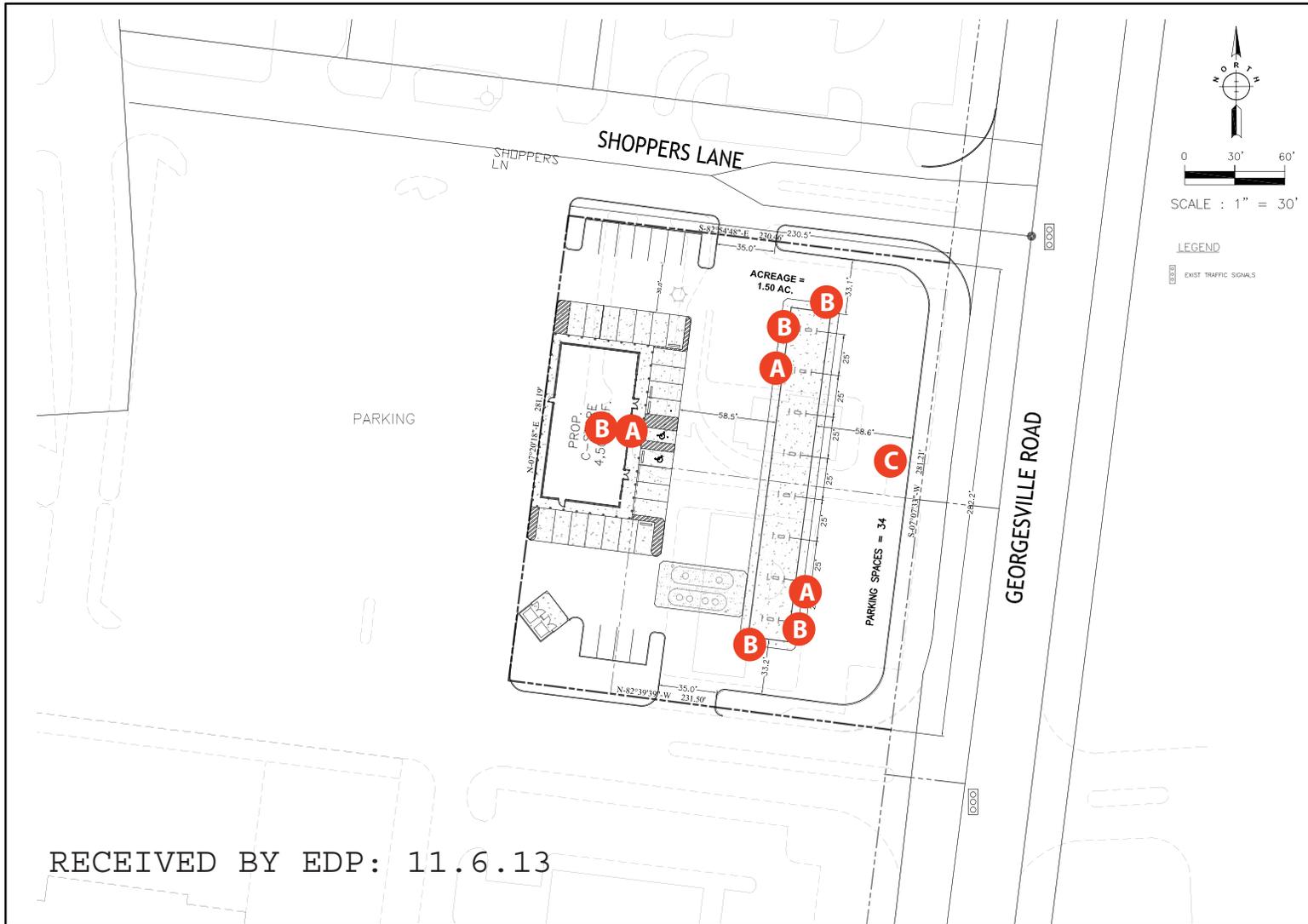
Seconded by: \_\_\_\_\_

Voting:





TURKEY HILL MARKET #719 - Shoppers Lane & Georgesville Road - Columbus, OH



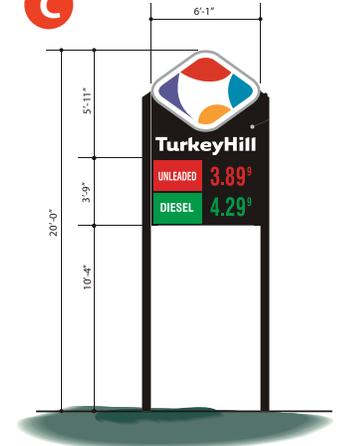
**TurkeyHill**

**A** 15" LETTER SET



**B** 33" X 45" LED LOGO

**C** PYLON SIGN



Note: price digits always face the street side. ▶



THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT PLANNED FOR YOU BY CUMMINGS SIGNS. IT IS NOT TO BE SHOWN OUTSIDE YOUR ORGANIZATION NOR USED, REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION UNLESS AUTHORIZED IN WRITING BY AN OFFICER OF CUMMINGS SIGNS.

CUSTOMER APPROVAL:

DATE: \_\_\_\_\_

Rev. #	DATE	BY	Rev. #	DATE	BY
Rev. #1	_____	_____	Rev. #4	_____	_____
Rev. #2	_____	_____	Rev. #5	_____	_____
Rev. #3	_____	_____	Rev. #6	_____	_____

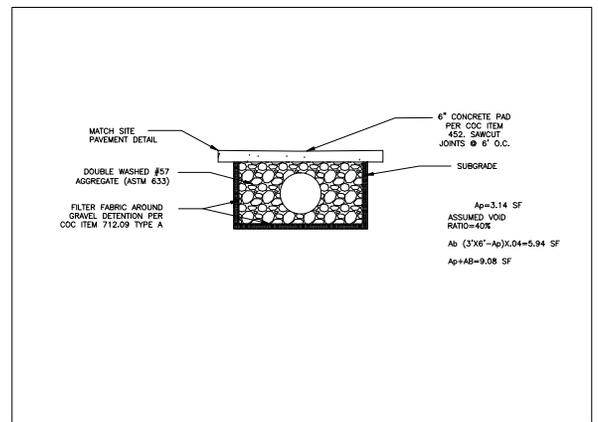
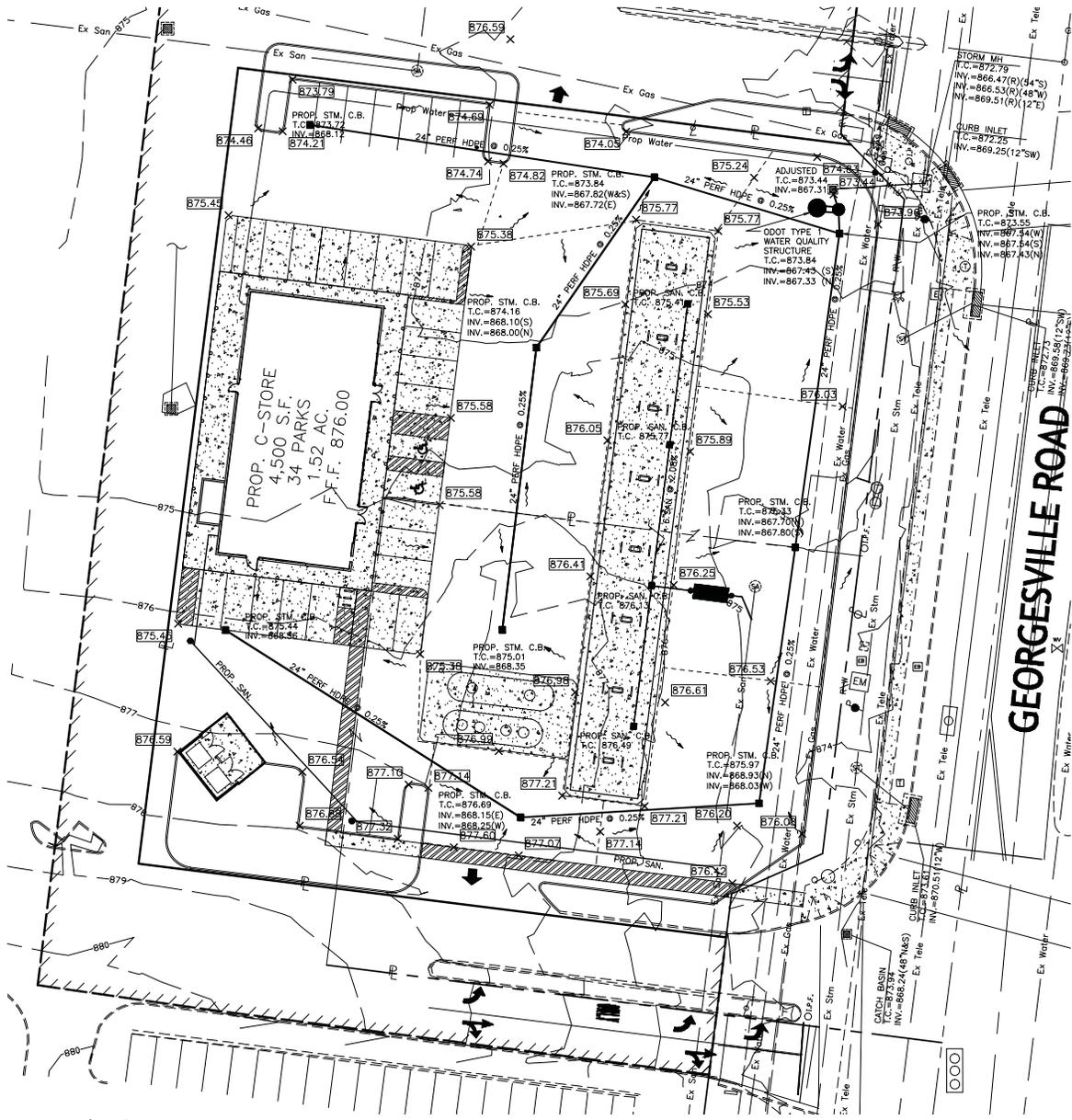


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73331.025

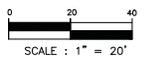
DATE: 9-23-2013  
S. Hawke

THIS DESIGN REMAINS OUR EXCLUSIVE PROPERTY AND CANNOT BE DUPLICATED WITHOUT WRITTEN CONSENT





- LEGEND**
- ↓ MAJOR STORM ROUTING
  - DRAINAGE ARROWS
  - 875.53 875.01 SPOT GRADE WITH PAVEMENT ELEVATION AND TOP OF CURB/SIDEWALK
  - 875.01 SPOT GRADE PAVEMENT ELEVATION
  - MEP 887.1 MEET EX. PAVEMENT ELEVATION
  - PROP. CURB
  - - - EX. CURB
  - - - 710' EX. CONTOUR
  - - - 712' PROP. CONTOUR
  - 88.0' ~ 12' @ 0.45% PROP. STORM LINE
  - 0' R.I.D. PROP. ROOF DRAIN AT 2.0% MIN. SLOPE
  - EX. ELECTRIC/TELEPHONE LINE
  - EX. GAS LINE
  - EX. WATER LINE
  - EX. SANITARY LINE
  - EX. STORM LINE
  - EX. FENCE
  - ⑤ EX. STRUCTURE NUMBER
  - ② PROP. STRUCTURE NUMBER
  - ⊕ EX. SANITARY MANHOLE
  - ⊕ EX. CURB INLET
  - ⊕ EX. STORM MANHOLE
  - ⊕ EX. WATER VALVE
  - ⊕ EX. FIRE HYDRANT
  - ⊕ PROP. STORM CATCH BASIN
  - ⊕ PROP. MANHOLE
  - ⊕ EX. POWER POLE
  - ⊕ EX. POWER POLE/TELEPHONE POL
  - ⊕ PROP. FIRE HYDRANT W/ VALVE
  - ⊕ PROP. ELECTRIC TRANSFORMER
  - ▨ PROP. CONCRETE SURFACE
  - ▨ PROP. STORMWATER PONDING



**P. & L. Systems, Inc.**  
 1150 COLUMBUS ROAD  
 COLUMBUS, OH 43260  
 614.881.1111

NO.	REVISIONS	DATE

**GRADING PLAN**  
 TURKEY HILL #719  
 GEORGESVILLE ROAD  
 COLUMBUS, OHIO

DESIGN TEAM	DATE
DRAWN BY: JS	
CHECKED BY: MC	
SCALE: 1" = 20'	
STORE # 719	
SHEET C-2	
DATE 09-30-13	





**DOWNSTREAM DEFENDER<sup>®</sup> OPERATION AND MAINTENANCE MANUAL**

**Downstream Defender<sup>®</sup> by Hydro International**

The Downstream Defender is a submersible hydrodynamic stormwater filter designed to provide high removal efficiency of particulate matter and fine suspended solids, oil and grease. The Downstream Defender has a long service life.

The Downstream Defender has a long service life. From floating material (concrete, steel, wood, etc.) to fine suspended solids, oil and grease, the Downstream Defender captures and retains it. The Downstream Defender has a long service life. From floating material (concrete, steel, wood, etc.) to fine suspended solids, oil and grease, the Downstream Defender captures and retains it.

**OPERATION AND MAINTENANCE MANUAL**

**BENEFITS OF THE DOWNSTREAM DEFENDER**

- Reduces sediment, silt and debris
- Reduces turbidity
- Reduces oil and grease
- Reduces suspended solids
- Reduces organic matter
- Reduces nutrients
- Reduces pathogens

**APPLICATIONS**

- Stormwater treatment
- Wastewater treatment
- Industrial effluent treatment
- Municipal effluent treatment
- Agricultural effluent treatment
- Domestic effluent treatment

**INTRODUCTION**

The Downstream Defender is a submersible hydrodynamic stormwater filter designed to provide high removal efficiency of particulate matter and fine suspended solids, oil and grease. The Downstream Defender has a long service life.

**OPERATION AND MAINTENANCE MANUAL**

**BLOCKAGE PROTECTION**

The Downstream Defender has a long service life. From floating material (concrete, steel, wood, etc.) to fine suspended solids, oil and grease, the Downstream Defender captures and retains it.

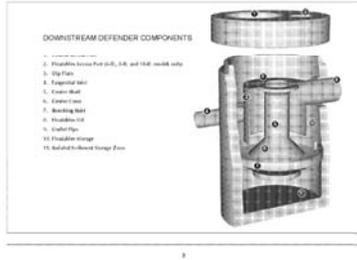
**MAINTENANCE**

**OVERVIEW**

The Downstream Defender is a submersible hydrodynamic stormwater filter designed to provide high removal efficiency of particulate matter and fine suspended solids, oil and grease. The Downstream Defender has a long service life.

**DOWNSTREAM DEFENDER COMPONENTS**

1. Inflatable Access Port (IAP), IAP and IAP-1000 only
2. Inflatable Access Port (IAP)
3. Inflatable Access Port (IAP)
4. Inflatable Access Port (IAP)
5. Inflatable Access Port (IAP)
6. Inflatable Access Port (IAP)
7. Inflatable Access Port (IAP)
8. Inflatable Access Port (IAP)
9. Inflatable Access Port (IAP)
10. Inflatable Access Port (IAP)



**DOWNSTREAM DEFENDER<sup>®</sup> OPERATION AND MAINTENANCE MANUAL**

**Operation**

**INTRODUCTION**

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The Downstream Defender has a long service life. From floating material (concrete, steel, wood, etc.) to fine suspended solids, oil and grease, the Downstream Defender captures and retains it.

**MAINTENANCE**

**OVERVIEW**

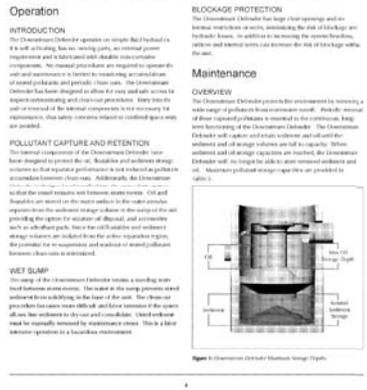
The Downstream Defender is a submersible hydrodynamic stormwater filter designed to provide high removal efficiency of particulate matter and fine suspended solids, oil and grease. The Downstream Defender has a long service life.

**POLLUTANT CAPTURE AND RETENTION**

The Downstream Defender is a submersible hydrodynamic stormwater filter designed to provide high removal efficiency of particulate matter and fine suspended solids, oil and grease. The Downstream Defender has a long service life.

**WET SLUMP**

The Downstream Defender is a submersible hydrodynamic stormwater filter designed to provide high removal efficiency of particulate matter and fine suspended solids, oil and grease. The Downstream Defender has a long service life.

**DOWNSTREAM DEFENDER<sup>®</sup> OPERATION AND MAINTENANCE MANUAL**

**INSPECTION PROCEDURES**

The Downstream Defender is a submersible hydrodynamic stormwater filter designed to provide high removal efficiency of particulate matter and fine suspended solids, oil and grease. The Downstream Defender has a long service life.

**RECOMMENDED EQUIPMENT**

- Safety Equipment and Personal Protective Equipment (PPE) (hard hat, work gloves, etc.)
- Crane or other tool to remove gate in lot
- Pole with camera or light
- Inflatable probe (such as a Diggle Light)
- Trench log for removed material
- Downstream Defender Recovery Log

**DETERMINING YOUR MAINTENANCE SCHEDULE**

The Downstream Defender is a submersible hydrodynamic stormwater filter designed to provide high removal efficiency of particulate matter and fine suspended solids, oil and grease. The Downstream Defender has a long service life.

**TABLE 1**

**Downstream Defender Pollutant Storage Capacities and Max. Cleanup Depths**

Load Character	Load Character	Oil Cleanup Depth				
(Load)	(Load)	(Load)	(Load)	(Load)	(Load)	(Load)
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31	32	33	34	35

**NOTES**

1. See the Downstream Defender User Manual for details on installation and operation.
2. Oil cleanup depth is based on a 10% oil content in the stormwater.
3. See the Downstream Defender User Manual for details on installation and operation.
4. See the Downstream Defender User Manual for details on installation and operation.

**DOWNSTREAM DEFENDER<sup>®</sup> OPERATION AND MAINTENANCE MANUAL**

**INSPECTION PROCEDURES**

1. Set up the inflatable probe equipment around the access port or gate of the Downstream Defender as outlined in the manual.
2. Remove the gate to the manhole, Figure 6 (IAP), the 4.0 Downstream Defender with only gate in lot.
3. Remove the gate to the manhole, Figure 6 (IAP), the 4.0 Downstream Defender with only gate in lot.
4. Use the inflatable probe to inspect the Downstream Defender every six months during the life span of operation to determine your specific blockage accumulation.
5. Typically, inspection may be conducted during any season of the year.

**RECOMMENDED EQUIPMENT**

- Safety Equipment and Personal Protective Equipment (PPE) (hard hat, work gloves, etc.)
- Crane or other tool to remove gate in lot
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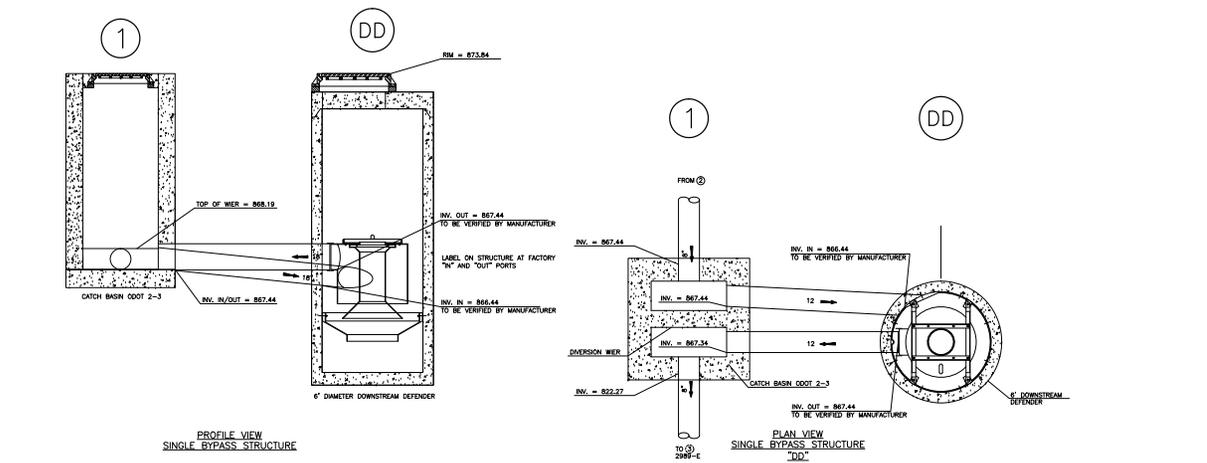
**TURKEY HILL SYSTEMS, INC.**

1100 GEORGETOWN ROAD  
COLUMBUS, OHIO 43260  
614-891-1100

**WATER QUALITY SYSTEM**

TURKEY HILL #719  
GEORGETOWN ROAD  
COLUMBUS, OHIO

DESIGN TEAM DATE  
DRAWN BY: JS  
CHECKED BY: MC  
SCALE: NTS  
STORE # 719  
SHEET C-5  
DATE 09-30-13



**STRUCTURE # 1 & 2**

THE 2 CONCRETE CATCH BASINS LOCATED IN THE CORNER OF THE PARKING LOT ON THE NORTH SIDE OF THE SITE ARE AN INTEGRAL PART OF THE STORM WATER MANAGEMENT SYSTEM FOR THIS FACILITY. IT IS THE OWNER'S RESPONSIBILITY TO PERFORM PERIODIC INSPECTIONS AND NECESSARY MAINTENANCE OF THE STRUCTURE TO INSURE PROPER FUNCTIONS OF THE SYSTEM. THE STRUCTURE SHALL BE INSPECTED AFTER MAJOR STORM EVENTS FOR ACCUMULATION OF DEBRIS AND EXCESSIVE SEDIMENTATION. ACCUMULATED SEDIMENTS AND DEBRIS SHALL BE REMOVED AND DISPOSED OF PROPERLY. THE CONDITION OF THE CONCRETE SHALL BE INSPECTED ANNUALLY. CONCRETE REPAIRS SHALL BE MADE AS NECESSARY.

MANUFACTURER TO PROVIDE UNIT WITH "INLET" AND "OUTLET" PORTS LABELED BEFORE SHIPMENT.

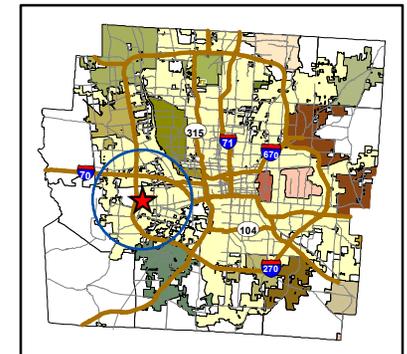


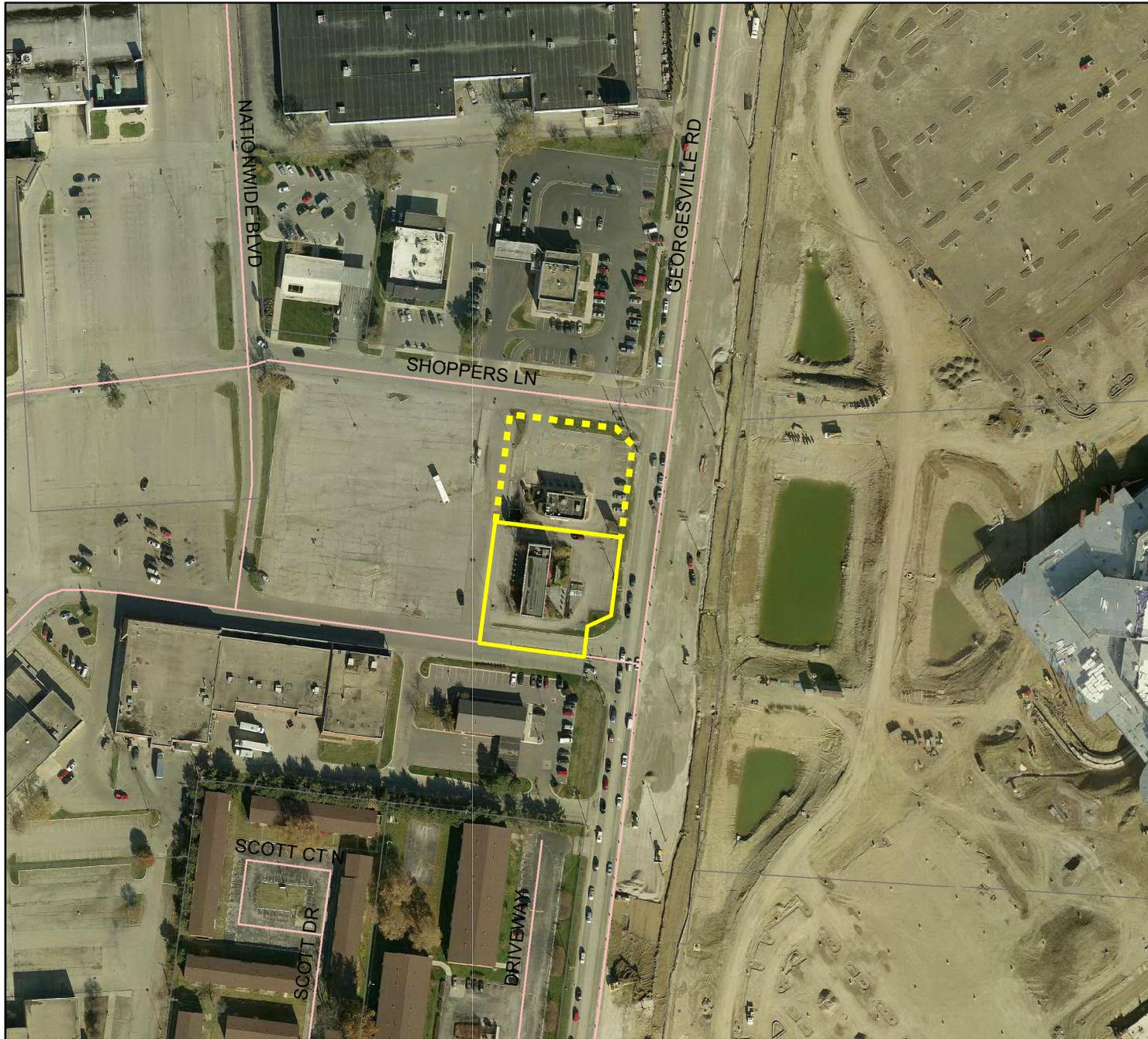
# VA-3804

Requesting a Variance from Sections 332.042(c), 670.083(a), 670.083(h), 670.083(h(5)), 670.086(c(3)), 670.086(c(7(ii))), 670.086(d(1)), 670.088(a) and 670.0812(a and b) of the Franklin County Zoning Resolution to allow the development of a gas station and convenience store that will fail to meet the minimum landscaped open space, front building setback, façade, canopy location, ground sign type and height, wall sign, front yard, and parking lot and circulation requirements on a lot subject to the Smart Growth Overlay in an area zoned Community Service (CS).

1.50 acres  
Franklin Township

- 185 Georgesville Rd.
- Proposed Development Area
- Parcels
- Streets
- Columbus Zoning**
- Commercial
- County Zoning**
- Rural
- General Industrial



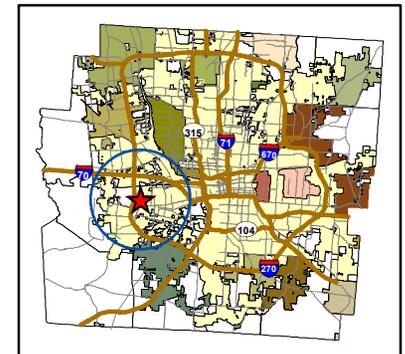


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1.50 acres  
Franklin Township

-  185 Georgesville Rd.
-  Proposed Development Area
-  Parcels
-  Streets



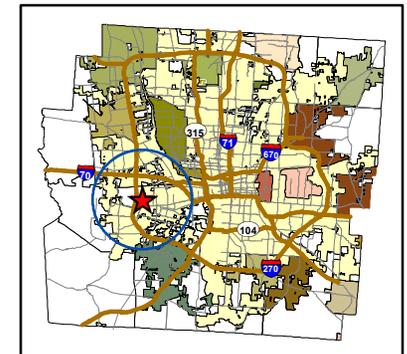


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1.50 acres  
Franklin Township

-  185 Georgesville Rd.
-  Proposed Development Area
-  Parcels
-  Streets



## Hray, David A.

---

**From:** Jane <janethepropertymanager@gmail.com>  
**Sent:** Monday, November 11, 2013 6:06 PM  
**To:** Hray, David A.  
**Subject:** Re: Great City Cars tabling

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Anthony,

Boss said let's just withdrawl our application. So if you can please just withdraw it, that would be great.

Thanks!  
Jane

On Thu, Nov 7, 2013 at 12:23 PM, Hray, David A. <[dahray@franklincountyohio.gov](mailto:dahray@franklincountyohio.gov)> wrote:

Good afternoon Jane-

I just got into the office and for some reason your first email went to my spam folder.

In any case you are correct, Blendon's Zoning Ballot Initiative did in fact pass following Tuesday's election. However, until the results are certified we have been instructed by our Prosecutor's Office to continue with any pending cases until such time.

We have not unfortunately coordinated with Blendon yet to determine how, when or if we are to transfer pending cases. At this point, I think it is best to table the case for 4 months as you previously requested. More than likely the election will be certified well in advance of any hearing 4 months from now and you will most likely be dealing with Blendon Township directly from that point forward.

I have also requested from our fiscal officer the process to see if it is possible to refund all or a portion of your variance application fee since our Board of Zoning Appeals will most likely be taking no further action on this case.

With that being said, it will probably be best if you begin to speak with Blendon to see what they may or may not require from this point forward. You will want to contact Bryan Rhoads , Township Administrator to start. He can be reached at [614-636-4718](tel:614-636-4718) or [bryan.rhoads@blendontwp.org](mailto:bryan.rhoads@blendontwp.org).

So, please send me an email stating that you are requesting to table variance case VA-3809 until the March 2014 Franklin County Board of Zoning Appeals meeting so that I have something official for our case file.

We will cross the next bridge when we get to it.

Thanks for all of your patience and cooperation thus far and please feel free to contact me if you have any more questions .

Sincerely,

**D. Anthony Hray**

Planner

**Franklin County**

**Economic Development & Planning Department**

Lazarus Building

150 South Front Street, FSL Suite 10

Columbus, Ohio 43215-7104

Tel: [614-525-4684](tel:614-525-4684)

Fax: [614-525-7155](tel:614-525-7155)

[www.franklincountyohio.gov/edp](http://www.franklincountyohio.gov/edp)

**From:** Jane [mailto:[janethepropertymanager@gmail.com](mailto:janethepropertymanager@gmail.com)]

**Sent:** Wednesday, November 06, 2013 5:46 PM

**To:** Hray, David A.

**Subject:** Re: Great City Cars tabling

Hi again,

Ok so I just heard that Blendon is taking over zoning...do you send them our stuff or do we start over fresh with them? Not sure what to expect...so please let me know.

Thanks!

Jane

On Wed, Nov 6, 2013 at 1:15 PM, Jane <[janethepropertymanager@gmail.com](mailto:janethepropertymanager@gmail.com)> wrote:

Hi Anthony,

Can we please table this for 4 months? Please confirm.

Thanks!

Jane

Great City Cars



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

Economic Development & Planning Department  
James Schimmer, Director

## STAFF REPORT

Board of Zoning Appeals  
November 18, 2013

### Case VA-3810

Prepared by: Scott Ulrich

<b>Applicant:</b>	Juliet Bullock, Architect
<b>Owner:</b>	Carol Ballogg and Gary Kopp
<b>Township:</b>	Sharon Township
<b>Site:</b>	883 Plum Tree Drive (PID’s #250-004584, 4585, 4654, 4655)
<b>Acreage:</b>	0.25-acres
<b>Zoning:</b>	Rural District
<b>Utilities:</b>	Public water and on-site wastewater
<b>Request:</b>	Requesting a Variance from Sections 512.02(2) and 302.041(c) of the Franklin County Zoning Resolution to allow the construction of an accessory building that will exceed the maximum height and square footage allowed and exceed the permitted lot coverage in an area zoned Rural.

### Summary

The applicant is requesting a variance to allow the construction of an accessory building that will exceed the maximum height and square footage allowed and exceed the permitted lot coverage in an area zoned Rural. Staff recommends ***approval with conditions***.

### Description of the Request

The subject property is located on the south side of Plum Tree Drive in the Mount Air subdivision, approximately 0.25 miles west of Olentangy River Road in Sharon Township. The Mount Air Subdivision was platted in 1927. The property contains a 1,044 square foot house and a 480 square foot detached garage.

The applicant is proposing to remove the existing detached garage and construct a new two-story, 1,386 square foot accessory building. The footprint of the building will be 693 square feet. The new accessory building will be a detached garage with studio space above, which will accommodate the owner’s hobbies and not be used for commercial or residential purposes. The applicant proposes to include a bathroom with a shower on the second floor of the structure.

### Surrounding Area

The surrounding area is zoned Rural with Limited Suburban Residential zoning to the south. The area is low to medium density residential and agricultural in character.

### Comprehensive Plan

The property falls under The City of Columbus’ Northwest Plan, adopted in 2007. The plan recommends this property to retain its current land use as low to medium density residential.

## **Staff Review**

### Variance from Section 512.02(2):

- Accessory buildings on lots under one (1) acre may not exceed a total size of more than 720 square feet and a maximum height of 18 feet, measured as the mean height between the eaves and ridge of a gable roof.
  - The proposed accessory building height is 18 feet 10 inches
  - The proposed accessory building's area is 1,386 square feet, including both levels

### Variance from Section 302.041(c):

- Only one (1) principal use shall be permitted on a lot, and such lot shall not be covered more than twenty percent (20%) by structure.
  - The proposed development will increase lot coverage from 22% to 24%

## **Franklin County Public Health**

Since the house is small and has only one bedroom and bathroom, another bathroom should not affect the functionality of the existing wastewater system. Adding a bathroom or sink to the property would require a sewage system alteration permit from Franklin County Public Health. No materials that might be used in an art studio can be discharged into the septic system.

## **Franklin County Engineer's Office**

The Franklin County Engineer's Office has indicated no concerns with the variance request.

## **Franklin County Drainage Engineer**

The Franklin County Drainage Engineer has indicated no concerns with the variance request.

## **Franklin Soil and Water Conservation District**

The Franklin Soil and Water Conservation District has indicated no concerns with the variance request.

## **Staff Analysis**

### Section 810.041 – Approval of Variance:

- 1) *Special circumstances and conditions exist that do not apply to other properties in the same zoning district.*
  - » At 0.25 acres in size, the subject property is significantly smaller than most lots that exist with Rural zoning classification.
- 2) *A literal interpretation of the zoning resolution would deprive the applicant of rights enjoyed by other properties in the same zoning district.*
  - » A literal interpretation of the zoning resolution would prohibit the construction of the proposed accessory building which, aside from the requested variances, complies with all development standards for accessory buildings. The applicant's desire to include an art studio in the proposed accessory building creates the need for the variances outlined above. The applicant could alleviate the need for the size variance only by making the accessory building one-story in height with a larger footprint, which would increase the overall lot coverage. The applicant could alleviate the need for the lot coverage variance only by making the accessory building taller. With an unusually small lot in the Rural zoning district, the proposed accessory building is the most suitable solution to retain neighborhood and community character and limit the variances to the minimum necessary.
- 3) *No special circumstances or conditions apply to this property as a result of actions taken by the applicant.*
  - » No special circumstances or conditions apply as a result of any action of the applicant.
- 4) *Granting the variance will not confer on the applicant special privileges that are denied to other properties in the surrounding area.*
  - » The variances offer no exceptional privilege to the applicant compared to surrounding property owners.

- 5) *Granting the variance will not be injurious to private property or the public welfare in the surrounding area.*
- » Allowing the development as proposed protects the public welfare by bringing the accessory building into a more compatible appearance to the principle structure as outlined in Section 512.02(2(b)). The proposal also creatively adds functional space without adding onto the principal structure, which would more likely detract from the local character of small cottage homes.

**Recommendation**

Staff recommends *approval with conditions* of the variance request based on staff’s analysis. The conditions are as follow:

1. The applicant must apply for and receive a Certificate of Zoning Compliance from the Franklin County Economic Development and Planning Department.
2. The applicant must remove the shower from the proposed bathroom on the second floor of the accessory building to prevent the use of this space as separate living quarters.
3. No paints, chemicals, clay, concrete, or other materials that might be used in an art studio should go down the drains. Only what is found in a normal household should be discharged into the septic system.
4. The applicant must receive an approved plumbing permit and sewage alteration permit from Franklin County Public Health.
5. The applicant must combine the four parcels that comprise the subject site into a single parcel.

**Resolution**

For your convenience, the following is a proposed resolution:

**Proposed Resolution for Request:**

\_\_\_\_\_ moves to approve the variance from Sections 512.02(2) and 302.041(c) of the Franklin County Zoning Resolution to allow the construction of an accessory building that will exceed the maximum height and square footage allowed and exceed the permitted lot coverage in an area zoned Rural as outlined in the request above for the applicant identified in Case No. VA-3810 with the conditions in staff’s recommendation.

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

Voting:

**Findings of Fact**

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

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

\_\_\_\_\_ moves that the basis for denying the applicant’s request for the variance as outlined in the request above for Case No. VA-3810 results from applicant’s failure to satisfy the criteria for granting a variance under Section 810.041.

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

Voting:

### INDEX TO DRAWINGS

- SHEET 1 ASBUILT & PROPOSED SITE PLANS
- SHEET 2 FIRST & SECOND FLOOR PLANS
- SHEET 3 ELEVATIONS

### ZONING INFORMATION

R: RURAL  
 LOT AREA: 9832 SF  
 PARCEL ID: 250-004654.00

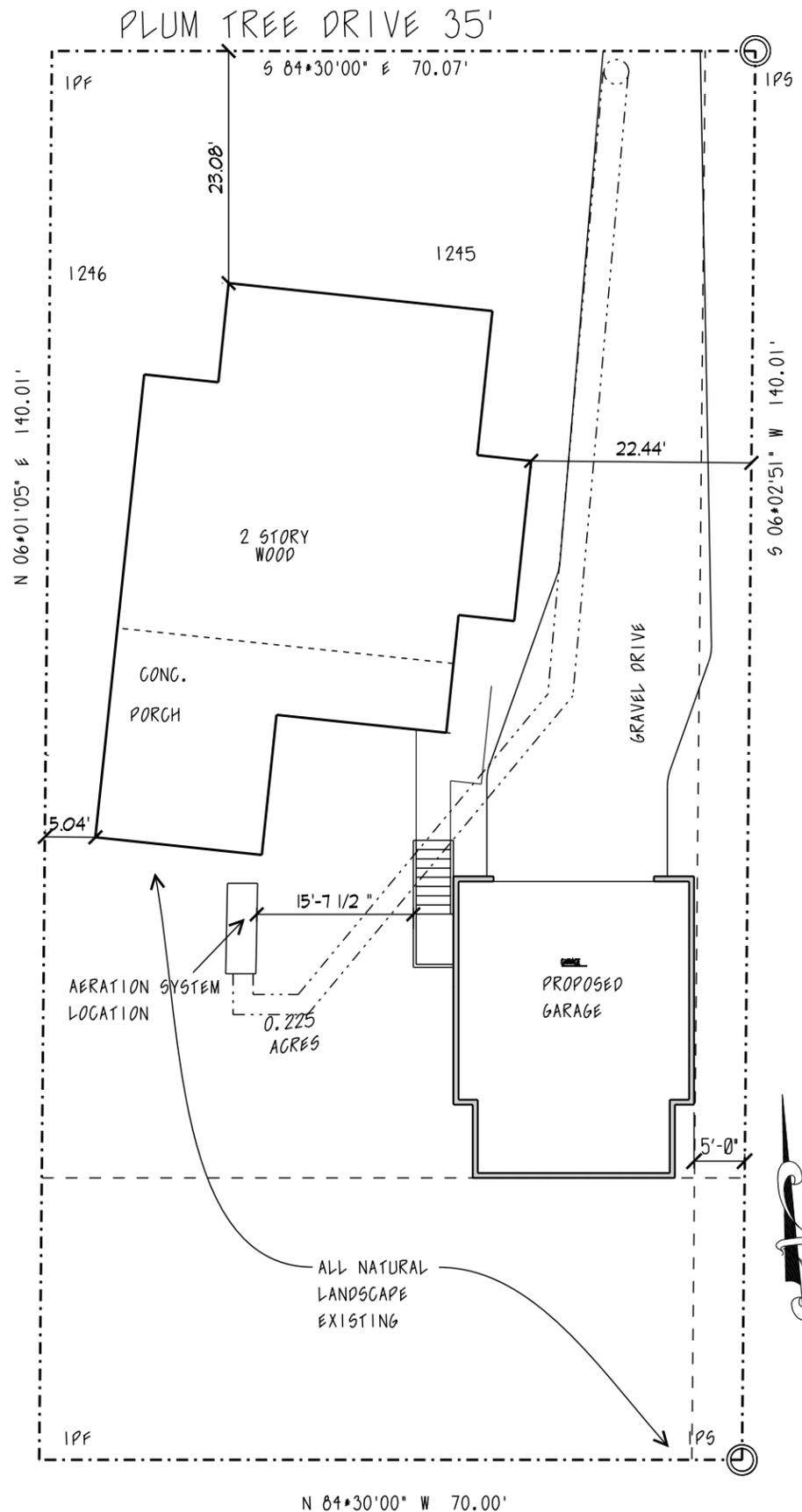
EXISTING HOUSE/PORCH: 1675 SF  
 EXISTING GARAGE: 491 SF  
 TOTAL EXISTING: 2166 SF  
 22% OF LOT AREA

EXISTING HOUSE/PORCH: 1675 SF  
 PROPOSED GARAGE: 693 SF  
 TOTAL W/ NEW GARAGE: 2368 SF  
 24% OF LOT AREA

SF OF 1ST AND 2ND OF NEW ACCESSORY  
 STRUCTURE: 693+693=1386 SF

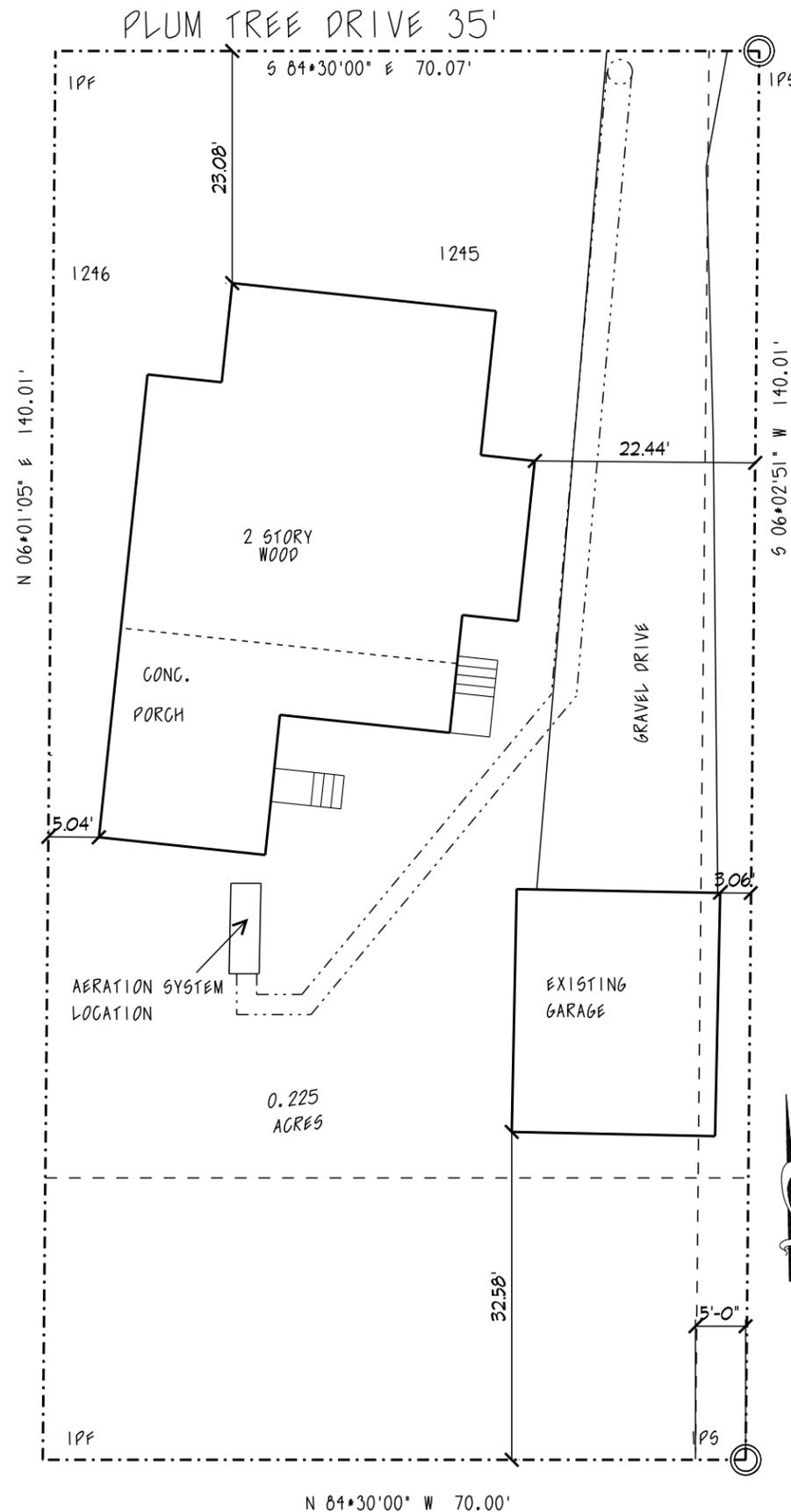
### VARIANCES

- 512.02 MAX. SIZE ACCESSORY STRUCTURE TO ALLOW FOR 1386 IN LIEU OF 720 (THOUGH FIRST FLOOR FOOTPRINT IS 693 SF).
- 512.02 MAX. HEIGHT TO ALLOW FOR 22' IN LIEU OF 18'.
- LOT COVERAGE: ALLOW FOR 24% IN LIEU OF 20% (THOUGH PROPERTY IS 4 SEPARATED LOTS, CALCULATED AS SINGLE LOT.)



### PROPOSED SITE PLAN

SCALE: 1/16" = 1'-0"



### asbuilt SITE PLAN

SCALE: 1/16" = 1'-0"



KOPP RESIDENCE  
 883 PLUM TREE DRIVE  
 COLUMBUS OHIO

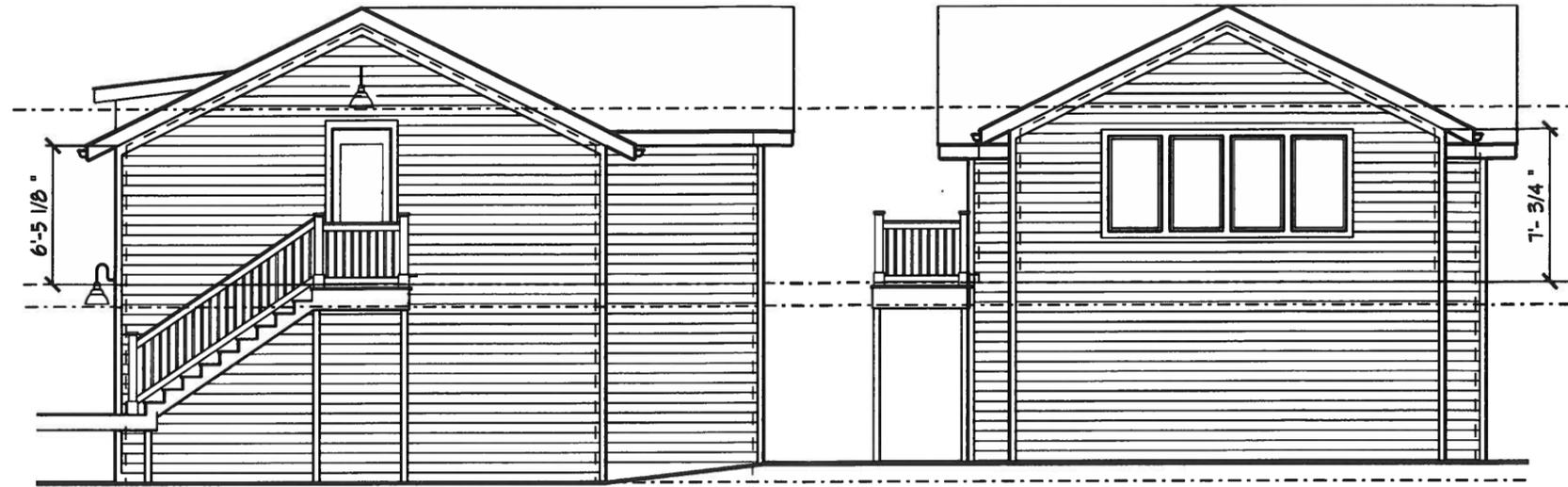
RECEIVED

VA-3810

OCT 16 2013

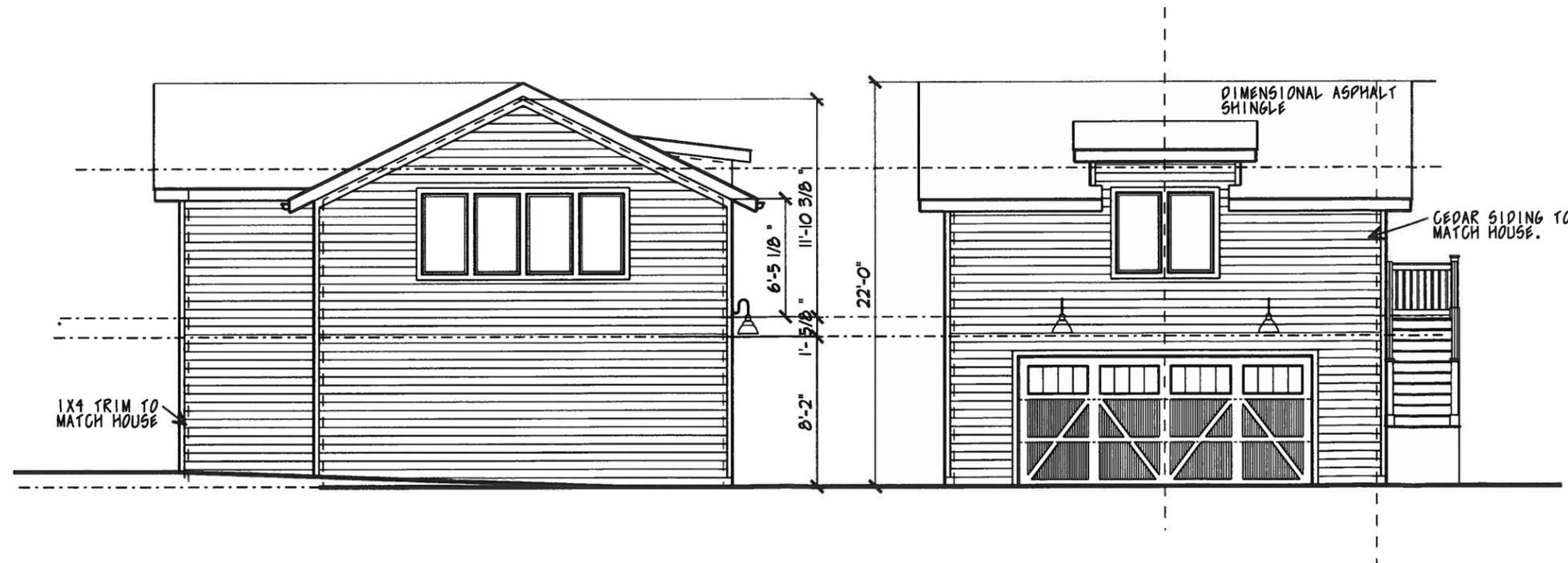
Franklin County Planning Department  
Franklin County, Ohio

JULIET BULLOCK ARCHITECTS  
1182 WYANDOTTE RD  
COLUMBUS OH 43212  
614-935-0944



○ WEST ELEVATION  
SCALE: 1/8" = 1'-0"

○ SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



○ EAST ELEVATION  
SCALE: 1/8" = 1'-0"

○ NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

KOPP RESIDENCE  
883 PLUM TREE DRIVE  
COLUMBUS OHIO

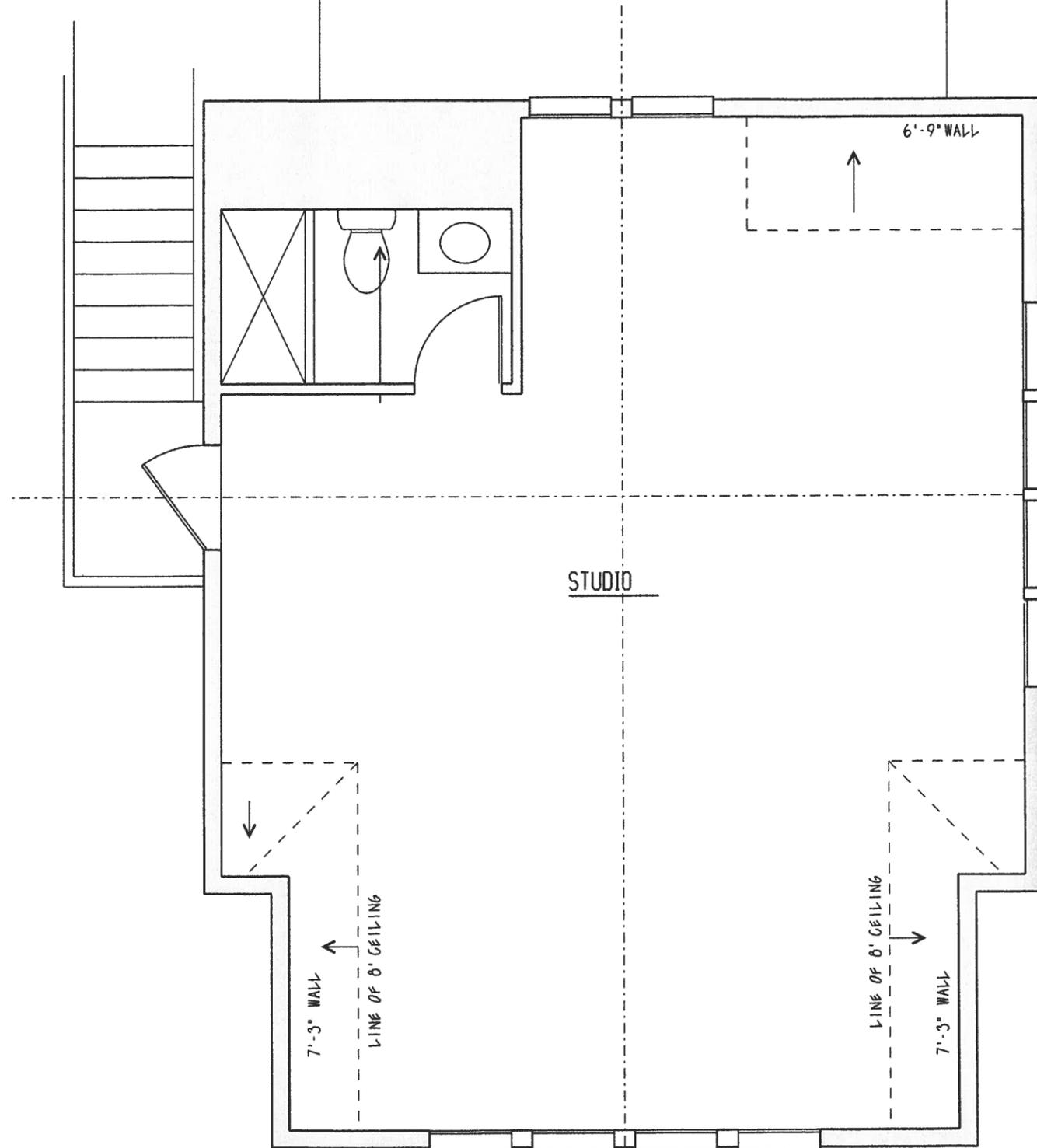
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VA-3810

OCT 16 2013

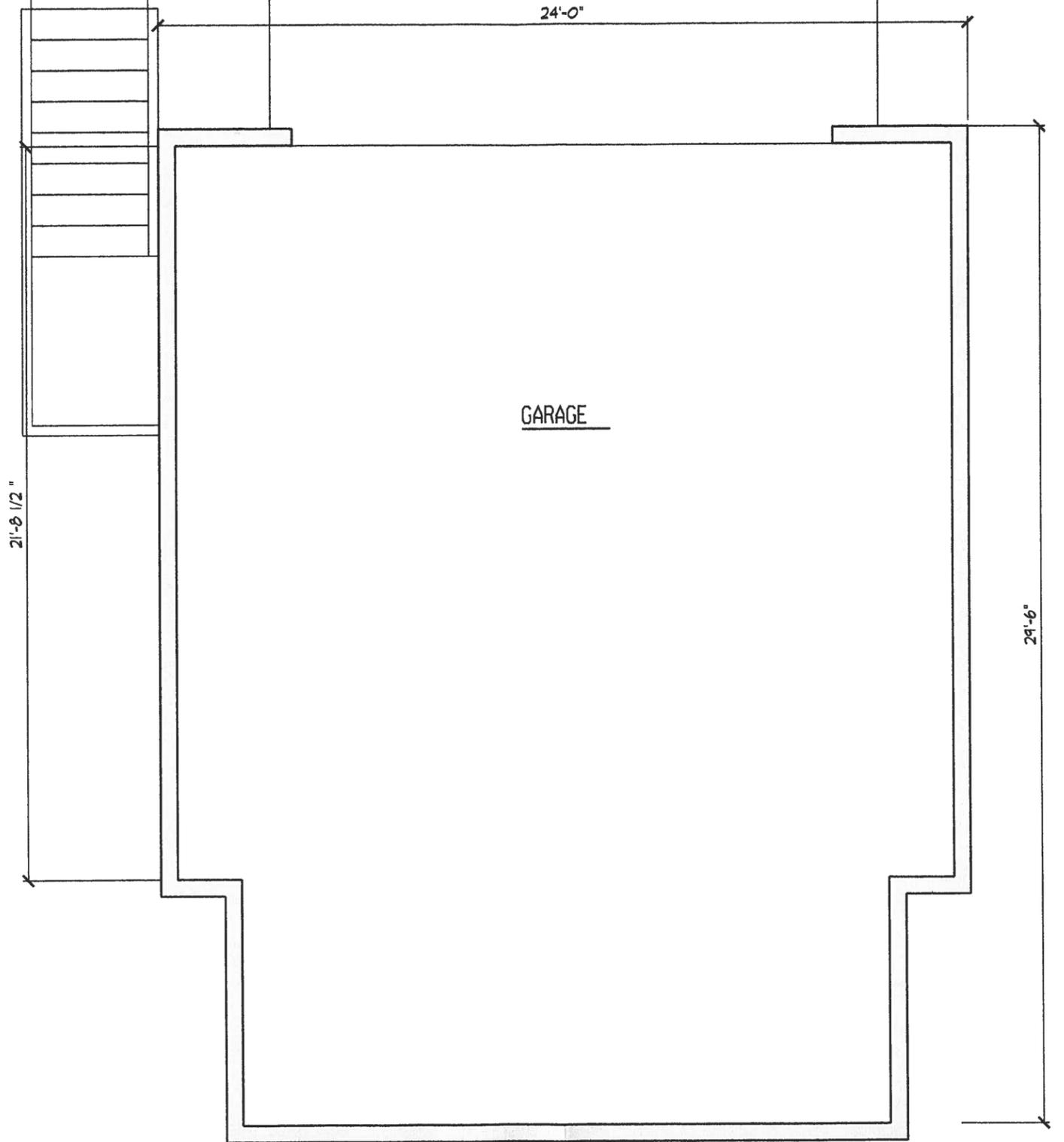
Franklin County Planning Department  
Franklin County, Ohio

JULIET BULLOCK ARCHITECTS  
1182 WYANDOTTE RD  
COLUMBUS OH 43212  
614-935-0944



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

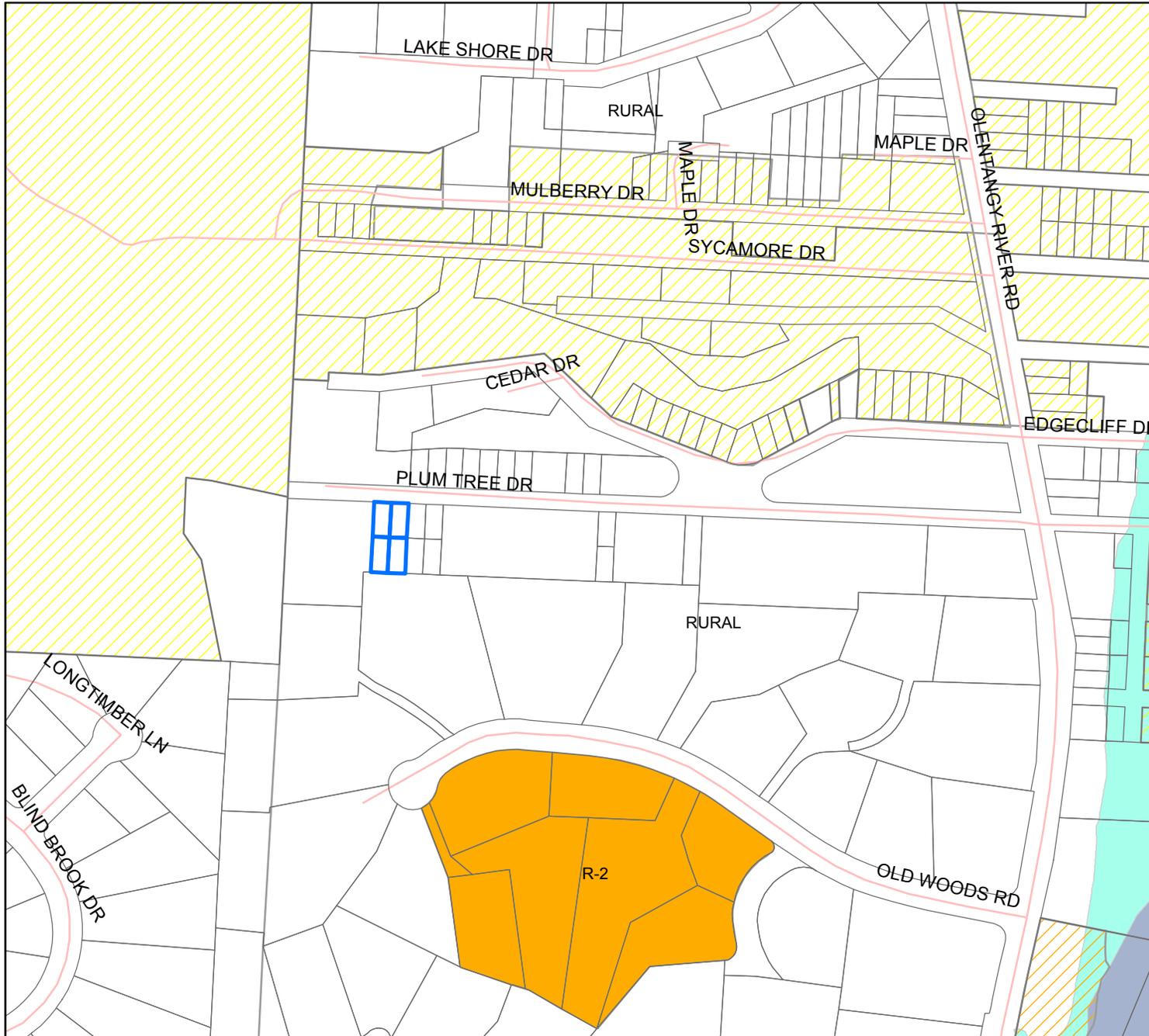


KOPP RESIDENCE  
883 PLUM TREE DRIVE  
COLUMBUS OHIO

# VA-3810

Requesting a Variance from Sections 512.02(2) and 302.041(c) of the Franklin County Zoning Resolution to allow the construction of an accessory building that will exceed the maximum height and square footage allowed and exceed the permitted lot coverage in an area zoned Rural.

.055 acres  
Sharon Township



 883 Plum Tree Dr.

 Parcels

 Streets

### Columbus Zoning

 Residential

 Multi-family

### County Zoning

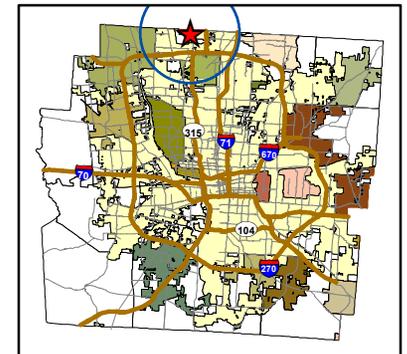
 Rural

 Limited Suburban Res.

### Franklin County Floodplain

 Floodway Fringe

 Floodway





# VA-3810

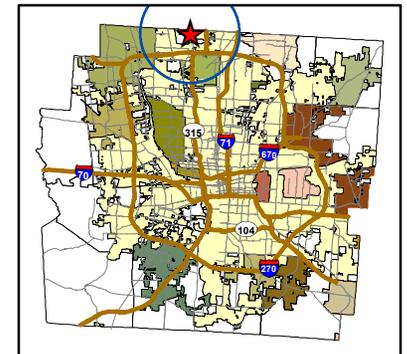
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.055 acres  
Sharon Township

- 883 Plum Tree Dr.
- Parcels
- Streets

### Franklin County Floodplain

- Floodway Fringe
- Floodway





## VA-3810

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.055 acres  
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-  883 Plum Tree Dr.
-  Parcels
-  Streets

