



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, October 21, 2014
1:30 p.m.

1. New Business

A. Board of Zoning Appeals

i. VA-3826 – Jonathan Lee

Applicant:	Hurley & Stewart - Jeffrey Paulson, P.E.
Owner:	Sharer Properties, LLC – Todd Sharer
Township:	Franklin Township
Site:	963 Harrisburg Pike (PID #140-000197)
Acreage:	1.07-acres
Zoning:	Community Service (CS) District
Utilities:	Public water and wastewater
Request:	Requesting a Variance from Sections 670.083(b), 670.083(g), 670.083(h(4)), 501.012, 505.022(a), and 531.032 of the Franklin County Zoning Resolution to allow the development of a retail store that will fail to meet the maximum building setback, building entrance location, facade, fence height, dumpster location, loading space location and loading space setback requirements on a lot subject to the Smart Growth Overlay in an area zoned Community Service (CS).

ii. VA-3827 – Jonathan Lee

Applicant/Owner:	Nationwide Children's Hospital – Michael Tighe
Township:	Franklin Township
Site:	441 Industrial Mile Road (PID #140-007196)
Acreage:	1.21-acres
Zoning:	General Industrial (GI) District
Utilities:	Public water and wastewater
Request:	Requesting a Variance from Section 670.085(a(1)) of the Franklin County Zoning Resolution to allow the construction of a building addition that will fail to meet the building height requirements on a lot subject to the Smart Growth Overlay in an area zoned General Industrial (GI).

2. Adjournment of Meeting to November 25, 2014

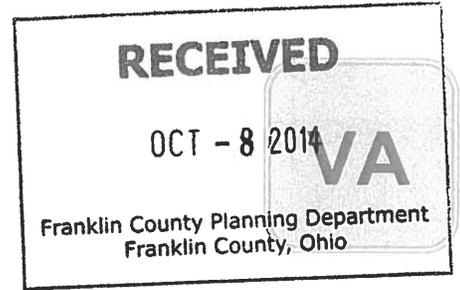


Commissioners
 Marilyn Brown, President
 Paula Brooks
 John O'Grady

Economic Development & Planning Department
 James Schimmer, Director

Application for Zoning Variance

Revised January 1, 2009



Property Information	
Site Address 963 Harrisburg Pike	
Parcel ID(s) 140-000197-00	Zoning CS Community Service
Township Franklin	Acreage 1.074
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 Hurley & Stewart - Jeffrey Paulson P.E.	
Address 2800 South 11th Street Kalamazoo, MI 49009	
Phone # 269-492-3775	Fax # 269-552-4961
Email	

Property Owner Information	
Name/Company Name Sharer Properties, LLC. - Todd Sharer	
Address PO Box 636 Grove City, OH 43215	
Phone # 613-264-5076	Fax # 614-453-8764
Email sphomes.oh@gmail.com	

Agent Information (if applicable)	
Name/Company Name Hurley & Stewart - Jeffrey Paulson P.E.	
Address 2800 South 11th Street Kalamazoo, MI 49009	
Phone # 269-492-3775	Fax # 269-552-4961
Email jpaulson@hurleystewart.com	

Staff Use Only
Case # VA-3826
Date filed: 10/8/2014
Fee paid 650.00
Receipt # 14-02284
Received by: JPL
Hearing date: 11/17/2014
Zoning Compliance: ZC-14-4462

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

Variance(s) Requested	
Section	See Attached
Description	
Section	
Description	
Section	
Description	

Describe the project
New construction of a 9,100 sqft general retail building.

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

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

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

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

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

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

See Attached

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

See Attached

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

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

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

See Attached

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

See Attached

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

See Attached

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.

[Signature]
Applicant

10/1/14
Date

X [Signature]
Property Owner (Signature must be notarized)

9 September 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.

[Signature] NOTARIZING FOR
JEFFREY PAULSON

County/City of Cato
Commonwealth/State of Oh
The foregoing instrument was subscribed and
sworn before me this 9th day of SEPT. 14.
by Todd Sharer
(name of person seeking acknowledgment)
[Signature]
Notary Public
My Commission Expires _____

JEFF FERNANDEZ
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF KALAMAZOO
My Commission Expires October 28, 2020
Acting in the County of KALAMAZOO



Terry L. Howard Sr.
Notary Public
State of Ohio
Commission No. 2010-RE-341863
My Commission Expires 9/20/2015

KALAMAZOO

Application instructions

Please submit the following:

1) Application Form

Completed application form with notarized signatures

2) Fee – non refundable

Checks only payable to *Franklin County Treasurer*

3) Covenants or deed restrictions.

Provide a copy of your deed with any deed restrictions

You can find your deed at:

www.franklincountyohio.gov/recorder

4) Auditor's Tax Map.

Provide a map showing the subject property and all land within 500 feet of the property.

You can find the map at:

www.franklincountyohio.gov/auditor

5) Site map

Provide a map showing the subject property with the following items:

- For the subject property
 - All property lines
 - Dimensions of the property
 - Road frontage
 - Street right-of-ways
 - Driveways
 - Easements
 - Floodplain areas
 - Location of existing septic/aerator systems and wells
- For all existing and proposed buildings and structures
 - Location of each on the property
 - Location of any proposed addition or expansion
 - Square footage of each
 - Height of each
 - Distance to property lines
- Scale
- North arrow
- Any information relevant to the specific nature of the variance

6) Proof of utility service

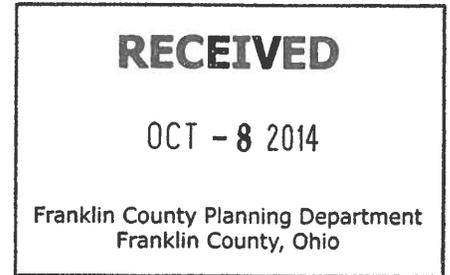
Provide proof from the provider of your water and wastewater services.

Note: If services are provided by a private or public entity, you must provide a letter verifying that you have service or will have access to it. If you're proposing an on-lot septic system or well, please provide information from the Franklin County Board of Health (or appropriate agency).



October 7, 2014

Mr. Jonathan Lee
Franklin County Planner
150 South Front Street
FSL Suite 10
Columbus, Ohio 43215-7104



VA-3826

Re: Dollar General – Commercial Zoning Compliance Application ZC#14-4462 (963 Harrisburg Pike)

Mr. Lee:

Based on your comment letter dated October 6, 2014, we are now submitting variances as follows:

A. Section 670.083(b) – Building Setback Along Non-Primary Street

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. **The intersection at Ransburg Ave. and Harrisburg Pike does not intersect perpendicular which would allow for a square building to align with the setback.***
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. **Typical road alignments intersect perpendicular, and therefore other properties enjoy the ability to construct a square building.***
3. *That the special conditions and circumstances, listed under question #1, do not result from any actions of the applicant. **The features of the road alignment are existing conditions and are not a result of the applicant.***
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. **Granting the variance requested will grant the applicant special privilege that is denied by this Zoning Resolution. However we believe that the existing road geometry denies the rights commonly enjoyed by other properties in the same Zoning District.***

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?* **The proposed variance would not adversely affect the health or safety of public welfare, or be detrimental.**
 6. *Can there be any beneficial use of the property without the variance?* **Development of the property could be developed however, would not make for a visually appealing structure.**
 7. *How substantial is the variance? (i.e. 10 feet vs. 100 feet - Required frontage vs. proposed)* **The required maximum setback is 25 feet, the proposed setback for a portion of the wall is at 36 feet maximum**
 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?* **The essential character of the neighborhood would not be substantially altered nor would the adjoining properties suffer substantial harm as a result of the variance.**
 9. *How would the variance adversely affect the delivery of governmental services?* **Granting this variance would not adversely affect the delivery of governmental services.**
 10. *Did the applicant purchase the property with knowledge of the zoning restrictions?* **Property purchase is contingent upon site plan approval.**
 11. *Could the applicant's predicament feasibly be obtained through some method other than a variance?* **Buildings with non-square sides is feasible, they are not commonly desired and do not make best use of floor space.**
 12. *Would the spirit and intent behind the zoning requirement be observed and would substantial justice be done by granting the variance?* **We believe that the spirit and intent behind the zoning requirement won't be observed and substantial justice won't be done by granting the variance.**
- B. Section 670.083(g) – Building Entrance: A primary building frontage shall incorporate a primary entrance door.
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.* **There are not any special conditions or circumstances applying to the property**

involved that do not generally apply to other properties in the same zoning district.

2. *That a literal interpretation of the requirements of this Zoning Resolution would deprive the applicant of rights commonly enjoyed by other properties in the same Zoning District under the terms of the Zoning Resolution. **We believe that a literal interpretation of the requirements of this Zoning Resolution would hinder mobility impaired patrons, since moving the door location further from the ADA spaces.***
3. *That the special conditions and circumstances, listed under question #1, do not result from any actions of the applicant. **There are not any special conditions or circumstances applying to the property involved that do not generally apply to other properties in the same zoning district.***
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. **Granting the variance requested will grant the applicant special privilege that is denied by the literal interpretation of this Zoning Resolution.***
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? **The proposed variance would not adversely affect the public welfare but instead further aid a select group of impaired patrons.***
6. *Can there be any beneficial use of the property without the variance? **Another development can make beneficial use of the property without the variance. The proposed development cannot.***
7. *How substantial is the variance? (i.e. 10 feet vs. 100 feet - Required frontage vs. proposed) **It is believed that the intent of the Zoning Resolution is met, the proposed door is accessible from the primary building frontage.***
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? **The essential character of the neighborhood would not be substantially altered nor would the adjoining properties suffer substantial harm as a result of the variance.***

9. *How would the variance adversely affect the delivery of governmental services?*
Granting this variance would not adversely affect the delivery of governmental services.
 10. *Did the applicant purchase the property with knowledge of the zoning restrictions?* **Property purchase is contingent upon site plan approval.**
 11. *Could the applicant's predicament feasibly be obtained through some method other than a variance?* **The door could be placed on the street frontage setback, however the developer's compassion for the mobility impaired patrons, outweighs the desire to do so.**
 12. *Would the spirit and intent behind the zoning requirement be observed and would substantial justice be done by granting the variance?* **We believe that the spirit and intent behind the zoning requirement can be observed and substantial justice be done by granting the variance.**
- C. Section 670.083((h(4)) – Building Facade. A minimum of 40% of the area between the height of 2 feet and 10 feet above grade shall be in clear window glass that permits a full, unobstructed view of the interior to a depth of at least 4 feet.
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.* **There are not any special conditions or circumstances applying to the property involved that do not generally apply to other properties in the same zoning district.**
 2. *That a literal interpretation of the requirements of this Zoning Resolution would deprive the applicant of rights commonly enjoyed by other properties in the same Zoning District under the terms of the Zoning Resolution.* **We believe that a literal interpretation of the requirements of this Zoning Resolution would result in poor retail sales layout inside the building and reduced merchandising area.**
 3. *That the special conditions and circumstances, listed under question #1, do not result from any actions of the applicant.* **There are not any special conditions or circumstances applying to the property involved that do not generally apply to other properties in the same zoning district.**
 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.* **Granting the variance requested will not grant the**

applicant special privilege that other retail establishments would require in this zoning district. The loss of merchandising area would be a significant sacrifice by any retailer.

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?* **The proposed variance would not adversely affect the public welfare.**
6. *Can there be any beneficial use of the property without the variance?* **Another development can make beneficial use of the property without the variance if not a retail development.**
7. *How substantial is the variance? (i.e. 10 feet vs. 100 feet - Required frontage vs. proposed)* **It is believed that the intent of the Zoning Resolution is met, the proposed façade has 40% spandrel glass.**
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?* **Essential character of the neighborhood would not be substantially altered nor would the adjoining properties suffer substantial harm as a result of the variance.**
9. *How would the variance adversely affect the delivery of governmental services?* **Granting this variance would not adversely affect the delivery of governmental services.**
10. *Did the applicant purchase the property with knowledge of the zoning restrictions?* **Property purchase is contingent upon site plan approval.**
11. *Could the applicant's predicament feasibly be obtained through some method other than a variance?* **Clear glass could be utilized. However, it is believed that literal interpretation of the requirements of this Zoning Resolution would result in a less desirable outcome than what is proposed.**
12. *Would the spirit and intent behind the zoning requirement be observed and would substantial justice be done by granting the variance?* **We believe that the spirit and intent behind the zoning requirement can be observed and substantial justice be done by granting the variance.**

D. Section 501.012 – Fence Height. Fences located between a street and the principal structure shall be no more than 3.5 feet (42 inches) in height.

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. **There are not any special conditions or circumstances applying to the property involved that do not generally apply to other properties in the same zoning district.***
2. *That a literal interpretation of the requirements of this Zoning Resolution would deprive the applicant of rights commonly enjoyed by other properties in the same Zoning District under the terms of the Zoning Resolution. **We believe that a literal interpretation of the requirements of this Zoning Resolution would result in a less desirable outcome than what is proposed.***
3. *That the special conditions and circumstances, listed under question #1, do not result from any actions of the applicant. **There are not any special conditions or circumstances applying to the property involved that do not generally apply to other properties in the same zoning district.***
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. **Granting the variance requested will grant the applicant special privilege that is denied by the literal interpretation of this Zoning Resolution. However, this variance is justified in that the higher screening fence will improve the general appearance of the development for the neighborhood.***
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? **The proposed variance would not adversely affect the public welfare.***
6. *Can there be any beneficial use of the property without the variance? **Another development can make beneficial use of the property without the variance.***
7. *How substantial is the variance? (i.e. 10 feet vs. 100 feet - Required frontage vs. proposed) **It is believed that the intent of the Zoning Resolution is met, the proposed dumpster enclosure location is placed to protect the safety of the workers and improve neighborhood appearance.***

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?*
The essential character of the neighborhood would not be substantially altered nor would the adjoining properties suffer substantial harm as a result of the variance.
9. *How would the variance adversely affect the delivery of governmental services?*
Granting this variance would not adversely affect the delivery of governmental services.
10. *Did the applicant purchase the property with knowledge of the zoning restrictions?* **Property purchase is contingent upon site plan approval.**
11. *Could the applicant's predicament feasibly be obtained through some method other than a variance?* **No, lowering the fence height would be unappealing.**
12. *Would the spirit and intent behind the zoning requirement be observed and would substantial justice be done by granting the variance?* **We believe that the spirit and intent behind the zoning requirement can be observed and substantial justice be done by granting the variance.**

E. Section 505.022(a) — *Dumpster Location*. Dumpsters must be located to the side or rear of the building served.

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.* **There are not any special conditions or circumstances applying to the property involved that do not generally apply to other properties in the same zoning district.**
2. *That a literal interpretation of the requirements of this Zoning Resolution would deprive the applicant of rights commonly enjoyed by other properties in the same Zoning District under the terms of the Zoning Resolution.* **We believe that a literal interpretation of the requirements of this Zoning Resolution would result in a less desirable outcome than what is proposed.**
3. *That the special conditions and circumstances, listed under question #1, do not result from any actions of the applicant.* **There are not any special conditions or circumstances applying to the property involved that do not generally apply to other properties in the same zoning district.**
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. Granting the variance requested will grant the applicant special privilege that is denied by the literal interpretation of this Zoning Resolution. However, it is believed that the safety of the workers outweighs the desire to move the dumpster.

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? The proposed variance would not adversely affect the public welfare.*
6. *Can there be any beneficial use of the property without the variance? Another development can make beneficial use of the property without the variance.*
7. *How substantial is the variance? (i.e. 10 feet vs. 100 feet - Required frontage vs. proposed) It is believed that the intent of the Zoning Resolution is met, the proposed dumpster enclosure location is placed to protect the safety of the workers.*
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? Essential character of the neighborhood would not be substantially altered nor would the adjoining properties suffer substantial harm as a result of the variance.*
9. *How would the variance adversely affect the delivery of governmental services? Granting this variance would not adversely affect the delivery of governmental services.*
10. *Did the applicant purchase the property with knowledge of the zoning restrictions? Property purchase is contingent upon site plan approval.*
11. *Could the applicant's predicament feasibly be obtained through some method other than a variance? Placement of the dumpster could be located further away from the service door. However, due to work schedules, further placement would result in a higher degree of safety concerns.*
12. *Would the spirit and intent behind the zoning requirement be observed and would substantial justice be done by granting the variance? We believe that the spirit and intent behind the zoning requirement can be observed and substantial justice be done by granting the variance.*

F. Section 531.032 - Loading Space Setbacks. A loading space shall be located to the rear or side yard of any commercial district and must be no closer than 50 feet from any residential district.

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. It is believed that a 50' delivery setback would render the site too narrow to allow the site to be developed.*
2. *That a literal interpretation of the requirements of this Zoning Resolution would deprive the applicant of rights commonly enjoyed by other properties in the same Zoning District under the terms of the Zoning Resolution. We believe that a literal interpretation of the requirements of this Zoning Resolution would not deprive the applicant of rights commonly enjoyed by other properties in the same Zoning District.*
3. *That the special conditions and circumstances, listed under question #1, do not result from any actions of the applicant. The size of the property is existing, and is not as a result of the applicant.*
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. Granting the variance requested will grant the applicant special privilege that is denied by the literal interpretation of this Zoning Resolution.*
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? The proposed variance would not adversely affect the public welfare.*
6. *Can there be any beneficial use of the property without the variance? Another development can make beneficial use of the property without the variance.*
7. *How substantial is the variance? (i.e. 10 feet vs. 100 feet - Required frontage vs. proposed) It is believed that the intent of the Zoning Resolution is met, the proposed loading area is located to the rear of the building. However due to the size of the truck, a portion of the truck would sit in the front yard area at times of delivery.*

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?*
The essential character of the neighborhood would not be substantially altered nor would the adjoining properties suffer substantial harm as a result of the variance.
9. *How would the variance adversely affect the delivery of governmental services?*
Granting this variance would not adversely affect the delivery of governmental services.
10. *Did the applicant purchase the property with knowledge of the zoning restrictions?* **Property purchase is contingent upon site plan approval.**
11. *Could the applicant's predicament feasibly be obtained through some method other than a variance?* **Placement of the dumpster could be located further away from the service door. However, due to work schedules, further placement would result in a higher degree of safety concerns.**
12. *Would the spirit and intent behind the zoning requirement be observed and would substantial justice be done by granting the variance?* **We believe that the spirit and intent behind the zoning requirement can be observed and substantial justice be done by granting the variance.**

Please forward any correspondence relating to this project to our office utilizing the information below. We will be attending any upcoming meetings regarding this matter. Please let us know when these meetings are scheduled at your earliest convenience.

Thank you for your cooperation on this project. Please let us know if any additional information is needed to process this request.

Sincerely,

HURLEY & STEWART, LLC



Jeffrey W. Paulson, P.E.
jpaulson@hurleystewart.com
269-492-3775



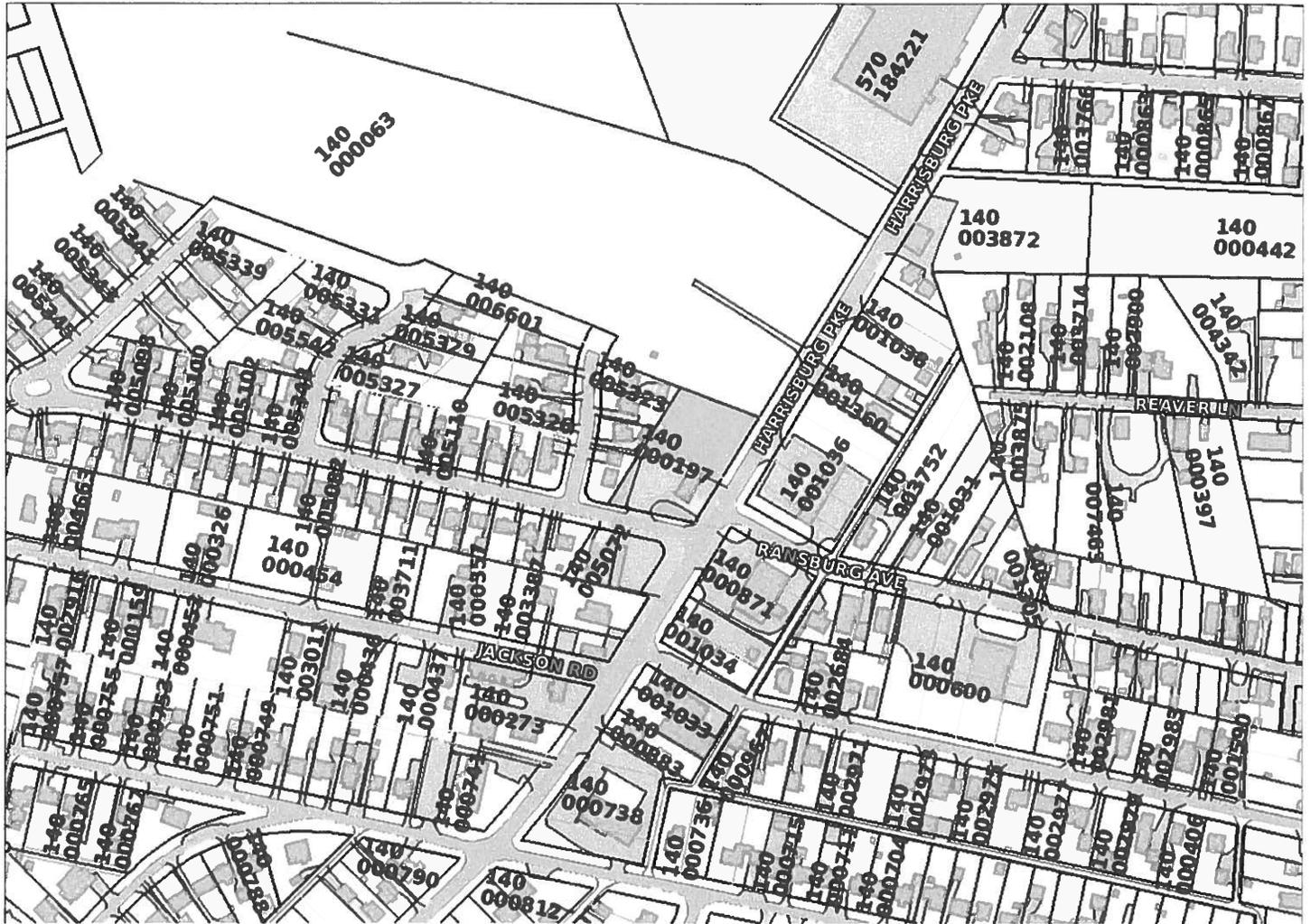
Interactive Map

Generated on: 10/01/14 11:09:18 AM

Parcel ID
140-000197

Map Routing No.
M189 07200

Location
963 HARRISBURG PI



0 63 126 189 252 315 ft

Parcel Information

Owner Name: NORTHWAY MEMORIAL VETRNS OF FOREIGN WARS
 Calc Acreage: 0.89 Sale Price: \$150000.00

Last Transferred: 10/24/2007
 Annual Taxes: \$4727.08

Disclaimer

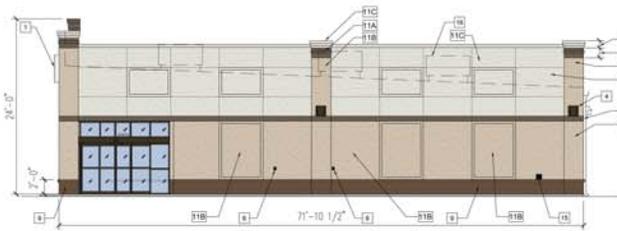
This drawing is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this drawing are notified that the public primary information source should be consulted for verification of the information contained 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.

RECEIVED

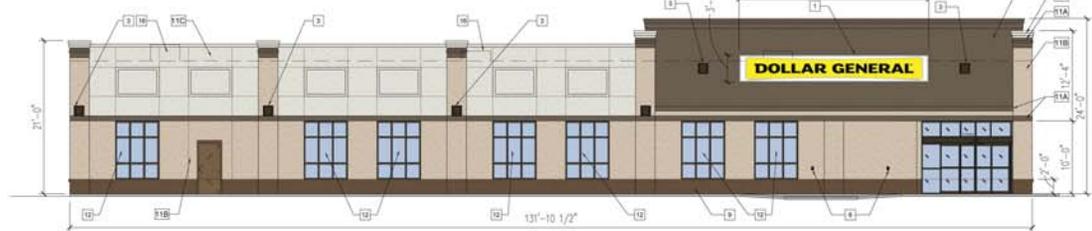
OCT - 8 2014

Franklin County Planning Department
Franklin County, Ohio

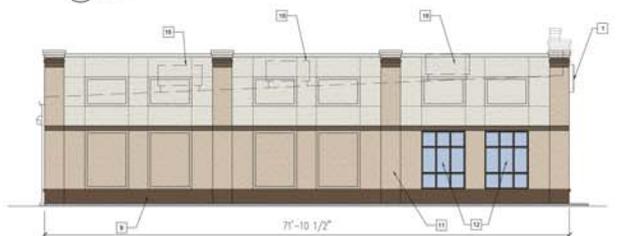
VA-3826



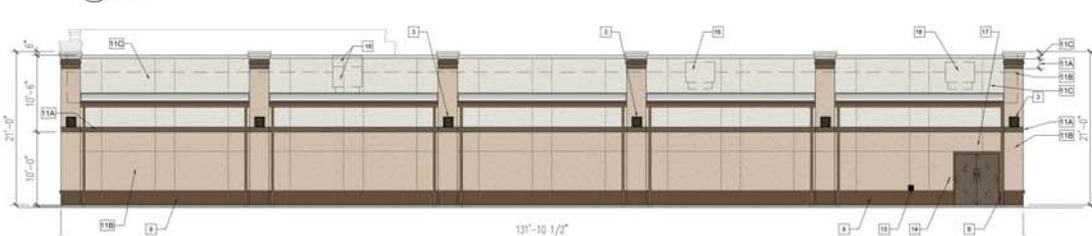
1 SIDE ELEVATION
1/8" = 1'-0"



3 FRONT ELEVATION
1/8" = 1'-0"

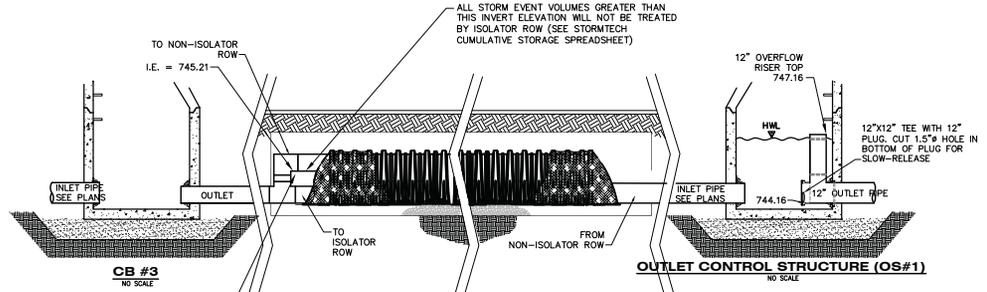


2 SIDE ELEVATION
1/8" = 1'-0"



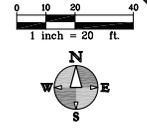
UTILITY NOTES

- FOR PROTECTION OF UNDERGROUND UTILITIES, CALL THE OHIO UTILITIES PROTECTION SERVICE AT 1-800-362-2764 A MINIMUM OF 48 HOURS PRIOR TO EXCAVATING.
- ALL MATERIAL AND CONSTRUCTION WILL BE IN ACCORDANCE WITH THE CONSTRUCTION STANDARDS AND SPECIFICATIONS OF THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION (ODOT) DATED JANUARY 1, 2010. ODOT SPECIFICATIONS ARE SUBJECT TO THE CURRENT AGENDA. IN ADDITION, ALL WORK WILL BE IN COMPLIANCE WITH ALL APPLICABLE FEDERAL AND STATE STANDARDS AND REGULATIONS.
- ALL BEDDING MATERIAL TYPES ARE TO BE PER ODOT SPEC. 603.06.
- ALL BACKFILL MATERIAL TYPES ARE TO BE PER ODOT SPEC. 603.10.
- GRANULAR MATERIAL OR CDF SHALL BE USED FOR BACKFILLING ALL TRENCHES UNDER PAVEMENT AND/OR ANY PORTION OF THE TRENCH THAT IS WITHIN 5 FT. OF THE PAVEMENT EDGE OR CURB. PAVEMENT SHALL INCLUDE BUT IS NOT LIMITED TO; ROADWAYS, SIDEWALKS, SERVICE WALKS, DRIVEWAY APPROACHES, PARKING LOTS OR ANY PROPOSED PAVED SURFACE.
- SOIL EROSION AND SEDIMENTATION BEST MANAGEMENT PRACTICE (BMP) MEASURES WILL BE INSTALLED PRIOR TO START OF ANY CONSTRUCTION AND WILL BE MAINTAINED AT ALL TIMES UNTIL CONSTRUCTION HAS BEEN COMPLETED, INCLUDING ALL GRASS BEING WELL ESTABLISHED AND/OR PERMANENT EROSION AND SEDIMENTATION BMP MEASURES ARE IN PLACE.
- COORDINATE ALL UTILITY LOCATIONS AND ELEVATIONS WITH MECHANICAL DRAWINGS AND BUILDING CONTRACTOR PRIOR TO INSTALLATION.
- REMOVE SEDIMENT FROM ALL STRUCTURES ONCE PAVING IS COMPLETE AND REMOVE SILT SACKS.
- SANITARY SEWER MATERIALS AND INSTALLATION SHALL COMPLY WITH FRANKLIN COUNTY REQUIREMENTS. COORDINATE WORK AND INSPECTIONS WITH FRANKLIN COUNTY.
- WATER SUPPLY MATERIALS AND INSTALLATION SHALL COMPLY WITH FRANKLIN COUNTY UTILITIES REQUIREMENTS AND SPECIFICATIONS. COORDINATE CONNECTIONS WITH FRANKLIN COUNTY.
- STORM SEWER MATERIALS SHALL BE ADS N-12(HDPE) OR ASTM C-76 CL IV (RCP) AS NOTED ON THE PLAN.
- CONTRACTOR TO COORDINATE PRIVATE UTILITY CONNECTIONS WITH UTILITY COMPANIES.
- PLACE SANITARY CLEANOUT EVERY 100' AND/OR AT BENDS ON ALL 6" SANITARY SEWER LEADS.
- ALL STRUCTURE CASTINGS TO BE EAST JORDAN IRON WORKS OR APPROVED EQUAL. SEE STRUCTURE TABLE FOR SPECIFIC CASTING AT EACH STRUCTURE.
- THE CONTRACTOR SHALL INSTALL PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED.
- CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT FOR GROUNDWATER AND SOILS INFORMATION. ANY UTILITIES REQUIRING DEWATERING SHALL BE INSTALLED TO THE THE FRANKLIN COUNTY STANDARDS AND INCLUDED IN THE INSTALLATION COSTS. CONTRACTOR IS RESPONSIBLE FOR ALL DEWATERING NECESSARY TO CONSTRUCT UTILITIES IN THE DRY.
- PROVIDE 1" BURRIED CONDUIT FROM ELECTRICAL PANEL TO LOCATION OF THE SIGN BASE. A TEMPORARY 3' TALL STAKE SHALL BE PROVIDED AT THE SIGN LOCATION UNTIL THE SIGN IS PERMANENTLY INSTALLED.
- UNDERGROUND ELECTRICAL SHALL BE PROVIDED TO THE SITE LIGHT POLES.
- IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS BECOME APPARENT, THESE SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION OF ANYTHING AFFECTED SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.



STORMTECH SC-740 DATA

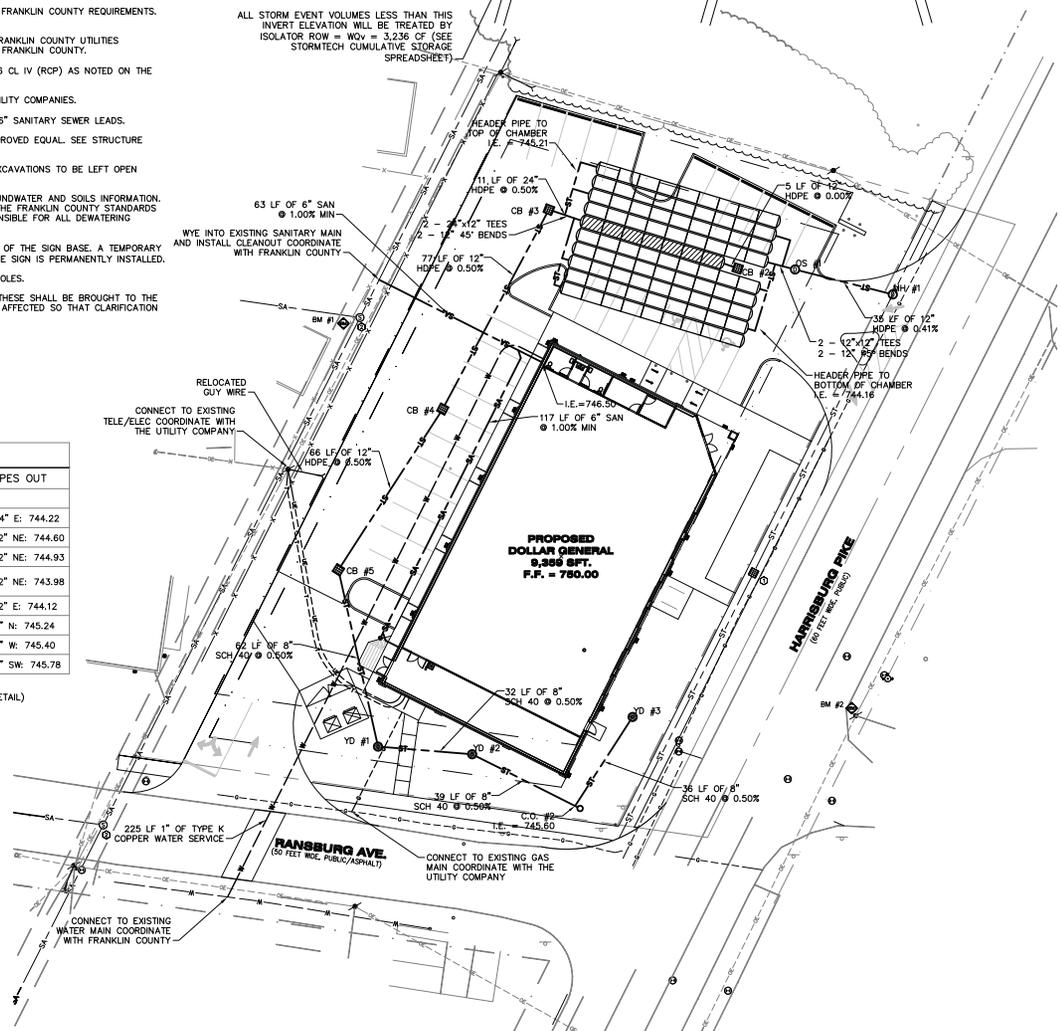
TOP OF STONE = 747.16
TOP OF CHAMBERS = 746.66
BOTTOM OF CHAMBERS = 744.16
BOTTOM OF PLUG = 743.66
ALL CHAMBERS LAID FLAT



STORM SEWER STRUCTURE SCHEDULE

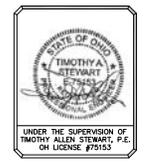
STR. #	RIM EL.	DIAM.	CASTING	PIPES IN:	PIPES OUT
CB #2	748.23	2'	5105 M1	12" W: 744.16	
CB #3	748.12	4'	5105 M1	12" SW: 744.22	24" NE: 744.22
CB #4	748.34	4'	5105 M1	12" SW: 744.60	12" NE: 744.60
CB #5	749.11	4'	5105 M1	8" S: 744.93	12" NE: 744.93
MH #1	747.25	4'	1045	12" W: 743.98	EX. 12" NE: 743.98
OS #1	748.44	4'	1045	12" W: 744.12	12" E: 744.12
YD #1	748.90		NYOPLAST H10	8" E: 745.24	8" N: 745.24
YD #2	748.76		NYOPLAST H10	8" SE: 745.40	8" W: 745.40
YD #3	748.79		NYOPLAST H10		8" SW: 745.78

* OUTLET CONTROL STRUCTURE (SEE DETAIL)
** CONSTRUCT DOORHOUSE MANHOLE OVER EXISTING STORM (SEE DETAIL)
*** 4" FRAME AND GRATE



BENCHMARKS

BM # 1 ELEVATION = 750.58
SAN MH RIM
BM # 2 ELEVATION = 751.10
SPIKE IN PP
BASED ON USGS NAVD 1988 DATUM



ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.
FIELD WORK PERFORMED BY:
LANDTECH PROFESSIONAL SURVEYING

Utility Plan
Project: DOLLAR GENERAL - COLUMBUS, OH (HARRISBURG PIKE)
Client: CAPITAL GROWTH - BUCHALTER

Sheet Title:
Project: DOLLAR GENERAL - COLUMBUS, OH (HARRISBURG PIKE)
Client: CAPITAL GROWTH - BUCHALTER

Sheet
C-3

Copyright © of Hurley & Stewart, LLC

DATE: 9/29/14
BY: [Signature]

DATE: 9/29/14
BY: [Signature]

DATE: 9/29/14
BY: [Signature]

DATE: 9/29/14
BY: [Signature]

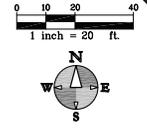
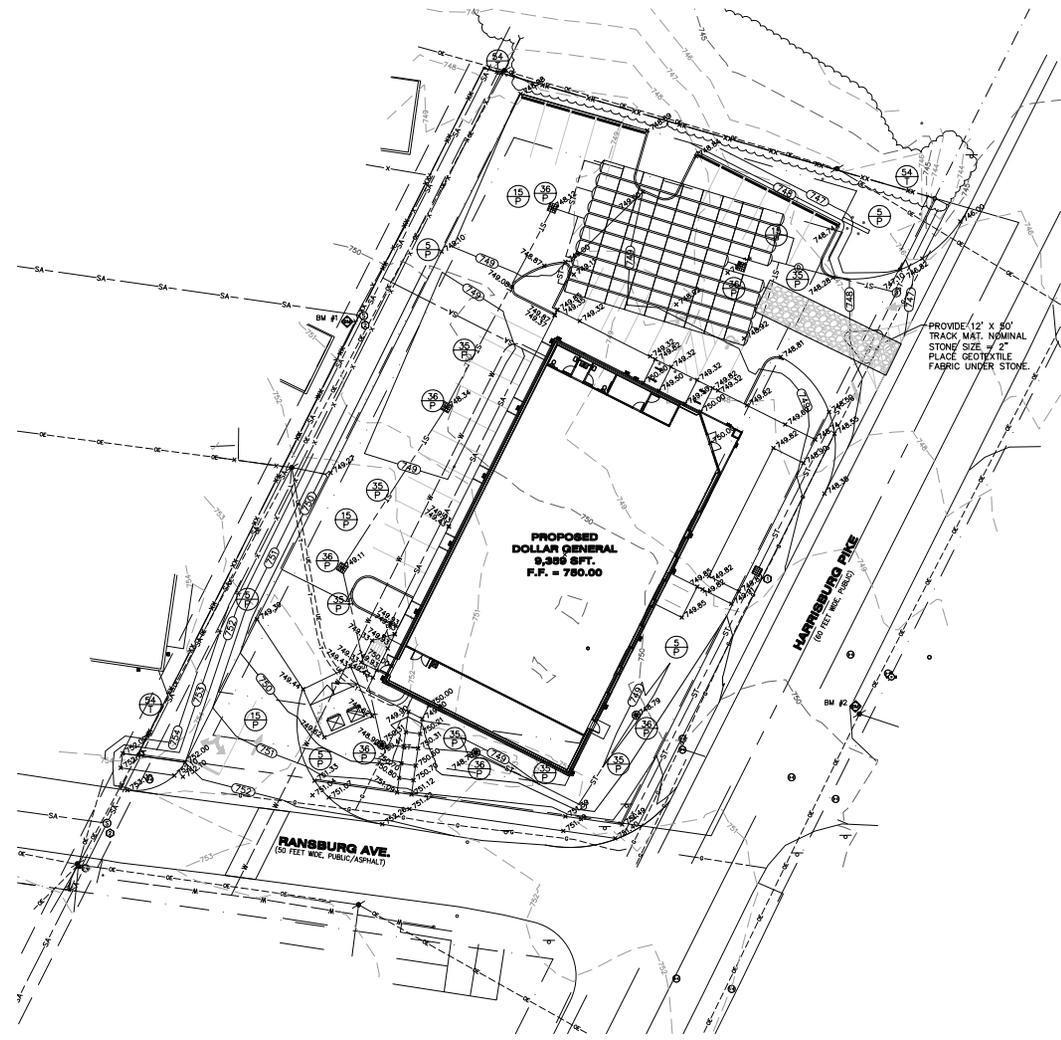
SOIL EROSION AND SEDIMENTATION CONTROL MEASURES

KEY	DETAIL	CHARACTERISTICS
1		Topsoil may be stripped above lower areas to act as a diversion Slopes should be temporarily seeded
5		Inexpensive & very effective Establishes soil, thus reducing erosion Permits runoff to infiltrate and reducing runoff volume Should include preseed liquid bed
13		Used where vegetation is not easily established Effective for high velocities or high concentrations Permits runoff to infiltrate and disperse energy from its surface outlet
15		Protects areas which cannot otherwise be protected, but increases runoff volume and velocity
35		Prevents stormwater collected runoff from spills, particularly from paved areas Can accept large quantities of water Collects runoff to infiltrate and/or store Use catch basins to collect sediment
36		Collects high velocity concentrated runoff May use filter cloth over inlet
54		Use geotextiles over soils or debris May be installed over pipe or debris Easy to construct and locate as necessary

TEMPORARY MEASURE
 PERMANENT MEASURE

GRADING - SESC NOTES

- MATCH EXISTING GRADES AROUND PERIMETER WITH SLOPES AS SHOWN.
- ALL SPOT ELEVATIONS ARE TOP OF PAVEMENT GRADES AT EDGE OF METAL (EOM) UNLESS OTHERWISE NOTED.
- ALL SOIL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO MASS GRADING.
- ALL EXCAVATION AND SITE PREPARATION SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING REPORT, PSI PROJECT NO. 0102616 ISSUED 02/24/2014.
- ALL EXISTING ELEVATIONS ARE TO BE VERIFIED AND ACCEPTED AS SHOWN PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR SHALL TAKE PRECAUTIONS TO AVOID TRACKING SOIL ONTO ADJACENT ROADWAYS. SCRAPE ROAD AT THE END OF EACH WORKDAY AND SWEEP AT LEAST ONCE A WEEK.
- ANY DISTURBED AREA THAT WILL BE LEFT UNWORKED 5 DAYS OR LONGER MUST BE SEEDING AND MULCHED OR SODDING TO ESTABLISH VEGETATION FOR TEMPORARY STABILIZATION. BASINS TO BE SEEDING AND MULCH BLANKETS APPLIED IMMEDIATELY TO PROVIDE A STABLE BASE AND AVOID EXCESSIVE EROSION.
- STRAW MULCH BLANKETS SHALL BE USED ON 3:1 SLOPES OR GREATER. ALL SLOPES ON SITE SHALL BE 4:1 OR LESS, UNLESS OTHERWISE DIRECTED BY ENGINEER.
- ROAD RIGHTS-OF-WAY MUST BE STABILIZED WITH SEED AND MULCH WITHIN 5 DAYS OF COMPLETING UTILITY WORK IN THE RIGHT-OF-WAY.
- AREAS OF EARTH CHANGE THAT ARE DISTURBED BEYOND THE FALL SEEDING DEADLINE (NOV. 1) MUST BE TEMPORARILY STABILIZED WITH A MINIMUM OF STRAW MULCH SECURELY CRUMPED TO THE GROUND.
- ACCUMULATED SEDIMENT TO BE REMOVED FROM STORM SYSTEM UPON COMPLETION OF CONSTRUCTION. ALL TEMPORARY CONTROLS TO BE REMOVED AFTER SITE IS STABILIZED AND VEGETATION ESTABLISHED.



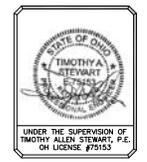
PROVIDE 12' x 30' TRACK MAT, NOMINAL STONE SIZE # 2" PLACE GEOTEXTILE FABRIC UNDER STONE.

PROPOSED DOLLAR GENERAL
9,200 SQ. FT.
F.F. = 750.00

RANSBURG AVE.
(50 FEET WIDE, PUBLIC/ASPHALT)

HARRISBURG PIKE
(60 FEET WIDE, PUBLIC)

BENCHMARKS
BM # 1 ELEVATION = 750.58
SAN MH RIM
BM # 2 ELEVATION = 751.10
SPIKE IN PP
BASED ON USGS NAVD 1988 DATUM



OHIO
Utilities Protection
SERVICE
Call Before You Dig
1.800.362.9794

ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.
FIELD WORK PERFORMED BY:
LANDTECH PROFESSIONAL SURVEYING

hurley & stewart, llc
2800 south 11th street
Ann Arbor, Michigan 48106
Tel: 734.990.9600
Fax: 734.990.9601
www.hurleyandstewart.com

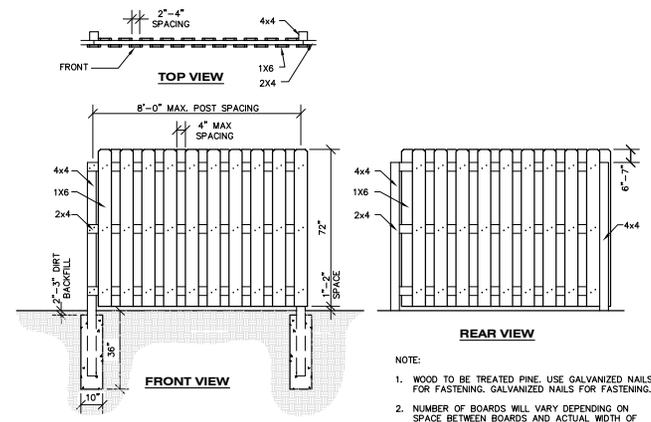
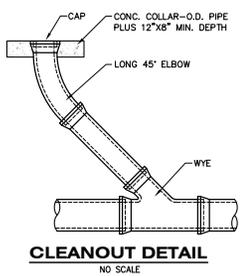
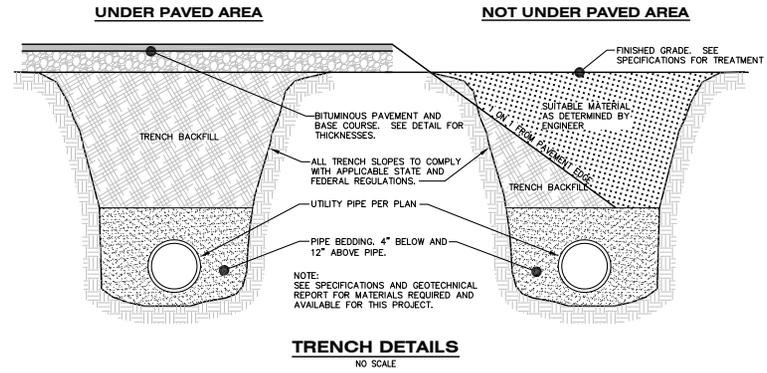


ISSUED FOR REVISIONS
1. 0/0/14
2. ZONING COMPLIANCE - OHF 1/10/14
3. ZONING COMPLIANCE REVIEW - VARIANCE 9/29/14
DATE: 11-14-2014
BY: [Signature]
CHECKED: [Signature]
DATE: 11-14-2014
PROJECT: CAPITAL GROWTH - BUCHALTER
DRAWN BY: [Signature]
SCALE: AS SHOWN
CITY: COLUMBUS, OH
COUNTY: FRANKLIN COUNTY
JOB NO.: 14-0001
SHEET NO.: 01/02
DATE: 07/29/14
COPYRIGHT © of Hurley & Stewart, LLC

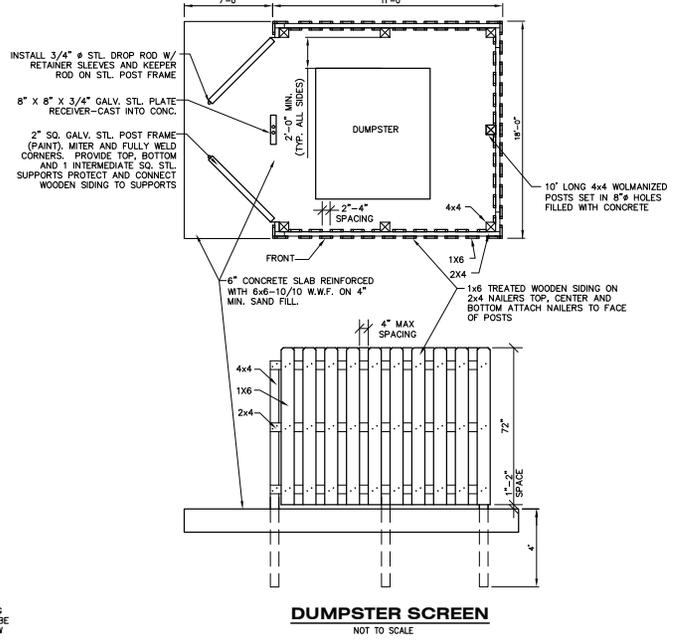
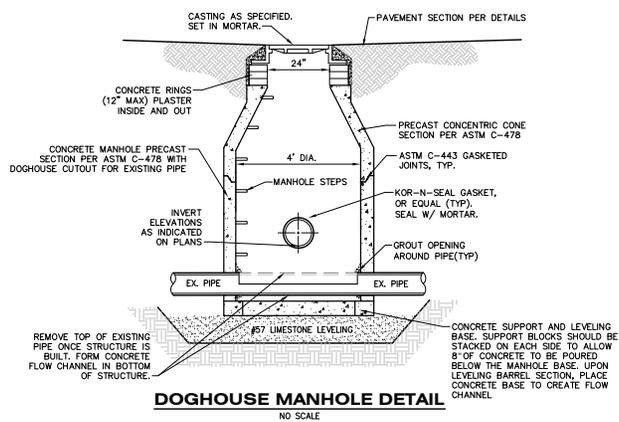
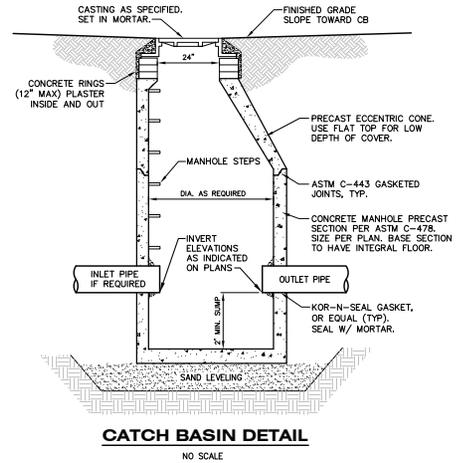
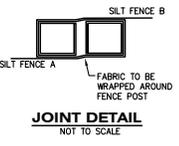
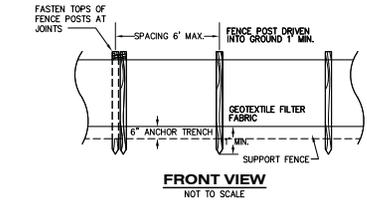
GRADING-SESC PLAN
DOLLAR GENERAL - COLUMBUS, OH (HARRISBURG PIKE)
CAPITAL GROWTH - BUCHALTER

Sheet Title:
Project: DOLLAR GENERAL - COLUMBUS, OH (HARRISBURG PIKE)
Client:

9/29/14
Sheet
C-4



- NOTE:
1. WOOD TO BE TREATED PINE. USE GALVANIZED NAILS FOR FASTENING. GALVANIZED NAILS FOR FASTENING.
 2. NUMBER OF BOARDS WILL VARY DEPENDING ON SPACE BETWEEN BOARDS AND ACTUAL WIDTH OF BOARDS.



hurley & stewart, llc
 2800 south 11th street
 Ann Arbor, Michigan 48106
 734.352.4681
 www.hurleystewart.com

HS
 hurley & stewart

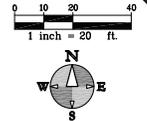
9/29/14
 9/29/14
 9/29/14

1. ODOT REVIEW ISSUED FOR REVISIONS
 2. ZONING COMPLIANCE - ODOT REVIEW
 3. ZONING COMPLIANCE REVIEW - VARIANCE

Copyright © of Hurley & Stewart, LLC

DETAIL SHEET
 Project: DOLLAR GENERAL - COLUMBUS, OH (HARRISBURGE PIKE)
 Client: CAPITAL GROWTH - BUCHALTER

Sheet Title:
 9/29/14
 Sheet
C-6



GENERAL SPECIFICATIONS

1. The irrigation system is diagrammatic based upon the information provided by the owner or the owner's representative. The successful contractor is responsible to install a system that will properly cover all areas indicated on the design. Actual layout of piping, sprinkler heads, valves, controllers and other related equipment shall be determined on site. Minor field changes shall be made at no additional cost to the owner.

It is the responsibility of the irrigation contractor to be familiar with all grade differences, locations of walls, structures and utilities and make the necessary adjustments to accommodate the irrigation system as shown on the drawings. There may be times when it is obvious in the field that unknown obstructions, grades or dimensions that exist might not have been considered in the engineering, such obstructions should be brought to the attention of the owner's authorized representative. In the event that this notification is not performed, the irrigation contractor shall assume full responsibility for any revisions and costs that occur.

2. This system shall be installed using accepted and quality installation standards as used in the industry. All manufacturers specifications will be followed.

3. Mainline shall be buried a minimum of 12" of cover and a maximum of 18" of cover. Lateral line piping a minimum of 12" of cover. All backfill surrounding the pipe shall be cleaned of materials larger than 1" in size. Backfill shall be added in 6" increments and mechanically tamped.

4. There will be no substitutions or changes to the irrigation design allowed without direct, written approval from the Irrigation Consultant. For information, contact Wolf Creek Company, Inc.

5. System design is based on pressure and flow information provided by others, static pressure was given as 65 psi and the size of the P.O.C. is as indicated on the drawing. The irrigation contractor shall verify water pressures prior to construction. Report differences between requirements and the actual readings to the owner's representative. A booster pump may be necessary if the required pressure is not available. Additional costs shall be submitted to the owner as a change order.

6. Piping shown in paved area without sleeve is diagrammatic and shall be located inside of the planted area or turf area approximately 1' from any hardscape.

7. All valves shall be placed in valve boxes as shown in the details and all electrical connections shall be sealed with waterproof connectors. Control wire shall be solid copper wire U.L. approved for direct burial in the ground. See details.

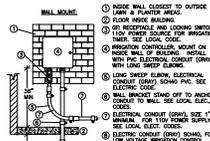
8. Controller, rain sensor, meter, tap and backflow locations are as shown on the plan or as stated in the details and legend. All information is to be verified prior to any installation of the project.

9. The Irrigation Contractor is responsible for all clean up associated with his work.

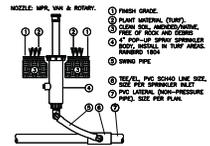
10. Irrigation contractor shall provide the first winterization, spring turn on, head adjustments and controller maintenance in bid.

IRRIGATION LEGEND

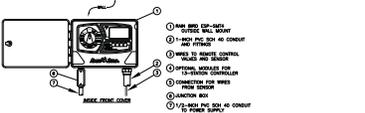
- 1" PVC Class 200 Mainline
- 1" PVC Class 200 Lateral pipe
- Sch 40 PVC Sleeve
- ~ Rainbird XFD 6-18-XXX Dripline
- [A] Rainbird ESP SMRT Controller
- * Rainbird WEATHER STATION
- ⊕ Rainbird 1" DV-100 Electric Valve
- ⊕ Rainbird 3504 Mini Rotor
- ⊕ Rainbird 5004 Rotor w/1.5 and 3.0 noz
- ⊕ Rainbird 5004 Rotor w/ low angle nozzles
- +○○○ Rainbird 1804 4" pop up spray
- ⊕ Rainbird 5RC 1" Quick Coupler Valve
- ⊕ 1" RPZ Backflow Preventer, INSTALL PER CITY CODE



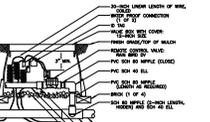
1 RAINBIRD ESP CONTROLLER



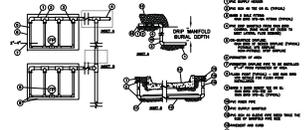
2 RAINBIRD 1804 4" POP UP



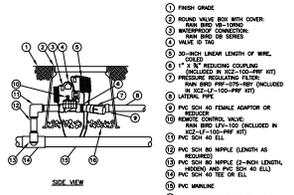
3 RAINBIRD CONTROLLER AND WEATHER STATION



4 RAINBIRD DV-100 ELECTRIC VALVE



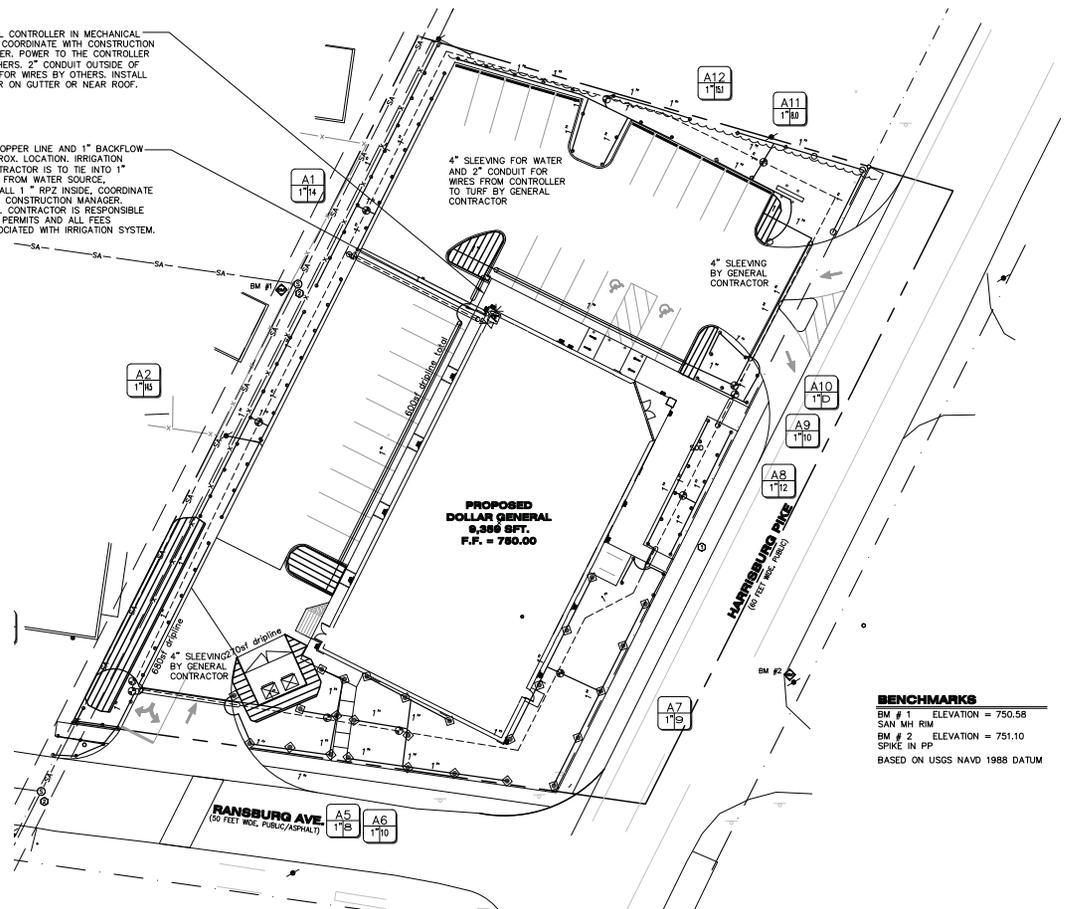
4 RAINBIRD DRIPLINE INSTALLATION



6 RAINBIRD DRIP ZONE KIT

INSTALL CONTROLLER IN MECHANICAL ROOM. COORDINATE WITH CONSTRUCTION MANAGER. POWER TO THE CONTROLLER BY OTHERS. 2" CONDUIT OUTSIDE OF ROOM FOR WIRES BY OTHERS. INSTALL SENSOR ON GUTTER OR NEAR ROOF.

1" COPPER LINE AND 1" BACKFLOW APPROX. LOCATION. IRRIGATION CONTRACTOR IS TO TIE INTO 1" LINE FROM WATER SOURCE. INSTALL 1" RPZ INSIDE. COORDINATE WITH CONSTRUCTION MANAGER. IRRIG. CONTRACTOR IS RESPONSIBLE FOR PERMITS AND ALL FEES ASSOCIATED WITH IRRIGATION SYSTEM.



PROPOSED
DOLLAR GENERAL
9,996 SQ. FT.
F.F. = 790.00

BENCHMARKS
BM # 1 ELEVATION = 750.58
SAN MH RIM
BM # 2 ELEVATION = 751.10
SPIKE IN PP
BASED ON USGS NAVD 1988 DATUM

IRRIGATION NOTES:

- ALL LANDSCAPE AREAS AND LAWNS ADJACENT TO PAVED AREAS AND/OR STREETS ARE TO BE FULLY IRRIGATED.
- IRRIGATION SYSTEM TO INCLUDE ALL SPRAY HEADS, VALVES AND CONTROLLERS.
- A SEPARATE METER AND BACKFLOW PREVENTER WILL BE REQUIRED.
- LOCATE HEADS A MINIMUM OF 2'-0" FROM EDGE OF PAVEMENT/ CURB.

Hurley & Stewart, Inc.
2800 South 11th Street
Ann Arbor, Michigan 48106
Tel: 734.960.4600
Fax: 734.960.4601
www.hurleyandstewart.com



Sheet Title: IRRIGATION PLAN
Project: DOLLAR GENERAL - COLUMBUS, OH (HARRISBURGE PIKE)
Client: CAPITAL GROWTH - BUCHALTER

OS No: 14-0001
S.M. No: 14-0001
Date: 04/03/2014
Scale: 1/8" = 1'-0"
1. ODOT REVIEW ISSUED FOR PERMITS 9/19/14
2. ZONING COMPLIANCE - ODOT REVIEW 09/22/14
3. ZONING COMPLIANCE REVIEW - VULNERABLE 9/29/14
Copyright © of Hurley & Stewart, Inc.



ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.
FIELD WORK PERFORMED BY:
LANDECH PROFESSIONAL SURVEYING

Sheet Title: IRRIGATION PLAN
Project: DOLLAR GENERAL - COLUMBUS, OH (HARRISBURGE PIKE)
Client: CAPITAL GROWTH - BUCHALTER
Date: 9/29/14
Sheet: 1-1

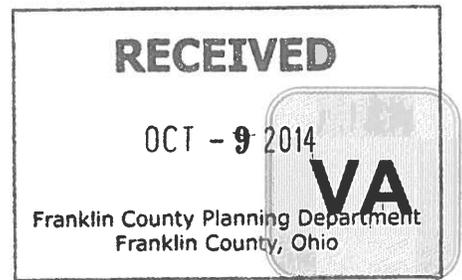


Commissioners
 Marilyn Brown, President
 Paula Brooks
 John O'Grady

Economic Development & Planning Department
 James Schimmer, Director

Application for Zoning Variance

Revised January 1, 2009



Property Information	
Site Address 441 Industrial Mile Rd.	
Parcel ID(s) 140-007196-00	Zoning G1 and SGO
Township Franklin	Acreage 1.207
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 Nationwide Children's Hospital	
Address 700 Children's Drive	
Columbus	
Ohio 43205-2664	
Phone # 614.355.1688	Fax # 614.355.1661
Email michael.tighe@nationwidechildrens.org	

Property Owner Information	
Name/Company Name Nationwide Children's Hospital	
Address 700 Children's Drive	
Columbus	
Ohio 43205-2664	
Phone # 614.355.1688	Fax # 614.355.1551
Email michael.tighe@nationwidechildrens.org	

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

Staff Use Only
Case # VA-3827
Date filed: 10/9/2014
Fee paid 650.00
Receipt # 14-02286
Received by: JPL
Hearing date:
Zoning Compliance:

Document Submission
The following documents must accompany this application:
<input 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 type="checkbox"/> Notarized signatures
<input checked="" type="checkbox"/> Proof of water & waste water supply
Please see the Application Instructions for complete details

Variance(s) Requested	
Section	670.085(a(1))
Description	Height: the minimum height of a building shall be 16 feet above grade
Section	
Description	
Section	
Description	

Describe the project
See Appendix 1 attached hereto for project description.

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.

- Are there special conditions or circumstances applying to the property involved that do not generally apply to other properties in the same zoning district.

The adjacent commercial structures to the east, west and south of the subject property are 14' to 15' in height. Increasing the height of those structures to meet the minimum 16 foot tall building height requirement imposed by the Smart Growth Overlay would have a minimal impact on the character of those buildings. The subject property is a single story (12' tall) building operated as Nationwide Children's Hospital pediatric ambulatory medical clinic. Increasing the height of all or part of the structure would adversely affect the aesthetics of the building and the neighborhood.

- 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.

In the opinion of the owner and project Architect, increasing the height of the building addition or any part of the existing structure would adversely impact the character of the building and would have a negative result on the aesthetics of the building, building addition, property as a whole and neighborhood.

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

The Special Conditions described in item 1 are not the result of actions by Applicant. The building was constructed in the 1960's. Current owner has operated the building as a neighborhood pediatric medical clinic since 2002. The existing structure is 12 feet tall. In late 2011 the adoption of the Smart Growth Overlay District Section 670.085(a(1)) requiring all buildings to be 16 feet tall has the effect of denying any opportunity for modification to the building without destroying the character of the building.

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.

Approving the variance would not grant special privilege to the Applicant that is denied in the zoning resolution to other lands or structures in the same zoning

district, particularly where the General Industrial district permits the contemplated use.

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. Granting of the variance would allow Nationwide Children's Hospital to expand a facility that currently provides 25,000 patient visits per year in 5319 square

feet. Thus this property will provide needed services to the neighborhood and will promote health and public welfare.

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

While the existing building could remain, it is unlikely that Nationwide Children's Hospital could continue to operate in the existing building without expansion.

The need for pediatric services in the area is great and the existing building is too small to adequately serve the community. Without the expansion, Nationwide

Children's Hospital will be forced to evaluate all of its available options, including abandoning the building and looking for a new location.

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

Applicant is requesting that a proposed building addition be allowed to match the 12 foot height of the existing building.

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

No

9. How would the variance adversely affect the delivery of governmental services? (e.g., water, sewer, garbage, fire, police - Verification from local authorities - i.e. fire might be required)

The proposed expansion and requested variance would have no impact on the delivery of

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

No. Applicant purchased the subject property in 2002 and has operated it as a pediatric medical clinic since that time. The Smart Growth Overlay was enacted in 2011

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

The Applicant does not believe that it is reasonable to increase the height of the proposed addition above the height of the existing structure.

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

Yes. The proposed building addition is only 1758 square feet and represents an addition of under 25%. It is the opinion of the Owner and Project Architect that

it is in the best interest of the neighborhood to construct the building addition at the same height as the remainder of the building.

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.

Michael Tighe
Applicant

Michael Tighe



Danielle A Fetheroff
Notary Public, State of Ohio
My Commission Expires 12-05-2014

10/9/14
Date

Danielle A Fetheroff
10-9-14

Robert Miller
Property Owner (Signature must be notarized)



Kelly J. Steece
Notary Public, State of Ohio
My Commission Expires 08-15-2017

10/9/14
Date

Kelly J. Steece
10-9-14

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.

Application instructions

Please submit the following:

1) **Application Form**

Completed application form with notarized signatures

2) **Fee – non refundable**

Checks only payable to *Franklin County Treasurer*

3) **Covenants or deed restrictions.**

Provide a copy of your deed with any deed restrictions

You can find your deed at:

www.franklincountyohio.gov/recorder

4) **Auditor's Tax Map.**

Provide a map showing the subject property and all land within 500 feet of the property.

You can find the map at:

www.franklincountyohio.gov/auditor

5) **Site map**

Provide a map showing the subject property with the following items:

- For the subject property
 - All property lines
 - Dimensions of the property
 - Road frontage
 - Street right-of-ways
 - Driveways
 - Easements
 - Floodplain areas
 - Location of existing septic/aerator systems and wells
- For all existing and proposed buildings and structures
 - Location of each on the property
 - Location of any proposed addition or expansion
 - Square footage of each
 - Height of each
 - Distance to property lines
- Scale
- North arrow
- Any information relevant to the specific nature of the variance

6) **Proof of utility service**

Provide proof from the provider of your water and wastewater services.

Note: If services are provided by a private or public entity, you must provide a letter verifying that you have service or will have access to it. If you're proposing an on-lot septic system or well, please provide information from the Franklin County Board of Health (or appropriate agency).

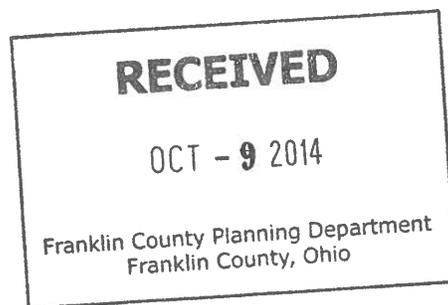
APPENDIX 1

Describe the project:

Nationwide Children’s Hospital is proposing to increase its existing building at 411 Industrial Mile Road from 5,319 square feet to 7,077 square feet. The existing building was constructed in the 1960’s and has been used by Nationwide Children’s Hospital since 2002 as a pediatric medical clinic. The existing building is 12 feet in height. The applicant intends for the building expansion to also be 12 feet in height. The Smart Growth Overlay (Chapter 670 of the Franklin County Zoning Resolution), which requires new construction to be a minimum of 16 feet in height, was adopted in 2011. The applicant is seeking a variance from Section 670.085(a)(i) of the Franklin County Zoning Resolution to reduce the height of the proposed expansion from the required 16 feet to 12 feet to match the height of the existing building.

Ohio Revised Code Section 303.19, which governs county zoning, states: “The board of county commissioners shall provide in any zoning resolution for the completion, restoration, reconstruction, extension, or substitution of nonconforming uses upon such reasonable terms as are set forth in the zoning resolution.” The proposed building expansion is less than a 25% increase of the existing building, which is nonconforming only as to its height as a result of the adoption of the Smart Growth Overlay. The applicant believes that it would be both practically difficult as well as aesthetically unappealing to require the proposed building expansion to meet the requirements of 670.85(a)(i). The applicant further states it is consistent with the requirements of the Ohio Revised Code that Nationwide Children’s Hospital be entitled to expand the existing nonconforming building such that the height of the proposed expansion is consistent with the height of the existing building.

It should be noted further that Section 670.068(c) of the Franklin County Zoning Resolution exempts building expansions of less than 25% of the building’s gross floor area from the application of certain sections of the Smart Growth Overlay. As previously stated, the proposed expansion is less than 25% of the existing building’s gross floor area and it therefore seems reasonable to allow the proposed expansion without requiring the application of the minimum height requirement.



VIA - 3827

Property Report

Generated on 10/09/14 at 11:11:37 AM

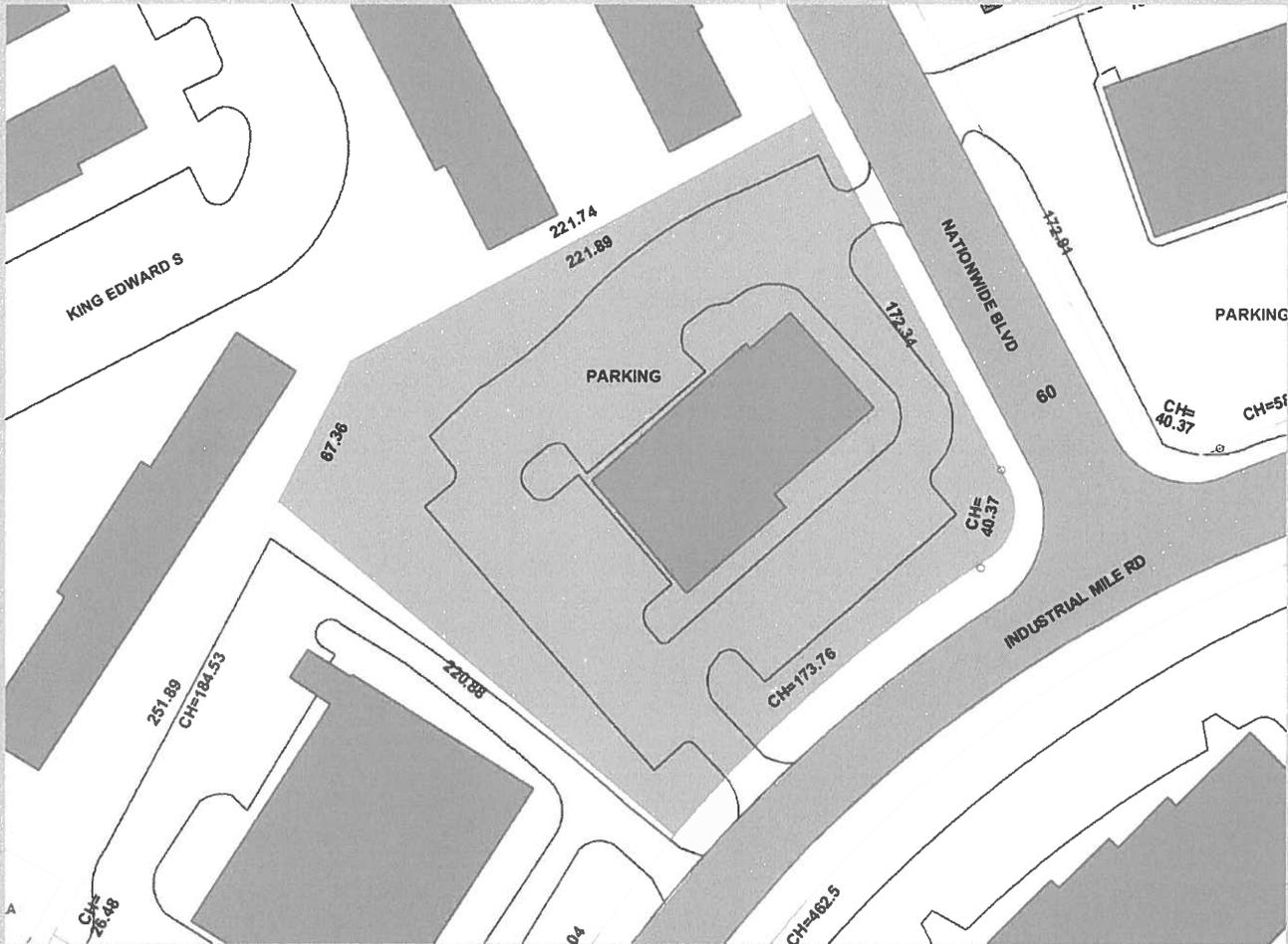
Parcel ID
140-007196-00

Map Routing No
140-0019C -021-00

Card No
1

Location
441 INDUSTRIAL MILE RD

GIS



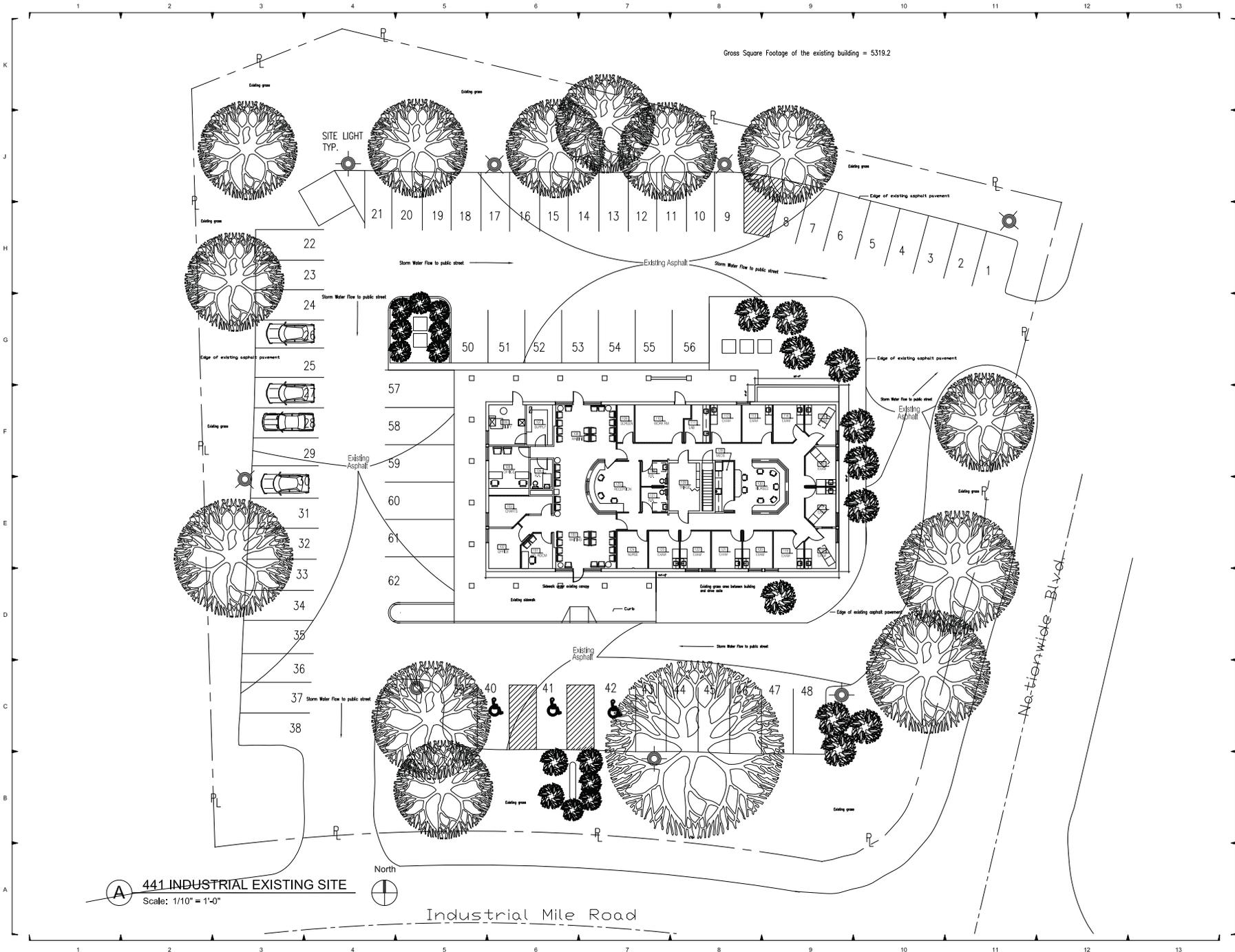
Disclaimer

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.

RECEIVED
OCT - 9 2014
Franklin County Planning Department
Franklin County, Ohio

VA-3827



Westside PCC Expansion - Zoning Plan
441 Industrial Mile Road
Columbus, Ohio 43228

PROJ: SV-13-183 DATE: September 23, 2014 DRAWN: M.D.H.

SHEET

SV-E

