



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

Economic Development & Planning Department
James Schimmer, Director

Technical Review Committee Agenda

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

August 23, 2016
1:30 p.m.

1. New Business

A. Planning Commission

i. 676-V – Matt Brown and Brad Fisher

Applicant/Owner:	Jacqueline and William Speaks, Trustees
Agent:	Deanna Cook, Esq.
Township:	Jefferson Township
Site:	3575 Babbitt Road (PID #170-001511)
Acreage:	6.268 acres
Utilities:	Private water and wastewater
Request:	Requesting a variance from Sections 204.07(A) and 501.05 of the Franklin County Subdivision Regulations to allow a division of land that will result in a lot that does not meet the minimum lot frontage requirement and will not comply with lot geometry requirements for side lot lines and the maximum depth to width ratio.

ii. PERRY-16-07 – Matt Brown and Brad Fisher

Applicant:	Perry Township
Township:	Perry Township Zoning Commission
Request:	Requesting to amend various sections of the Perry Township Zoning Resolution.

iii. JEFF-16-08 – Matt Brown and Brad Fisher

Applicant:	Jefferson Township
Township:	Jefferson Township Zoning Commission
Request:	Requesting to amend Article XI Section 1100.01 Specifically Defined Words of the Jefferson Township Zoning Resolution.

B. Board of Zoning Appeals

i. VA-3861 – Brad Fisher

Owner/Applicant:	Harold Steward
Township:	Hamilton Township
Site:	4926 Sutherland
Acreage:	0.18 acres
Zoning:	Restricted Urban Residential District (R-8)
Utilities:	Public water and sewer
Request:	Requesting a Variance from Section 502.021(3) of the Franklin County Zoning Resolution to allow for the extension of a driveway that would fail to meet the required property line setback in an area zoned Restricted Urban Residential (R-8).

ii. VA-3862 – Brad Fisher

Owner/Applicant:	William McQuirt
Township:	Hamilton Township
Site:	2036 Davis Ave
Acreage:	0.10 acres
Zoning:	Rural District
Utilities:	Private water and wastewater
Request:	Requesting a Variance from sections 502.021(2), 504.012 and 512.02(2) of the Franklin County Zoning Resolution to legitimize the construction of a porch, parking area and accessory building that fail to meet setback and accessory building size requirements in an area zoned Rural.

2. Adjournment of Meeting to September 27, 2016.

RECEIVED

AUG 08 2016

Franklin County Planning Department
Franklin County, OH

VARIANCE or APPEAL APPLICATION
for unincorporated Franklin County

676-V

Franklin County Development Department – Franklin County Planning Commission
150 S. Front Street, FSL Suite 10 Columbus, OH 43215 Phone: (614) 525-3094

to be completed by FCPC Staff

Date Submitted: 8/8/16

Received By: _____

Application No.: 676-V Fee: 700.⁰⁰

FCPC Date: ___/___/___

Property Owner/Subdivider/or Agent

Signature: Deanna R. Cook, Esq.

Date: 8/8/2016

Name: Deanna R. Cook; Vorys, Sater, Seymour & Pease LLP

Address: 58 East Gay Street

City, State, Zip: Columbus, OH 43215

Phone No: (614) 464-6349

* See attached Exhibit A for parcel owner information

Section number(s) of the county subdivision regulations and a brief description of variance(s) or appeal(s) requested:

§ 204.07 (A)

§ 501.05

See attached Exhibit B for additional information

Use a separate sheet to present additional description or information explaining why you feel the FCPC should grant the requested variance(s) or appeal(s).

EXHIBIT A

Variance Application – Large Lot Development

Applicant: Jacki Speaks and Bill Speaks, Trustees

Represented by:
Deanna R. Cook, Esq.
Vorys, Sater, Seymour and Pease LLP
52 East Gay Street, Columbus, Ohio 43215
(614) 464-6349
drcook@vorys.com

Property Owner: Jacqueline R. Speaks and William R. Speaks, Trustees or Their
Successors in Trust under the Jacqueline R. Speaks Living Trust dated
May 12, 2006

Street Address: 3575 Babbitt Road, Blacklick, Ohio 43004

Parcel Number: 170-001511-00

EXHIBIT B

Section number(s) of the county subdivision regulations and brief description of variance(s) or appeals(s) requested:

1. Section 204.07(A) - Lot Frontage Requirement
2. Section 501.05 - Lot Geometry

Background:

The applicant owns a 6.268+/- acre parcel and desires to split the parcel so that the applicant's son and his wife may build a home on the split parcel. The proposed split parcel will be 5.017+/- acres (the "Split Parcel") and the remainder parcel will be 1.249+/- acres (the "Remainder Parcel").

A site plan showing the location of the Split Parcel, the Remainder Parcel, the existing home and improvements on the Remainder Parcel, and the approximate location of the proposed new home on the Split Parcel is attached. (Please note that the attached site plan shows an approximate location and footprint of the home to be built on the Split Parcel. The applicant and their son are working with a builder to finalize home plans, but have not yet done so. As such, the exact location of the home and its footprint are not yet known. In addition, once the parties have a final home plan, they will meet with the Jefferson Township Zoning and Building Department to review the proposed final home plan for compliance with the zoning and building code. This may result in changes to the location of the home on the Split Parcel, and may also result in changes to the footprint of the home on the Split Parcel.)

Variance from Section 204.07(A) – Lot Frontage Requirement:

Section 204.07(A) of the subdivision regulations requires 153 feet of road frontage for the Split Parcel. The applicant requests a variance from this requirement to allow for 31 feet of road frontage for the Split Parcel. Physical conditions on the Remainder Parcel, including the location of an existing house (built in 1948), an existing basketball court and an existing swimming pool limit the amount of road frontage which can be dedicated to the Split Parcel. As such, without a variance, it is practically impossible to use the Split Parcel for the applicant's intended purpose. The variance from Section 204.07(A) requested herein, is the minimum adjustment needed for the reasonable use of the Split Parcel.

The applicant notes that in order to address certain provisions in the Jefferson Township zoning regulations, it was necessary that the Split Parcel be larger than 5 acres (the Split Parcel is 5.017+/- acres). As such, the lot split application filed with the Franklin County Economic Development and Planning Department was filed as a large lot development instead of a minor subdivision (if filed as a minor subdivision, the variance to Section 204.07(A) would not be required). The applicant respectfully asks that consideration be given to the fact that, while the Split Parcel is over 5 acres in size, the amount of acreage in excess of 5 acres is only 0.017+/- acres, and this was done in consideration of Jefferson Township's zoning regulations. In addition, the applicant applied for and received approval for a variance from the lot frontage requirements from Jefferson Township to allow for the 31 foot road frontage.

The granting of the variance from Section 204.07(A) will not be detrimental to public health or safety or the general welfare of the community. To provide for increased public safety, if required by the Franklin County Engineer, or if a condition of approval of this variance application, the applicant is willing to cease using the existing driveway (located on the Remainder Parcel), and use only the proposed driveway (located on the Split Parcel) after the driveway's construction on the Split Lot, and is also willing to enter into an easement agreement with the owner of the Split Parcel permitting access to the Remainder Parcel via the driveway on the Split Parcel.

Variance from Section 501.05 - Lot Geometry:

This Section of the Subdivision Regulations requires side lot lines to be within 5 degrees of perpendicular or radial to street centerlines. Two of the side lot lines of the Split Parcel, as indicated on the attached site plan as "L2" and the lot line running north / south and measuring 115.00 feet, do not meet this requirement. As such, the applicant is seeking a variance with respect to the identified lot lines.

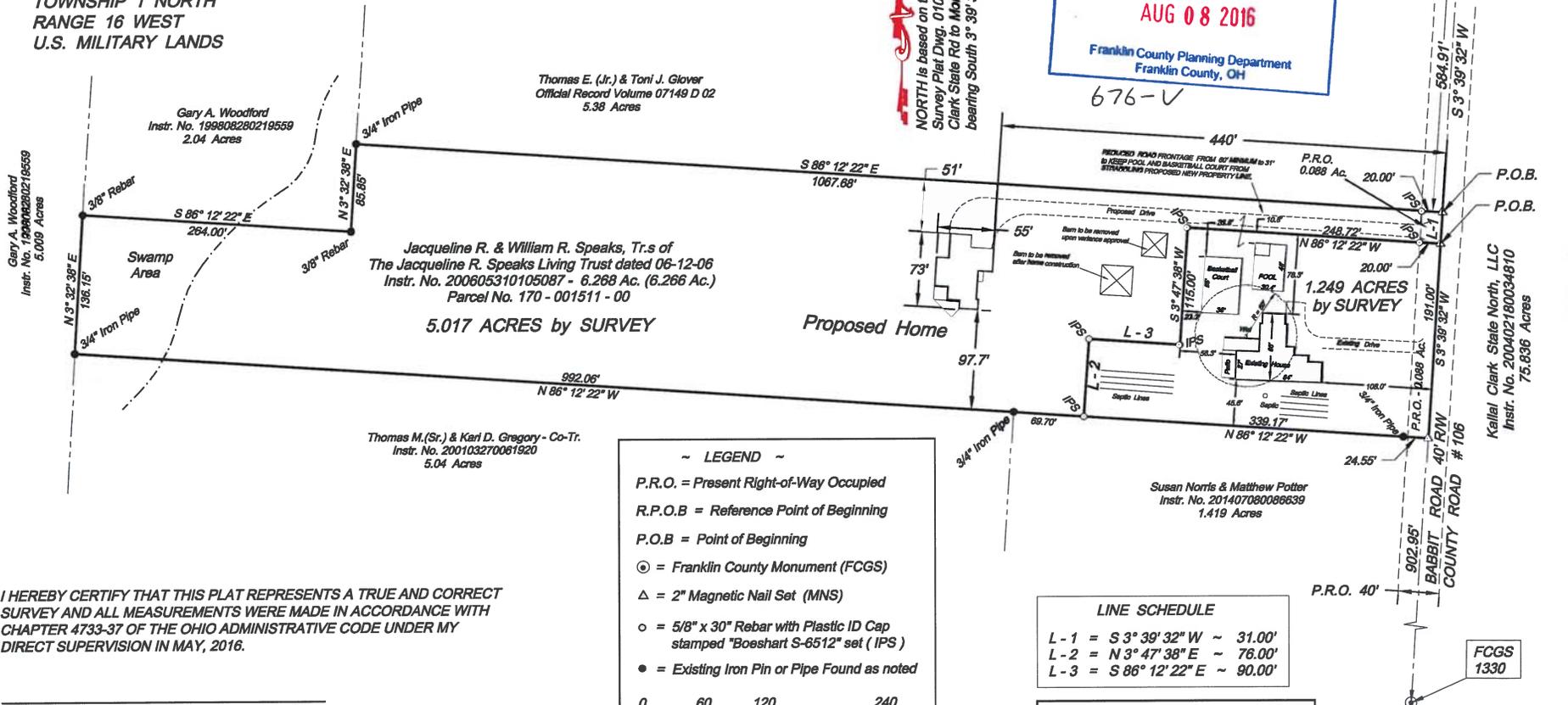
This Section also requires a ratio of lot depth to width of no more than 4 to 1. The applicant is seeking a variance from this Section of the Subdivision Regulations to allow for a ratio of approximately 37 to 1.

The variances from Section 501.05 requested herein, are the minimum adjustment needed for the reasonable use of the Split Parcel.

As previously discussed, the desire to create a Split Parcel slightly in excess of 5 acres, and the limitations placed on the Split Parcel as a result of existing improvements on the 6.268+/- acre property, make it necessary for the variances from Section 501.05. The granting of variances from Section 501.05 will not be detrimental to public health or safety or the general welfare of the community in part because the proposed use of the Split Parcel is for single family home use, the home will be built pursuant to Jefferson Township's zoning and building code, and the well and septic system to be installed on the Split Parcel will comply with applicable laws and regulations. In addition, there are a handful of "flag" shape lots in the immediate vicinity, along Morse Road and Babbitt Road, including the property to the immediate south of the subject property.

STATE of OHIO
FRANKLIN COUNTY
JEFFERSON TOWNSHIP
PART of LOT 16
SECTION 1
TOWNSHIP 1 NORTH
RANGE 16 WEST
U.S. MILITARY LANDS

BOUNDARY SURVEY and MINOR LOT SPLIT
of the SPEAKS 6.268 ACRES PARCEL



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Franklin County Planning Department
Franklin County, OH
676-V

NORTH is based on the Centerline
Survey Plat Dwg. 0106-11 - Babbitt Rd.
Clark State Rd to Morse Rd as
bearing South 3° 39' 32" West

~ LEGEND ~

- P.R.O. = Present Right-of-Way Occupied
- R.P.O.B = Reference Point of Beginning
- P.O.B = Point of Beginning
- ⊙ = Franklin County Monument (FCGS)
- Δ = 2" Magnetic Nail Set (MNS)
- = 5/8" x 30" Rebar with Plastic ID Cap stamped "Boeshart S-6512" set (IPS)
- = Existing Iron Pin or Pipe Found as noted

0 60 120 240
Scale: 1" = 120'

LINE SCHEDULE

L - 1	=	S 3° 39' 32" W	~	31.00'
L - 2	=	N 3° 47' 38" E	~	76.00'
L - 3	=	S 86° 12' 22" E	~	90.00'

Pertinent Data used as shown on plat.
Also, County Tax Maps and registered surveys
of the local area.

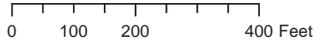
I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A TRUE AND CORRECT SURVEY AND ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE UNDER MY DIRECT SUPERVISION IN MAY, 2016.

PAUL J. BOESHART, PLS ~ REG. NO. S-6512
94 CANYON VILLA DRIVE
HEBRON, OH 43025
PHONE: 740-928-4130 CELL: 740-616-0812

Revised: July 1, 2016
Dwg. No. 16 - 4386



1 inch = 200 feet





Economic Development & Planning Department
James Schimmer, Director

Request for

Township Zoning Recommendation

Franklin County Planning Commission

Township	
<input type="checkbox"/> Blendon	<input type="checkbox"/> Plain
<input type="checkbox"/> Jackson	<input type="checkbox"/> Prairie
<input type="checkbox"/> Jefferson	<input type="checkbox"/> Washington
<input checked="" type="checkbox"/> Perry	

Case Number
PERRY-16-07

Amendment Type	
<input type="checkbox"/> Map amendment	
<input checked="" type="checkbox"/> Text amendment	
<input type="checkbox"/> Land use plan amendment	

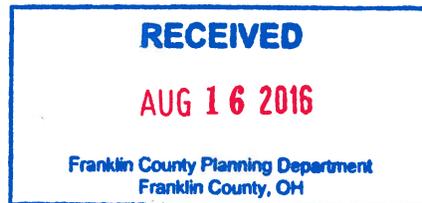
Meeting Dates	
<i>Review Body</i>	<i>Date</i>
Tech Review	August 23, 2016
Planning Commission	September 14, 2016

Amendment information		
Amendment type	Information required	
Map amendment:	List all parcel IDs to be amended	Zoning district Current: Proposed:
Text amendment	Revising numerous sections of the Perry Township Zoning Resolution. Revisions relate to application's, notice of hearing, BZA procedure, description of property, actions of the BZA, description of property and intended use, enforcement of zoning resolution, certificate of zoning compliance, prohibited fencing, recreational vehicles, accessory use and structure defined, required location in Residential Zoning District, towers, antennas, and similar structures and limitation of parking.	
Plan amendment	Document type: <input type="checkbox"/> New plan <input type="checkbox"/> Existing Plan Plan name:	

Township Zoning Inspector Contact Information	
Name Robin Fellure	
Address 7125 Sawmill Road	
Dublin OH, 43016	
Phone # (614) 889-1211	Fax #
Email Rfellure@perrytwp.org	

Perry Township Zoning Amendment

Case Number 143-RZ-16



PERRY-16-07

Perry Township Zoning Resolution Text Amendment

1. Section 715.051(4) Application

A list of the names and addresses of all owners of property within, contiguous to and directly across the road from and all other property owners within two hundred (200) feet of such area proposed to be rezoned. Such a list shall be in accordance with the Franklin County Auditor's current tax list.

Section 715.051(4) shall be amended to read as follows:

A list of the names and addresses of all owners of property within, contiguous to and directly across the street from the area proposed to be rezoned. Such a list shall be in accordance with the Franklin County Auditor's current tax list.

2. Section 716.012 Notice of Hearing

Notice of such hearing shall be given by the Township Zoning Commission by one (1) publication in one (1) or more newspapers of general circulation in the Township at least ten (10) days before the date of such public hearing as set forth in Section 519.12 Ohio Revised Code.

If the proposed amendment intends to rezone or redistrict ten (10) or fewer parcels of land, as listed on the tax duplicate, written notice of the public hearing shall be mailed by the Township Zoning Commission, by first class mail, at least ten (10) days before the date of the public hearing to all owners of property within and contiguous to and directly across the street from and to all property owners within two hundred (200) feet of such area affected by the proposed amendment. This notice is to be mailed to the address of such owners appearing on the County Auditor's current tax list. The failure of delivery of such notice shall not invalidate any such amendment.

Section 716.012 shall be amended to read as follows:

Notice of such hearing shall be given by the Township Zoning Commission by one (1) publication in one (1) or more newspapers of general circulation in the Township at least ten (10) days before the date of such public hearing as set forth in Section 519.12 Ohio Revised Code. If the proposed amendment intends to rezone or redistrict ten (10) or fewer parcels of land, as listed on the tax duplicate, written notice of the public hearing shall be mailed by the Township Zoning Commission, by first class mail, at least ten (10) days before the date of the public hearing to all owners of property within and contiguous to and directly across the street from the area proposed to be rezoned. This

notice is to be mailed to the address of such owners appearing on the County Auditor's current tax list. The failure of delivery of such notice shall not invalidate any such amendment.

3. Section 805.01 Procedure

Appeals to the BZA may be taken by any person aggrieved or by any officer of Perry Township affected by any decision of the Zoning Inspector. Such appeal shall be taken within 20 days after the decision by filing, with the Zoning Inspector and with the BZA, a notice of appeal specifying the grounds upon which the appeal is being taken. The Zoning Inspector shall transmit to the BZA all the papers constituting the record upon which the action appealed from was taken. The BZA shall fix a reasonable time for the public hearing of the appeal, give at least 10 days notice in writing to the parties in interest and to all property owners within 200 feet of the subject tract, give notice of such public hearing by one publication in one or more newspapers of general circulation in Franklin County at least 10 days before the date of such hearing and decide the appeal within a reasonable time after it is submitted.

Section 805.01 shall be amended to read as follows:

Appeals to the BZA may be taken by any person aggrieved or by any officer of Perry Township affected by any decision of the Zoning Inspector. Such appeal shall be taken within twenty (20) days after the decision by filing, with the Zoning Inspector and with the BZA, a notice of appeal specifying the grounds upon which the appeal is being taken. The Zoning Inspector shall transmit to the BZA all the papers constituting the record upon which the action appealed from was taken. The BZA shall fix a reasonable time for the public hearing of the appeal, give at least ten (10) days' notice in writing to the parties in interest, give notice of such public hearing by one publication in one or more newspapers of general circulation in Franklin County at least ten (10) days before the date of such hearing and decide the appeal within a reasonable time after it is submitted. For purposes of this Article, the phrase "parties in interest" shall be defined as those owners of property within, contiguous to, and directly across the street from the area that is the subject of the application, and such other persons having an interest in the proceeding as may be designated as such by the BZA.

4. Section 810.021(3) Description of Property

A list of the names and addresses of all adjacent property owners and those property owners within 200 feet of the subject tract; and

Section 810.021(3) shall be amended to read as follows:

A list of the names and addresses of all owners of property within, contiguous to, and directly across the street from the area that is the subject of the application, and such other persons who may have an interest in the proceeding, as may be designated as parties in interest by the BZA.

5. Section 810.04 Actions of the Board of Zoning Appeals

The BZA shall fix a reasonable time for a public hearing of the application, give at least 10 days' notice in writing to the parties in interest and to all property owners within 200 feet of the subject tract, give notice of such public hearing by publication in one or more newspapers of general circulation in Franklin County at least 10 days before the date of such hearing, and render a decision on the variance within a reasonable period of time after the conclusion of the hearing.

Section 810.04 shall be amended to read as follows:

The BZA shall fix a reasonable time for a public hearing of the application, give at least ten (10) days' notice in writing to the parties in interest, give notice of such public hearing by publication in one or more newspapers of general circulation in Franklin County at least ten (10) days before the date of such hearing, and render a decision on the variance within a reasonable period of time after the conclusion of the hearing.

6. Section 815.021(3) Description of Property and Intended Use

A list of the names and addresses of all adjacent property owners and property owners within 200 feet of the proposed use; and

Section 815.021(3) shall be amended to read as follows:

A list of the names and addresses of all owners of property within, contiguous to, and directly across the street from the area that is the subject of the application, and such other persons who may have an interest in the proceeding, as may be designated as parties in interest by the BZA; and

7. Section 815.04 Actions of the BZA

The BZA shall fix a reasonable time for a public hearing of the application, give at least 10 days' notice in writing to the parties in interest and to all property owners within 200 feet of the subject tract, give notice of such public hearing by publication in one or more newspapers of general circulation in Franklin County at least 10 days before the date of such hearing, and shall within a reasonable time after the application is submitted hold a public hearing and act on the conditional use in one of the following ways:

Section 815.04 shall be amended to read as follows:

The BZA shall fix a reasonable time for a public hearing of the application, give at least ten (10) days' notice in writing to the parties in interest, give notice of such public hearing by publication in one or more newspapers of general circulation in Franklin County at least ten (10) days before the date of such hearing, and shall within a reasonable time after the application is submitted hold a public hearing and act on the conditional use in one of the following ways:

8. Appendix XX Ohio Invasive Plant Species

The Target Species section shall be amended to add the following plant:

<u>Common Name</u>	<u>Scientific Name</u>
Bamboo (running Bamboo)	any bamboo in the genus of Phyllostachys

9. Section 705.015 Enforcement

To enforce this Zoning Resolution and take all necessary steps to remedy any condition found in violation by ordering in writing, the discontinuance of illegal uses or illegal work in progress, and may request the Franklin County Prosecuting Attorney to commence appropriate action.

Section 705.015 shall be amended to read as follows:

To enforce this Zoning Resolution and take all necessary steps to remedy any condition found in violation by ordering in writing, the discontinuance of illegal uses or illegal work in progress, and may request the Franklin County Prosecuting Attorney to commence appropriate action. This authority includes the ability to issue stop work orders.

10. Section 705.02 Certificate of Zoning Compliance

No occupied or vacant land shall hereafter be changed in its use in whole or part until a Certificate of Zoning Compliance shall have been issued by the Township Zoning Inspector. No activity resulting in a disturbance equal to or greater than 1 acre of occupied or vacant land shall hereafter be permitted until the Certificate of Zoning Compliance has been issued by the Township Zoning Inspector. No existing or new structure, including principal and accessory structures, existing use of a lot or portion thereof shall hereafter be charged in its use in whole or in part until the Certificate of Zoning Compliance shall have been issued by the Township Zoning Inspector. Based upon the extent of the proposed change and the potential impact(s) on the immediate area, the Township Zoning Inspector shall have the discretionary authority to require any application for a Certificate of Zoning Compliance to be evaluated for approval or

disapproval by the Township Zoning Commission at the next regularly scheduled meeting. This section shall in no way be construed as requiring a Certificate of Zoning Compliance in the event of a change in ownership or tenancy only, without a change in use or intended use, provided that no repairs, alterations, or additions are proposed for such structure or accessory structures.

Section 705.02 shall be amended to read as follows:

No occupied or vacant land shall hereafter be changed in its use in whole or part until a Certificate of Zoning Compliance shall have been issued by the Township Zoning Inspector. No activity resulting in a disturbance equal to or greater than 1 acre of occupied or vacant land shall hereafter be permitted until the Certificate of Zoning Compliance has been issued by the Township Zoning Inspector. No existing or new structure, including principal and accessory structures, existing use of a lot or portion thereof shall hereafter be changed in its use in whole or in part until the Certificate of Zoning Compliance shall have been issued by the Township Zoning Inspector. The Zoning Inspector may issue a stop work order for failure to obtain a Certificate of Zoning Compliance or any other required permits. Based upon the extent of the proposed change and the potential impact(s) on the immediate area, the Township Zoning Inspector shall have the discretionary authority to require any application for a Certificate of Zoning Compliance to be evaluated for approval or disapproval by the Township Zoning Commission at the next regularly scheduled meeting. This section shall in no way be construed as requiring a Certificate of Zoning Compliance in the event of a change in ownership or tenancy only, without a change in use or intended use, provided that no repairs, alterations, or additions are proposed for such structure or accessory structures.

11. Section 502.032(2) Prohibited Fencing

Open chain link fences except those associated with approved tennis courts.

Section 502.032(2) shall be amended to read as follows:

2) Open chain link fences except those associated with commercial uses in the SO, NC, CC, CS, LI, PSC, PHS, PIP districts and approved tennis courts.

12. 531.092 Recreational Vehicles, Boats, Camping Trailers or Other Trailers Used for Personal Use.

No recreational vehicle, motor home, boat, camping trailer, travel trailer or other similar vehicle or trailer shall be stored or parked in any Residential Zoning District unless completely enclosed within a permitted principal structure or accessory structure, except as follows: A recreational vehicle may be temporarily parked in a Residential Zoning District outside of an enclosed structure for a total period not to exceed all or any portion of seven (7) calendar days during any

one (1) calendar year; provided, however, that no recreational vehicle shall be parked outside of an enclosed structure for a period exceeding seventy-two (72) consecutive hours.

Section 531.092 shall be amended to read as follows:

No recreational vehicle, motor home, boat, camping trailer, travel trailer or other similar vehicle or trailer shall be stored or parked in any Residential Zoning District unless completely enclosed within a permitted principal structure or accessory structure, except as follows: A recreational vehicle may be temporarily parked in a Residential Zoning District outside of an enclosed structure for a total period not to exceed all or any portion of seven (7) calendar days during any one (1) calendar year; provided, however, that no recreational vehicle shall be parked outside of an enclosed structure for a period exceeding seventy-two (72) consecutive hours.

Unless otherwise listed as a permitted use, no recreational vehicle, motor home, boat, camping trailer, travel trailer or other similar vehicle or trailer shall be stored or parked for personal use in any Commercial Zoning District unless completely enclosed within a permitted principal structure or accessory structure.

13. Section 512.011 Accessory Use and Structure Defined

As used herein, "Accessory Structure or Use" means either a use or an object, building or structure applied, constructed or installed on, above, or below the surface of a lot, which is located on the same lot as a principal use, building, object, or structure, and which is subordinate to or services the principal use, building, object, or structure; is subordinate in area to the principal use, building, object, or structure; and is customarily incidental to the principal use, building, object, or structure. Among other things, "Accessory Buildings or Use" includes anything of a subordinate nature detached from, a principal structure or use. Except as otherwise regulated in this Code, an accessory use must be a permitted use within the District. Swimming pools, detached garages, sheds, hot tubs, sport courts, tennis courts, basketball courts, batting cages, gazebos or other detached opened aired structures, play or recreational structures or any other similar structures as determined by the Zoning Inspector shall be classified as accessory structures and shall be governed by the regulations of this section. Open and uncovered porches attached to a principal structure, decks attached to or immediately abutting a principal structure or at-grade patios directly abutting a principal structure shall not be classified as accessory structures, but shall meet the applicable setbacks for principal structures in the underlying zoning district and further be considered as an impervious surface for the purpose of lot coverage calculations. This list is intended to provide examples of common structures and uses that are accessory uses and structures. This list is not intended to be an exclusive or all-inclusive list.

Section 512.011 shall be amended to read as follows:

As used herein, "Accessory Structure or Use" means either a use or an object, building or structure applied, constructed or installed on, above, or below the surface of a lot, which is located on the same lot as a principal use, building, object,

or structure, and which is subordinate to or services the principal use, building, object, or structure; is subordinate in area to the principal use, building, object, or structure; and is customarily incidental to the principal use, building, object, or structure. Among other things, "Accessory Buildings or Use" includes anything of a subordinate nature detached from, a principal structure or use. Except as otherwise regulated in this Code, an accessory use must be a permitted use within the District. Swimming pools, detached garages, sheds, detached or freestanding solar panel arrays, hot tubs, sport courts, tennis courts, basketball courts, batting cages, gazebos or other detached opened aired structures, play or recreational structures or any other similar structures as determined by the Zoning Inspector shall be classified as accessory structures and shall be governed by the regulations of this section. Open and uncovered porches attached to a principal structure, decks attached to or immediately abutting a principal structure or at-grade patios directly abutting a principal structure shall not be classified as accessory structures, but shall meet the applicable setbacks for principal structures in the underlying zoning district and further be considered as an impervious surface for the purpose of lot coverage calculations. This list is intended to provide examples of common structures and uses that are accessory uses and structures. This list is not intended to be an exclusive or all-inclusive list.

14. Section 512.012(1) Required Location in Residential Zoning District

An accessory structure shall be located in the rear yard and to the rear of the principal structure and shall be no closer than twenty (20) feet from any part of the principal structure. An accessory structure shall be located at least ten (10) feet from any other accessory structure situated on the same lot.

Section 512.012(1) shall be amended as follows:

- 1) An accessory structure shall be located in the rear yard and to the rear of the principal structure. Except for swimming pools, hot tubs, gazebos or other detached opened aired structures, no accessory structure shall be closer than twenty (20) feet from any part of the principal structure and shall be located at least ten (10) feet from any other accessory structure situated on the same lot.

15. Section 512.019 Towers, Antennas, and Similar Structures

Towers, Antennas, and Similar Structures. Radio and T.V. towers, antennas, satellite earth stations (dish antennas), solar collectors, and similar structures may be permitted in association with a principal use or structure provided that the following standards are met:

- 1) All towers, antennas, windmills and similar accessory structures shall be located to the rear of the building setback line. No such structure shall be permitted to encroach upon the minimum required side yard and rear yard; and

- 2) No such structure shall be permitted to exceed thirty-five (35) feet in total height, inclusive of the height of any building or base upon which said structure is erected, except upon issuance of a Conditional Use Permit in accordance with SECTION 815 of this Resolution; and
- 3) Any guy anchorage or similar device shall be at least ten (10) feet from any property line; and
- 4) No structure shall be in excess of a height equal to the distance from the base of the structure to the nearest overhead electrical power line or phone line less five (5) feet (excluding lines which serve only the lot on which said structure is placed); and
- 5) No structure shall be in excess of a height equal to the distance from the base of the structure to the nearest lot line less five (5) feet; and
- 6) Suitable fencing and/or landscaping or other treatment is provided to effectively prevent unauthorized climbing of the structure; and
- 7) The structure or activity for which the structure is used shall not interfere with radio and television reception on nearby properties.

Section 512.019 shall be amended as follows:

Radio and T.V. towers, antennas and similar structures may be permitted in association with a principal use or structure provided that the following standards are met:

- 1) All towers, antennas, windmills and similar accessory structures shall be located to the rear of the building setback line. No such structure shall be permitted to encroach upon the minimum required side yard and rear yard; and
- 2) No such structure shall be permitted to exceed thirty-five (35) feet in total height, inclusive of the height of any building or base upon which said structure is erected, except upon issuance of a Conditional Use Permit in accordance with SECTION 815 of this Resolution; and
- 3) Any guy anchorage or similar device shall be at least ten (10) feet from any property line; and
- 4) No structure shall be in excess of a height equal to the distance from the base of the structure to the nearest overhead electrical power line or phone line less five (5) feet (excluding lines which serve only the lot on which said

structure is placed); and

- 5) No structure shall be in excess of a height equal to the distance from the base of the structure to the nearest lot line less five (5) feet; and
- 6) Suitable fencing and/or landscaping or other treatment is provided to effectively prevent unauthorized climbing of the structure; and
- 7) The structure or activity for which the structure is used shall not interfere with radio and television reception on nearby properties.

16. Section 512 ACCESSORY USES AND STRUCTURES

Section 512 shall be amended by adding the following:

Satellite dishes with a diameter of more than one (1) meter (39.37") shall comply with the following standards:

- 1) No person, firm, partnership, corporation, trust or other legal entity shall construct or commence construction of a satellite dish antenna without obtain a permit from the Township Zoning Inspector; and
- 2) No such structure shall be located on the roof of any structure and shall be located to the rear of the building setback line. No such structure shall be permitted to encroach upon the minimum required side yard and rear yard; and
- 3) The top of any disk or dish shall not exceed twelve (12) feet above grade level; and
- 4) No more than one (1) satellite dish is allowed per dwelling unit; and
- 5) Satellite dish antennas shall be no larger than twelve (12) feet in diameter; and
- 6) The satellite dish shall be a color which complements its environment.

17. Section 531.09 LIMITATION OF PARKING AND USE OF COMMERCIAL VEHICLES, CONSTRUCTION VEHICLES AND EQUIPMENT, RECREATIONAL VEHICLES, BOATS, CAMPING TRAILERS OR OTHER TRAILERS, MOBILE HOMES, INOPERABLE AUTOMOBILES AND OTHER VEHICLES.

531.091 Commercial Vehicles including Vehicles and Equipment used for Construction in Residential Zoning Districts. Not more than one (1) truck limited to being a two-axle, four-tired pickup, panel or light truck and which has operating characteristics similar to those of a passenger car shall be allowed per one (1) dwelling unit in a Residential Zoning District or

Planned Residential Zoning District as listed in SECTION 201, ARTICLE II.

- 1) Trucks having dual tires on one (1) or more axles, or having more than two (2) axles, designed for the transportation of cargo and including tractor-trucks, trailers, and semi-trailers shall not be allowed in a Residential or Planned Residential Zoning District.
- 2) The parking or storage of commercial motor vehicles, including those vehicles having commercial signage, commercial equipment, or structures for commercial equipment attached to the motor vehicle permanently or temporarily, shall not be permitted with any residential district except when completely parked or stored in an enclosed garage. Commercial vehicles making temporary house calls or deliveries shall not be prohibited under the terms of this section.
- 3) Backhoes, road graders, bulldozers, and trailers used to haul commercial vehicles or goods, well rigs, tractors and similar vehicles and equipment used for construction or commercial purposes are prohibited from being stored outside of a permitted structure or accessory structure in any Residential or Planned Residential Zoning District. Construction equipment temporarily used for construction upon a site shall not be prohibited under the terms of this section.

531.092 Recreational Vehicles, Boats, Camping Trailers or Other Trailers Used for Personal Use.

No recreational vehicle, motor home, boat, camping trailer, travel trailer or other similar vehicle or trailer shall be stored or parked in any Residential Zoning District unless completely enclosed within a permitted principal structure or accessory structure, except as follows: A recreational vehicle may be temporarily parked in a Residential Zoning District outside of an enclosed structure for a total period not to exceed all or any portion of seven (7) calendar days during any one (1) calendar year; provided, however, that no recreational vehicle shall be parked outside of an enclosed structure for a period exceeding seventy-two (72) consecutive hours.

531.093 Use of Recreational Vehicles, Camping Trailers or Other Trailers and Mobile Homes.

Unless approved in accordance with Section 508, Temporary Uses, recreational vehicles, camping trailers and similar Recreational Vehicles and equipment, and Mobile Homes shall not be used as a dwelling unit or for living, sleeping or housekeeping purposes outside an approved mobile home park.

Recreational vehicles, camping trailers, or other trailers or vehicles designed for sales or office use, and mobile homes shall not be used for business purposes unless the business use is in association with a Temporary Use as permitted in Section 508 of this Resolution.

Section 531.091 through 5310.93 shall be amended as follows:

531.91 Commercial Vehicles including Vehicles and Equipment used for Construction in Residential Zoning Districts. Not more than one (1) truck limited to being a two-axle, four-tired pickup, panel or light truck and which has operating characteristics similar to those of a

passenger car shall be allowed per one (1) dwelling unit in a Residential Zoning District or Planned Residential Zoning District as listed in SECTION 201, ARTICLE II.

- 1) Trucks having dual tires on one (1) or more axles, or having more than two (2) axles, designed for the transportation of cargo and including tractor-trucks, trailers, and semi-trailers shall not be allowed in a Residential or Planned Residential Zoning District.
- 2) The parking or storage of commercial motor vehicles, including those vehicles having commercial signage, commercial equipment, or structures for commercial equipment attached to the motor vehicle permanently or temporarily, shall not be permitted with any residential district except when completely parked or stored in an enclosed garage. Commercial vehicles making temporary house calls or deliveries shall not be prohibited under the terms of this section.
- 3) Backhoes, road graders, bulldozers, trailers used to haul commercial vehicles or goods, well rigs, tractors and similar vehicles and equipment used for construction or commercial purposes are prohibited from being stored outside of a permitted structure or accessory structure in any Residential or Planned Residential Zoning District. Construction equipment temporarily used for construction upon a site shall not be prohibited under the terms of this section.

531.92 Recreational Vehicles, Boats or Camping Trailers Used for Personal Use. No recreational vehicle, motor home, boat, camping trailer, travel trailer or other similar vehicle shall be stored or parked in any Residential Zoning District unless completely enclosed within a permitted principal structure or accessory structure, except as follows: A recreational vehicle may be temporarily parked in a Residential Zoning District outside of an enclosed structure for a total period not to exceed all or any portion of seven (7) calendar days during any one (1) calendar year; provided, however, that no recreational vehicle shall be parked outside of an enclosed structure for a period exceeding seventy-two (72) consecutive hours.

531.93 Use of Recreational Vehicles, Camping Trailers or Other Trailers and Mobile

- 1) Homes. Unless approved in accordance with Section 508, Temporary Uses, recreational vehicles, camping trailers and similar Recreational Vehicles and equipment, and Mobile Homes shall not be used as a dwelling unit or for living, sleeping or housekeeping purposes outside an approved mobile home park.

Recreational vehicles, camping trailers, or other vehicles designed for sales or office use, and mobile homes shall not be used for business purposes unless the business use is in association with a Temporary Use as permitted in Section 508 of this Resolution.

End of Zoning Amendment text



Economic Development & Planning Department
James Schimmer, Director

Request for

Township Zoning Recommendation

Franklin County Planning Commission

Township	
<input type="checkbox"/> Blendon	<input type="checkbox"/> Plain
<input type="checkbox"/> Jackson	<input type="checkbox"/> Prairie
<input checked="" type="checkbox"/> Jefferson	<input type="checkbox"/> Washington
<input type="checkbox"/> Perry	

Case Number
JEFF-16-08

Amendment Type	
<input type="checkbox"/> Map amendment	
<input checked="" type="checkbox"/> Text amendment	
<input type="checkbox"/> Land use plan amendment	

Meeting Dates	
<i>Review Body</i>	<i>Date</i>
Tech Review	August 23, 2016
Planning Commission	September 14, 2016

Amendment information		
Amendment type	Information required	
Map amendment:	List all parcel IDs to be amended	Zoning district Current: Proposed:
Text amendment	Revising a section of the Jefferson Township Zoning Resolution. The revision is specific to Article XI, Section 1100.01, Specially Defined Words.	
Plan amendment	Document type: <input type="checkbox"/> New plan <input type="checkbox"/> Existing Plan Plan name:	

Township Zoning Inspector Contact Information	
Name Charles McCroskey	
Address 6545 Havens Road Blacklick, Ohio 43004	
Phone # (614)855-4265	Fax #
Email cmcroskey@jeffersontownship.org	

TEXT AMENDMENT TO THE JEFFERSON TOWNSHIP ZONING RESOLUTION
SPECIFICALLY ARTICLE XI SECTION 1100.01 Specifically Defined Words

Article XI Definitions; Section 1100.01 Specifically Defined Words

From-

Habitable rooms: Rooms designed and used for living, sleeping, eating, or cooking or combinations thereof. Bathrooms, toilet compartments, closets, halls, storage rooms, laundry and utility spaces, basement recreation rooms, and similar areas are not considered habitable

To-

Habitable Rooms: the portion of a dwelling that has access to central heat and air. This does not include garages, open or enclosed porches or similar type of the dwelling



JEFF-16-08



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 4926 Sutherland Dr.	
Parcel ID(s) 150-001792-00	Zoning Residential
Township HAMILTON	Acreage .18
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 Harold D. Stewart JR.	
Address 6199 Lockbourne Rd. Lockbourne Ohio 43137	
Phone # 614-989-0370	Fax # 614-491-2665
Email Bstewart@Capitolcitytrailers.com	

Property Owner Information	
Name/Company Name Harold D. Stewart JR.	
Address 4926 Sutherland Dr. Hamilton Twp. Ohio 43207	
Phone # 614-989-0370	Fax # 614-491-2665
Email Bstewart@Capitolcitytrailers.com	

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

Staff Use Only
Case # VA-3861
Date filed: 7/15/16
Fee paid \$350.00
Receipt # 16-01954
Received by: BMF
Hearing date: 9/19/16
Zoning Compliance: RZ-16-2295

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	502.021 (3)
Description	DRIVEWAY SETBACK
Section	
Description	
Section	
Description	

Describe the project
Replace Existing Cement Drive way
Cement Gravel Drive way Beside house to Rear Cement
Approach of Garage.
The Existing Drive way Both Cement and Gravel
Are right at The property line. (No setbacks)

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.
NO Attached is a photo showing several
Addresses with drive ways That Have No set
BACK
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.
with out This Drive way There is No way
to ACCESS The Garage at The Rear
3. That the special conditions and circumstances, listed under question #1, do not result from any actions of the applicant.
NO Every Thing WAS IN place prior
to The purchase of The property

4. That approving the variance requested will not grant the applicant any special privilege that is denied by this Zoning Resolution to other lands or structures in the same Zoning District.

NO BASED ON HOW MANY OTHER HOMES
ALREADY HAVE THE SAME LAY OUT ALREADY

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

NO I DO NOT BELIEVE SO SINCE I AM
REPLACING WHAT HAS BEEN THERE FOR YEARS

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

NO CANNOT USE THE GARAGE

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

SET BACK REQUIREMENT IS 3' EXISTING DRIVEWAY IS AT PROPERTY
LINE.

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)

NONE

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

NO

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

NO

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

YES

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.

[Handwritten Signature]
Applicant

7-14-16
Date

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

7-14-16
Date

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

7-14-16
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.**

Harold Stewart appeared before me and signed this instrument at his own free will.



ASHLEY L. COLEMAN
Notary Public, State of Ohio
My Comm. Expires 04/10/2021
Recorded in Franklin County

[Handwritten Signature]

RECEIVED
JUL 15 2016
Franklin County Planning Department
Franklin County, OH

VA-3861

SUTHERLAND



proposed driveway = 



RECEIVED
JUL 15 2016
 Franklin County Planning Department
 Franklin County, OH

VIA-3861

DEAN C. RINGLE, P.E., P.S.
FRANKLIN COUNTY ENGINEER

DATE 6-29-2016 PERMIT NO. 16-74

This permit is hereby granted to Just-D-Concrete representing Harold A. Stewart Jr. in accordance with Section 5589.10 of the Ohio Revised Code. This permit is granted for the purpose of installing DRIVEWAY, SIDEWALK, FRONT PORCH AT 4926 Sutherland Dr. Hamilton Twp. Ohio 43207.

The holder of this permit shall be responsible for the replacement of the pavement, shoulder, berms, drainage courses, pipes, guard rail, plant material and turf to an original or better condition, and shall properly maintain the pavement, berm, and storm drainage facilities until restored to its original condition.

All trenches excavated within the roadway will be backfilled with Item 636, Controlled Density Fill (CDF), per the City of Columbus Construction and Material Specifications, or as otherwise specified in writing, to the satisfaction of the County Engineer.

The permit holder shall provide for the maintenance of traffic at all times as provided for on the plans or in the maintenance of traffic notes.

Furthermore, this permit holder shall provide and maintain at all excavations in the road, suitable barricades and safeguards including the display of steady burn, type "C" lights at night and shall at all times indemnify and save harmless the Board of County Commissioners and Franklin County against all claims from injury or damage to persons and property that may be asserted by any firm, person, or corporation arising out of the use and occupancy of any part of the road and/or right-of-way.

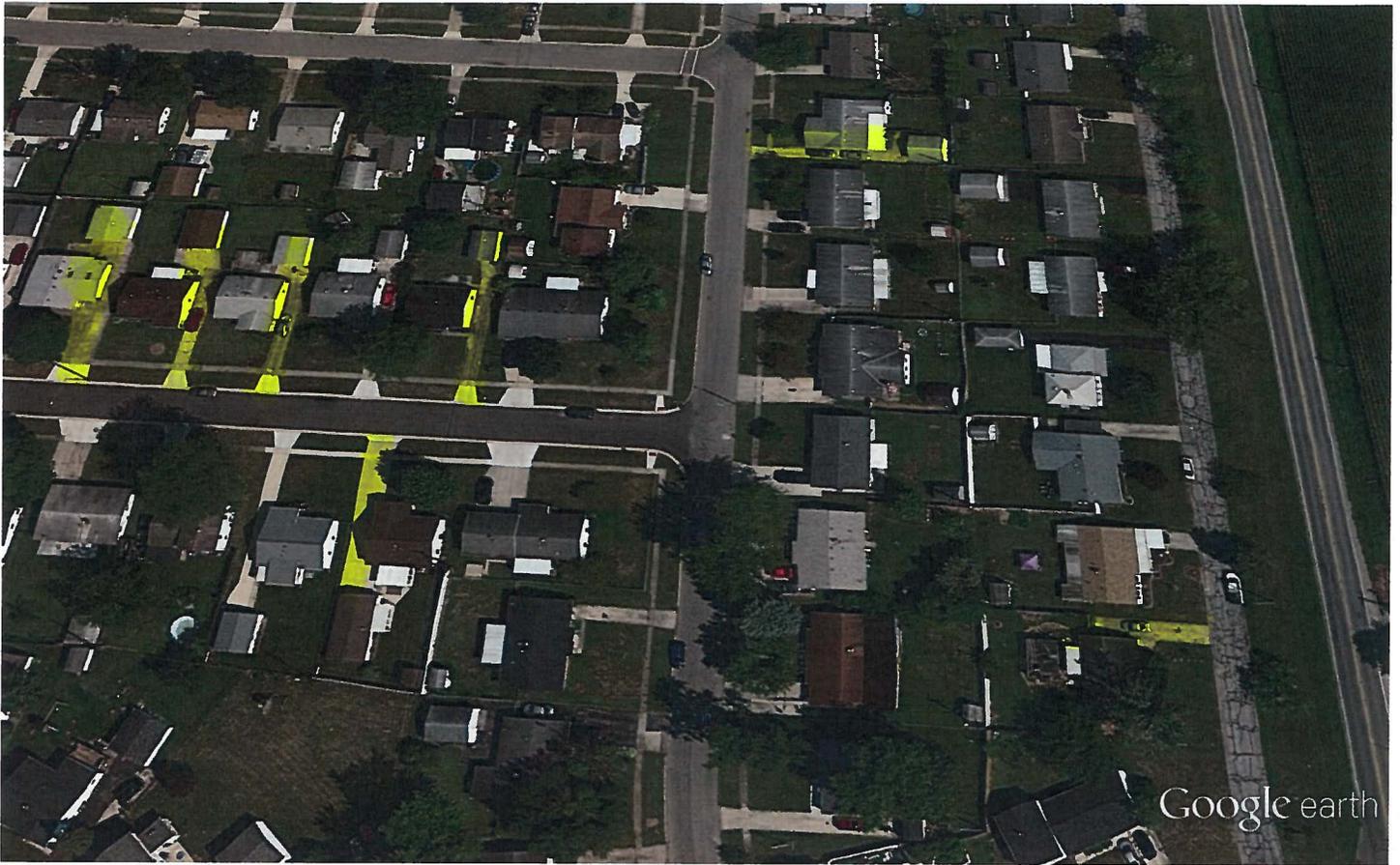
This work is to begin on 6-29-2016. You must call the day before actually starting work for the permit to be valid. This permit expires 30 days after issuance unless work has been started.

DEAN C. RINGLE, P.E., P.S.
FRANKLIN COUNTY ENGINEER

By: [Signature] Title: UTILITY COORDINATOR
 Franklin County Engineer's Representative

We hereby agree to the terms of this permit:

Company Name: Just-D-Concrete FAX Number N/A
 Person to Contact: Don Langbein Telephone Number 614-360-6892
 Field Supervisor: Don Langbein Telephone Number 614-360-6892
 Sign: Harold A. Stewart Jr. Telephone Number 614-989-0370 E-Mail B.Stewart@capitalcitytrailers.com
 Print Harold A Stewart Jr.



Google earth

feet
meters



RECEIVED
JUL 15 2016
Franklin County Planning Department
Franklin County, OH

VIA-3861



Commissioners
 Marilyn Brown, President
 Paula Brooks
 John O'Grady

Economic Development & Planning Department
 James Schimmer, Director

Application for
**Zoning
 Variance**

Revised January 1, 2009

RECEIVED

AUG 01 2016

Franklin County Planning Department
 Franklin County, Ohio



Property Information	
Site Address 2036 Davis Ave., Columbus, OH 43207	
Parcel ID(s) 150-00554	Zoning Rural
Township Hamilton	Acreage
Water Supply <input type="checkbox"/> Public (Central) <input type="checkbox"/> Private (Onsite)	Wastewater Treatment <input type="checkbox"/> Public (Central) <input type="checkbox"/> Private (Onsite)

Applicant Information	
Name/Company Name William R. McQuirt	
Address 4845 Obetz Reese Rd. Columbus, OH 43207	
Phone # 614-491-6288	Fax # 614-583-3198
Email barry@bwallerlaw.com	

Property Owner Information	
Name/Company Name William R. McQuirt	
Address 4485 Obetz Reese Rd Columbus, OH 43207	
Phone # 614-491-6288	Fax # 614-583-3198
Email Barry@bwallerlaw.com	

Agent Information (if applicable)	
Name/Company Name Barry A. Waller, Esq	
Address 35 E. Livingston Ave Columbus, Oh 43215	
Phone # 614-255-0225	Fax # 614-583-3198
Email Barry@bwallerlaw.com	

Staff Use Only
Case # VA-3862
Date filed: 8/1/2016
Fee paid 350.00
Receipt # 16-02106
Received by: KS
Hearing date: 9/19/16
Zoning Compliance: RZ-16-2127

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

Case #
VA-3862

Variance(s) Requested	
Section	502.021(2)
Description	Open Porch Setback Line - Variance to 21 feet requested
Section	504.012
Description	Parking Setback - Variance to increase setback to 0
Section	512.02(2)
Description	Rear setback to 1.9 ft and increase allowed size of shed to 826Sq ft

Describe the project

Improvements were made to this property. The contractor who constructed the porch extensions is deceased. The driveway was paved to reduce dust.

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.

The house was built in 1918. The porches were falling down and needed extensive repairs. The contractor who performed the repairs is deceased. the shed was for additional storage

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.

It is my understanding that the porches were re-constructed so they were sound. The driveway was paved and is used only for personal parking of the resident and his guests.

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

My contractor did not advise me about any set back requirements nor did the paving contractor advise me about the size of the driveway.

Case #
VA - 3862

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.

These variance requests are to conform the property to the code.

The property is used as a personal residence and the improvements benefit 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?

No.

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

Yes, but the porches would have to be torn down and the asphalt removed. The shed avoids storage of materials in the open.

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

See Attached Sheets for details.

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)

Would not

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

No

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

No

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

yes

Case #
VA - 3862

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.

William R McQuit
Applicant

7/20/16
Date

William R McQuit
Property Owner (Signature must be notarized)

7/20/16
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.**



Jack E. Coms
Notary Public, State of Ohio
My Commission Expires 07/16/2018

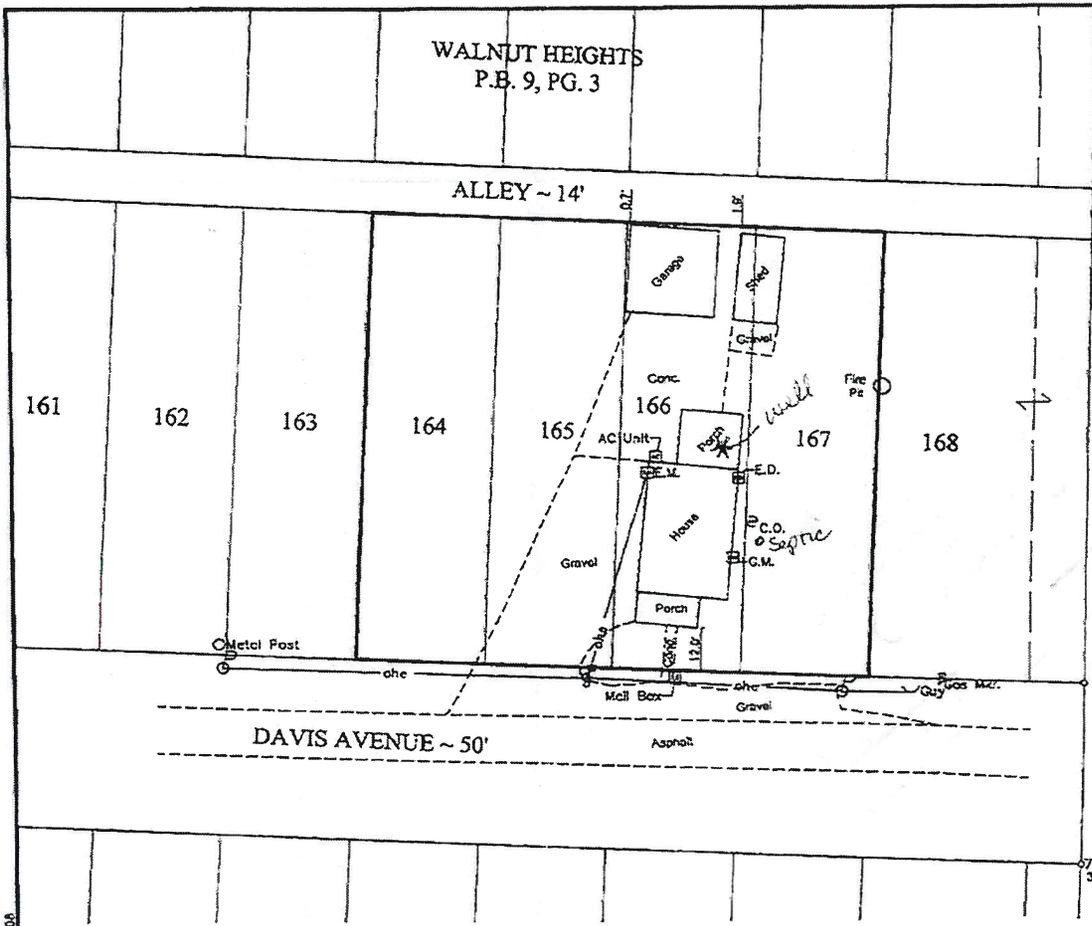
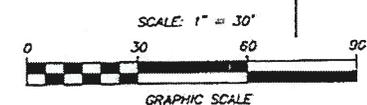
Jack E. Coms

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AUG 01 2016

Franklin County Planning Department
Franklin County, Ohio

VA-3802



D.M. PALLET SERVICES, INC.
6.270 AC.
O.R. 21718, PG. A.01
P.N. 150-000110

Bird+Bull
C.F. BIRD & R.L. BULL, INC.
Engineers and Surveyors
2875 W. Dublin-Granville Road
Columbus, Ohio 43235
Ph: (614) 761-1661
Fax: (614) 761-1325
WWW.BIRDBULL.COM

WILLIAM & LORETTA McQUIRT INSTRUMENT 201004020039855			
PARTIAL LOCATION SURVEY AT 2036 DAVIS AVENUE, HAMILTON TOWNSHIP, FRANKLIN CO., OHIO			
LOTS 164-167, WALNUT HEIGHTS, P.B. 9, PG. 3			
SCALE: 1" = 30'	OWN: KLB	CKD:	DECEMBER 23, 2014
JOB NO. 14-127	1	1	1

L:\Orders\BB_111712.dwg 4/21/2008



Franklin County Public Health
 280 East Broad Street
 Columbus, Ohio 43215-4562
 (614) 525-3160
 www.myfcph.org

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AUG 01 2016

Franklin County Planning Department
 Franklin County, Ohio

VA - 3862

**Plan Review for Alterations
 Water Quality Program**

Room Additions, Pole Barns, Garages or other Structural Alterations
 (Not to be used for new home sites)

Site Inspection Fee \$26.00

Site Information

Address 2036 Davis		Property Owner William McQuinn
City Columbus	Zip Code 43207	Phone Number 491-6288

Submitted By

Name Barry A Waller, ATTY	Address 35 E LINCOLN AVE COLUM OH
City, State, Zip Code Columbus Ohio 43215	Phone Number 614-228-2300

Site Specifics

Hamilton Twp

Type of Addition Shed, Extension Front and Back Porch (ALREADY COMPLETED)
Location of Sewage System AS INDICATED ON ATTACHED MAP
Location of Well AS INDICATED ON ATTACHED MAP

You must include a site plan, drawn to scale, indicating the location of the existing house and any other structures, such as garage, sheds, etc., location of the proposed room addition or other structural addition, location of the well and all components of the sewage system. (Required minimum distance for well and sewage system is ten feet from a structure.)

For Office Use Only

Paid By Waller	Date 12/8/15
Check # 1384	Receipt # 88762

Jang Nam PS
FRANKLIN COUNTY PUBLIC HEALTH
APPROVED
[Signature]
INSPECTOR
12-16-15
DATE

TRANSFERRED

DEC 28 2015

CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO

00014704

CONVEYANCE TAX	
EXEMPT	
<i>F</i>	<i>MS</i>
CLARENCE E. MINGO II FRANKLIN COUNTY AUDITOR	

201512280180427
 Pgs: 1 \$28.00 T20150094161
 12/28/2015 9:27AM MEPAPEX
 Terry J. Brown
 Franklin County Recorder

QUIT CLAIM DEED

Loretta McQuirt, married, for valuable consideration paid, grants to William R. McQuirt, married, whose tax mailing address is: 4845 Obetz-Reese Road, Columbus, Ohio 43207, the following real property:

Situated in the Township of Columbus, County of Franklin, State of Ohio, and bounded and described as follows:

Being Lots Numbered 163, 164, 165, 166 and 167, of WALNUT HEIGHTS, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 9, page 3, Recorder's Office, Franklin County, Ohio.

Prior Instrument Record: 201004020039855
 Property Address: 2036 Davis Avenue Columbus, Ohio 43207
 Parcel No.: 150-000551-00; 150-000552-00; 150-000553-00; 150-000554-00; 150000555-00

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand this 6 day of November, 2015.

Loretta McQuirt
Loretta McQuirt

STATE OF OHIO:
 COUNTY OF FRANKLIN: SS

BE IT REMEMBERED, that on this 6th day of November, 2015, before me, the subscriber, a Notary Public in and for said county, personally came the above-named Loretta McQuirt, the Grantor in the foregoing Deed, and acknowledged the signing of the same to be her voluntary act and deed, for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforementioned.

Anna L. Bates
Notary Public

This Instrument Prepared By:
 Barry A. Waller, Esq.
 Fry, Waller & McCann Co., LPA
 35 E. Livingston Avenue
 Columbus, Ohio 43215
 (614) 228-2300



Return to: Preparer
 ANNA L. BATES, ATTORNEY AT LAW
 NOTARY PUBLIC, STATE OF OHIO
 My commission has no expiration date.
 Section 147.03 R.C.

RECEIVED

AUG 01 2016

Franklin County Planning Department
 Franklin County, Ohio

VA-3862