



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

December 22, 2015
1:30 p.m.

1. New Business

A. Planning Commission

i. ZON-15-05 – Matt Brown

| | |
|-------------------------|---|
| Applicant/Owner: | Al Rahma Mosque |
| Agent: | Dan Heckman, Alpha Architectural Services |
| Township: | Clinton Township |
| Site: | 2130 Mecca Road (PID #130-004347) |
| Acreage: | 0.25 acres |
| Zoning: | Rural |
| Utilities: | Public water and wastewater |
| Request: | Requesting to rezone from the Rural District to the Suburban Office District. |

B. Board of Zoning Appeals

i. VA-3849 – Matt Brown

| | |
|-------------------------|---|
| Applicant/Owner: | Roseline Aleanu |
| Agent: | Dan Samiec, DES Engineering LLC |
| Township: | Clinton Township |
| Site: | 3760 Cleveland Ave. (PID # 130-006700) |
| Acreage: | 0.25 acres |
| Zoning: | Community Service (CS) |
| Utilities: | Public water and wastewater |
| Request: | Requesting a Variance from Sections 505.022(e), 531.041(2), 670.0812(a), 670.0812(b), 670.083(c), 670.088(f) and 670.088((g(1))) of the Franklin County Zoning Resolution to allow the construction of an access drive that will fail to meet the location requirement, construction of a parking lot that will fail to meet the required setback and screening requirements, and the placement of a dumpster that fails to meet the setback requirements on a lot subject to the Smart Growth Overlay in an area zoned Community Service (CS). |

2. Adjournment of Meeting to January 26, 2016.

Franklin County
Application for Rezoning/Text Amendment

| | | | | |
|----------------------------------|------------------------|----------------------------|---------------------------|-----------------------------|
| Application Number: ZON-15-05 | Date Filed: 12/2/15 | Received By: Matt Brown | Total Fees: \$1,000.00 | Receipt Number: 15-02926 |
|----------------------------------|------------------------|----------------------------|---------------------------|-----------------------------|

Subject Property Information

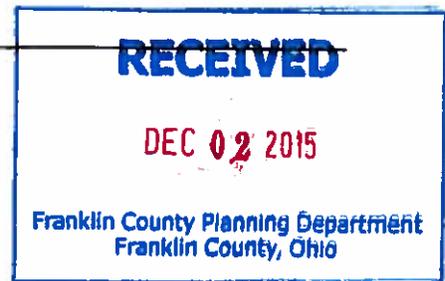
- Street Address: 2130 MECCA RD COLUMBUS, OH 43224
- Parcel ID Number(s): 130 - 004347-00
- Township(s): CLINTON TWP.

Description of Subject Property

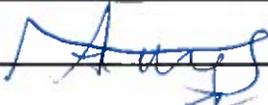
- Acres to be Rezoned: .25
- Current Land Use: 500 - VACANT PLATTED RES. LAND
- Surrounding Land Use:
North R - RESIDENTIAL
South EXEMPT - OWNED BY CHURCH (PARKING)
East R - APARTMENTS
West EXEMPT - OWNED BY CHURCH (PARKING)
- Water Supply Source: Public (Central) Private (Onsite)
- Sanitary Sewer Source: Public (Central) Private (Onsite)

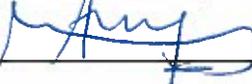
Rezoning Request

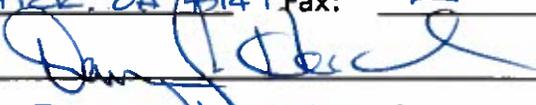
- Current Zoning: RURAL RESIDENTIAL R
- Proposed Zoning: SO - SUBURBAN OFFICE - INSTITUTIONAL
- Proposed Land Use: FUNERAL HOME FOR CHURCH
- Purpose for Request: EXISTING CHURCH OWNS PROPERTY.
WISH TO BUILD FUNERAL HOME TO SERVICE
CHURCH MEMBERS ONLY. NOT PUBLIC FACILITY.



Applicant/Owner/Agent Information

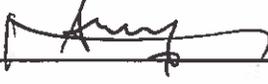
12. Applicant Information: AL R. MOSQUE
Address: 2205 ALBERT RD
Phone: 606. OH 43224 Fax: —
Interest in Property: OWNER
Signature: 

13. Property Owner: AL R. MOSQUE
Address: 2205 ALBERT RD.
Phone: 606 OH 43224 Fax: —
Signature: 

14. Agent Information: ALPHA ARCHITECTURAL SERVICES
Address: 13130 HARMON RD
Phone: 614-668-9333 CELL 614-473-9950 Fax: —
PICK. VA 90147 OFFICE
Signature: 
DAN HECKMAN

Applicant/Owner/Agent Information

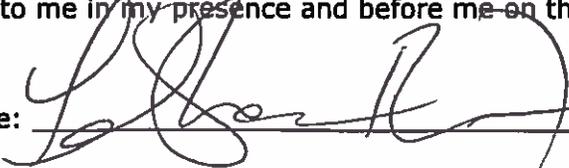
I/we (applicant) Maxammad Xalane swear that I/we am/are the owners/lessees/optionees of land requested for rezoning and that the statements, information and exhibits attached are true and correct to the best of my/our knowledge.

Applicant Signature: 
(required)

Date: 11/30/15

Property Owner Signature: Al R. Mosque
(required)

Subscribed and sworn to me in my presence and before me on this 30th day of November 20 15.

Notary Public Signature:  11/30/15



Expiring 11/30/17

Rezoning/Text Amendment Application General Application Requirements

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

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

1. The completed application form.
2. The notarized affidavit with current property owner signature.
3. Legal description of the property. Current property survey to include acreage, all bearings and distances, and referencing an established beginning point.
4. Location/Area map. Engineering base maps to scale (example: 1"=100') are required. You can obtain this information from the County Engineers Office, 19th Floor, 373 South High Street, 614.482.3030
525
5. All information that pertains to sanitary services and water supply must be provided. If services are to be provided by a private or public entity, a letter must be provided verifying that the services exist and that the applicant will have access to such services. If an on-lot septic system and/or well are proposed, information from the Franklin County Board of Health (or appropriate agency) must be provided.
6. Any additional information or exhibits deemed necessary for proper consideration of the application.

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

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

- All easements, utility poles, fire hydrants, significant tree stands, and obstructions.

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

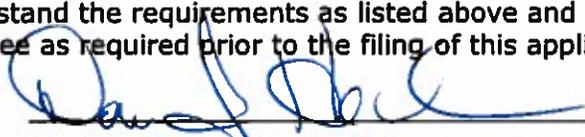
Note: When a planned district is requested, a development plan must be prepared by a registered architect, engineer, surveyor or landscape architect. Three (3) copies of said plan are required to be submitted. This plan is to demonstrate the engineering feasibility of the proposed project. Furthermore,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

Statement of Understanding

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

Applicant Signature: _____

Date: _____


11/30/15

2130 Mecca Road



December 2, 2015

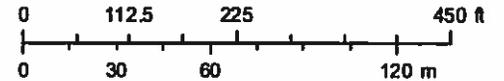
RECEIVED

DEC 02 2015

ZON-15-05

Franklin County Planning Department
Franklin County, Ohio

1:2,422



Sources: Esri, HERE, DeLorme, USGS, Intermap, Incent P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand),



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

DEC 10 2015

Franklin County Planning Department
 Franklin County, Ohio

VA

| Property Information | |
|---|---|
| Site Address 3760 CLEVELAND AVE | |
| Parcel ID(s) 130-006700-00 | Zoning SECTION 670: SMART GROWTH OVERLAY; SECTION 332:CS (COMMUNITY SERVICE 18' HT) |
| Township CLINTON | Acreage 0.25 |
| 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 ROSELINE ALEANU | |
| Address 405 GRANDLIN PARK DRIVE BLACKLICK, OHIO 43004 | |
| Phone # 1-614-678-9212 | Fax # |
| Email aleanu905@yahoo.com/pius405@yahoo.com | |

| Property Owner Information | |
|---|-------|
| Name/Company Name ROSELINE ALEANU | |
| Address 405 GRANDLIN PARK DRIVE BLACKLICK, OHIO 43004 | |
| Phone # 1-614-678-9212 | Fax # |
| Email aleanu905@yahoo.com/pius405@yahoo.com | |

| Agent Information (if applicable) | |
|---|-------|
| Name/Company Name DAN SAMIEC / DES ENGINEERING LLC | |
| Address 121 RICHLAND RD XENIA, OHIO 45385 | |
| Phone # 614-638-0071 | Fax # |
| Email dsamiec@woh.rr.com | |

| Staff Use Only |
|----------------------------------|
| Case # VA-3849 |
| Date filed: 12/10/2015 |
| Fee paid 650.00 |
| Receipt # 15-02987 |
| Received by: KS |
| Hearing date: 1/19/2016 |
| Zoning Compliance: ZC-15-4566 |

| 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 |

Add 670.088(g)(1) per email from applicant 12.15.15

Case # VA-3849

| | |
|--|---|
| Variance(s) Requested | 670.083(C) Parking lot set back. |
| Sections | 505.022(E) 531.04(2) LOCATION OF DRIVE LESS THAN 10' FROM SIDE LOT LINE & 50' FROM ANOTHER ACCESS DRIVE |
| Description | DUMPSTER LOCATION NOT LESS THAN 8' FROM REAR/EAST LOT LINE |
| Sections | 670.0812(a) & 670.0812(b) |
| Description | SETBACK: NO PARKING BTWN BLDG & STREET &; PARKING LOT LOCATED BEIND PRINCIPLE BUILDING & NOT MORE THAN 1/2 SPACES AT SIDE OF BUILDING |
| Section | 670.088(g)(f) |
| Description | PARKING LOTS: SHALL BE SCREENED FROM ALL ABUTTING PUBLIC STREETS BY WALL/FENCE OR CONTINUOUS ROW OF SHRUBS TO MIN. 3' HT. |
| Describe the project | |
| CONSTRUCTION OF PAVED PARKING AND MANUEVERING AREAS ABOUT AN EXISTING METAL BUILDING & MASONRY GARAGE WITH ACCESS TO THE REAR CLINTON TOWNSHIP ALLEY | |

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.

PROPERTY WAS GRANTED A NON CONFORMING USE FOR AN EXISTING STRUCTURE ABOUT WHICH OWNER IS ATTEMPTING TO DEFINE A FUNCTIONAL PARKING AND MANUEVERING AREA.

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.

IN THE ABSENCE OF GRANTED VARIANCE REQUEST THE PROPERTY WOULD BE UNUSEABLE. THE EXISTING, NON CONFORMING STRUCTURE PLACEMENT ON SITE LEAVES NO ALTERNATE PARKING LOCATION

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

THE BUILDING WAS CONSTRUCTED BY AGENTS OF A PREVIOUS OWNER WHO IS NO LONGER INVOLVED IN THE PROPERTY & WHO ABANDONED A PROJECT APPROVED UNDER PRIOR ZONING REGULATIONS & VARIANCES

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 OF THE VARIANCES WILL RESULT IN A BUSINESS WHICH
WILL CREATE TAX DOLLARS FOR THE COMMUNITY AND ENHANCE
THE EXISTING PROPERTY

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 AS A MATTER OF FACT, ABANDONED & VACANT PROPERTIES
POSE MORE HAZARDS TO THE COMMUNITY. NEW LIGHTING
PROPOSED WILL MAKE THE AREA SAFER.

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

NOT AS CURRENTLY CONSTRUCTED

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

VARIANCE REQUIRES ALLOWANCE OF SUBSTANTIAL AREAS FOR PARKING
& MANUEVERING BOTH IN SIDE YARD & BETWEEN BUILDING & RIGHT OF WAY

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?

YES THERE WOULD BE A VIABLE BUSINESS ADDED & NO HARM WOULD BE DONE

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

(e.g., water, sewer, garbage, fire, police - Verification from local authorities - i.e. fire might be required)

NO AFFECT AS SERVICES ARE ALREADY @ SITE

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

NO APPLICANT IS VERY UNFAMILIAR WITH DEVELOPMENT REQUIREMENTS

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

NO THE SITE WILL BE UNUSABLE

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

THE APPLICANT IS WILLING TO WORK WITH THE ZONING BOARD
AND ONLY SEEKS TO OFFER A COMMERCIALY VIABLE TAX
DOLLAR CREATING BUSINESS.

Case #
VA-3849

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.

Roseline Aleana
Applicant

12-10-15
Date

[Signature]
Property Owner (Signature must be notarized)

12-10-15
Date

[Signature]
Property Owner (Signature must be notarized)

[Signature]
Date



[Signature] 12.10.15

***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.**



Our Office

Your Property

Search

On-Line Tools

Reference

Contact Us

Summary

ParcelID: 130-006700-00
ALEANU ROSELINE

Map-Rt: 130-M100 -138-00
3760 CLEVELAND AV

Land Profile

Residential

Commercial

Improvements

Permits

Mapping

Sketch

Photo

Aerial Photos

Transfers

BOR Status

CAUV Status

Tax & Payments

Tax Distribution

Value History

Rental Contact

Quick Links



VA-3849

COMPLIANCE NOTES

- 1 CONTRACTOR SHALL INSTALL DANDY BAG EROSION CONTROL DEVICE (PER DETAIL AT LEFT), ON ALL INLETS SUSCEPTIBLE TO RECEIVING SEDIMENT LADEN RUNOFF DURING CONSTRUCTION. ADDITIONALLY SEDIMENT FENCE SHALL BE INSTALLED IN ALL AREAS WHERE GRADING RESULTS IN SEDIMENT LADEN WATER LEAVING THE SITE AND NOT DIRECTED TO AN INLET.
- 2 EROSION CONTROL ELEMENTS ARE SUBJECT TO REVIEW AND MODIFICATION BY THE FRANKLIN COUNTY SOIL AND WATER CONSERVATION DISTRICT, THE FRANKLIN COUNTY ENGINEER'S OFFICE AS WELL AS CLINTON TOWNSHIP DIVISION OF ROADS.
- 3 ALL BUILDING LIGHTING WILL BE DOWNCAST LIGHTING MEETING THE MAXIMUM FOOT CANDLE INTENSITY AT RESIDENTIAL PERIMETER LOT LINES PER SECTION 670.0810. FIXTURE BOTTOM TO BE LOCATED 10'-6" ABOVE FFE. PROPOSED LIGHT FIXTURE PER CUT SHEET BELOW.
- 4 A BICYCLE RACK MEETING THE REQUIREMENTS OF THE FRANKLIN COUNTY DEVELOPMENT SECTION 670 SMART GROWTH OVERLAY DISTRICT REGULATIONS WILL BE INSTALLED AT THE FRONT OF THE BUILDING AND CONTAIN A 72'X30' SET-ASIDE FOOTPRINT FOR THE PURPOSE OF BICYCLE STORAGE.
- 5 A CONCRETE DUMPSTER PAD WITH MAXIMUM 6' HEIGHT ENCLOSURE AS DETAILED ON SHEET 2 SHALL BE INSTALLED.
- 6 PROPOSED TREES TO BE INSTALLED ALONG ROADWAY FRONTAGE SHALL BE FROM THE LIST OF ACCEPTABLE SPECIES AS DEFINED BY THE FRANKLIN COUNTY SOIL AND WATER DISTRICT. AN ADDITIONAL 6 SHRUBS FROM THE LIST OF ACCEPTABLE SPECIES SHALL BE PLANTED ACROSS FRONTAGE.
- 7 SITE SHALL COMPLY WITH THE FRANKLIN COUNTY ENGINEER'S OFFICE WITH REGARDS TO DRAINAGE MANAGEMENT REGULATIONS FOR INCREASED RUNOFF.
- 8 NO VEHICLES OR MATERIALS SHALL BE STORED ON SITE UNLESS PROPERLY SCREENED AS PRESCRIBED UNDER SECTION 521 OF THE FRANKLIN ZONING RESOLUTION.
- 9 BUILDING MOUNTED SIGN NON ILLUMINATED AND NOT TO EXCEED 16 SF MEETING THE REQUIREMENTS OF SECTION 670, SMART GROWTH OVERLAY, WILL BE LOCATED ON FRONT OF BUILDING.
- 10 MECHANICAL AC PAD UNIT PROPERLY SCREENED PER SECTION 670.088(J) OF THE SMART GROWTH OVERLAY.
- 11 PROVIDE ADA COMPLIANT "VAN ACCESSIBLE" HANDICAP SIGN
- 12 PROVIDE 5' WIDE PEDESTRIAN ACCESS STRIPING ADJACENT TO SOUTH DRIVE EDGE. COORDINATE CONNECTION POINT TO BUS STOP SLAB WITH COTA AUTHORITIES.
- 13 CONTRACTOR SHALL EXTEND PROPOSED NEW ASPHALT PAVEMENT TO EXISTING ALLEY AND TO LIMITS OF SOUTH APRON ACCESS TO EXISTING OVERHEAD DOOR TO MASONRY GARAGE. PROVIDE FULL DEPTH SAWN CUT AT EDGE OF EXISTING ALLEY AND PROVIDE CRACK SEAL AT ALL LOCATIONS WHERE NEW PAVEMENT ABUTS EXISTING PAVEMENT.



DANDY BAG EROSION CONTROL DEVICE

INSTALL DANDY BAGS ON STRUCTURE(S):

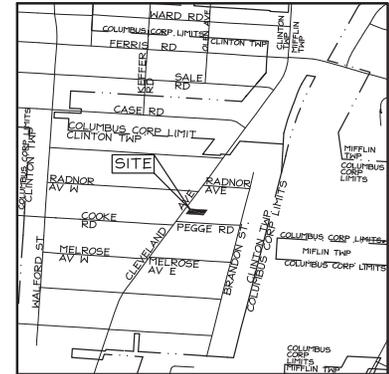
REMOVE DRIED SEDIMENT FROM SURFACE OF UNIT AND FINE MATERIAL FROM INSIDE ENVELOPE AS NEEDED.

DANDY PRODUCTS INC.
P.O. BOX 1980
WESTERVILLE, OHIO 43086
1-800-591-2284
www.dandyproducts.com

LOCAL SUPPLIERS:
SITE SUPPLY 614-443-4545 (MARK CONVERSE)
EAST JORDAN IRON WORKS 614-871-2436

UNDERGROUND UTILITIES

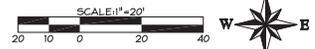
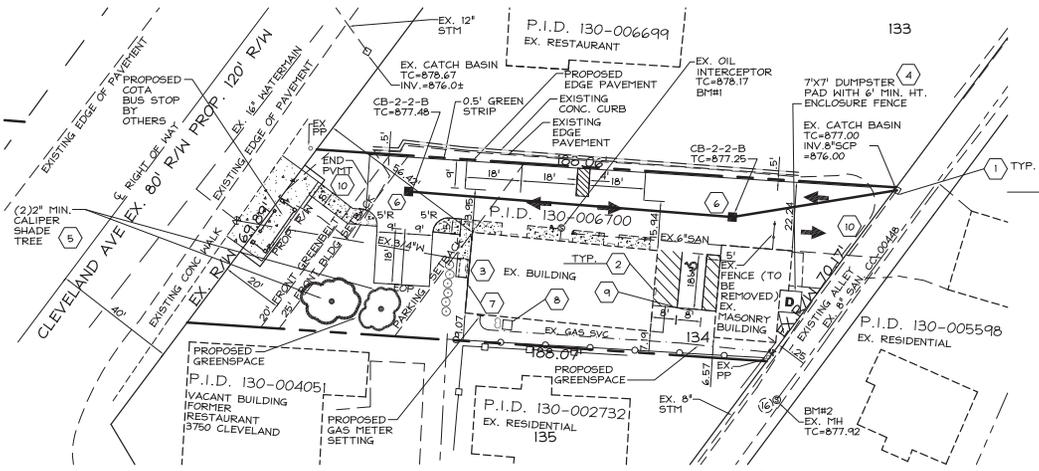
Two Working Days BEFORE YOU DIG
Call 800-362-2764 (Toll free)
OHIO UTILITIES PROTECTION SERVICE
NON-MEMBERS MUST BE CALLED DIRECTLY



LOCATION MAP
NO SCALE

PLANS PREPARED BY
DES Engineering LLC
XENIA, OHIO 45385
614-638-0071 FAX: 937-736-2409

SITE ZONING VARIANCE PLAN FOR
3760 CLEVELAND AVE.
FRANKLIN COUNTY, OHIO



Site Data

| | |
|-----------------------------|--|
| ZONING:..... | SECTION 670-SMART GROWTH OVERLAY SECTION 332(C) COMMUNITY SERVICE 18' HEIGHT DISTRICT) |
| EXISTING USE:..... | VACANT BUILDING/GRAVEL LOT VEHICLE REPAIR (3 BAYS)/OFFICE PID (EXISTING)..... 130-006700 |
| PROPOSED USE:..... | OFFICE 47 S.F. REPAIR SHOP 1,484 S.F. STORAGE GARAGE 359 S.F. SUB TOTAL 1,940 S.F. |
| PARCEL AREA (AC)..... | 0.2536 AC. (PER FRANKLIN COUNTY AUDITOR) |
| PROPOSED USE:..... | 11,045.82 S.F. |
| LOT COVERAGE AREA (SF)..... | 6,523 S.F. = 59.06% |

| | |
|--|--|
| PARKING REQUIREMENTS | OFFICE AT 1/ 300 S.F. = 1 SPACE REPAIR FACILITY -2 PER BAY - 6 SPACES |
| SPACES REQUIRED - 5 SPACES PER SECTION 670.0812(c) | INCLUDES 1 HC VAN ACCESSIBLE |
| SPACES PROVIDED -6 SPACES | |
| LOADING SPACES - NONE REQUIRED | |
| MAXIMUM BUILDING HEIGHT = 18' | |
| BUILDING RIDGE HEIGHT = 15' | EXISTING METAL REPAIR FACILITY |
| | 14' EXISTING MASONRY GARAGE |

| | |
|------------------------|-----------------|
| R/W- RIGHT OF WAY LINE | |
| SETBACKS | FRONT SIDE REAR |
| BUILDING | 56.42' 0' 0' |
| PARKING | 56.42' 0' 0' |

VARIANCES REQUESTED

SECTION 505.022(E) DUMPSTER LOCATION NOT LESS THAN 8' FROM REAR/EAST LOTLINE
SECTION 531.041(2) LOCATION OF DRIVE LESS THAN 10' FROM SIDE LOTLINE & (50) FEET OR MORE FROM ANOTHER ACCESS DRIVE
SECTION 670.0812(a)- SETBACK, NO PARKING LOT, STACKING SPACE, LOADING SPACE OR CIRCULATION AISLE IS PERMITTED BETWEEN THE PRINCIPAL BUILDING AND THE STREET CENTERLINE
SECTION 670.0812(b)- PARKING LOT LOCATION: A SURFACE PARKING LOT SHALL BE LOCATED BEHIND THE PRINCIPAL BUILDING; HOWEVER UP TO HALF THE NUMBER OF PARKING SPACES PROVIDED MAY BE LOCATED AT THE SIDE OF THE PRINCIPAL BUILDING
SECTION 670.088(a)- PARKING LOTS: A SURFACE PARKING LOT OR VEHICLE CIRCULATION AREA SHALL BE SCREENED FROM ALL ABUTTING PUBLIC STREETS WITH A WALL OR FENCE, OR A CONTINUOUS ROW OF SHRUBS TO A MINIMUM HEIGHT OF 3' (2' AT TIME OF PLANTING), AND A MAXIMUM HEIGHT OF 5'.

PROPOSE BUILDING MOUNT LIGHTING

TWP LED LED Wall Luminaire

Specifications

Width: 12.5" (315mm)
Height: 6.5" (165mm)
Depth: 2.5" (63mm)
Weight: 2.5 lbs (1.1kg)

Introduction

The original TWP luminaire is now available with LED technology. Craft a traditional daylight, the TWP LED offers a classic appearance and is powered by advanced LEDs. A one-piece polycarbonate cover delivers enhanced durability and is vandal resistant, making the TWP LED ideal for lower mounting heights or high-traffic areas.

The new TWP LED luminaire is a powerful yet energy efficient, capable of replacing up to a 200W metal halide luminaire while saving up to 75% in energy costs. Offering an expected service life of more than 20 years, the TWP LED eliminates frequent lamp and ballast replacements associated with traditional technologies.

| Ordering Information | EXAMPLE: TWP LED 300 700 50K 10M MV02L D08K0 |
|----------------------|--|
| Part No. | 300 700 50K 10M MV02L D08K0 |
| Part Name | 300 700 50K 10M MV02L D08K0 |
| Part Description | 300 700 50K 10M MV02L D08K0 |
| Part Status | 300 700 50K 10M MV02L D08K0 |
| Part Category | 300 700 50K 10M MV02L D08K0 |
| Part Subcategory | 300 700 50K 10M MV02L D08K0 |
| Part Manufacturer | 300 700 50K 10M MV02L D08K0 |
| Part Material | 300 700 50K 10M MV02L D08K0 |
| Part Color | 300 700 50K 10M MV02L D08K0 |
| Part Finish | 300 700 50K 10M MV02L D08K0 |
| Part Weight | 300 700 50K 10M MV02L D08K0 |
| Part Dimensions | 300 700 50K 10M MV02L D08K0 |
| Part Notes | 300 700 50K 10M MV02L D08K0 |

SANITARY SEWER NOTE:
CONTACT SEWER PERMIT OFFICE 910 DUBLIN RD 3RD FLOOR 645-7490 FOR ANY WORK INVOLVING THE EXISTING SANITARY SERVICE LATERAL(S) OUTSIDE OF THE BUILDINGS, AND IF ANY NEW CONNECTIONS TO THE SANITARY SEWER MAINLINE ARE REQUIRED.

Site Area Table

| | |
|----------------------------|------------|
| TOTAL SITE AREA: | 0.2536 AC. |
| TOTAL DISTURBED AREA: | 0.21 AC. |
| PRE-DEVELOPED IMPERVIOUS: | 3,912 S.F. |
| POST-DEVELOPED IMPERVIOUS: | 7,067 S.F. |

INDICATES INTENDED TRAFFIC FLOW ONLY. TWO WAY ONE WAY TRAFFIC TO BE MONITORED BY OWNER AND CUSTOMERS. ARROWS ARE NOT TO BE PLACED ON PAVEMENT.

OWNER/APPLICANT
ALEANU ROSELINE
405 GRANDLIN PARK DR
BLACKLICK, OHIO 43004
PH:(614)675-4127

GENERAL CONTRACTOR
TOTAL MAINTENANCE & CONSTRUCTION, LLC
5734 WESTBOURNE DRIVE
COLUMBUS, OHIO 43213
TERRY HENSLEY
PH:(614) 578-1744
FX:(614) 866-3549
EMAIL: thensley2009@yahoo.com

ENGINEER
DES ENGINEERING LLC
121 RICHLAND ROAD
XENIA, OHIO 45385
DANIEL E. SAMIEC P.E.
PH:(614) 638-0071
FX:(937) 736-2409
EMAIL: dsamiec@uoh.r.com

FLOOD ZONE

THE SUBJECT PROPERTY LIES ENTIRELY IN ZONE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR THE FIRM COMMUNITY PANEL NO. 390400187K EFFECTIVE DATE JUNE 17,2006.

Zoning Variance Plan

| | |
|-----------|------------|
| ISSUED: | 12-10-2015 |
| PERMIT: | - |
| REVISED: | - |
| AS BUILT: | - |



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

Economic Development & Planning Department
James Schimmer, Director

RECEIVED

DEC 10 2015

Franklin County Planning Department
Franklin County, Ohio

VA-3849

December 8, 2015

Roseline Aleanu
405 Grandlin Park Drive
Blacklick, OH 43004

Re: Commercial Zoning Compliance Application ZC# 15-4566 (3760 Cleveland Ave)

This correspondence is concerning the Commercial Zoning Compliance Application ZC-15-4566, filed October 28, 2015, with the proposal to construct a parking area and access drive located at 3760 Cleveland Avenue. The property is located in the Community Service Zoning District (CS) and the Smart Growth Overlay District (SGO), which was adopted on August 9, 2011 and effective September 9, 2011. The application has been reviewed for compliance with the applicable development standards set forth in Sections 332, 670, 705, and Article V of the Franklin County Zoning Resolution. The application fails to meet all applicable standards and has therefore been denied based on the following:

1. Section 505.022(e)- Dumpster Location: When located on a property adjacent to a commercial or industrial zoning district or use, the setback from the side and rear property line may not be less than 8 feet.
 - The dumpster is less than 8 feet from the rear/east property line.
2. Section 531.041(2)- Location of Drive: An access drive, exclusive of curb returns, shall be 10 feet or more from the side lot line and 50 feet or more from another access drive.
 - The proposed access drive will be less than 10 feet to the north/side property line and less than 50 feet from an existing access drive to the north.
3. Section 670.083(c)- Parking Lots: The setback for a parking lot along a primary street shall be a minimum of 25 feet.
 - The proposed parking area will be closer than 25 feet to the front property line along Cleveland Avenue.
4. Section 670.088(f)- Screening Adjacent to Residential Properties: Screening shall be provided along a lot line that borders property used exclusively for residential purposes. The screening, such as a fence or evergreen plants, shall maintain a minimum of 75 percent opacity and permanently obstruct the view to a height of 6 feet. Any fence must comply with Section 501.
 - The adjacent property to the south of the subject property is a residential property.

5. Section 670.0812(a)- Parking Setback: No parking lot, stacking space, loading space or circulation aisle is permitted between the principal building and a street centerline.
 - A portion of the proposed parking area will be located between the principal building and Cleveland Avenue.
6. Section 670.0812(b)- Parking Lot Location: A surface parking lot shall be located behind the principal building; however, up to half the number of parking spaces provided may be located at the side of the principal building.
 - Only 1 space is provided at the rear of the principal building with 3 spaces provided on the side.
7. Section 670.0816(c(c))- Pedestrian Infrastructure Design and Location: Newly installed sidewalks must be a minimum width and clearway of 5 feet.
 - The proposed sidewalk is 4 feet wide, as measured on the site plan and as stated in note 10.
8. Section 705.022(3)- Application for Certificates Proposed New Construction: Each application for a Certificate of Zoning Compliance for new development shall be accompanied by a plan that shall show the proposed new construction.
 - The submitted dumpster plan does not provide sufficient details per Section 505 to complete a full review on the dumpster design. The plan must also include the following:
 - i. dimensions and height of the dumpster;
 - ii. how the dumpster will be secured (through use of parking blocks, bollards, curbs, or similar means); and
 - iii. the setback the dumpster will be from the dumpster enclosure fencing.
 - The submitted site plan does not provide enough distinction of the proposed access drive's location to complete a review per Section 531.041(1).

Finally, the application was reviewed by Technical Agencies. Listed below are all comments and concerns provided:

Franklin Soil and Water Conservation District

- No comments or concerns.

Franklin County Engineer's Office

- The driveway needs to be more distinguished on the site plan. A driveway detail is needed for the proposed access point. More information needs to be provided on what the black arrows on the site plan are showing. The Franklin County Engineer's Office is requesting that the plan items be broken-up onto two separate plan sheets to make the plans more clear.

Clinton Township

- Please note that the Clinton Township Board of Trustees indicated that they do not support access from this property onto the rear alley.

To resolve these deficiencies, you may file a new Commercial Zoning Compliance Application with a new scaled site plan showing compliance with these standards and addressing all Technical Agencies' concerns with the \$275.00 application fee.

The other option is to apply for and receive approval of a variance request from the Board of Zoning Appeals (BZA). Variance requests go before the Board of Zoning Appeals (BZA) in a public meeting. Please note that there is no guarantee that a variance request will be granted. The BZA reviews and makes a decision on the request based on the criteria in Section 810.04. The fee to file a variance request is \$650.00 made payable to the Franklin County Treasurer. A Variance Application and the 2015 BZA Schedule is included with this letter.

Should you have any questions or require any additional information, please feel free to contact me at 614-525-4879 or kxsperge@franklincountyohio.gov.

Respectfully,



Kendra Spergel
Planning Project Coordinator

*CC: Jim Ramsey, Franklin County Engineer's Office
William Hebble, Franklin County Engineer's Office
Skip Apple, Clinton Township*



City of Columbus
Mayor Michael B. Coleman

Department of Public Utilities
Greg J. Davies, Director

November 18, 2015

Dan Samiec
DES Engineering llc
121 Richland Road
Xenia, Ohio 45385

Ref: 3760 Cleveland Avenue
Parcel ID. 130-006700

Dan,

This is to advise you that Water and Sewer is presently available to serve the said parcel at 3760 Cleveland Avenue. A 16" water main in Cleveland Avenue will and is serving the parcel. Also, an 8" sanitary sewer in the rear alley (Plan #C448) will and is serving the parcel.

If I can be of further assistance, please contact me at 614-645-6397 daily 8:00 a.m. to 4:30 p.m. or by email at mtabram@columbus.gov

Sincerely,

Matt Abram
Utilities Permit Office Supervisor

Pc: Hal Richard
File

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DEC 1⁰ 2015
Franklin County Planning Department
Franklin County, Ohio

VA-3849

| | | |
|--------------------------------|----------------------|-------------------------------------|
| Utilities Complex | 910 Dublin Road | Columbus, Ohio 43215 |
| Director's Office | 614/645-6141 | FAX: 614/645-8019 TDD: 614/645-6454 |
| Power and Water Division | 614/645-7020 | FAX: 614/645-8177 TDD: 614/645-7188 |
| Fairwood Complex | 1250 Fairwood Avenue | Columbus, Ohio 43206 |
| Sewerage and Drainage Division | 614/645-7175 | FAX: 614/645-3801 TDD: 614/645-6338 |