



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

October 25, 2016
1:30 p.m.

1. New Business

A. Planning Commission

i. 678-V – Brad Fisher

Applicant/Owner:	Lennox Town Center Ltd.
Agent:	Steven C. Hermiller – Mannik & Smith Group, Inc.
Township:	Clinton Township
Site:	1665 Olentangy River Rd. (PID #130-000135)
Acreage:	5.76 acres
Utilities:	Public water and wastewater
Request:	Requesting a Variance from Section 501.05 of the Franklin County Subdivision Regulations to allow a lot line adjustment that results in a side lot line more than five degrees from perpendicular to Olentangy River Road.

ii. ZON-16-04 – Brad Fisher

Applicant/Owner:	Ibnu Taymiyah Masjid and Islamic Center
Agent:	Ali Alghothani – Star Consultants, Inc.
Township:	Clinton and Mifflin Townships
Site:	3251 Westerville Rd. (PID #130-000001, 130-000002, 130-000435, 130-002720, 130-004290 and 130-004345) 3269 Westerville Rd. (PID #190-000013) 0 Innis Rd. (PID #190-002339)
Zoning:	Limited Industrial (LI) District
Utilities:	Public water and wastewater
Request:	Requesting to rezone from the Limited Industrial (LI) District to the Community Service (CS) District.

iii. ZON-16-05 – Brad Fisher

Owner:	Jerry A. Schmittauer
Applicant:	Kurtz Bros, Inc
Agent:	Laura MacGregor Comek, Esq.
Township:	Hamilton Township
Site:	6445 South High Street (PID #150-000396)
Acreage:	3.5-acres
Zoning:	Rural District
Utilities:	Public water and private wastewater
Request:	Requesting to rezone from the Rural District to the Community Service (CS) District.

B. Board of Zoning Appeals

i. VA-3864 – Brad Fisher

Owner/Applicant:	George Dowden
Agent:	Gavin Hossfeld
Township:	Pleasant Township
Site:	6657 Darby Blvd. (PID# 230-002296)
Acreage:	0.40 acres
Zoning:	Rural District
Utilities:	Private water and wastewater
Request:	Requesting a Variance from Section 650.162(a) of the Franklin County Zoning Resolution to allow the construction of a deck within the Riparian Setback in an area zoned Rural.

ii. VA-3865 – Brad Fisher

Owner:	Lennox Town Center Ltd.
Applicant/Agent:	Steven C. Hermiller – Mannik & Smith Group, Inc.
Township:	Clinton Township
Site:	1717 Olentangy River Rd. (PID# 130-011860)
Acreage:	8.72 acres
Zoning:	Limited Industrial (LI) District
Utilities:	Public water and wastewater
Request:	Requesting a Variance from Section 344.043 of the Franklin County Zoning Resolution to allow a lot line adjustment that will result in an existing structure failing to meet the minimum side yard requirement in an area zoned Limited Industrial (LI).

2. Adjournment of Meeting to November 22, 2016.

RECEIVED

OCT 18 2016

Franklin County Planning Department
Franklin County, OH

678-V

VARIANCE or APPEAL APPLICATION

for unincorporated Franklin County

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: 10/18/16 Received By: BMF
Application No.: 678-V Fee: 350⁰⁰ FCPC Date: 11/9/16

Property Owner/Subdivider/or Agent

Signature: Steven C. Hermiller Date: 10/17/2016
Agent: Steven C. Hermiller, PE, CDP

Name: Lennox Town Center Ltd. c/o Mannik & Smith Group, Inc.

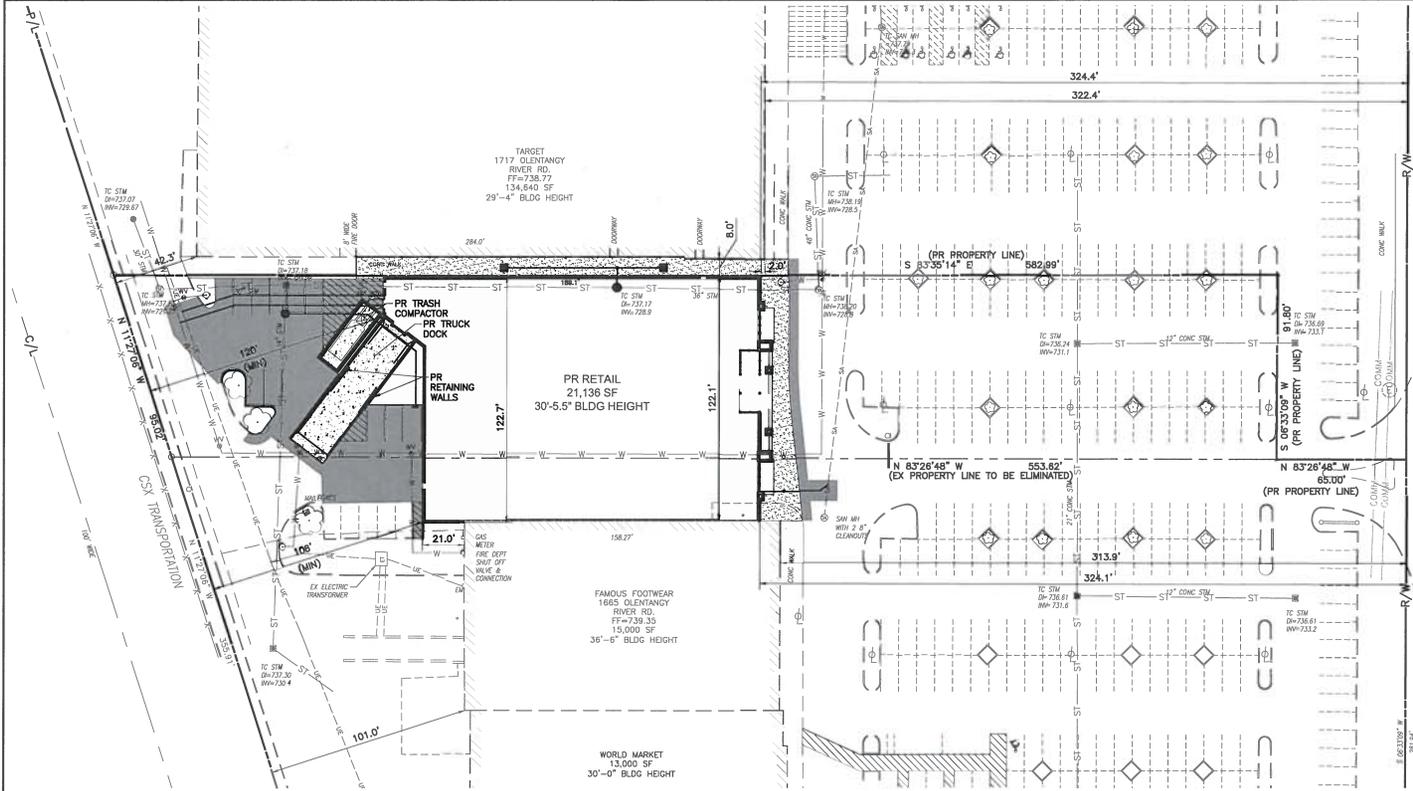
Address: 815 Grandview Ave, Ste 650

City, State, Zip: Columbus, OH 43215 Phone No: (614) 441-4222

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

County subdivision regulations sections 501.05.
The nature of variance is for lot line adjustment. The statement of special circumstance or condition to this property is the property owner seeks to add additional Gross Lease Area (GLA) for this shopping center, whereby adjusting the existing parcel line to meet agency requirements and meet anchor tenant lease obligations that keep existing access curb cuts in the locations they exist today. The owner seeks to add new retail tenant space and keep all other parking aisles and traffic circulation configurations the same. As a part of this condition, our intent is to prevent any landlocked parcel. The balance of the Target parcel will continue to maintain access through the existing curb cuts.

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).



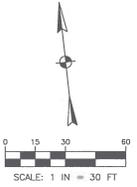
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 Franklin County Planning Department
 Franklin County, OH
 678-V

- LEGEND**
- ST --- EX STORM
 - SA --- EX SANITARY
 - OE --- EX OVERHEAD ELECTRIC
 - W --- EX WATER
 - CM --- EX COMMUNICATIONS
 - G --- EX GAS
 - ⊕ EX CATCH BASIN
 - ⊙ EX SANITARY MANHOLE
 - ⊙ WATER VALVE
 - ⊙ FIRE HYDRANT
 - ⊙ PR STM STRUCTURE NUMBER
 - ⊙ PR SAN STRUCTURE NUMBER
 - ⊙ PR CLEANOUT
 - ▶ PR FIRE HYDRANT
 - ⊙ PR LIGHT POLE
 - PR PAVEMENT
 - PR CURB
 - P/L — PROPERTY LINE
 - R/W — RIGHT OF WAY
 - ▨ CONCRETE PAVEMENT
 - ▨ LIMITS OF HEAVY DUTY PAVEMENT
 - ▨ CONCRETE SIDEWALK

NOTES

PROPERTY IS LOCATED IN FLOOD ZONE X, PER FEMA INSURANCE RATE MAP NUMBER 39049C03307K, EFFECTIVE DATE 06/17/2008. ZONE X IS DEFINED AS "AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN".

- ABBREVIATIONS**
- P/L PROPERTY LINE
 - PR PROPOSED
 - R/W RIGHT OF WAY
 - C/L CENTER LINE
 - FFE FINISH FLOOR ELEVATION



PREPARED FOR DDR CORP. <small>SUNNYSIDE AVENUE BEECHWOOD, OH 43012</small>	SITE IMPROVEMENT PLAN FOR LENNOX TOWN CENTER CLINTON TWP., FRANKLIN CO., OHIO	615 GRANOVEN AVENUE SUITE 600 COLUMBUS, OH 43215 TEL: 614.414.2222 FAX: 614.414.2222 PROJECT NO.: 10117016 PRODUCT NO.: DP-0002 DESIGNED BY: RES	DESCRIPTION NO. DATE BY
TECHNICAL DRILL: Mannik Smith Group <small>CREATIVE DRIFT.</small> www.MannikSmithGroup.com	Z100		

October 13, 2016

Description of 5.760 acres

Situated in the State of Ohio, County of Franklin, Township of Clinton, in Quarter Township 3, Township 1 North, Range 18 West, United States Military Lands, being all of Lots 22-24 of Joseph Berger's Subdivision as recorded in Plat Book 4, Page 220, a portion of Chambers Road, (60' wide) as vacated by the Franklin County Commissioners in Road Record 25, Pg. 82 and a portion of an unnamed 12' wide Alley as vacated by the Franklin County Commissioners in Road Record 15, Pg. 85, and being 1.189 acres out of a 8.735 acre tract as conveyed to Lennox Town Center Limited as recorded in O.R. 30809, Pg. F14, and being all of a 4.571 acre tract as conveyed to Lennox Town Center Limited as recorded in O.R. 30809, Pg. I12, Franklin County Recorder's Office, containing 5.760 acres and being further described as follows:

Beginning for reference at Franklin County Engineer's Monument No. 5852, located at the intersection of the centerline of Kinnear Rd. (width varies) and the east line of CSX Transportation railroad right of way line (100' wide), as conveyed to CHESAPEAKE AND OHIO RAILWAY from the Hocking Valley Railway Company in Deed Book 924 page 338, now known as CSX TRANSPORTATION INC, successor by merger, whose merger documents have been summarized and recorded as Official Record 13276 A16 and subsequently re-recorded as Official Record 13283 G13 and being originally partitioned in Deed Book 126 page 250 and appropriated on Sept. 16th, 1875 in Franklin County Probate Court by the Columbus and Toledo Rail Road Company as filed in Complete Record 8 page 459;

Thence S 11°27'06" E, 1608.38' (passing a found bent ¾" iron pipe at 31.13'), along the east line of said CSX Transportation tract, being the west line of a 10.626 acre tract as conveyed to Lennox Town Center Limited as recorded in O.R. 30809, Pg. E14, and being the west line of said 8.735 acre tract, to an iron pin set, said iron pin being the True Place of Beginning for the herein described 5.760 acre tract;

Thence crossing said 8.735 acre tract, the following two (2) courses and distances:

S 83°35'14"E, 582.99', to a Mag Nail set;

S 06°33'09"W, 91.80', to a Mag Nail set in the south line of said 8.735 acre tract, being the north line of said 4.571 acre tract;

Thence S 83°26'48"E, 65.00', along the north line of said 4.571 acre tract, being the south line of said 8.735 acre tract, to a Mag Nail set in the west line of Olentangy River Road (width varies), being the west line of a 1.024 acre tract as conveyed to the City of Columbus as recorded in O.R. 32503, Pg. E04;

Thence S 06°33'09"W, 281.94', along the west line of said 1.024 acre tract, being the west line of said Olentangy River Rd. and being the east line of said 4.571 acre tract, to an iron pin set at the southeast corner of said 4.751 acre tract, being the intersection of the west line of said Olentangy River Rd., and the north line of Chambers Rd. (60' wide) being the northeast corner of a 0.236 acre tract as conveyed to the City of Columbus in O.R. 23503 D20;

Thence N 86°25'46"W, 342.16', along the north line of said Chambers Rd. being the south line of said 4.571 acre tract, to a ¾" iron pipe found, said iron pipe being the northeast corner of a portion of vacated Chamber Rd. as vacated in Road Record 15, Pg. 85;



678-V

Description of 5.760 acres continued

Thence S 05°51'05"W, 216.45', along the east line of said vacated portion of Chambers Rd., and along the east line of Lot 24, being the west line of Lot 25 of said Joseph Berger's Subdivision, to a ¾" iron pipe found at the southeast corner of said Lot 24, said iron pipe being in the north line of a 20' wide Alley as shown on said Joseph Berger's Subdivision plat;

Thence N 86°49'46"W, 123.20', along the north line of said 20' wide Alley, the south line of said 4.571 acre tract, being the south line of Lots 24, 23, and 22 of said Joseph Berger's Subdivision and crossing the east half of the vacated 12' wide Alley as vacated by Road Record 15, Pg. 85, to an iron pin set, said iron pin being in the west line of said CSX Transportation tract;

Thence N 11°27'06"W, 44.86', along the centerline of said vacated Alley, being the east line of said CSX Transportation tract, and being the west line of said 4.571 acre tract, to an iron pin set;

Thence N 05°03'14"E, 143.86', along the centerline of said vacated Alley, being a west line of said 4.571 acre tract and being the east line of said CSX Transportation tract, to an iron pin set at the intersection of the centerline of said vacated 12' wide Alley and the centerline of the said vacated Chambers Rd.;

Thence N 86°25'45"W, 28.99', along the centerline of said vacated Chambers Rd., being the south line of said 4.571 acre tract and being a north line of said CSX Transportation tract, to a found axel;

Thence N 11°27'06"W, 450.93', along the east line of said CSX Transportation tract, being the west line of said 4.571 acre tract and the west line of said 8.735 acre tract, to the True Place of Beginning, having an area of 250900 square feet or 5.760 acres, more or less, of which 1.189 acres lie in Auditor's Parcel No. 130-011860-00 and 4.571 acres lie in Auditors' Parcel No. 130-000135-00, subject to all legal easements and right of ways of record.

Bearings are based on the State Plane Coordinate System, Ohio South Zone, North American Datum, of 1983, also known as NAD83 (2011 Adjustment), said bearing originated from a field traverse which was tied to said coordinate system by GPS observations in the State of Ohio Department of Transportation Virtual Reference Station network, Being the east line of said CSX Transportation right of way as being S 11°27'06" E. All iron pins set are 5/8" rebar, 30" long with yellow plastic cap stamped "J & J Surveying". All references to documents are recorded in the Franklin County Recorder's Office. This description is based on an actual field survey performed by J & J Surveying under the direction of John W. Wetherill, P.S. 7811, in August 2016.

 10/13/16
John W. Wetherill P.S. 7811 Date





**Franklin County
Application for Rezoning/Text Amendment**

Application Number: <u>ZON-16-04</u>	Date Filed: <u>10/18/16</u>	Received By: <u>BMF</u>	Total Fees: <u>3,700.00</u>	Receipt Number: <u>16-02990</u>
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Subject Property Information

1. Street Address: 3251 Westerville Road, Clinton Township, OH 43224
2. Parcel ID Number(s): 130-000345-00; 130-000002-00; 130-000001-00
190-002339-00
3. Township(s): Clinton Township, Mifflin Township
130-004345-00
130-004290-00
190-000013-00
130-002720-00

Description of Subject Property

4. Acres to be Rezoned: 27.465 Acres
5. Current Land Use: Discount Dept Stores; Retail/Storage
6. Surrounding Land Use: North Mini Warehouse; Post Office
South One-Family Dwlg
East Retail/Commercial, Auto; Vacant Com. Land; Church
West Vacant Commercial Land
7. Water Supply Source: Public (Central) Private (Onsite)
8. Sanitary Sewer Source: Public (Central) Private (Onsite)

Rezoning Request

9. Current Zoning: (LI) Limited Industrial
Proposed Zoning: (CS, SG0) Community Service District/ Smart Growth Overlay
10. Proposed Land Use: Mixed Use (see below)
11. Purpose for Request: To redevelop the existing vacant retail and
warehouse into a mixed use facility that will include: religious uses; retail
stores, including eating and drinking establishments; personal services;
administrative, professional, Institutional, and business offices; residential
dwellings, apartments; child and adult day care; private preschool, primary,
and secondary education.



LI, vacated Value City Department Store and Warehouse

ZON-16-04

Applicant/Owner/Agent Information

12. Applicant Information: Ibnu Taymiyah Masjid and Islamic Center
Address: 2334 Mock Road, Columbus, OH 43219
Phone: 614-418-9137 Fax: _____
Interest in Property: Owner
Signature: _____

13. Property Owner: Ibnu Taymiyah Masjid and Islamic Center
Address: 2334 Mock Road, Columbus, OH 43219
Phone: 614-418-9137 Fax: _____
Signature: _____

14. Agent Information: Ali Alghothani, Ph.D., PE; Star Consultants, Inc
Address: 1910 Crown Park Court, Columbus OH 43235
Phone: (614) 538-8445 Fax: (614) 538-8446
Signature: _____ *Ali Alghothani*

Applicant/Owner/Agent Information

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

Applicant Signature: *Ahmed sh Ahmed*
(required)

Date: Oct. 3, 2016

Property Owner Signature: *Ahmed sh Ahmed*
(required)

Subscribed and sworn to me in my presence and before me on this 3 day of October 20 16.

Notary Public Signature: *James Ginley*



JAMES GINLEY
Notary Public, State of Ohio
My Commission Expires
December 4, 2019

Rezoning/Text Amendment Application General Application Requirements

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

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

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

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

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

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

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

Statement of Understanding

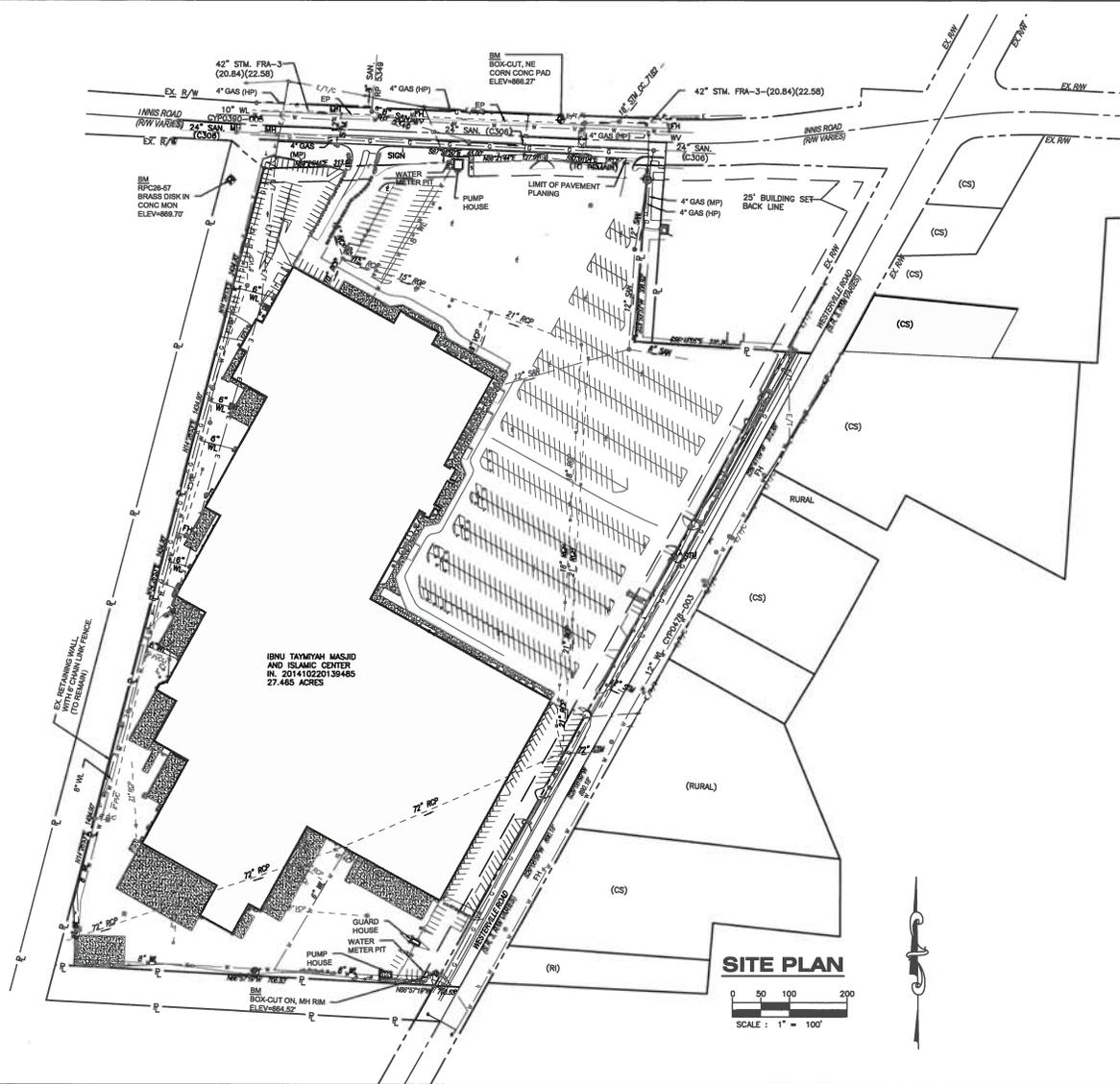
I/we have read and understand the requirements as listed above and I/we have met with the Technical Review Committee as required prior to the filing of this application.

Applicant Signature: _____

Shurt Shurt

Date: _____

10/3/16



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 Franklin County Planning Department
 Franklin County, OH

2016-16-04

LEGEND

- 5/8" CAPPED IRON PIN SET
- 5/8" IRON PIN FOUND
- 1" IRON PIPE FOUND
- ▲ NAIL SET
- ▲ NAIL FOUND
- ⊕ BENCHMARK
- ⊕ UTILITY POLE
- ⊕ GUY WIRE
- E— UNDERGROUND ELECTRIC
- E— OVERHEAD ELECTRIC
- ⊕ HVAC UNIT
- ⊕ TRANSFORMER
- ⊕ GROUND LIGHT
- ⊕ ELECTRIC BOX
- ⊕ LIGHT POLE
- UT— UNDERGROUND TELEPHONE
- T— OVERHEAD TELEPHONE
- ⊕ TRAFFIC CONTROL CABINET
- ⊕ TRAFFIC SIGNAL POLE
- ⊕ SIGN
- ⊕ GUARD POST (PIPE BOLLARD)
- ⊕ FLAG POLE
- ⊕ FENCE
- ⊕ HARDWOOD TREE
- ⊕ SOIL BORING
- ⊕ TELEPHONE MANHOLE
- ⊕ TELEPHONE PEDESTAL
- ⊕ GAS MAIN
- ⊕ GAS VALVE
- UC— UNDERGROUND CABLE TV
- ⊕ WATER MAIN
- ⊕ FIRE HYDRANT
- ⊕ WATER VALVE
- ⊕ WATER METER
- ⊕ IRRIGATION CONTROL VALVE
- ⊕ MANHOLE
- ⊕ CLEAN OUT
- S— SANITARY SEWER
- S--- STORM SEWER
- ⊕ CATCH BASIN
- ⊕ INLET
- ⊕ YARD DRAIN
- ⊕ DOWN SPOUT
- 751—
- 750— CONTOUR LINES
- ⊕ CONCRETE
- ⊕ ASPHALT
- ⊕ BRICK / PAVER
- ⊕ GRAVEL

SITE PLAN
 SCALE: 1" = 100'

REVISIONS			REVISIONS		
REV#	DATE	REMARKS	REV#	DATE	REMARKS

IBNU TYMIYAH MASJID
MUSLIM COMMUNITY CENTER
 3251 WESTERVILLE ROAD
 CLINTON TOWNSHIP, OH 43224
EXISTING SITE PLAN



	PT# 150006
	DATE: X.X.X.
	DGN BY: MB & CM
	REV BY: MB
	REV BY: AM
SHEET	

27.465 ACRE TRACT

Situated in the Township of Mifflin and Township of Clinton, County of Franklin, State of Ohio; also being a part of Quarter-Township 1, Township 1 North, Range 18 West and Quarter Township 2, Township 1 North, Range 17 West, United States Military Lands; also being a 27.465 acre tract as conveyed to Ibnu Taymiyah Masjid and Islamic Center as described in Instrument No. 201410220139458; being more particularly described as follows:

Commencing at the intersection of the centerlines of Westerville Road (State Route 3, right-of-way varies) and Innis Road (right-of-way varies); thence,

Along the centerline of Westerville Road, South 28° 41' 59" West for a distance of 466.90' to a point, said point being the **TRUE POINT OF BEGINNING**, and from said beginning point running thence,

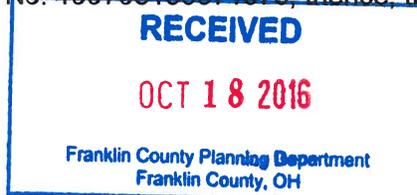
Along the centerline of Westerville Road, **South 28° 41' 59" West for a distance of 372.88'** to a point; thence,

Along the centerline of Westerville Road, **South 29° 05' 59" West for a distance of 890.18'** to a point, said point being the southeasterly corner of said 27.465 acre tract, said point also being the northeasterly corner of those lands as conveyed to Dollie M. Traugott as described in Deed Book 2589 Page 635; thence,

Along the southerly line of said 27.465 acre tract and along the northerly line of said lands of Dollie M. Traugott, **North 86° 57' 19" West for a distance of 708.53'** to a point, said point being the southwesterly corner of said 27.465 acre tract, said point also being along the easterly line of former railroad right-of-way and being lands of Consolidated Utilities Railroad Corporation as described in Instrument No. 199806290161477; thence,

Along the westerly line of said 27.465 acre tract and along a portion of the easterly line of said lands of Consolidated Utilities Railroad Corporation, **North 14° 26' 53" East for a distance of 1434.90'** to a mag nail found, said point being along the southerly right-of-way line of Innis Road; thence the following six (6) course following the southerly right-of-way line of Innis Road,

1. **North 88° 21' 44" East for a distance of 313.92'** to a point; thence,
2. **North 02° 21' 44" East for a distance of 13.08'** to a point; thence,
3. **South 87° 38' 50" East for a distance of 45.00'** to a point; thence,
4. **South 02° 22' 11" West for a distance of 9.94'** to a point; thence,
5. **North 88° 21' 44" East for a distance of 127.97'** to a point; thence,
6. **South 87° 38' 04" East for a distance of 185.97'** to a 5/8" iron pin found, said point being a northeasterly corner of said 27.465 acre tract, said point also being the northwesterly corner of those lands as conveyed to MRSLV Columbus-3241 L.L.C. as described in Instrument No. 199708150071576; thence; thence,



Along an easterly line of said 27.465 acre tract and along the westerly line of said lands of MRSLV Columbus-3241 L.L.C., **South 03° 50' 30" West for a distance of 308.92'** to a 1" iron pipe found; thence,

Along a northerly line of said 27.465 acre tract, also being along the southerly line of said lands of MRSLV Columbus-3241 L.L.C. and then along the southerly line of those lands as conveyed to J & F Auto Sales LLC as described in Instrument No. 210304240067663, **South 86° 15' 05" East for a distance of 310.26'** to the point of beginning, containing 27.465 acres of land, of which 2.372 acres is in Clinton Township and of which 25.093 acres is in Mifflin Township, more or less, as determined by Michael L. Keller, Professional Surveyor, Ohio License No. 7978, based on a survey performed by The Kleingers Group in August, 2016.

Basis of bearings for the herein-described courses is the State Plane Coordinate System, Ohio South Zone, with a portion of the centerline of Westerville Road being South 28° 41' 59" West as determined by a GPS survey utilizing CORS station "COLB" and monument "FRANK 164".

Application Number: <u>ZON-16-05</u>	Date Filed: <u>16/18/16</u>	Received By: <u>Matt Brown</u>	Total Fees: <u>\$1,300.00</u>	Receipt Number: <u>16-02989</u>
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Subject Property Information

- Street Address: 6445 S. High St.
- Parcel ID Number(s): 150 - 000396
- Township(s): Hamilton

Description of Subject Property

- Acres to be Rezoned: 3.5 +/-
- Current Land Use: CS, Carlot
- Surrounding Land Use:
 - North: Motel
 - South: Restaurant
 - East: Cemetery
 - West: Vacant / quarry future expand
- Water Supply Source: Public (Central) Private (Onsite)
- Sanitary Sewer Source: Public (Central) Private (Onsite)

Rezoning Request

- Current Zoning: CS & R
- Proposed Zoning: R to CS
- Proposed Land Use: Retail sales
- Purpose for Request: for use groups 078 and 52, Muleh and landscaping Supplies / Services.



Applicant/Owner/Agent Information

12. Applicant Information: Kurtz Bros. c/o Laura MacGregor Comek
Address: 300 E. Broad St. Suite 450
Phone: 614 560. 1488 Fax: N/A Cols. Oh 43215
Interest in Property: prospective purchaser
Signature: [Signature] attly for applicant
13. Property Owner: Jerry & Nancy Schmittauer
Address: 64 Kenyon Pl, Hebron, Oh 43025
Phone: _____ Fax: _____
Signature: by [Signature] per contract
14. ^{Attorney} Agent Information: Laura MacGregor Comek, Esq
Address: 300 E. Broad St. Suite 450
Phone: 614 560 1488 Fax: Cols, Oh 43215
Signature: [Signature]
laura@comeklew.com

Applicant/Owner/Agent Information

I/we (applicant) Kurtz Bros c/o Laura MacGregor Comek swear that I/we am/are the owners/lessees/options of land requested for rezoning and that the statements, information and exhibits attached are true and correct to the best of my/our knowledge.

Applicant Signature: by [Signature] attorney
(required)

Date: 10.17.16

Property Owner Signature: by [Signature]
(required)

Subscribed and sworn to me in my presence and before me on this 17th day of Oct. 20 16.

Notary Public Signature: [Signature]



Marian R. Geer
Notary Public, State of Ohio
My Commission Expires 11-02-18

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. (K.)
3. Legal description of the property. Current property survey to include acreage, all bearings and distances, and referencing an established beginning point.
4. Location/Area map. Engineering base maps to scale (example: 1"=100') are required. You can obtain this information from the County Engineers Office, 19th Floor, 373 South High Street, 614.462.3030 *encl.*
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. *pending*
6. Any additional information or exhibits deemed necessary for proper consideration of the application. *Text*

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. *A concept plan subject to final engineering*
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. *enclosed N/A*

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.

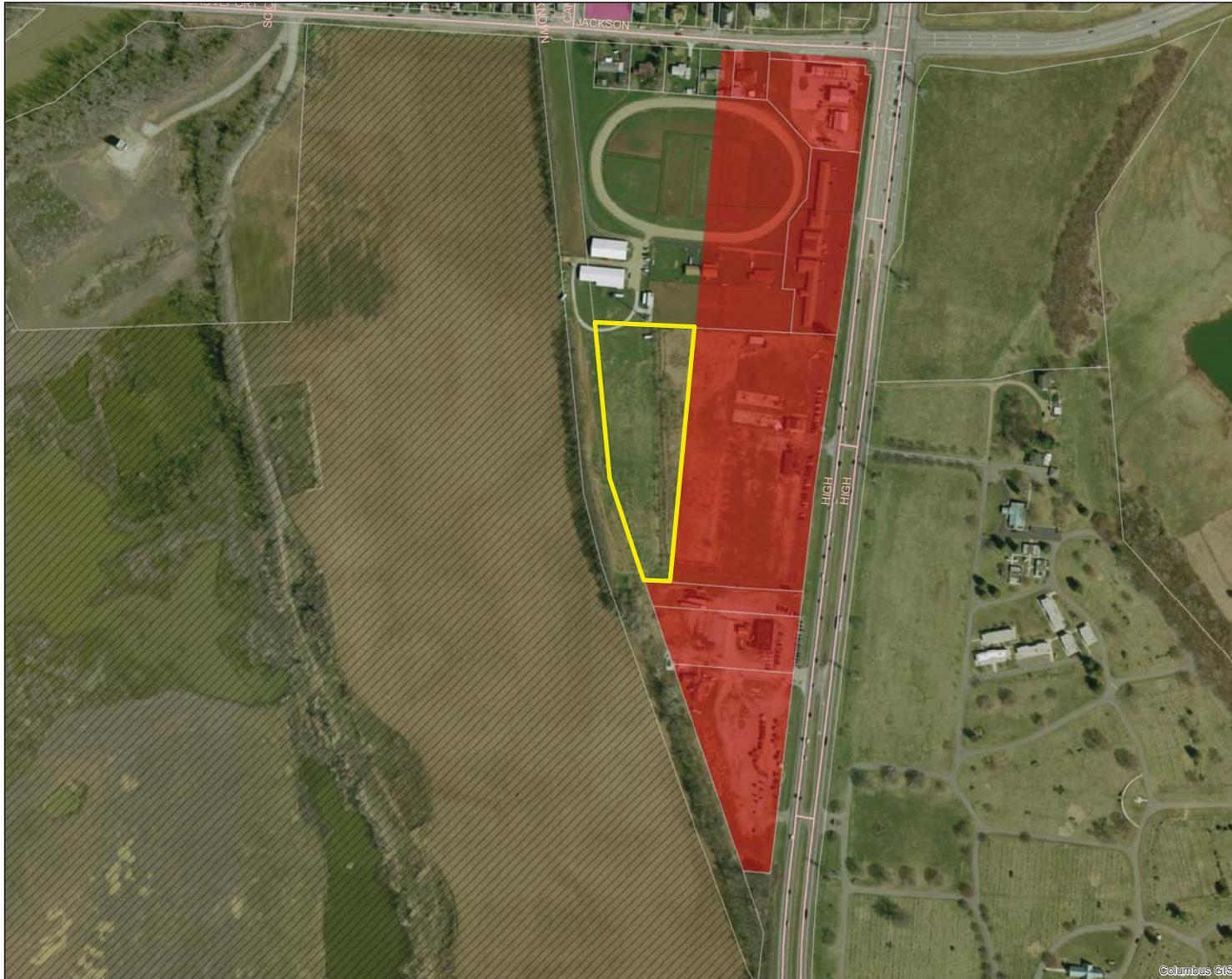
Statement of Understanding

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: _____

6445 S. High St.



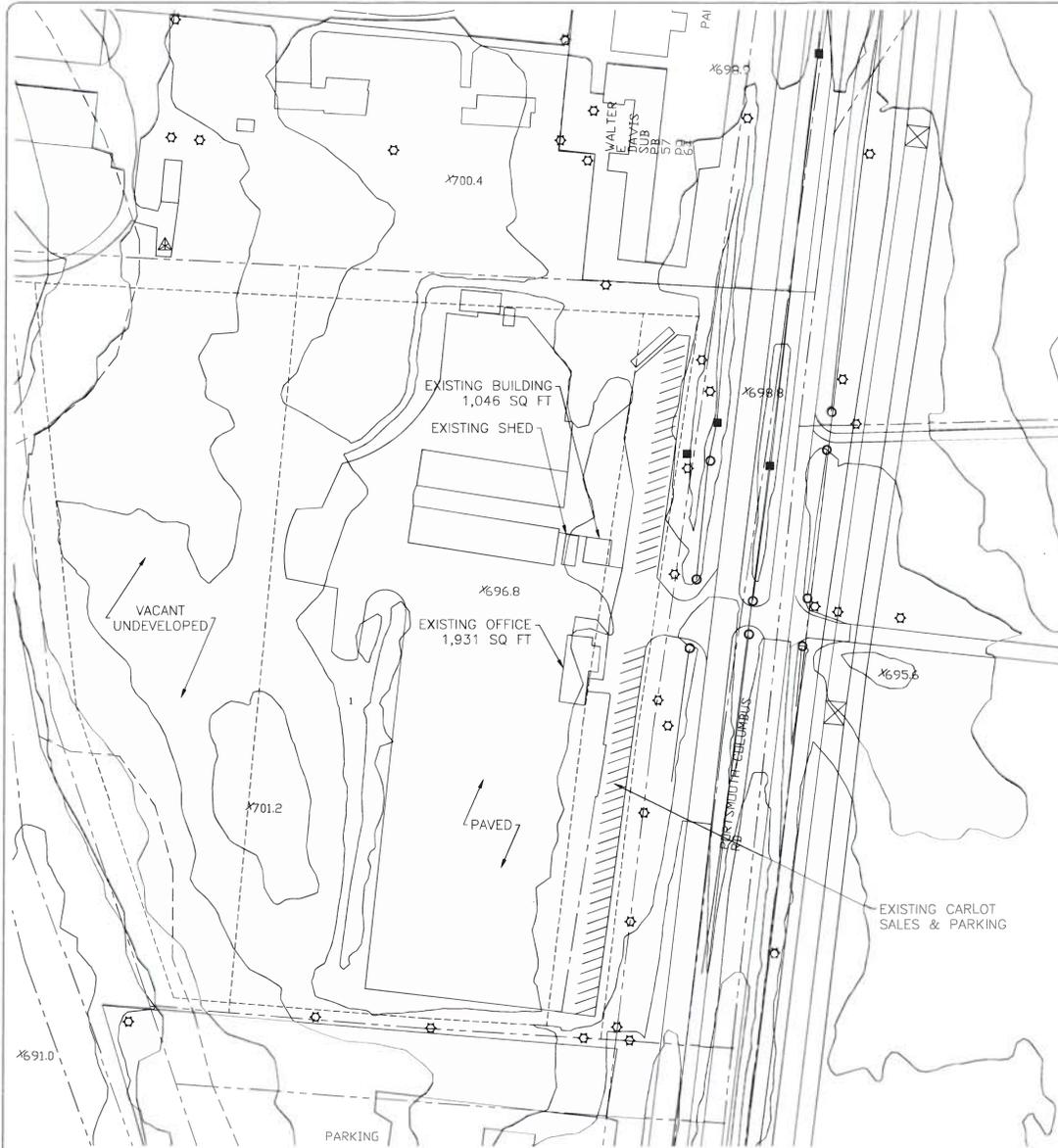
Legend

- Streets
- Parcels

Zoning District

- Excavation and Quarry
- CS
- RURAL
- SCPD
- NOT IN JURISDICTION



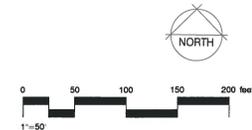


SITE ANALYSIS
 CS-COMMUNITY SERVICE DISTRICT
 TOTAL ACERAGE = ± 12.19
 R/W = ± 1.86
 R EXISTING = ± 3.50
 CS EXISTING = ± 6.83

± 2976sf (3 BUILDINGS)
 1 SPACE PER MOTOR VEHICLES USED IN BUSINESS
 1 SPACE PER 3,000 SF OF GROSS FLOOR AREA

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 Franklin County, Ohio

ZON-16-05



Kurtz Brothers
 6445 South High Street
 Franklin County, Ohio

PROJECT #016-128
 October 17, 2016

SHEET INFORMATION
 CURRENT DATE
 October 17, 2016
 REVISIONS

SHEET TITLE
 EXISTING
 CONDITIONS PLAN
 SCALE
 AS NOTED
 SHEET NO.

1

DPU DashBoard Map



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 Franklin County, OH

ZON-16-05

Ä

*Water Source
 Verification*



Application for Zoning Variance

Revised January 1, 2009

Commissioners

Marilyn Brown, President
Paula Brooks
John O'Grady

Economic Development & Planning Department

James Schimmer, Director

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OCT 12 2016 VA

Franklin County Planning Department
Franklin County, Ohio

Property Information	
Site Address: 6657 DARBY BLVD GLOVE CITY 43123	
Parcel ID(s): 230-002296-00	Zoning: RURAL 43123
Township: PLEASANT	Acreage: .5
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: HOMEOWNER GEORGE DOWDEN	
Address: 6657 904 RONNIE WAY 6657 DARBY BLVD CAL OHIO 43207	
Phone #: 614-364-8132	Fax #: -
Email:	

Property Owner Information	
Name/Company Name: GEORGE DOWDEN	
Address: SAME AS ABOVE 904 6657 DARBY BLVD 43123	
Phone #: 614-364-8132	Fax #: -
Email:	

Agent Information (if applicable)	
Name/Company Name: GAVIN HOSSFELD	
Address: 3750 FERMAN RD CAL. OHIO 43207	
Phone #: 614-377-9133	Fax #:
Email:	

Staff Use Only
Case # VA-3864
Date filed: 10/12/16
Fee paid \$350.00
Receipt # 16-02960
Received by: EG
Hearing date: 11/21/16
Zoning Compliance: RZ-16-2414

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 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 3864

Variance(s) Requested

Section

650.162

Description

CONSTRUCTION OF BUILDING IN THE BIG DARBY CREEK WATERSHED SET BACK

Section

Description

Section

Description

Describe the project

REMOVE/REPLACE REAR PORCH/DECK DUE TO ROTEN WOOD W/ SLOPED ROOF WOOD

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.

YES BEING IN THIS AREA WE NEED YOUR PERMISSION
BIG DARBY CREEK ASSOCIATION ALSO THE HOME NEED THIS DECK TO HAVE SAFE EXIT FROM REAR OF HOUSE/HAS EXISTING DECK/NEED REPAIR IS ALL WE ARE DOING

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.

HAD EXISTING WE REPLACING TO SAME SIZES
10x22 IN SIZE

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

YES WE NEED TO PROCEED W/ REPAIRS CANNOT LIVE IN ~~THE~~ HOME WITH ONLY THE ONE FRONT EXIT AT THIS TIME /CANNOT REPAIR DECK W THIS VARIANS.

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 SPECIAL PRIVILEGES WILL BE GRANTED

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

NO GRANTING VARIANCE WILL NOT AFFECT THE HEALTH OR SAFETY OF THE HOMEOWNER OR ANY USERS OF THE PROPERTY

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

HAS TO HAVE REAR DECK TO GET OUT OF REAR HOUSE
REAR OF HOUSE IS ELEVATED ON HILLSIDE DECK IS NEEDED FOR SAFE EXIT

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

MINIMAL HOUSE WAS BUILT ORIGINALLY W/ THIS JUST WOULD BE REPAIRED

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 HOUSE WAS NEGLECTED FOR YEARS IMPROVEMENT

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)

NOT AT ALL GIVES ACCESS TO REAR OF HOME

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

NO WE DID WAS NOT DISCLOSED AT PURCHASE

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

NO ~~AND~~ NO ACCORDING TO FRANKLIN CO. BLD. DEPT

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

NOT AT ALL

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.

George Rowden
Applicant

Oct 17-16
Date

Property Owner (Signature must be notarized)

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.**



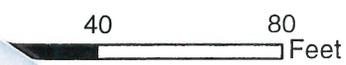
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Franklin County, OH

VA-3864

Front Porch
20'
Rear Deck
20'
10'

~~BF~~
DENIED
[Signature]
RZ-16-2414
10/6/16

1" = 40'



REAR ELEVATION
6657 DARBY BLVD
Grove City 43123

FRANKLIN COUNTY
BOARD OF

APPR

MARK RS 10-3-16
INSPECTOR

6/12

VA-3864

Franklin County Planning Department
Franklin County, OH

OCT 12 2016

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3/8 LAG BOLTS

2x8 LEDGER

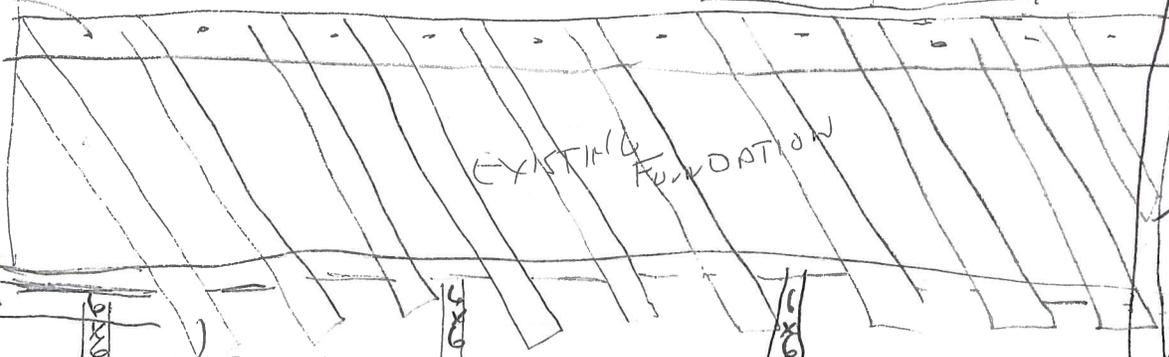
EXISTING WINDOW

LEDGER BOLTS

R-R 32" ENTRY DOOR

R-R SLIPER WINDOW

2x8
7/16 OSB
#15 FELT
SHINGLES
HULICAM STRAPS
DBL 2x10



EXISTING FOUNDATION

6x6 POST

2x10 DBL

6x6

2x8x10' CCA

6x6

6x6

6" CONCRETE

10x22 DECK

42" TAIL HANDRAIL

REPLACE REAR DECK

6x6 POSTS - 32" DEEP

5x DECKING COVERING

LAG BOLTS TO HOUSE STRUCTURE
3/8 LAG

ROOF TO BE 160/c RAFTERS
2x6 RAFTERS
2x10 DBL BEAM HEADER
7/16 OSB SHEETING
15# FELT
ASPHALT SHINGLES



Commissioners
 Marilyn Brown, President
 Paula Brooks
 John O'Grady

Economic Development & Planning Department
 James Schimmer, Director

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OCT 13 2016
 Franklin County Planning Department
 Franklin County, OH



Application for Zoning Variance

Revised January 1, 2009

Property Information	
Site Address 1717 & 1665 Olentangy River Rd, Columbus, OH 43212	
Parcel ID(s) 130-011860-00 130-000135-00	Zoning Commercial, 426-Comm Shop Ctr Commercial, 426-Comm Shop Ctr
Township Clinton Twp	Acres 8.735 acres 4.571 acres
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 Steve Hermiller / Mannik & Smith Group, Inc.	
Address 815 Grandview Ave, Suite 650 Columbus, Ohio 43215	
Phone # 614-441-4222	Fax # 888-488-7340
Email SHermiller@MannikSmithGroup.com	

Property Owner Information	
Name/Company Name Lennox Town Center Ltd.	
Address 3300 Enterprise Parkway Beachwood, Ohio 44122	
Phone # 216-755-5500	Fax # 216-755-1500
Email	

Agent Information (if applicable)	
Name/Company Name Steve Hermiller / Mannik & Smith Group, Inc.	
Address 815 Grandview Ave, Suite 650 Columbus, Ohio 43215	
Phone # 614-441-8824	Fax # 888-488-7340
Email SHermiller@MannikSmithGroup.com	

Staff Use Only
Case # VA-3865
Date filed: 10/13/16
Fee paid 650.00
Receipt # 16-02998
Received by: BMF
Hearing date: 11/21/16
Zoning Compliance: 9831-16

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")
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

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OCT 18 2010

Case #

Variance(s) Requested	
Section	344.043
Description	Minimum Side Yards
Section	501.05
Description	Lot Geometry
Section	
Description	

Describe the project

The nature of variance is for lot line adjustment. The property owner seeks to add additional Gross Lease Area (GLA) for this shopping center, whereby adjusting the existing parcel line to meet agency requirements and anchor tenant lease obligations that keep existing access curb cuts in the locations they exist today. The Owner seeks to add new retail tenant space and keep all other parking aisles and traffic circulation the same. Our intent is to prevent any landlocked parcel. The balance of the Target parcel will continue to maintain access through the existing curb cuts

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 statement of special circumstance or condition to this property; is that the property owner is seeking to add additional Gross Lease Area (GLA) for this shopping center, whereby adjusting the existing parcel line to meet agency requirements and meet anchor tenant lease obligations that keep existing access curb cuts in the locations they exist today.

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.

The Owner has lease obligations that can not be adjusted at this time. Those obligations refer to current curb cuts locations for significant tenants. If changed, would jeopardize existing tenant contracts hence forcing greater vacancy's onsite. The owner wishes to maximize unused building lease area whereby removing dead parking area.

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

The applicant is only seeking to add a new retail tenant space and keep all other parking aisles and traffic circulation configurations the same. As a part of this condition, our intent is to prevent any landlocked parcel. The balance of the target parcel will continue to maintain access through the existing curb cuts.

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.

In today's economy, many property owners are making slight changes to their assets in order to keep it vibrant and robust. Lessening the mix of retailers, causes shoppers to look elsewhere.

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?

Granting the variance would cause no adverse affect. Frankly, no one will even notice this slight lot line adjustment.

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

Granting this variance is critical to the mix of retailers that thrive off one-another. Many retailers rely on certain tenants for making decisions on whether to enter the market area or not.

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

This is a 91.80' jog in the existing property line. Not relocating it, would have the existing property line divide the new building. The lotline jog allows the building to be free and clear of going through the building.

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

There would be no character change to the neighborhood.

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) All public utility agency reviewers have replied with "no comment"; however the fire department has 1 pending question we intend to resolve.

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

Yes.

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

Only if the building department would allow a property line to bifurcate this proposed building.

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

Yes. Both the owner, tenant, and shopping patron would benefit from granting of this variance.

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.

Steven C. Hermiller
Applicant

October 18, 2016
Date

Steve Hermiller / Mannik & Smith Group, Inc.

Sworn before me and signed in my presence this 18 day of October, 2016.

Deborah J. Shook
Notary Public
My Commission Expires: 6-25-2018
Deborah J. Shook
October 18, 2016
Date

J. Groppe
Property Owner (Signature must be notarized)

Lennox Town Center Ltd.

Sworn before me and signed in my presence this 18th day of October, 2016.

Jacalyn M. Demier
Notary Public
My Commission Expires: April 15, 2019

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.**



VA-3865

October 13, 2016

Brad M. Fisher- Planner
Franklin County Economic Development
150 South Front Street, FSL Suite 10
Columbus, OH 43215-7104

Re: Lennox Town Center, Clinton Township, Franklin County, Columbus, OH

Dear Madam/Sir:

1. *The nature of the variance; including the specific provisions of the Zoning Resolution upon which the variance is requested.*

The nature of the variance is for lot line adjustment. See staff report.

2. *A legal description of the property.*

Legal Description (see attached)

3. *A statement of the special circumstances or conditions applying to the land or structure and not applying generally throughout the Zoning District.*

The statement of special circumstance or condition to this property; is that the property owner is seeking to add additional Gross Lease Area (GLA) for this shopping center, whereby adjusting the existing parcel line to meet agency requirements and meet anchor tenant lease obligations that keep existing access curb cuts in the locations they exist today.

4. *A statement showing that the special conditions and circumstances do not result from the actions of the applicant.*

The applicant is only seeking to add a new retail tenant space and keep all other parking aisles and traffic circulation configurations the same. As a part of this condition, our intent is to prevent any landlocked parcel. The balance of the target parcel will continue to maintain access through the existing curb cuts.

5. *A statement showing that the granting of this applicant is necessary to the preservation and enjoyment of substantial property rights.*

This request by the landlord is necessary, to satisfy existing and proposed easements, covenants, and restrictions that the shopping center tenants need for fulfilment of mutual contracts. The existing tenants will benefit greatly from the added retail variation and provide greater revenue streams for each.

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6. *A list of the names and addresses of all adjacent property owners and property owners within three hundred (300) feet of the proposed use. Such list shall be in accordance with the Franklin County Auditor's current tax list.*

Adjacent property addresses are attached.

7. *Such other information regarding the application for appeal as may be pertinent or required for appropriate action by the Board of Zoning Appeals.*

The property owner greatly appreciates your consideration for approval of this application. The existing parking field is severely over-parked. By adding additional retail square footage to this shopping center, the building/parking ratio becomes more balanced providing a maximum yield to the investment. Owner, tenant, patrons and community benefit from this action.

Sincerely,



Steven C. Hermiller, PE, CDP
Principal / VP

SURVEY OF 5.760 ACRES AT THE LENNOX TOWN CENTER

RPOB 1.189 ACRE TRACT
FRANKLIN COUNTY
ENGINEER'S MONUMENT
#5852

KINNEAR RD.
WIDTH VARIES

CITY OF COLUMBUS
0.036 ACRES
O.R. 32503 D16

LENNOX TOWN CENTER LIMITED
O.R. 30809E14
10.626 AC

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, TOWNSHIP OF CLINTON, IN QUARTER TOWNSHIP 3, TOWNSHIP 1 NORTH, RANGE 18 WEST, UNITED STATES MILITARY LANDS, AND BEING 1.189 ACRES OUT OF A 8.735 ACRE TRACT AS CONVEYED TO LENNOX TOWN CENTER LIMITED AS RECORDED IN O.R. 30809F14, AND BEING ALL OF A 4.571 ACRE TRACT AS CONVEYED TO LENNOX TOWN CENTER LIMITED AS RECORDED IN O.R. 30809I12, FRANKLIN COUNTY RECORDER'S OFFICE.

BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE 3402, NORTH AMERICAN DATUM OF 1983, ALSO KNOWN AS NAD83, (2011 ADJUSTMENT), SAID BEARING ORIGINATED FROM A FIELD TRAVERSE WHICH WAS TIED TO SAID COORDINATE SYSTEM BY GPS OBSERVATIONS IN THE OHIO DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK, BEING THE EAST LINE OF CSX TRANSPORTATION EAST RIGHT OF WAY LINE AS BEING N 11° 27' 06" W.

THIS DRAWING WAS PREPARED FROM AN ACTUAL FIELD SURVEY MADE BY J & J SURVEYING SERVICES, INC. ON 09/09/2016, AND REPRESENTS THE PREMISES SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE.

John W. Wetherill 10/13/16
JOHN W. WETHERILL REG. SURV. 7811 DATE



LENNOX TOWN CENTER LIMITED
O.R. 30809F14
8.735 AC
PPN 130-011860-00

TRUE POB 1.189
ACRE TRACT

TARGET
1717 OLENTANGY RIVER RD.

EXISTING TARGET STORE

S 83°35'14" E 582.99'
AREA OUT OF 8.735 AC
51774 Sq. Feet
1.189 Acres

158.27'
FAMOUS FOOTWEAR
1665 OLENTANGY RIVER RD.

LENNOX TOWN CENTER LIMITED
O.R. 30809I12
4.571 AC
PPN 130-000135-00

TOTAL AREA BY SURVEY
5.760 Acres
250900 Sq. Ft.

CSX TRANSPORTATION 100' WIDE
 CHAMBERS RD. 60' WIDE
 OLENTANGY RIVER RD. WIDTH VARIES
 OLD OLENTANGY RIVER RD. WIDTH VARIES
 VA-3865
 RECEIVED
 OCT 13 2016
 Franklin County Planning Department
 Franklin County, OH

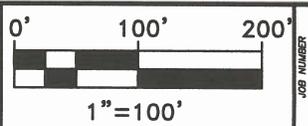
LEGEND

- Stone Found
- Monument Box
- Iron Pin Set
- Iron Pin Found
- MAG Nail Set
- Railroad Spike Found
- OR Official Record
- IPF Iron Pin Found
- IPF Iron Pipe Found
- RRSF Railroad Spike Found
- MNS MAG Nail Set
- MNF Mag Nail Found
- DHS Drill Hole Set

Iron pins set are 5/8" rebar, 30" long, with yellow plastic cap stamped "J&J Surveying."

J & J SURVEYING SERVICES, INC.
7509 E. MAIN ST. SUITE 104
REYNOLDSBURG, OHIO 43068
PH# (614) 866-9158
JOHN.WETHERILL@JJSURVEYINGOHIO.COM
JOHN7811@AMERITECH.NET
© 2016 J. & J. SURVEYING SERVICES, INC.

NO.	REVISIONS	BY	DATE
1	ADD 4.751 AC	JWW	10/13/16
2			
3			
4			



JOB NUMBER
16-077