



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

September 22, 2015
1:30 p.m.

1. New Business

A. Planning Commission

i. 667-FP(b) – Matt Brown

Owner:	Pulte Homes of Ohio LLC
Engineer:	Matthew Kirk – EMH&T
Township:	Jefferson Township
Subdivision	Villages at Jefferson Run
Site:	1290 Waggoner Road (PID #171-000029)
Acreage:	9.62- acres
Request:	Requesting Final Plat approval to allow the creation of 27 single-family lots and 1 reserve with 3.41-acres of open space.

ii. JEFF-15-06 – Matt Brown

Applicant:	M/I Homes of Central Ohio LLC
Owners/Sites:	Linda L. Holliday TR - 2865 Darling Road (PID #170-000010) Barry W. Smith - 2631 Reynoldsburg-New Albany Road (PID # 170-000746) Gary R. Kitsmiller TR - 0 Darling Road (PID#170-000767) Forrest A. Lines - 0 Reynoldsburg-New Albany Road (PID# 170-001851) Diana L. Garvey - 2635 Reynoldsburg-New Albany Road (PID# 170-001910) Linda L. Holliday TR - 0 Darling Road (PID# 170-002307) Ryan G. Kitsmiller - 2860 Darling Road (PID# 170-003876)
Township:	Jefferson Township
Acreage:	62.8-acres
Utilities:	Public water and wastewater
Zoning:	Restricted Suburban Residential (RSR)
Request:	Requesting to rezone to the Planned Suburban Residential District (PSRD).

B. Board of Zoning Appeals

i. VA-3840 – Matt Brown

Applicant/Owner:	Craig & Bianca
Township:	Norwich Township
Site:	4051 Old Poste (PID # 200-001784)
Acreage:	0.96 acres
Zoning:	Suburban Residential District
Utilities:	Private water and public wastewater
Request:	Requesting a Variance from Section 512.02(2) of the Franklin County Zoning Resolution to legitimize the construction of an accessory building that fails to meet the required property line setback in an area zoned Restricted Suburban Residential (R-1).

ii. VA-3841 – Matt Brown

Applicant:	Edward L. McClure
Owner:	William Bowman
Township:	Madison Township
Site:	4495 Helen Dr. (PID #180-000723)
Acreage:	0.21 acres
Zoning:	Rural
Utilities:	Private water and public wastewater
Request:	Requesting a Variance from Section 302.041(c) to allow legitimize the construction of an accessory building that causes the property to exceed the permitted lot coverage in an area zoned Rural.

iii. VA-CU-3842 – Matt Brown

Applicant/Owner:	Toby Chapman
Township:	Franklin Township
Site:	922 Richter Rd. (PID #140-002164)
Acreage:	1.0 acres
Zoning:	Rural
Utilities:	Private water and public wastewater
Request:	Requesting a Conditional Use from Section 610.06(2) of the Franklin County Zoning Resolution to legitimize the construction of a garage addition in the floodway fringe. Requesting a Variance from Sections 610.073 and 610.082(1) of the Franklin County Zoning Resolution and from Sections 4.1-2 and 4.2-1(b) of the Franklin County Special Resolution National Flood Insurance Program Regulation to legitimize the construction of a garage addition that fails to demonstrate compliance with the requirement to minimize flood damage with materials resistant to damage and fails to be flood-proofed by elevation or other appropriate methods.

2. Adjournment of Meeting to October 27, 2015.

Appendix B

SUBDIVIDER'S AGREEMENT – COUNTY OF FRANKLIN, OHIO

To be signed and submitted with the Construction Plan NOTE: The county engineer must approve form and content of actual agreement.

This Agreement, between Pulte Homes of Ohio, LLC , the subdivider, and the County of Franklin concerning the Villages at Jefferson Run Phase 2 subdivision plat, shall set out conditions, requirements and considerations relative to the construction of required improvements and the issuance of county zoning, building and health permits for lots and reserves in the above named subdivision. This Agreement shall be binding on the subdivider(s) and his/her/their personal representatives, heirs and assigns, upon the submission and approval of the construction plan and shall be subject to the following:

A. All improvement plans (street, drainage, storm water management, sanitary, water, erosion and sedimentation control, grading, etc.) shall be signed by the subdivider's engineer. Improvement plans approved by the county engineer, county drainage engineer, county sanitary engineer, or Franklin County Public Health shall be a part of this Agreement.

B. Requirements and provisions of the subdivision plat and Subdivision Regulations of Franklin County, Ohio shall be a part of this Agreement.

C. No county zoning, building or health permits shall be issued for development of lots or reserves in this subdivision until all required improvements have been properly completed to the satisfaction of the county engineer and the Franklin County Economic Development and Planning Department.

D. The Subdivider further agrees that any violation of, or unsatisfactory compliance with, any provision, stipulation, or requirement of this Agreement, the subdivision plat, or the Subdivision Regulations of Franklin County, Ohio shall constitute a breach of contract and may subject the Subdivider and subdivision to enforcement measures such as, but not limited to: stop work orders, use of surety, forfeiture of deposited funds, moratoria on development permits, fines, revocation of approvals or permits, plat recall, etc.

E. All work shall be performed within a 1 YEAR period from the approval date of the Final Plat. However, an extension of time may be granted if approved by the Board of Franklin County Commissioners.



First Witness

First Witness



Franklin County Engineer

 _____ 9/3/15

Subdivider

Date

Div. VP Land Acq. _____

Subdivider

Date

9/18/15

Date

VILLAGES AT JEFFERSON RUN

PHASE 2

Situated in the State of Ohio, County of Franklin, Township of Jefferson, and in Quarter Township 4, Township 1, Range 16, United States Military Lands, containing 9.633 acres of land, more or less, said 9.633 acres being part of that tract of land conveyed to PULTE HOMES OF OHIO LLC by deed of record in instrument Number 201409120121132, Recorder's Office, Franklin County, Ohio.

The undersigned, PULTE HOMES OF OHIO LLC, a Michigan limited liability company, by MATTHEW J. CALLAHAN, Division Vice President of Land Acquisition, owner of the land platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "VILLAGES AT JEFFERSON RUN PHASE 2", a subdivision containing Lots numbered 19 to 45, both inclusive, and an area designated as Reserve "R", does hereby accept this plat of same and dedicates to public use, as such, all of the Drives, Street and Run shown hereon and not heretofore dedicated.

In consideration of approval of this plat, the undersigned understands and agrees to fulfill their obligations and responsibilities reflected in the subdivider's agreement and the subdivision regulations of Franklin County, Ohio. Zoning, building and health permits may be withheld in this subdivision until the subdivider has complied with the subdivider's agreement.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement" or "Drainage Easement". Each of the aforementioned designated easements permit the construction, operation and maintenance of all public and quasi-public utilities above, beneath and on the surface of the ground and, where necessary, are for the construction, operation and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Within those areas designated "Drainage Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining major storm water drainage swales and/or other above ground storm water drainage facilities. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat unless approved by the Franklin County Engineer. Easement areas shown hereon outside of the platted area are within lands owned by the undersigned and easements are hereby reserved therein for the uses and purposes as expressed herein.

Iron pins shall be set at all lot corners prior to the transfer and acceptance of any street for public purpose.

In Witness Whereof, MATTHEW J. CALLAHAN, Division Vice President of Land Acquisition of PULTE HOMES OF OHIO LLC, has hereunto set his hand this day of _____, 20__.

Signed and Acknowledged PULTE HOMES OF OHIO LLC
In the presence of:

By MATTHEW J. CALLAHAN,
Division Vice President of
Land Acquisition

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared MATTHEW J. CALLAHAN, Divisions Vice President of Land Acquisition of PULTE HOMES OF OHIO LLC, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said PULTE HOMES OF OHIO LLC, for the uses and purposes expressed herein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this day of _____, 20__.

My commission expires _____ Notary Public, State of Ohio

The undersigned hereby certifies that this subdivision plat conforms to applicable zoning regulations.

Approved this ___ Day of _____
Jefferson Township Zoning Inspector

The undersigned hereby certifies adequate and legal water and sanitary sewer plant capacities exist to serve this subdivision.

Approved this ___ Day of _____
Director,
Jefferson Water and Sewer District

The undersigned hereby certifies that this subdivision plat conforms to applicable subdivision regulations.

Approved this ___ Day of _____
Franklin County Planning Commission

Approved this ___ Day of _____
Franklin County Engineer

Approved this ___ Day of _____
Franklin County Drainage Engineer

This ___ day of _____, 20__, rights-of-way for the Drives, Street and Run herein dedicated to public use are hereby approved and accepted as such for the County of Franklin, State of Ohio

Franklin County Commissioners

This plat shall not be transferred or recorded until all required signatures are secured.

Transferred this ___ day of _____,
Auditor, Franklin County, Ohio

Deputy Auditor, Franklin County, Ohio

Filed for record this ___ day of _____,
20__ at _____ M. Fee \$ _____
Recorder, Franklin County, Ohio

File No. _____

Recorded this ___ day of _____,
20__
Deputy Recorder, Franklin County, Ohio

Plat Book _____ Pages _____



LOCATION MAP AND BACKGROUND DRAWING

SCALE: 1" = 100'

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown hereon are based the bearing of North 03° 44' 12" West for the easterly line of "Maggoner Chase North", a subdivision of record in Plat Book 102, Page 35.

SOURCE OF DATA: The sources of recorded survey data referenced in the plan and text of this plat are the records of the Recorder's Office, Franklin County, Ohio.

IRON PINS: Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pipes, thirteen sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT INC.

PERMANENT MARKERS: Permanent markers, where indicated hereon in the public street centerlines, are to be one-inch diameter, thirty-inch long, solid iron pins, are to be set to monument the points indicated, are to be set after the construction/installation of the street pavement and are to be set with the top end one-fourth inch below the top of the pavement. Once installed, the top of the pin shall be marked (punches) to record the actual location of the point.

SURVEYED & PLATTED BY



We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

- o = Iron Pin (See Survey Data)
- = MAG Nail to be set
- ⊗ = Permanent Marker (See Survey Data)

RECEIVED

SEP 8 2015

Franklin County Planning Department
Franklin County, OH

667-FP(6)

By _____ Date _____
Professional Surveyor No. 7865

VILLAGES AT JEFFERSON RUN

PHASE 2

THE BOARD OF TRUSTEES OF
JEFFERSON TOWNSHIP, FRANKLIN
COUNTY, OHIO
I.N. 20040809185107
A=345157' R=37300'
Ch=228.20'
ChBq=88°18'10"E
Ch=224.69'

JEFFERSON RUN
SECTION 2
P.B. 102, PP. 33 & 34

THE BOARD OF EDUCATION OF THE RESERVE "G"
LICKING HEIGHTS SCHOOL DISTRICT
I.N. 200409070208716

PULTE HOMES OF OHIO LLC
I.N. 201409120121132

NOTE "A": At the time of planting, all of the land hereby being planted as Villages at Jefferson Run Phase 2 is in Zone X (Areas determined to be outside of the 0.2% annual chance floodplain), as designated and delineated on the FEMA Flood Insurance Map for Franklin County, Ohio, and Incorporated Areas, map numbers 200402018K and 200402019K, with effective dates of June 17, 2008.

NOTE "B": The purpose of this plat is to show certain property, rights of way, and easement boundaries as of the time of planting. At the request of zoning and planning authorities at the time of planting, this plat shows some of the limitations and requirements of the zoning code in effect on the date of filing this plat for reference only. The limitations and requirements may change from time to time and should be reviewed to determine the then current applicable use and development limitations of the zoning code as adopted by the government authority having jurisdiction. The then applicable zoning code shall have control over conflicting limitations and requirements that may be shown on this plat. This note should not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such.

NOTE "C": At the time of planting, all of Villages at Jefferson Run Phase 2 is in the Licking Heights Local School District.

NOTE "D" - RESERVE "B": Reserve "B", as designated and delineated hereon, shall be owned by the Villages at Jefferson Run Homeowner's Association as Passive Park/Open Space and Recreation/Retention.

NOTE "E" - LOTS IN VILLAGES AT JEFFERSON RUN PHASE 2: Prior to the construction of the footing/foundation for the residential building to be constructed on each of the lots 25, 33-36 and 40-44, all inclusive, the holder of such building shall confer with the Franklin County Economic Development Department for the purpose of determining if special foundation and/or basement construction techniques and/or materials are to be employed on such lot.

NOTE "F" - ACREAGE BREAKDOWN:

Total acreage:	9.623 Ac.
Acreage in Right-of-way:	1.813 Ac.
Acreage in remaining lots:	4.306 Ac.
Acreage in Reserve:	3.414 Ac.

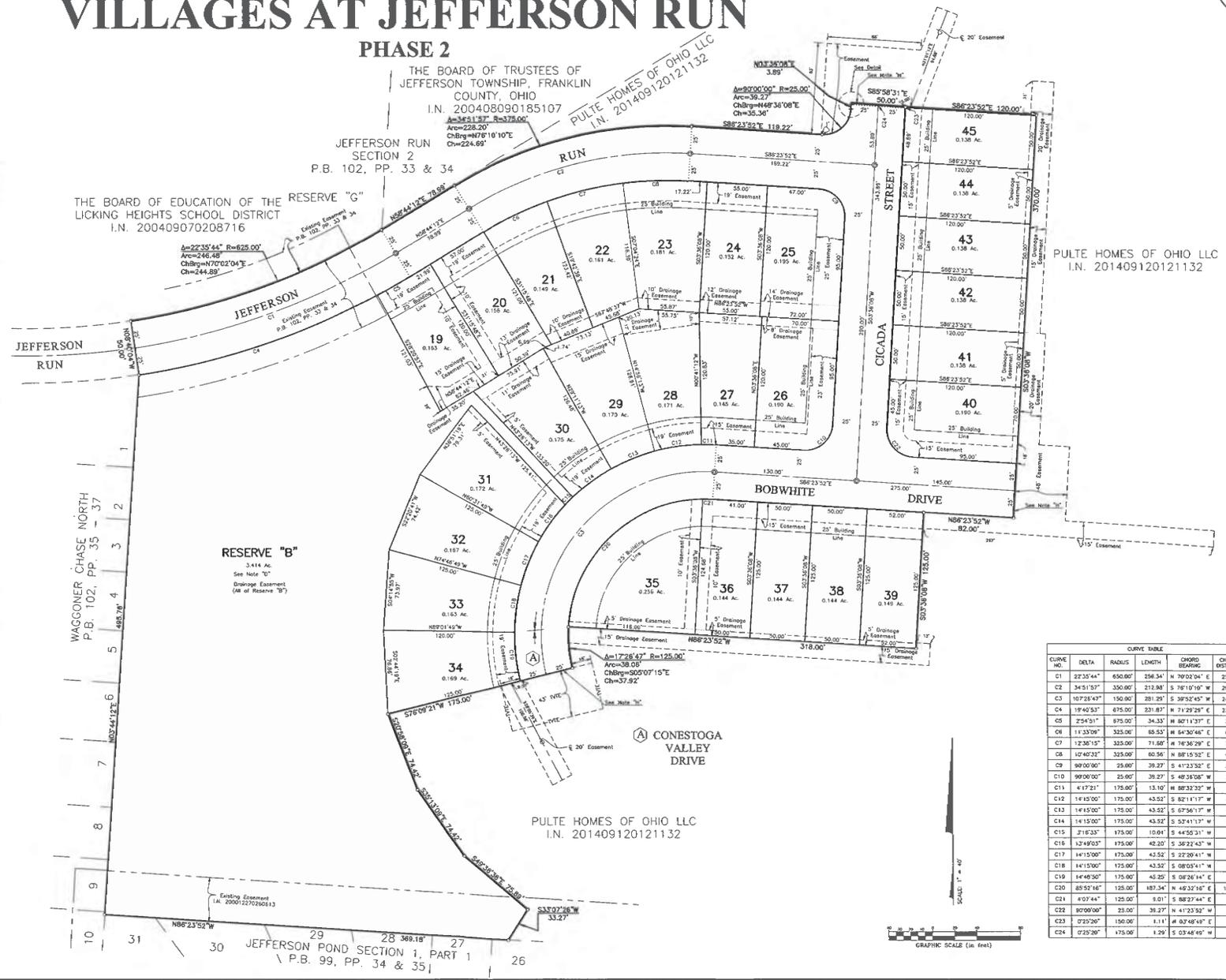
NOTE "G" - ACREAGE BREAKDOWN: Villages at Jefferson Run Phase 2 is out of the following Franklin County Parcel Number:

Parcel Number 171-000029	9.623 Ac.
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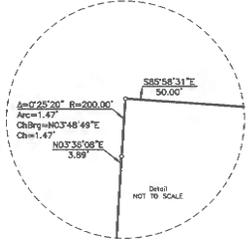
NOTE "H": Sub streets are intended to be extended in the future for access to adjacent properties. No extension of the sub street will be allowed without plat or deed.

NOTE "I": At the time of planting, electric, cable, and telephone service providers have not issued information required so that easement areas, in addition to those shown on this plat as deemed necessary by these providers for the installation and maintenance of all of their main line facilities, could conveniently be shown on this plat. Existing recorded easement information about Villages at Jefferson Run Phase 2 or any part thereof, can be acquired by a competent examination of the then current public records, including those in the Franklin County Recorder's Office.

NOTE "J" - TEMPORARY VEHICLE TURNAROUND EASEMENT (VTE) - CONESTOGA VALLEY DRIVE: Franklin County, Ohio is hereby granted a nonexclusive easement for vehicular turnaround use by the public in and over the areas of land designated "Temporary Vehicle Turnaround Easement" at the southerly terminus of Conestoga Valley Drive as shown hereon. Temporary easements shall be of no force at such time as the temporary turn-around is removed and the street is extended by dedicated right-of-way or easement in a manner acceptable to Franklin County, Ohio.



CURVE NO.	CURVE TABLE				
	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	22°35'44"	650.80'	158.54'	N 70°23'54" E	254.86'
C2	34°51'37"	350.00'	213.88'	S 76°19'10" W	200.11'
C3	107°28'43"	150.00'	281.20'	S 82°12'45" W	243.80'
C4	18°40'53"	675.00'	331.67'	N 71°29'28" E	230.73'
C5	25°45'31"	675.00'	343.33'	N 60°11'37" E	34.33'
C6	11°33'09"	325.00'	65.53'	N 84°30'48" E	65.42'
C7	12°38'15"	325.00'	71.68'	N 76°36'29" E	71.54'
C8	107°40'23"	325.00'	60.56'	N 88°15'32" E	60.47'
C9	99°00'00"	25.00'	39.27'	S 41°23'50" E	35.35'
C10	90°00'00"	25.00'	39.27'	S 48°30'58" W	35.36'
C11	4°17'21"	175.00'	13.10'	N 88°32'27" W	13.10'
C12	14°18'00"	175.00'	43.52'	S 82°17'17" W	43.41'
C13	14°15'00"	175.00'	43.52'	S 87°56'17" W	43.41'
C14	14°15'00"	175.00'	43.52'	S 53°41'17" W	43.41'
C15	3°18'33"	175.00'	10.04'	N 44°50'31" W	10.00'
C16	12°49'03"	175.00'	42.20'	S 38°22'43" W	42.10'
C17	14°15'00"	175.00'	43.52'	S 22°00'41" W	43.41'
C18	14°15'00"	175.00'	43.52'	S 08°05'41" W	43.41'
C19	14°48'00"	175.00'	43.52'	S 08°28'14" E	43.12'
C20	83°52'18"	125.00'	183.34'	N 45°32'18" E	170.28'
C21	4°07'44"	125.00'	9.01'	S 88°27'44" E	9.01'
C22	80°00'00"	25.00'	39.27'	N 47°23'52" W	35.36'
C23	0°25'20"	150.00'	1.11'	N 83°48'48" E	1.11'
C24	0°25'20"	150.00'	1.29'	S 03°48'48" W	1.29'



JEFFERSON TOWNSHIP ZONING COMMISSION

6545 Havens Road, Blacklick, Ohio 43004

TEL: (614) 855-4265

FAX: (614) 855-1759

www.jeffersontownship.org

Email: cmccroskey@jeffersontownship.org

APPLICATION FOR ZONING CHANGE

Case Number: ZC 2015-02 Date: 9/10/2015

Applicant: M/I Homes of Central Ohio LLC Property Owner: Gary R. and Sandra Kitsmiller, Trustees, et al

Street Address: 3 Easton Oval, Suite 500 Street Address: 918 Old Pine Dr.

City: Columbus State: OH Zip: 43219 City: Columbus State: OH Zip: 43230

Phone Number: () Phone Number: ()

E-Mail Address: E-Mail Address:

In accordance with the provisions of Article IX, Section 920 of the Jefferson Township Zoning Resolution, I hereby apply to the Zoning Commission and the Township Trustees for a rezoning from the _____ Zoning District to the _____ Zoning District for property located at:

Street Address: ~~918 Old Pine Dr.~~ Parcel #: 170-000767-00

Acreage to be rezoned: ~~22.699~~

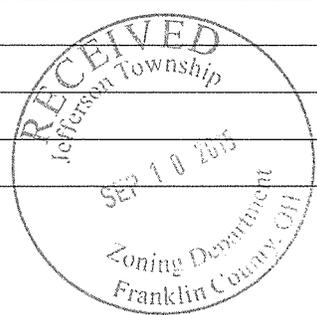
--- Please type or print information ---
--- Please answer the following questions thoroughly and completely ---
--- If additional space is needed, attach extra sheets ---

1. The proposed use of the property is:

Single Family residential

2. The property is currently being used for:

Agricultural and Single Family residential



3. The legal description of the property for which the rezoning is requested:

See attached legal description

4. The property is outlined on the attached Franklin County GIS *Type of Official Map* map.

5. Statement of the relation of the proposed zoning change to the general health, safety and welfare in terms of need or appropriateness within the area, by reason of changed or changing conditions; and the relation to changing conditions and the relation to appropriate plans of the area. Also approval by the controlling health agency and where applicable the Franklin County Engineer:

See attached Planned Suburban Residential District Agreement Plan and Text

6. Attachments and additional information required:

- A. Complete and sign application
- B. One (1) copies of the legal description of the property. Current property survey to include acreage, and all bearings and distances, referencing an establishing beginning point.
- C. One (1) list of property owners within one thousand (1,000) feet of subject property, the address of the property and the mailing address of the property owners. This list must be obtained from the Franklin County Auditors Office located at 373 South High Street, Columbus, Ohio 43215 on the 19th floor.
- D. One (1) set of mailing labels for property owners within one thousand (1,000) feet of subject property.
- E. One (1) A-size map showing properties within one thousand (1,000) feet of subject property. This map must be obtained from the Franklin County Auditors Office located at 373 South High Street, Columbus, Ohio 43215 on the 19th floor.
- F. A recent photograph of the property to be rezoned must accompany the application.
- G. All information that pertains to sanitary services and water supply must be provided. This includes the location of any on-lot septic system(s) and/or well(s). If services are to be provided by a private or public entity, a letter must be provided verifying that the services exists *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 the appropriate agency) must be provided.
- H. Any other information that may be deemed reasonably necessary by the Jefferson Township Zoning Department.
- I. Application filing fee payable to Jefferson Township. (*Fee \$500 + \$25 per acre/Residential; \$1,000 + \$50 per acre/Planned District, Commercial or Industrial*)

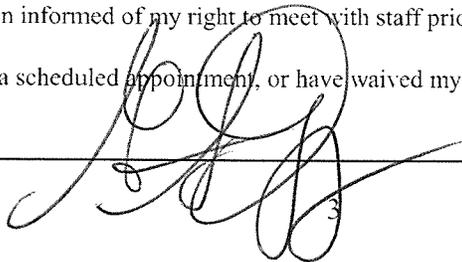
Fee to request a modification to an Approved Development Plan \$500 + 50 Notice

If request is to rezone to a Planned District, please refer to the Jefferson Township Zoning Resolution for additional development plan submission requirements. Eight (8) copies of all required information must be submitted with this application.

7. Statement of Understanding:

I, M/I Homes of Central Ohio LLC (applicant / owner / agent) understand that this application must be filed with all pertinent information, as required by the Jefferson Township Zoning Resolution and any other information by Jefferson Township Zoning Department. I understand that my application will not be filed until all information has been received and that the Jefferson Township Zoning Department reserves the right to delay any request until such information has been received. I have been informed of my right to meet with staff prior to the submission of my application and have either met with staff, through a scheduled appointment, or have waived my right to do so.

Applicant / Agent Signature:



Date: 9-10-15

8. Certification:

Before completing this application and executing the following certification, it is recommended that the application be discussed with the Staff of the Jefferson Township Zoning Department.

APPLICANT'S CERTIFICATION

I / WE _____ certify that I am / We are the owner(s) of land included in the application and that the foregoing statement herein contained and attached, and information or attached exhibits thoroughly to the best of my / our ability present the arguments in behalf of the application herewith submitted and that the statements and attached exhibits above referred to are in all respects true and correct to the best of my / our knowledge and belief.

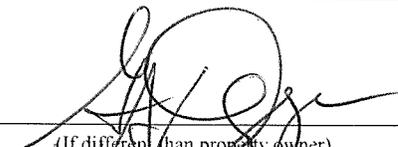
Signature of Property Owner: _____ Please Print: _____

Mailing Address: _____

City, State, and Zip: _____

Phone Number: () _____ Cell #: () _____

E-Mail Address: _____

Signature of Applicant:  Please Print: Glen A. Dugger

Mailing Address: (If different than property owner) Smith & Hale 37 West Broad Street

City, State, and Zip: Columbus Ohio 43215

Phone Number: (614) 221-4255 Cell #: (614) 679-5712

E-Mail Address: gdugger@smithandhale.com

WELDON

JEFFERSON TOWNSHIP, FRANKLIN COUNTY, OHIO

DEVELOPMENT PLAN



NOTES

- 1 ALL LOT IN THE WELDON PROPERTY IS IN THE FLOOD HAZARD ZONE AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP MAP NUMBER 37090C012B AND 37090C012C. EFFECTIVE DATE JUNE 17, 2006.
- 2 RESERVE A, D SHALL BE OWNED AND MAINTAINED BY THE WELDON HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF OPEN SPACE AND STORMWATER FACILITIES. RESERVE E WILL BE OWNED AND MAINTAINED BY THE TOWNSHIP AS A PASSIVE PUBLIC PARK.
- 3 SIDEWALKS WILL BE PROVIDED ON EACH SIDE OF ALL STREETS.
- 4 PAVEMENT WIDTHS SHOWN HEREON ARE FROM FACE OF CURB TO FACE OF CURB.
- 5 # 4 X 4 POST SHALL BE LOCATED AT THE REAR LOT LINE AND THE SIDE PROPERTY LINE ON EVERY OTHER LOT LINE ADJACENT WITHIN THE OPEN SPACE. THE POST WILL BE LOCATED ON 1' OPEN SPACE. SEE SHEET 6 FOR DETAILS.

PREPARED FOR:
M/I HOMES
 3 Easton Oval Loop, Suite 500
 Columbus Ohio 43219
 Ph. 888-644-4111



SUBMITAL: SEPTEMBER 10, 2015

CIVIL ENGINEER &
 LANDSCAPE ARCHITECT



Evans, Mechwart, Hambleton & Tilton, Inc.
 Engineers • Surveyors • Planners • Scientists
 5500 New Albany Road, Columbus, OH 43054
 Phone: 614.772.4500 Fax: 614.772.2448
 emht.com

INDEX OF DRAWINGS

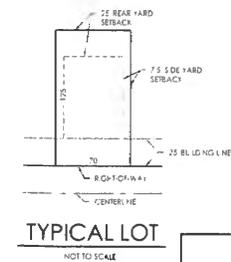
REGIOAL CONTEXT MAP	1 of 7
EXISTING CONDTIONS PLAN	2 of 7
SITE PLAN	3 of 7
UTILITY PLAN	4 of 7
LANDSCAPE PLAN	5 of 7
LANDSCAPE DETAILS	6 of 7
ILLUSTRATIVE SITE PLAN	7 of 7

SITE STATISTICS:

TOTAL AC. AREA	162.8 ACRES
NUMBER OF LOTS	106
GRASSY OPEN SPACE	11.47 ACRES
OPEN SPACE	121.89 ACRES (75%)
RECU. USED	157.9 ACRES (47.5%)
RESERVE A	13.0 ACRES
RESERVE B	12.4 ACRES
RESERVE C	25.4 ACRES
RESERVE D	10.5 ACRES
RESERVE E	25.4 ACRES
ZONING	R50D

DESIGN STANDARDS

LOT WIDTH	70' MINIMUM
LOT AREA	8,750 S.F.
BUILDING LINE	25' MINIMUM
SIDE YARD SETBACK	7.5' MINIMUM TOTAL LOT LINE
REAR YARD SETBACK	25' MINIMUM



JEFF-15-06

RECEIVED

SEP 15 2015

Franklin County Planning Department
 Franklin County, Ohio



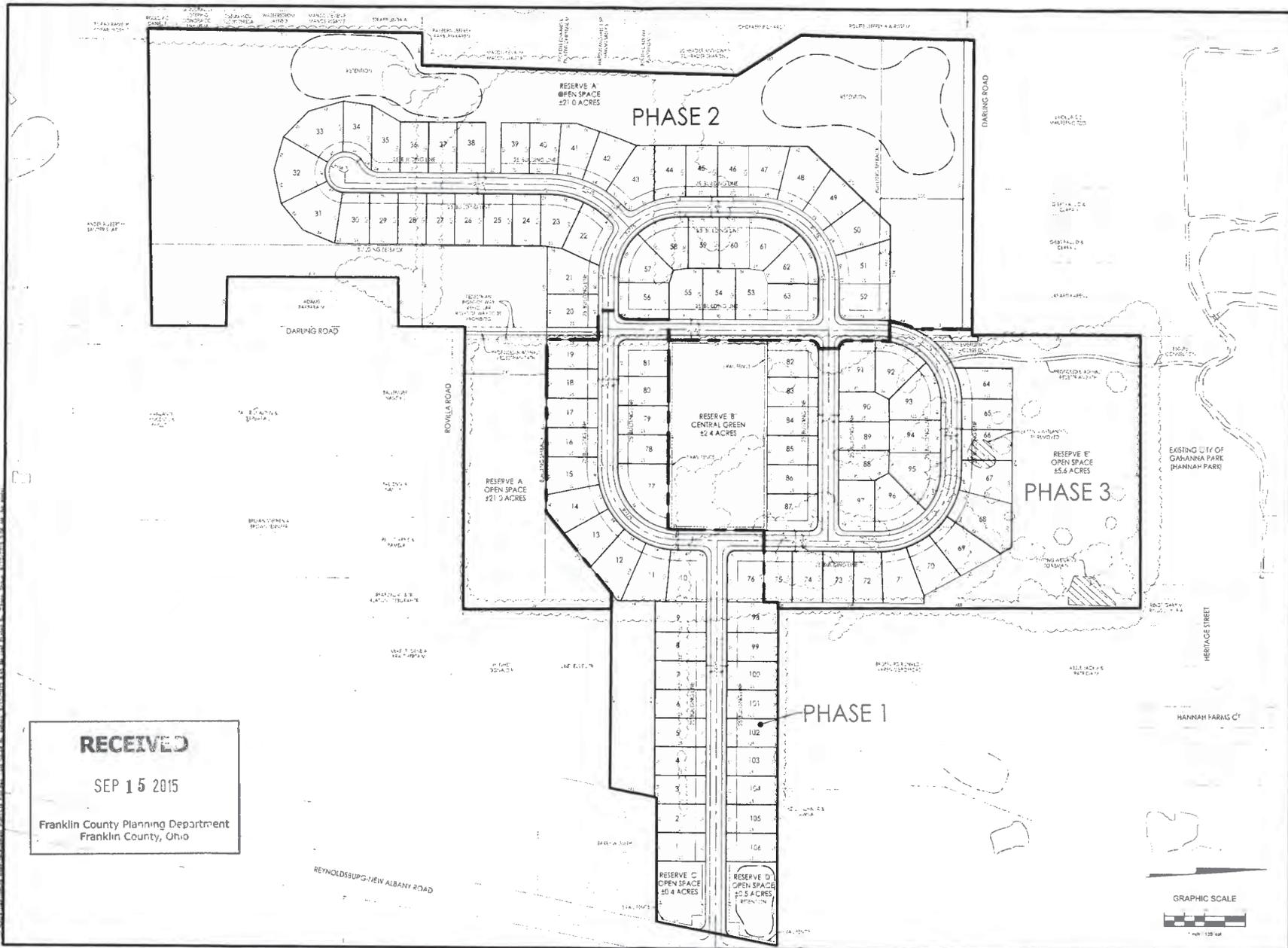
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SEP 16 2015

Franklin County Planning Department
Franklin County, Ohio



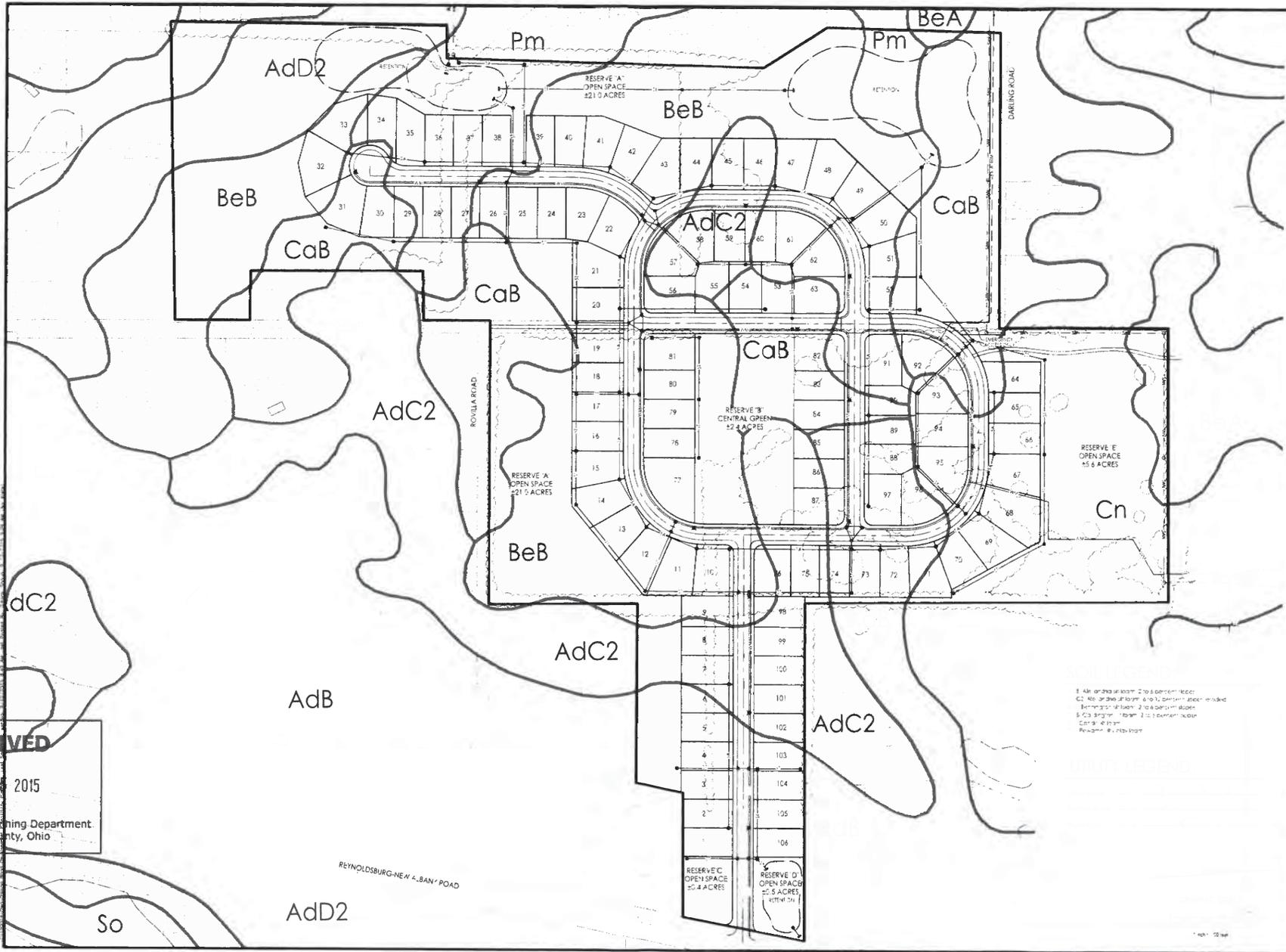
<p>M/I HOMES 13000 Old Farmville Road, Suite 100 Columbus, OH 43240 Tel: 614.884.4411</p>	
<p>PREPARED BY: JENNIFER REYNOLDS (P) 614.884.4411 WELTON DEVELOPMENT PLAN EXISTING CONDITIONS PLAN</p>	
<p>EMHI Engineering, Mapping, Information, and Construction Services, Inc. 10000 Old Farmville Road, Suite 100 Columbus, OH 43240 Tel: 614.884.4411</p>	
DATE	September 10, 2015
SCALE	1" = 100'
DRAWN BY	28150024
SHEET	2/7



RECEIVED
 SEP 15 2015
 Franklin County Planning Department
 Franklin County, Ohio

 M/I HOMES <small>10000 W. 10th Ave., Suite 500 Denver, CO 80202</small>	
WELDON <small>DEVELOPMENT PLAN</small> SITE PLAN	
<small>2015 FRANKLIN COUNTY, OHIO</small>	
 <small>Engineering & Mapping, Inc. 10000 W. 10th Ave., Suite 500 Denver, CO 80202</small>	
DATE	September 10, 2015
SCALE	1" = 100'
JOB NO.	20150024
SHEET	3/7

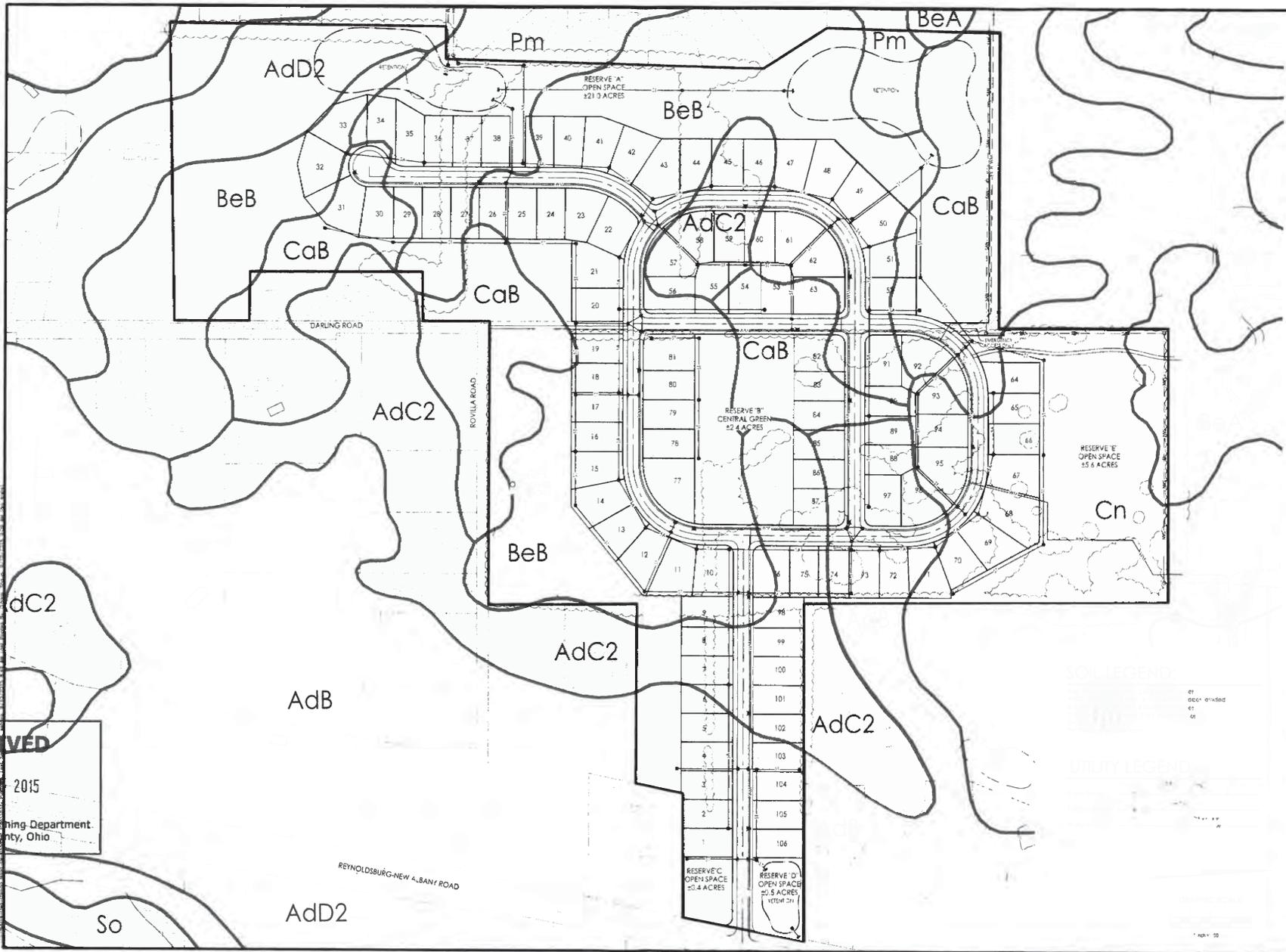




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 Franklin County, Ohio

1. All areas shown 2 to 6 percent slope
 C2. No. of trees at least 6 to 12, depending on lot size
 3. Minimum lot area 2 to 4 acres
 4. CaB Single-Family 2 to 4 percent slope
 5. Minimum lot area 2 to 4 acres
 6. Minimum lot area 2 to 4 acres

<p>M/I HOMES A Division of M/I Group, Inc. 10000 North Central Expressway, Suite 400 Dallas, Texas 75243-1111</p>
<p>BRUSHYARD TOWNSHIP, FRANKLIN COUNTY, OHIO WELLINGTON DEVELOPMENT PLAN UTILITY PLAN</p>
<p>EMHT Engineering & Mapping, Inc. 10000 North Central Expressway, Suite 400 Dallas, Texas 75243-1111 www.emht.com</p>
<p>DATE: September 10, 2015</p>
<p>SCALE: 1" = 100'</p>
<p>JOB NO: 20150024</p>
<p>SHEET: 4/7</p>



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 Franklin County, Ohio

DATE	DESCRIPTION	BY



PREPARED FOR: TOWNSHIP OF FRANKLIN COUNTY, OHIO
 DEVELOPMENT PLAN
WELDON
 UTILITY PLAN

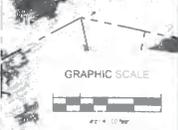


DATE: September 10, 2015
 SCALE: 1" = 100'
 JOB NO: 20150024
 SHEET: 4/7

SYMBOL LEGEND
 or see divided
 or
 or
 UTILITY LEGEND



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 Franklin County Planning Department
 Franklin County, Ohio



 M/I HOMES A Home Depot Company Columbus, OH 43215	
APPROVED FOR THE BOARD OF SUPERVISORS WELDON ILLUSTRATIVE SITE PLAN	
 EMHT ENGINEERING 10000 W. STATE ST. SUITE 100 COLUMBUS, OH 43240 (614) 251-1111	SHEET NO. 20150024 DATE 08/11/15 7/7

**PLANNED SUBURBAN RESIDENTIAL DISTRICT
DEVELOPMENT PLAN TEXT
62.8 ACRES**

BACKGROUND

This application is for zoning approval for a 62.8 ± acre tract in the Planned Suburban Residential District (PSRD) zoning district of Jefferson Township. The property is located west of Reynoldsburg-New Albany Road. The property to the north is Hannah Park and Hannah Farms subdivision in Gahanna. The property to the west is developed as a single-family residential subdivision (Kitsmiller Crossing) in Jefferson Township. Property to the east and south are single family residential uses in Jefferson Township.

The applicant is M/I Homes of Central Ohio, LLC, who is the contract purchaser and will be the developer. The applicant seeks Planned Suburban Residential District (PSRD) zoning to develop for the property for a residential subdivision. The Development Plan is a conservation development which preserves and sets aside considerable open spaces, minimizes additional traffic demand on existing township roads, buffers adjacent neighbors, and provides additional public park space.

DEVELOPMENT PLAN SUBMISSION

Applicant proposes to construct 106 single-family dwelling units on the property for an overall density of approximately 1.69 unit per acre. The lots sizes have been aggregated in the center of the property surrounding a central green, with considerable open space around the perimeter, as shown on the plan. The minimum lot area is approximately 8,750 square feet. The size and location of open spaces within the subdivision are shown on the development plan. The total open space consists of approximately 29.9± acres and represents 47.6%± of the gross site, which exceeds the minimum open space requirement in the district.

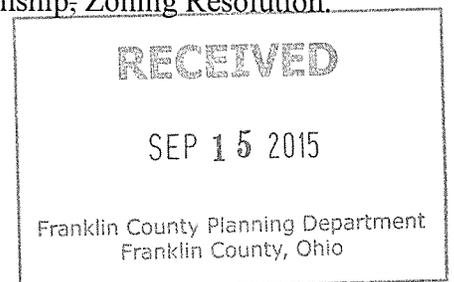
1. INTRODUCTION

a. DESCRIPTION AND LOCATION

The subject site is located on the west side of Reynoldsburg-New Albany Road as depicted on the attached Development Plan. The proposed development consists of approximately 62.8± acres.

2. PERMITTED USES/DEVELOPMENT STANDARDS

- a. Permitted uses shall be those uses set forth as of this date in Section 620.02 Planned Suburban Residential District, Jefferson Township; Zoning Resolution.



- b. Unless otherwise noted in this Development Text, the applicable development standards of the Planned Suburban Residential District of the Jefferson Township Zoning Resolution shall apply.

3. YARD AND SETBACK REQUIREMENTS

- a. Setbacks from Reynoldsburg-New Albany Road are planned to preserve the rural nature of the roadways, and are consistent with adjacent properties, as indicated on the Development Plan.
- b. The minimum lot size shall be approximately 8,750 square feet.
- c. The minimum building setback shall be 25 feet from the street right-of-way line.
- d. The rear yard setback shall be 25'.
- e. The minimum side yard for all lots shall be 7.5'.

4. TRAFFIC AND CIRCULATION

- a. Subject to the review and approval of the Franklin County Engineer, access to the property shall be from one full service curb-cut from Reynoldsburg-New Albany Road as depicted on the Development Plan.
- b. Darling Road north of Rovilla Road will be converted to a pedestrian right-of way which shall be an emergency access only right of way immediately south of the ninety degree turn in Darling Road as shown on the Development Plan. This emergency access shall be designed and approved by the Jefferson Township Fire Department, and as approved by the Franklin County Engineer. The development shall be served with public roads having a dedicated right-of-way width of 50 feet and pavement width of 28 feet.
- c. No access from the development shall be to/from Darling Road or Rovilla Road other than as set forth in paragraph b. above.
- d. There shall be curbs and gutters along roadways as well as sidewalks, which will be 4 feet wide within the right-of-way area.
- e. Off-street parking shall be provided in accordance with the requirements of the Jefferson Township Zoning Resolution.

5. OPEN SPACE AND LANDSCAPING

- a. Subject to final engineering, there shall be 29.9+ acres of open space which represents 47.6%± of the gross area, which is in excess of the Zoning Resolution requirement. Perimeter open space shall be used as passive park/open space which shall be planted with meadow grasses and owned and maintained by a forced and funded subdivision Home Owners Association. Detention may also be constructed within this perimeter open space as generally shown on the Development Plan. This perimeter open space shall be mowed 2-3 times per growing season, and shall not contain organized activities.
- b. To provide connectivity between this subdivision and the existing Gahanna city park, to the north, an 8 foot asphalt path shall be installed from the northern right of way of Darling Road to the north boundary of the property. In the event the city of Gahanna consents, this path shall be extended north to the path currently located in the park, as indicated on the Development Plan. This path shall be field located to minimize disruption within the Property or within Hanna Park.
- c. The 2.4+ acre central green shall be planted as a lawn and is intended to be used used as a neighborhood gathering space with amenities such as park benches, tot lot, fountain, a gazebo, and other similar structures, which shall be installed by the Developer but owned, governed and maintained by the Home Owners Association.
- d. Where perimeter open space areas are adjacent to rear yard lot lines, the Developer shall install a 36" tall dark colored bollard at the corner pin of every other lot to demarcate open space areas and distinguish it from private lot ownership.
- e. The 5.6+ acre open space located at the northernmost portion of the site shall dedicated at the time of final plat by the developer to the Township for use as a passive public park, at the option of the Township.

6. ARCHITECTURAL DESIGN

All buildings shall be designed to be substantially similar to the building elevations and renderings submitted herewith, which are compatible, enjoy similar roof pitches and architectural details, and are constructed of exterior building materials as approved by the Jefferson Township Zoning Commission and Township Trustees.

- a. Color Palette: Earth Tones
- b. Façade Materials: Brick, cultured stone, stucco, hardy plank, and any natural material.
- c. Windows: Atria, single-hung vinyl.

- d. Roof: Thirty year dimensional shingles.

7. **MISCELLANEOUS**

- a. Development Schedule: It is anticipated that the property will be developed in three (3) phases of approximately 35 lots each, with the construction of the first phase beginning with six months after completion of the zoning process.
- b. Utility Considerations: Assurances have been given by the Jefferson Water and Sewer District that capacity is available to service the homes proposed to be constructed within the subdivision.
- c. Retention Ponds: Retention ponds shown on the Development Plan are preliminary and subject to final engineering. All ponds shall be designed in compliance with the Franklin County Subdivision Regulations.
- d. Model Home: Notwithstanding anything to the contrary in the Jefferson Township Zoning Resolution, upon approval of the final plat by Franklin County, the Developer may commence construction of a model home to be located in the first phase of the development. Model home construction may occur in advance of or in conjunction with installation of infrastructure, including roads, so long as the Developer improves an access to the model home from Reynoldsburg-New Albany Road.

The Vernon



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Franklin County, Ohio

The Harriett



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Franklin County, Ohio

The Savannah

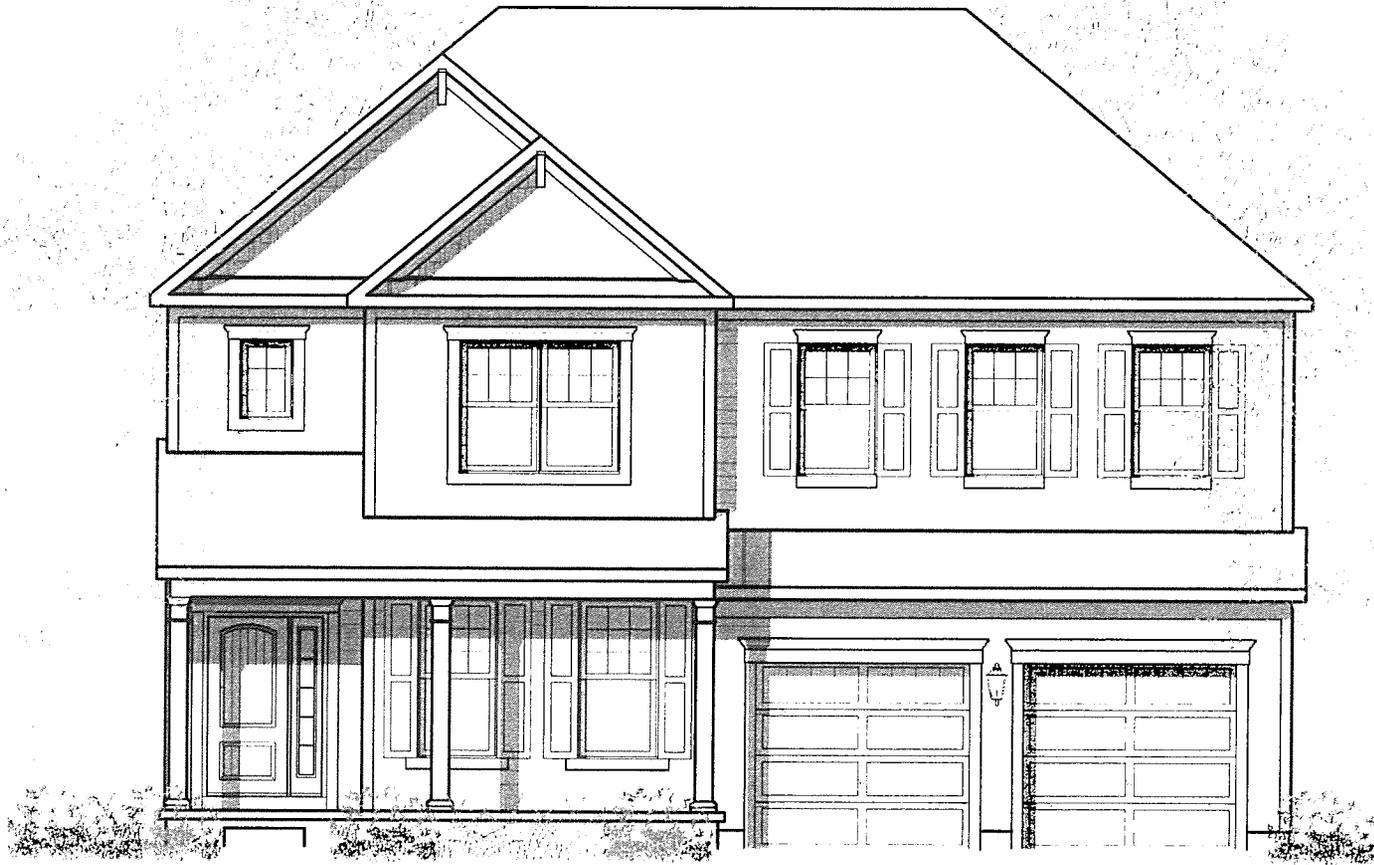


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The Savannah B



RECEIVED

SEP 15 2015

Franklin County Planning Department
Franklin County, Ohio

The Hamilton C



RECEIVED

SEP 15 2015

Franklin County Planning Department
Franklin County, Ohio

The Hamilton A



RECEIVED

SEP 15 2015

Franklin County Planning Department
Franklin County, Ohio

The Hamilton B



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SEP 15 2015

Franklin County Planning Department
Franklin County, Ohio

The Annabelle



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SEP 15 2015

Franklin County Planning Department
Franklin County, Ohio



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

SEP 04 2015

Franklin County Planning Department
 Franklin County, Ohio



Property Information	
Site Address 4051 The old Poste Rd. Cols, OH 43221	
Parcel ID(s) 200-001784	Zoning Suburban Residential
Township Norwich	Acreage .96
Water Supply <input type="checkbox"/> Public (Central) <input checked="" type="checkbox"/> Private (Onsite)	Wastewater Treatment <input type="checkbox"/> Public (Central) <input checked="" type="checkbox"/> Private (Onsite)

Applicant Information	
Name/Company Name Craig Conie and Bianca Conie	
Address 4051 The old Poste Rd. Columbus, OH 43221	
Phone # 614-206-2081	Fax #
Email CRAIG@CONIE.COM	

Property Owner Information	
Name/Company Name CRAIG AND BIANCA Conie	
Address 4051 The old Poste Rd. Columbus, OH 43221	
Phone # 614-206-2081	Fax #
Email CRAIG@CONIE.COM	

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

Staff Use Only
Case # VA-3840
Date filed: 9/4/15
Fee paid 350.00
Receipt # 15-02134
Received by: KS
Hearing date: 10/19/15
Zoning Compliance: RZ-15-1900

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	512.02
Description	Accessory Building Setbacks
Section	
Description	
Section	
Description	

Describe the project

Shed to cover pool equipment

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. Property has a swimming pool AND Pool Equipment on the EAST SIDE OF THE LOT.

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.

YES. ~~A~~ There are many OTHER SHEDS ? ACCESSORY BUILDINGS INSIDE SETBACK LINES, OBSERVED in our neighborhood AND in this ZONING DISTRICT. Due to the location of the pool and pool pump and filters the shed needs to be built 2" inside the property line.

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

NO

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

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, AND PER our recent conversations with our neighbor they do not object to the location of the ACCESSORY building.

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

This is our home? we live here.

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

5 FT versus 2 FT.

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. The building facade will match our home.

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 AFFECT Delivery; This is located to the side of property AWAY FROM THE HOUSE AND UTILITIES.

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

* Conversations with the County Recorder office SAID EASEMENTS WERE NOT RECORDED OR OWNED BY ANYONE.
* ANY EASEMENTS on the original plat map ARE NOT RECORDED on our ed and are not occupied and have never been occupied since 1957.

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.

Branca F. Conie
Applicant

9/3/15
Date



DEANNA R. DAVENPORT
Notary Public, State of Ohio
My Commission Expires November 29, 2015

[Signature] 9-3-15

[Signature]
Property Owner (Signature must be notarized)

9/3/15
Date

Branca F. Conie
Property Owner (Signature must be notarized)

9/3/15
Date



DEANNA R. DAVENPORT
Notary Public, State of Ohio
My Commission Expires November 29, 2015

[Signature]

9-3-15

*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.

Application instructions

Please submit the following:

1) **Application Form**

Completed application form with notarized signatures

2) **Fee – non refundable**

Checks only payable to *Franklin County Treasurer*

3) **Covenants or deed restrictions.**

Provide a copy of your deed with any deed restrictions

You can find your deed at:

www.franklincountyohio.gov/recorder

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

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

You can find the map at:

www.franklincountyohio.gov/auditor

5) **Site map**

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

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

6) **Proof of utility service**

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

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



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

Economic Development & Planning Department
James Schimmer, Director



VA-3840

August 31, 2015

Craig Conie
4051 Old Poste Road
Columbus, OH 43221

Re: Residential Zoning Compliance Application RZ# 15-1900 (4051 Old Poste Road)

This correspondence is concerning the Residential Zoning Compliance Application RZ-15-1900, filed August 18, 2015, with the proposal to legitimize an existing 180 square foot shed constructed without zoning approval at 4051 Old Poste Road. The property is located in the Restricted Suburban Residential (R-1) Zoning District. The application has been reviewed for compliance with the applicable development standards set forth in Section 305 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 512.02(2)– Accessory Building Setbacks:** Accessory buildings shall be a minimum of 5 feet from all property lines on properties less than 1 acre in size.
 - The shed is 2 feet from the side property line.

To resolve these deficiencies, you may file a new Residential Zoning Compliance Application with a new scaled site plan showing compliance with these standards and the \$75.00 application fee.

The other option is to apply for and receive approval of a variance request from the Board of Zoning Appeals (BZA). Please note that there is no guarantee that a variance request will be granted. The fee to file a variance request is \$350.00 made payable to the Franklin County Treasurer. A Variance Application and the 2015 BZA Schedule has been placed in 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,

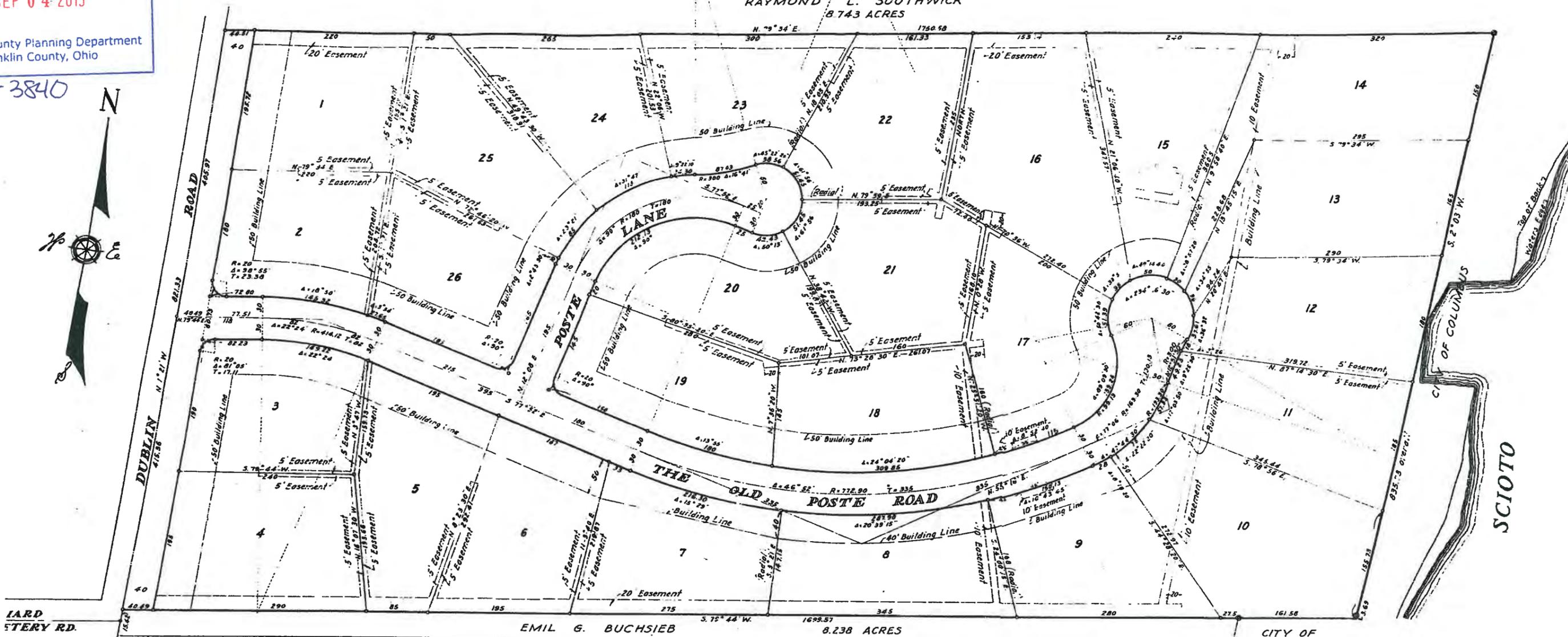
Kendra Spergel
Planning Project Coordinator

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SEP 04 2015

Franklin County Planning Department
Franklin County, Ohio

VA-3840



YARD
STERY RD.

EMIL G. BUCHSIEB

8.238 ACRES

CITY OF COLUMBUS

Situated in the Township of Norwich, County of Franklin, State of Ohio, and being a part of Virginia Military Survey 1406, containing 32.225 acres and being the same tract as conveyed to "FOUR THOUSAND, INC.", and described in deed recorded in Deed Book 1980, Page 293, Recorder's Office, Franklin County, Ohio.

The undersigned "FOUR THOUSAND, INC.", by Bob Kent, President and Mary Jo Kent, Secretary, does hereby certify that the attached plat correctly represents its "CHANTICLEER", a subdivision of Lots 1 to 26, inclusive, does hereby accept this plat of same and dedicate to public use as such all or parts of the roads and lane shown herein and not heretofore dedicated.

The dimensions of the lots and streets are shown on the plat in feet and decimal parts thereof. Dimensions shown along curves are chord measurements. Easements are reserved where indicated on the plat for public utility purposes above and beneath the surface of the ground.

IN WITNESS THEREOF, "FOUR THOUSAND, INC." by Bob Kent, President and Mary Jo Kent, Secretary, have hereunto set their hands this 14th day of January, 1957.

Witnesses:

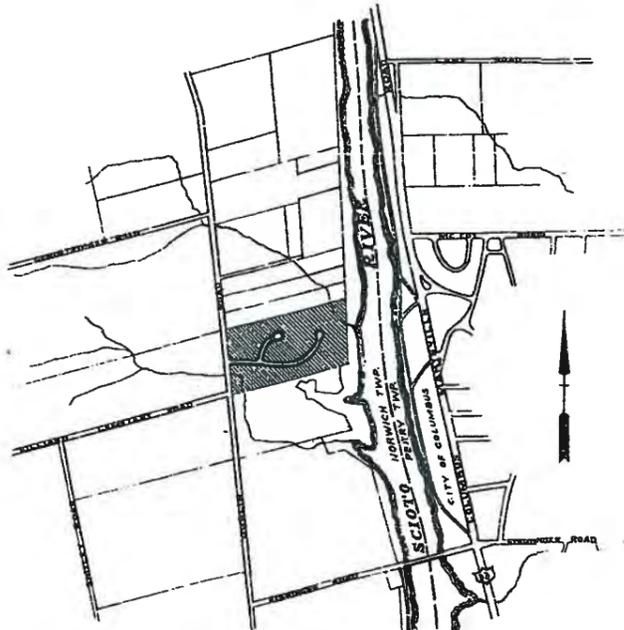
FOUR THOUSAND, INC.

James K. Alford
Robert E. Sheward

By Bob Kent
President
Mary Jo Kent
Secretary

STATE OF OHIO 55
COUNTY OF FRANKLIN

Before me, a Notary Public, in and for said County, personally came Bob Kent and Mary Jo Kent, President and Secretary, respectively, of the said "FOUR THOUSAND, INC.", who acknowledged the signing of the foregoing instrument to be their voluntary act and deed and the voluntary corporate act and deed of the



SURVEYED & PLATTED
BY
EVANS, MECHWART, HAMBLETON & TILTON

Approved this 4th day of February, 1957

James J. ...
City Engineer, City of Upper Arlington

Approved this 3rd day of December, 1956
by the Planning Commission of the City of Upper Arlington

Ed Blosser
Mayor (Chairman) City of Upper Arlington

Approved this 15 day of February, 1957

Robert A. ...
Franklin County District Board

Approved this 28th day of February, 1957

Ernest J. ...
Engineer Director, Franklin County Regional Planning Commission

Approved this 25 day of February, 1957

Guy Elbe
Engineer, Franklin County, Ohio

Approved this 15 day of Feb., 1957

W. T. Mitchell
Sanitary Engineer, Franklin County, Ohio

Approved and accepted this 1st day of March, 1957, and the roads and lane dedicated to public use are hereby accepted as such for the County of Franklin, State of Ohio

James J. ...
Ed C. ...
Commissioners, Franklin County, Ohio

Transferred this 22 day of April, 1957

Fred C. ...
Auditor, Franklin County, Ohio

Filed for Record this 27 day of April, 1957, at 11:20 a.m.

Recorded this 24th day of April, 1957, in Plat Book 28

Commissioners
Marilyn Brown, President
Paula Brooks
John O'Grady

Economic Development & Planning Department
James Schimmer, Director

Application for **RECEIVED**
Zoning Variance
SEP 09 2015

Revised January 1, 2009
Franklin County Planning Department
Franklin County, Ohio



Property Information	
Site Address	4495 HELEN DRIVE
Parcel ID(s)	180-000723
Zoning	Rural Residential
Township	MADISON
Acreage	LOT 110 ST X 84 ST.
Water Supply	Wastewater Treatment
<input type="checkbox"/> Public (Central) <input checked="" type="checkbox"/> Private (Onsite)	<input type="checkbox"/> Public (Central) <input checked="" type="checkbox"/> Private (Onsite)

Applicant Information	
Name/Company Name	Edward F. McQuire
Address	14120 Union Rd. Laurelville, Ohio 43135
Phone #	740-332-1069
Fax #	
Email	

Property Owner Information	
Name/Company Name	William R. Bowman
Address	4495 HELEN DRIVE Cats. Ohio
Phone #	1-614-332-0817
Fax #	None
Email	bill.boggs.Bowman@TWC.com

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

Staff Use Only	
Case #	VA-3841
Date filed:	9/9/15
Fee paid	350.00
Receipt #	15-02165
Received by:	KS
Hearing date:	10/19/2015
Zoning Compliance:	R2-15-1909

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 checked="" type="checkbox"/>	Notarized signatures
<input checked="" type="checkbox"/>	Proof of water & waste water supply
Please see the Application Instructions for complete details	

Case #
VA-3841

Variance(s) Requested	
Section	4495 HELEN DRIVE
Description	GARAGE
Section	302-04 LOT COVERAGE
Description	
Section	
Description	

Describe the project
24 ST X 26 ST METAL GARAGE & DRIVEWAY

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

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.

Building MEETS All Codes but is a little BIT BIGGER THAN SIZE RECOMMENDED

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?

NO I HAVE A BOAT, COMERCIAL MOWER A POLARIS 500 QUAD A CHEV. TAHOE AND THAT JUST FITS

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

THE GARAGE IS 24 X 26

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)

IT WOULD HELP

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.

Edward L. McClure
Applicant

9-9-2015
Date

William R. Bowman
Property Owner (Signature must be notarized)

9-9-2015
Date

Sunny R. Groves
Property Owner (Signature must be notarized)

9-9-15
Date



***Agent must provide documentation that they are legally representing the property owner.**

****Approval does not invalidate any restrictions and/or covenants that are on the property.**

Application instructions

Please submit the following:

1) **Application Form**

Completed application form with notarized signatures

2) **Fee – non refundable**

Checks only payable to *Franklin County Treasurer*

3) **Covenants or deed restrictions.**

Provide a copy of your deed with any deed restrictions

You can find your deed at:

www.franklincountyohio.gov/recorder

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

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

You can find the map at:

www.franklincountyohio.gov/auditor

5) **Site map**

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

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

6) **Proof of utility service**

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

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



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

Economic Development & Planning Department
James Schimmer, Director



September 3, 2015

Edward L. McClure
14120 Union Road
Laurelville, OH 43135

Re: Residential Zoning Compliance Application RZ# 15-1909 (4495 Helen Road)

This correspondence is concerning the Residential Zoning Compliance Application RZ-15-1909, filed August 20, 2015, with the proposal to legitimize a detached garage and concrete driveway constructed without zoning approval located at 4495 Helen Road. The property is located in the Rural Zoning District. The application has been reviewed for compliance with the applicable development standards set forth in Section 302 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 302.041(c)– Lot Coverage: Rural zoned lots shall not be covered by more than 20% by structure.
 - The calculated lot coverage including the detached garage and driveway is at 21.6%.

To resolve this deficiency, you may file a new Residential Zoning Compliance Application with a new scaled site plan showing compliance with this standard and the \$75.00 application fee.

The other option is to apply for and receive approval of a variance request from the Board of Zoning Appeals (BZA). 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 \$350.00 made payable to the Franklin County Treasurer. A Variance Application and the 2015 BZA Schedule has been placed in with this letter.

Please note that an Access Permit is needed for the new driveway with Jim Jewell at the Franklin County Engineer's Office. His number is 614-525-3063, and his email is jjewell@franklincountyengineer.org.

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



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SEP 09 2015

Franklin County Planning Department
Franklin County, Ohio

VA-3841



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

Economic Development & Planning Department
James Schimmer, Director



September 3, 2015

Edward L. McClure
14120 Union Road
Laurelville, OH 43135

Re: Residential Zoning Compliance Application RZ# 15-1909 (4495 Helen Road)

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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



Commissioners
 Marilyn Brown, President
 Paula Brooks
 John O'Grady

Economic Development & Planning Department
 James Schimmer, Director

RECEIVED

Application for
**Zoning
 Variance**

SEP 09 2015

Franklin County Planning Department
 Franklin County, Ohio

Revised January 1, 2009



Property Information	
Site Address 922 Richter Rd.	
Parcel ID(s) 140-002164-00	Zoning Rural
Township Franklin	Acreage 2.044
Water Supply <input type="checkbox"/> Public (Central) <input checked="" type="checkbox"/> Private (Onsite)	Wastewater Treatment <input type="checkbox"/> Public (Central) <input checked="" type="checkbox"/> Private (Onsite)

Applicant Information	
Name/Company Name Toby Chapman	
Address 922 Richter Rd Columbus, OH 43223	
Phone # 614-207-5171	Fax #
Email damian31603@yahoo.com	

Property Owner Information	
Name/Company Name Toby Chapman	
Address 922 Richter Rd Columbus, OH 43223	
Phone # 614-207-5171	Fax #
Email	

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

Staff Use Only
Case # VA/CU-3842
Date filed: 9/9/15
Fee paid 350.00
Receipt # 15-02178
Received by: KS
Hearing date: 10/19/15
Zoning Compliance: 22-15-1756

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	610.073 + 610.073 Not needed, incorrectly identified by staff in zoning compliance denial letter (Matth Brown)
Description	MINIMIZE FLOOD DAMAGE
Section	610.082 (1) + Lt. J-KB)
Description	NON-RESIDENTIAL CONSTRUCTION
Section	Lt. J-2-
Description	CONSTRUCTION MATERIAL AND METHODS

Describe the project

Addition added to back of garage as well as a small carport/shelter covering. Garage addition 300 sq ft and 280 sq ft Carport on existing 400 sq ft garage.

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, Property Falls within floodway categorization.

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.

Yes, it does. Other applicants would not have a problem obtaining a building permit or a possible denial of requested permit nor would they have to comply with the additional building requests for the variance or conditional use applications.

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

The applicant is not at fault nor did anything to be classified in the zoning in which they are.

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, it doesn't, it gives them the same rights and privileges as other residents in the same zoning district to be able to add a dwelling on their 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 it's just an addition to the property that is off the property line.

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

No, as the addition was added to benefit the personal uses of the property owner.

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

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)

Does not affect it at all.

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

No, the zoning restriction was enforced after owner purchased the property.

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

No, the request for the building permit has recently been denied.

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

As the owner of the property, I would say so.

Case #

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.

Jolly Chapman
Applicant

8-21-10
Date

Jolly Chapman
Property Owner (Signature must be notarized)

8-21-15
Date

Property Owner (Signature must be notarized)

Date

Cynthia Dawson

8-21-2011



Cynthia Dawson
Notary Public, State of Ohio
My Commission Expires 01-25-2020

***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.**



Commissioners
 Marilyn Brown, President
 Paula Brooks
 John O'Grady

Economic Development & Planning Department
 James Schimmer, Director

RECEIVED

SEP 09 2015

**Application for
 Conditional Use**

Revised January 1, 2009
 Franklin County Planning Department
 Franklin County, Ohio



Property Information	
Site Address 922 Richter Rd, Cos, OH 43223	
Parcel ID(s) 146-002164-00	Zoning Rural
Township Franklin	Acreage 2.0044
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 Toby Chapman	
Address 922 Richter Rd Cos, OH 43223	
Phone # 614-207-5171	Fax #
Email damian.31603@yahoo.com	

Property Owner Information	
Name/Company Name Toby Chapman	
Address 922 Richter Rd Cos, OH 43223	
Phone # 614-207-5171	Fax #
Email damian.31603@yahoo.com	

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

Staff Use Only
Case # VACU-3842
Date filed: 9/9/15
Fee paid 350.00
Receipt # 15-02178
Received by: KS
Hearing date: 10/19/15
Zoning Compliance: 22-15-1756

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 type="checkbox"/> Proof of water & waste water supply
Please see the Application Instructions for complete details

Conditional Use(s) Requested	
Section	616.06(2)
Description	buildout FLOOD WAY FRMGE
Section	
Description	
Section	
Description	

Describe the project

addition added to the back of the garage as well as a small carport/shelter covering. Garage addition 300 sq ft and 280 sq ft carport on existing 400 sq ft garage.

NOTE: To receive a conditional use, you must meet all the conditional use requirements in Section 815.04 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 conditional use. If you don't answer the questions, we will consider your application incomplete.

- Proposed Use or Development of the Land:
 proposed use is addition to garage which will allow property owner more space to repair personal vehicles if necessary as well as extra space for their tools. also carport addition to be used to cover picnic tables for get together purposes.
- How will the proposed development relate to the existing and probable future land use character of the area:
 It provides the property with a bigger garage and carport area that should have no impact on the surrounding area.
- Will the Conditional Use be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the same area?
 yes.

4. Will the Conditional Use be hazardous or disturbing to existing or future neighboring uses?

No.

5. Will the Conditional Use be detrimental to property in the immediate vicinity or to the community as a whole?

No.

6. Will the Conditional Use be served adequately by essential public facility and services?

Yes.

7. How will the proposal meet the development standards of that specific district?

The addition has been built to meet the guidelines and standards of the county.

8. Could the applicant's predicament be feasibly obtained through some method other than a conditional use?

No, the request for the building permit has recently been denied.

9. Would the spirit and intent behind the zoning requirements be observed and would substantial justice be done by granting the conditional use?

As the owner of the property, I would say so.

10. Would the conditional use adversely affect the delivery of governmental services (e.g., water, sewer, garbage, fire, police).

Does not affect it at all.

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

No, the zoning restrictions was enforced after owner purchased the property.

Conditional Use-Expanded Home Occupation (Only)

The following questions must be addressed when applying for a Conditional Use from Section 511.03 (Conditional Use Home Occupation) of the Franklin County Zoning Resolution. If these questions are not answered, the application will be considered incomplete.

1. Enclose all details regarding the day-to-day operations of the home occupation (type of business, hours of operation, designated parking areas, etc.).

2. How many non-resident employees?

3. Will the home occupation be conducted within a structure accessory to a dwelling unit and located on the same lot as the dwelling unit?

4. What type of commodities, if any, will be sold on the premises? If sales of commodities are not produced on site, please specify all commodities associated with the home occupation?

5. Will there be outside storage of any kind associated with the conditional use home occupation? If so, what is proposed to be stored on site and how will the storage be **completely** screened from adjacent residential lots and abutting streets? ***This must be met!***

6. Will there be any organized instruction of pupils that would exceed six (6) pupils at any given time?

7. Will there be any signage? *Signage shall be consistent with the provisions of Section 541.03(8).*

8. Will the delivery traffic increase? *Traffic shall be limited to not more than three (3) UPS or similar deliveries per week. No semi-tractor truck deliveries will be permitted at any time.*

Case #

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.

Jenny Chapman
Applicant

8-21-15
Date

Jenny Chapman
Property Owner (Signature must be notarized)

8-21-15
Date

Property Owner (Signature must be notarized)

Date

Cynthia Dawson 8-21-2015



Cynthia Dawson
Notary Public, State of Ohio
My Commission Expires 01-25-2020

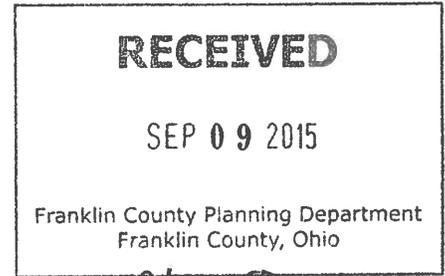
***Agent must provide documentation that they are legally representing the property owner.**

****Approval does not invalidate any restrictions and/or covenants that are on the property.**



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

Economic Development & Planning Department
James Schimmer, Director



June 4, 2015

Toby Chapman
922 Richter Road
Columbus, OH 43223

Re: Residential Zoning Compliance Application RZ# 15-1756 (922 Richter Road)

This correspondence is concerning the Residential Zoning Compliance Application RZ-15-1756, filed May 4, 2015, with the proposal to legitimize a garage addition built without a Residential Zoning Compliance at 922 Richter Road. The property is located in the Rural Zoning District and the floodway fringe. The proposal is to legitimize the construction of a 300 square foot garage addition and 280 square foot "carport" on an existing 400 square foot garage. The proposal included providing flood protection using flood openings, which is not a permitted flood protection measure for structures over 576 square feet.

The proposed addition to the existing garage represents a substantial improvement to the garage. As such, the entire structure must be brought into compliance with Section 610 of the Franklin County Zoning Resolution and the Franklin County Special Resolution NFIP Regulation. In total, the application has been reviewed for compliance with the applicable development standards set forth in Sections 302, 610, and Article V of the Franklin County Zoning Resolution, as well as the Franklin County Special Resolution National Flood Insurance Program (NFIP) Regulation. Please note that some NFIP standards are similar to the floodplain standards in Section 610. Where there are differences the more stringent regulation applies. The application fails to meet all applicable standards and has therefore been ***denied*** based on the following:

Zoning Regulations

1. **Section 512.02(2)**– *Accessory Building Size*: Properties equal or greater than 1 acre but less than 2 acres are permitted up to 1,440 square feet for accessory buildings.
 - The existing detached garage and pole barn are approximately 1,820 square feet.
 - The proposal exceeds the maximum size by 380 square feet.

2. **Section 610.06(2)**– *Conditional Uses in the Floodway Fringe*: Residential, commercial, industrial, manufacturing or similar structures or buildings are conditional uses within the Floodway Fringe.

- The garage addition and “carport” are located in the Floodway Fringe and require approval of a Conditional Use.
3. Section 610.073- Minimize Flood Damage: All activities and developments shall be planned, designed, constructed, and installed consistent with the need to minimize damages in time of flooding.
 - This is not demonstrated on the plans and will need to be show.
 4. Section 610.082(1))- Non-Residential Construction: New construction and substantial improvement of any non-residential structure shall be flood-proofed so that the structure is watertight with walls substantially impermeable to the passage of water to at least 1 foot above the Base Flood Elevation
 - Due to the substantial improvement of the garage addition, the entire building must be elevated 1 foot plus floodway computational increases above the Base Flood Elevation.
 - The submitted application and plans do not demonstrate compliance with subsections 1, 2, and 3.

Additionally, NFIP permit #15-04 for the property located at 922 Richter Road has been denied. The application fails to meet all applicable standards and has therefore been **denied** based on the following:

Special Resolution NFIP Regulations

1. Section 4.1-2- Construction Materials and Methods: All new construction and substantial improvements shall be constructed with materials resistant to flood damage, shall be constructed using methods and practices that minimize flood damage, and shall be constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.
 - The submitted plans do not demonstrate compliance with these standards.
2. Section 4.1-7- Minimize Flood Damage: All activities and developments shall be planned, designed, constructed and installed consistent with the need to minimize damages in time of flooding.
 - The submitted plans do not demonstrate compliance with these standards.
3. Section 4.2-1(B)- Non-Residential Construction: New construction and substantial improvement of any nonresidential structure shall be flood-proofed so that the structure is watertight with walls substantially impermeable to the passage of water to at least 1 foot above the Base Flood Elevation.
 - The total size of the building is 980 square feet and the Special Resolution requires that non-residential structures, greater than 576 square feet, be elevated 1 foot plus floodway computational increases above the Base Flood Elevation. The

proposed use of flood openings to achieve flood protection does not meet the requirements of the Special Resolution. The Base Flood Elevation for the property is 704 feet above sea level, NAVD 88, and there is no published floodway computational increase for Whim's Ditch. Based on this, a non-residential structure over 576 square feet in size must provide flood protection by elevating the structure to at least 705 feet above sea level NAVD 88.

- The submitted application and plans do not demonstrate compliance with subsections 1, 3, 4, and 6.

To resolve these deficiencies, you may apply for a new Residential Zoning Compliance Application along with submitting revised plans demonstrating compliance with these standards and the \$75.00 fee. You may also apply for a new NFIP Permit demonstrating compliance with the standards of the Franklin County Special Resolution NFIP Regulation and the \$150.00 fee.

The other option is to apply for and receive approval of a conditional use and variance request from the Board of Zoning Appeals (BZA). Please note that there is no guarantee that a conditional use or variance request will be granted. The fee to file is \$350.00 (for the conditional use and variance each) made payable to the Franklin County Treasurer. A Conditional Use and Variance Application, as well as the 2015 BZA Schedule are 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



RECEIVED
 SEP 09 2015
 Franklin County Planning Department
 Franklin County, Ohio
 VA/CO-3842

— RICHTER

Columbus GIS



1 inch = 40 feet



Legend

Floodway Fringe/100 Year (Floodplain)

