



Commissioner Kevin L. Boyce • Commissioner Marilyn Brown • 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

August 21, 2018
1:30 p.m.

1. New Business

A. Board of Zoning Appeals

i. VA-3910 – Phil Ashear

Owner/Applicant:	Silas Dixon
Township:	Madison Township
Location:	3027 Winchester Pike (PID #180-001272)
Acreage:	0.570-acres
Utilities:	Private water and wastewater
Request:	Requesting a Variance from Sections 302.041(c), 502.021(3), 512.02(2), and 531.042(1) of the Franklin County Zoning Resolution to allow the construction of an accessory building, deck and driveway that exceeds the permitted lot area and coverage, reduce the driveway setback, exceed the permitted accessory building size and height, and driveway width in an area zoned Rural.

ii. VA-3911 – Phil Ashear

Owner/Applicant:	Mitchell & Julie Neff
Township:	Pleasant Township
Location:	5294 Kinglet Court (PID #230-002084)
Acreage:	0.650-acres
Utilities:	Public water and wastewater
Request:	Requesting a Variance from Section 512.02(2(a)) of the Franklin County Zoning Resolution to allow the construction of an accessory building that fails to meet the accessory building setback requirement and would not be located to the side or rear of the principal structure.

iii. VA-3912 – Phil Ashear

Owner/Applicant:	George & Carol Fraley
Township:	Hamilton Township
Location:	1560 Rathmell Rd. (PID #150-002613)
Acreage:	1.515-acres
Utilities:	Private water and wastewater
Request:	Requesting Variance from Section 512.02 to allow for the construction of an accessory structure that would exceed the 1440 sq. ft. maximum allowed on a property between 1 and 2 acres in size.

iv. VA-3913 – Phil Ashear

Owner/Applicant:	Ray & Kathie Simmons
Township:	Madison Township
Location:	3311 Cross Keys Rd. (PID #180-001630)
Acreage:	0.730-acres
Utilities:	Private water and wastewater
Request:	Requesting a Variance from Sections 512.02(1) and 512.02(2) of the Franklin County Zoning Resolution to allow the construction of an accessory building that exceeds the maximum permitted accessory building number and size in an area zoned Rural.

v. VA-3914 – Phil Ashear

Owner/Applicant:	Stimmel Properties, LLC
Agent:	Al Bordelon
Township:	Franklin Township
Location:	1380 Stimmel Rd. (PID #140-005122)
Acreage:	1.010-acres
Utilities:	Private water and wastewater
Request:	Requesting a Variance from Sections 344.041(b(1)), 344.046, 501.013 and 504.012 of the Franklin County Zoning Resolution to allow the site to not meet fence opacity, front green belt, fencing and parking setback requirements in an area zoned Limited Industrial (LI).

2. Adjournment of Meeting to September 25, 2018.



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

JUL 17 2018

Franklin County Planning Department
Franklin County, OH

Property Information	
Site Address: 3027 Winchester Pike Columbus, OH 43232	
Parcel ID(s): 180-001272-00	Zoning: Rural
Township: Madison	Acreage: .57
Water Supply: <input type="checkbox"/> Public (Central) <input checked="" type="checkbox"/> Private (Onsite)	Wastewater Treatment: <input checked="" type="checkbox"/> Public (Central) <input type="checkbox"/> Private (Onsite)

Applicant Information	
Name/Company Name: Silas Max-Dixon	
Address: 3027 Winchester Pike Columbus, OH 43232	
Phone #: 614-572-8095	Fax #:
Email: maxdixonfamily@gmail.com	

Property Owner Information	
Name/Company Name: Silas & Ashley Max-Dixon	
Address: 3027 Winchester Pike Columbus, OH 43232	
Phone #: 614-572-8095	Fax #:
Email: maxdixonfamily@gmail.com	

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

Staff Use Only	
Case # VA-3910	
Date filed: 7/17/18	
Fee paid: \$350	
Receipt #: 18-02521	
Received by: BMF	
Hearing date: 9/17/18	
Zoning Compliance: R2-18-138	

Document Submission

The following documents must accompany this application:

- Completed application
- Fee Payment (Checks only)
- Auditor's map (8 1/2" x 11")
- Site Map (max 11" x 17")
- Covenants and deed
- Notarized signatures
- Proof of water & waste water supply

Please see the Application Instructions for complete details

Variance(s) Requested

Section 302.041(c) - Lot Area and Coverage:

Description The proposed lot coverage equals 24.6% & exceeds the 20% max permitted.

Section 502.021(3) - Yards Required open from property line,

Description The proposed driveway setback is 0ft, less than 3ft permitted.

Section 512.02(2) - Location, Number and Size of Residential Accessory Building:

Description The proposed accessory building height is 24ft and proposed size is 1056 sq ft, exceeds permitted max height of 18ft and permitted size of 720 sq ft.

Section: Residential use access drives:

Describe the project Proposed driveway width is 25 ft, max permitted is 18 ft.

→ Build addition (upper level) to main home, build deck/patio in the back, modify existing Jet Aeration System to accommodate addition, build ~~detachable~~ detached garage with apartment above for Artistic son.

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.

New detached garage will cause lot coverage to exceed 20%, section of the driveway will be widened to 25ft up to the existing privacy fence on the property line, but 3ft from the property line before the fence, and living space above detached garage will exceed height & size of accessory building.

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.

Strict and literal interpretation of the requirements of the zoning resolution would create ^{or hardship} an inconvenience to us (the property owners) due to son's disability.

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

We do not believe that our neighbors share the same circumstances in regards to our autistic son's disability which will not render him self reliant as he approaches adulthood.

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

Approving the variance request will not grant us any special privileges since the condition giving rise to this variance request has not been created by any person presently having an interest in our 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?

Granting the variance would not adversely affect the health or safety of anyone residing or working in the vicinity. It would also not be injurious to or incompatible with the surrounding neighborhood or otherwise detrimental to the public welfare.

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

Yes, however without the variance we would experience undue hardship as distinguished from a mere inconvenience on us.

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

The variance is not extremely substantial, please see attached zoning denial

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

The adjoining properties would suffer no harm and the essential character of the neighborhood would not be substantially altered.

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

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

The variance does not adversely affect the delivery of any governmental services or public utilities.

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

We had no knowledge of the zoning restrictions and had no plans to undertake this project at the time of purchase.

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

Our predicament cannot reasonably be corrected or avoided.

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

Substantial justice would be done by granting the variance as this request does not involve any use which is prohibited.

Case #
VA-3910

Affidavit

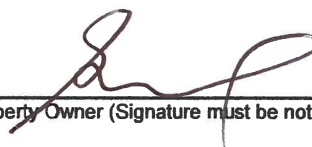
I hereby certify that the facts, statements, and information presented within this application form are true and correct to the best of my knowledge and belief. I hereby understand and certify that any misrepresentation or omissions of any information required in this application form may result in my 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.

Silas Max-Dixon
Applicant

7/17/2018
Date

A. Max-Dixon
Property Owner (Signature must be notarized)

7/17/2018
Date


Property Owner (Signature must be notarized)

7/17/2018
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.**

INDIVIDUAL ACKNOWLEDGMENT

State/Commonwealth of Ohio
County of Franklin } ss.

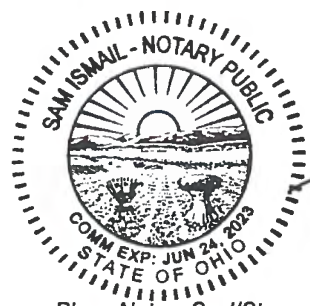
On this the 17th day of July, 2018, before me,
SAM ISMAIL, the undersigned Notary Public,
Name of Notary Public

personally appeared SILASS. MAX-DIXON & Ashley M. MAX-DIXON
Name(s) of Signer(s)

- personally known to me - OR -
- proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same for the purposes therein stated.

WITNESS my hand and official seal.



Place Notary Seal/Stamp Above

[Signature]
Signature of Notary Public

Any Other Required Information
(Printed Name of Notary, Expiration Date, etc.)

OPTIONAL

This section is required for notarizations performed in Arizona but is optional in other states. Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Application for zoning variance

Document Date: 7/17/2018 Number of Pages: 5

Signer(s) Other Than Named Above: _____

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).

REMODEL PROJECT FOR THE MAX-DIXON FAMILY

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JUL 17 2018
 Franklin County Planning Department
 Franklin County, OH

VA-3910

RESIDENTIAL GENERAL NOTES

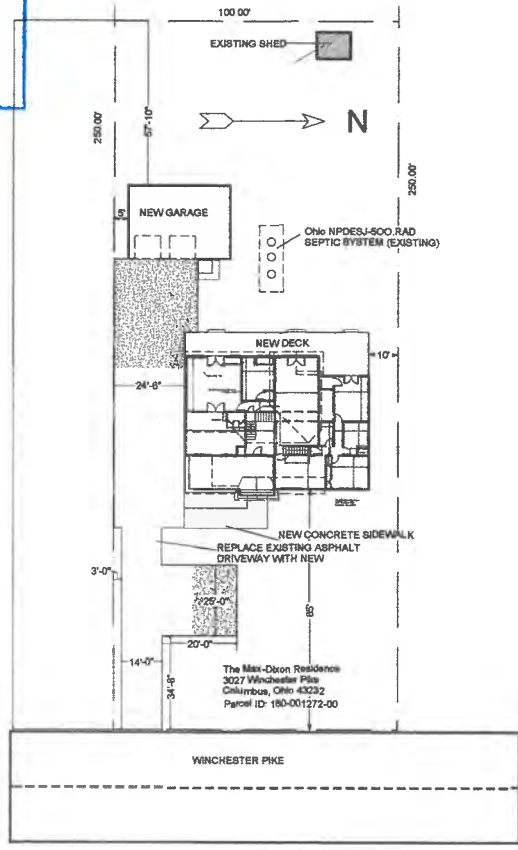
- 1) It is the responsibility of the contractor to become fully aware of any and all conditions related to the site and existing conditions that may affect the cost of scheduling construction activities, prior to submitting a bid.
- 2) Contractor shall verify all dimensions and conditions at the job site including soil conditions, and conditions related to the existing utilities and services before commencing work and be responsible for same. All discrepancies shall be reported to the owner immediately.
- 3) Do not issue drawings or details — Use given dimensions. Check details for location of all items not dimensioned on plans. Dimension on plans are to face of framing or center line of column typically. Door and caset openings without dimensions are to be six (6) inches from face of adjacent wall or centered between walls.
- 4) The drawings indicate general and typical details of construction. Where conditions are not specifically indicated but are of similar character to details shown, similar details of construction shall be used, subject to review and approval by the designer and/or structural engineer.
- 5) Building systems and components not specifically detailed shall be installed, as per minimum manufacturers recommendations. Notify the designer of any resulting conflicts.
- 6) All work shall conform to applicable building codes and ordinances. In case of any conflict wherein the methods or standards of installation or the materials specified do not equal or exceed the requirements of the laws or ordinances, the laws or ordinances shall govern.
- 7) Install dust barriers and other protection as required to protect installed finishes and facilities.
- 8) Plumbing, mechanical and electrical drawings, etc. are supplementary to the architectural drawings. It shall be the responsibility of each contractor to check with the architectural drawings and the consulting engineer(s) or other supplementing drawings shall be brought to the owner's attention in writing.
- 9) This project contains glazing that will be subject to federal and local glazing standards and the glazing subcontractor shall be responsible for adherence to these requirements. If the glazing subcontractor finds anything in the documents not in compliance with the standards, he/she shall bring discrepancies to the attention of the designer before proceeding.
- 10) All glazing in hazardous locations, defined by the 2015 RGO, shall be safety glazing, including but not limited to the safety glazing identified in the construction documents.
- 11) There shall be no exposed pipe, conduits, ducts, vents, etc. All such lines shall be concealed or furred and finished, unless noted as exposed construction on drawings. Offset studs where required, so that finished wall surface will be flush.
- 12) Contractor shall provide temporary bracing for the structure and structural components until all final connections have been completed in accordance with the plans.
- 13) Carry all footings to solid, undisturbed original earth. Remove all unsuitable material under footings and slab and replace with concrete or with compacted fill as directed by designer.
- 14) All wood framing details not shown otherwise shall be constructed to the minimum standards of the 2015 RGO.
- 15) All wood in direct contact with concrete or exposed to weather shall be pressure treated with an approved preservative unless decay resistant heartwood of cedar or redwood is used. Fasteners for pressure treated wood shall be hot dipped galvanized steel, stainless steel, silicon bronze, or copper.
- 16) Nail gypsum wallboard to all studs, top and bottom plates and blocking with cooler nails @ 7 inches o.c. maximum spacing unless shown otherwise. Use 5d for 1/2 wallboard, 6d for 5/8 wallboard.
- 17) Provide galvane insulation between dissimilar metals.
- 18) Structural, electrical, mechanical and energy notes are located within this set of drawings.
- 19) The contractor is to verify the location of all utilities and services to the site prior to beginning any site improvements.
- 20) No materials from the work are to be stock piled on public right-of-way. All rubbish and debris is to be removed from the site.
- 21) Adjacent properties, streets and walks are to be protected from damage at all times.
- 22) All downspouts and roof drains to be connected to storm sewer by lightning unless (permitted by local jurisdiction) site conditions allow for drainage or surface drainage and unless noted otherwise in construction documents.
- 23) All dimensions are face of slab wall, centerline of column, or face of concrete unless noted otherwise.
- 24) The contractor shall secure permits required by the fire department prior to building occupation.
- 25) The contractor shall take all necessary precautions to ensure the safety of the occupants and workers at all times during the course of the project.
- 26) Approved plans shall be kept in a plan box and shall not be used by any workmen. All construction sets shall reflect the same information. The contractor shall also maintain in good condition, one complete set of plans with all revisions, additions and changes orders on the premises at all times. Said plans are to be under the care of the job superintendent.
- 27) The contractor and/or the sub-contractors shall apply for, obtain and pay for all required permits and fees except for the building permit.
- 28) All construction shall comply with: the 2015 Residential Code of Ohio (RGO) and all applicable local and municipal codes, ordinances and standards.
- 29) Construction hours, per jurisdiction, are to be observed for all phases of the project.

RESIDENTIAL GENERAL NOTES

- 30) Class "A" roofing is required for fire protection.
- 31) Ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of a minimum no. 26 gauge steel and shall have no openings in the garage.
- 32) Remove all vegetation, organic material and wood formwork from under-floor grade before the building is occupied for any reason.
- 33) Fire blocking shall be provided to fill off all concealed draft openings (both vertical & horizontal) and to form an effective fire barrier between stories, and between a top story and the roof space, including the following: vertically at ceiling and floor levels, horizontally at intervals not exceeding 10 feet, at all interconnections between concealed vertical & horizontal spaces such as soffits, drop and cove ceilings, in concealed spaces between stair stringers at the top and bottom of the run, and at openings around vents, pipes and ducts at ceiling and floor level with an approved material to resist the free passage of flame.
- 34) Infill covering products sensitive to adverse weather shall not be installed until adequate weather protection for the installation is provided. Exterior sheathing shall be dry before applying exterior cover.
- 35) Interior coverings or wall finishes shall be installed in accordance with the RGO.
- 36) Unless specified otherwise, all wall coverings shall be fastened in accordance with approved aluminum, stainless steel, zinc-coated or other corrosion-resistant fasteners.
- 37) Asphalt shingle base and cap flashing shall be installed in accordance with manufacturer's installation instructions. Base flashing shall be of either corrosion resistant metal of .015 inch nominal thickness or mineral surface roll roofing weighing a minimum of 7.1 lbs. over 100 sq. Cap flashing shall be corrosion resistant metal of .015 minimum nominal thickness. Valley linings shall be installed in accordance with manufacturer's installation instructions before applying shingles.
- 38) Roofing requires an ice barrier that consists of at least two layers of underlayment cemented together or of a self-adhering polymer modified bitumen sheet used in lieu of normal underlayment and extend from the eaves edge to a point at least 24 inches inside the exterior wall line of the building.
- 39) Metal roofing shall be applied to solid sheathing. Metal roofing over structural decking shall comply with the 2015 RGO.

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JUL 17 2018
 Franklin County Planning Department
 Franklin County, OH

VA-3910



SITE PLAN
SCALE: 1"=20'-0"

REVISION TABLE		
NUMBER	DATE	REVISION DESCRIPTION

SITE PLAN/GENERAL NOTES

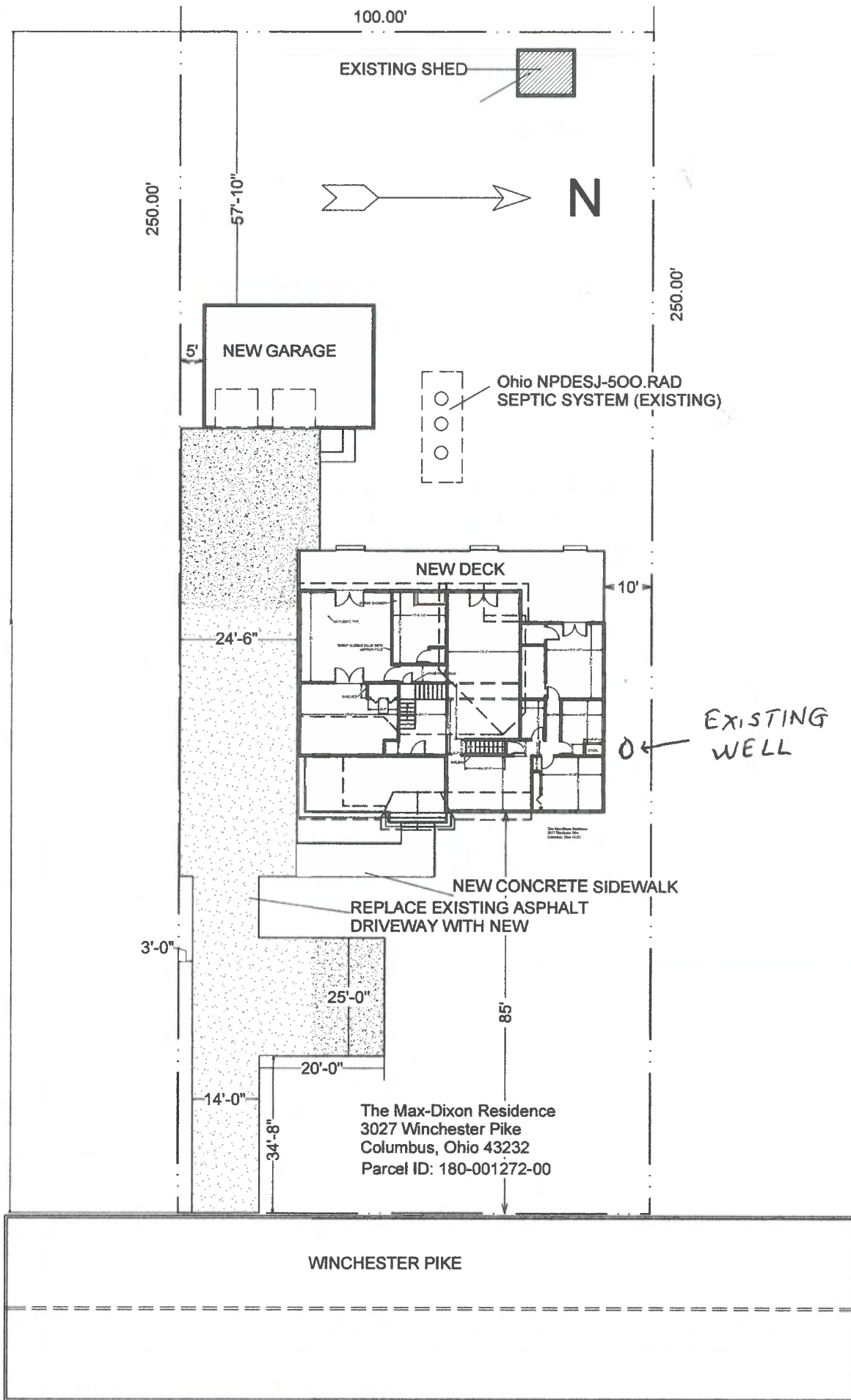
Max-Dixon Remodel Project
 3027 Winchester Pike
 Columbus, Ohio

DRAWINGS PROVIDED BY:
 Jim George
 jgeorge@maxdixonremodel.com
 (614) 731-0862

DATE:
 3/22/2018

SCALE:
 NOTED

SHEET:
G-1



SITE PLAN
SCALE: 1"=20'-0"



Commissioners
 Marilyn Brown, President
 Paula Brooks
 John O'Grady

Economic Development & Planning Department
 James Schimmer, Director

Application for Zoning Variance

Revised January 1, 2009



Property Information	
Site Address 5294 Kinglet Ct. Orient OH 43146	
Parcel ID(s) 230-002084-00	Zoning R-4
Township Pleasant	Acreage 0.65
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	
Address	
Phone #	Fax #
Email	

Property Owner Information	
Name/Company Name Mitchell E. & Julie A. Neff	
Address 5294 Kinglet Ct. Orient OH 43146	
Phone # 614-905-0189	Fax #
Email mneff@columbus.rr.com	

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

Staff Use Only
Case # VA-3911
Date filed: 7/24/18
Fee paid \$350
Receipt # 18-02623
Received by: BMF
Hearing date: 9/17/18
Zoning Compliance: RZ-18-213

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(a)
Description	An Accessory structure must be located to the side or rear of the principal structure...
Section	512.02(a)
Description	...and shall be no closer than 10 feet from the principal structure.
Section	
Description	

Describe the project
This variance application is for an accessory building that was put in place in October 2017.
We are requesting that the current location of the accessory building on the west side of the principal structure that faces Kinglet Ct. on the south side of the driveway be permitted, and that they current distance from the principal structure of between 8'6" and 8'11" would be allowed.

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 property is at the corner of Kinglet Ct. and Timberlake Circle. The current location of the accessory building is on the west side of the principal structure that faces Kinglet Ct. on the south side of the driveway. The front of the principal structure faces Timberlake Circle. (see attached pages for additional)

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.

There are a number of other properties in the neighborhood that have accessory buildings for additional storage. A reading of the Zoning Resolutio, Section 512 led us to believe that the placement of the accessory building at the side of the principal structure would be appropriate and compliant (see attached pages for additional)

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

Not submitting a Certificate of Zoning Compliance application prior to the placement of the accessory building was an error and oversight on our part. The other circumstances outlined in question #1 would not have been different, and we more than likely would have applied for a variance at an earlier date.

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.

We don't believe it would. As already mentioned, a number of other properties in neighborhood have accessory buildings, and the property at the corner of Timberlake Circle and Lambert Rd. (6810 Lambert Rd.) has an building located in a similar position on the property to what we are requesting.

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, we don't believe it would.

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

Yes.

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

The variance would allow the accessory building to remain in its current location (see attached pages for additional)

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?

We don't believe so.

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)

We don't believe the variance would adversely affect the delivery of such services.

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

We were aware of certain deed restrictions that applied to our phase of the (see attached pages for additional)

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

As previously mentioned, alternative locations on the property are limited (see attached pages for additional)

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

We believe it would.

Zoning Variance Application Questions - Additional

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

The property is at the corner of Kinglet Ct. and Timberlake Circle. The current location of the accessory building is on the west side of the principal structure that faces Kinglet Ct. on the south side of the driveway. The front of the principal structure faces Timberlake Circle.

A number of locations on the property were considered during planning, but the current location was the most accessible and suitable due to the locations of existing landscaping and trees, as well as the downward slope of the rear yard to a ravine. Plans for the location, style and appearance of the accessory building were presented to the Timberlake Owners Association board on June 14, 2017, and approved.

The accessory building was purchased from Beachy Barns in Plain City, Ohio, and the base for the building was constructed by their recommended contractor on October 3, 2017. The finished base ended up being slightly closer to the principal structure than had been requested. When the accessory building was delivered and placed by Beachy Barns the following day, the corners of the building ended up at a distance of 8'6" and 8'11" from the principal structure versus the originally requested 10'. This difference in distance was not apparent until after the accessory building had been put in place.

A Certificate of Zoning Compliance application was not submitted prior to the placement of the accessory building, and this was both an error and oversight on our part. We were subsequently notified Paul Eberts (Zoning Officer) in a letter dated May 22, 2018 about the lack of a Certificate of Zoning Compliance. Following a phone discussion with Mr. Eberts on May 25, 2018, the required application was mailed on May 29, 2018.

After returning from a two-week vacation the week of July 9, we had received a letter from Phil Ashear (Planner) notifying us that our application had been denied because "The proposed structure would be located in front of the established building line of the principal structure and would be only 8.5 feet from the principal structure."

During a phone discussion with Paul Eberts on July 17, 2018 he indicated that because we have a corner lot both sides of the principal structure that face a street needed to be considered when locating an accessory building. A review of the Zoning Resolution, Section 512 – Accessory Buildings, does not indicate this. It states, "An accessory building shall be located to the side or rear of the principal structure and shall be no closer than ten (10) feet from any part of the principal structure."

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.

There are a number of other properties in the neighborhood that have accessory buildings for additional storage. A reading of the Zoning Resolution, Section 512 led us to believe that the placement of the accessory building at the side of the principal structure would be appropriate and compliant. There is also at least one other property in the Timberlake subdivision located at the corner of Timberlake Circle and Lambert Rd. (6810 Lambert Rd.) that has an accessory building located in a similar position on the property to what we are requesting.

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

The variance would allow the accessory building to remain in its current location; approximately 24' behind the front of and on the west side of the principal structure that faces Kinglet Ct. next to the driveway and existing garage, and between 8'6" and 8'11" from the principal structure versus the required 10'.

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

We were aware of certain deed restrictions that applied to our phase of the Timberlake subdivision at the time of purchase, but not any specific zoning restrictions. As mentioned under Question #1, a review of Section 512 of the Zoning Resolution would not have indicated that the current location at the side of the principal structure would not be acceptable.

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

As previously mentioned, alternative locations on the property are limited due to existing trees and landscaping, as well as the slope of the rear yard down to a ravine. In addition, the alternative locations we considered would be less accessible and convenient for the intended storage use.

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.

Applicant _____

Date _____

Martina G. [Signature]

24 July 2018

Property Owner (Signature must be notarized)

Date

[Signature]

7/24/18

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.**



Brian E. Stroup

**Brian E. Stroup
Notary Public
In and For the State of Ohio
Recorded in Pickway County
My Commission Expires
23 June 2023**

7/24/18

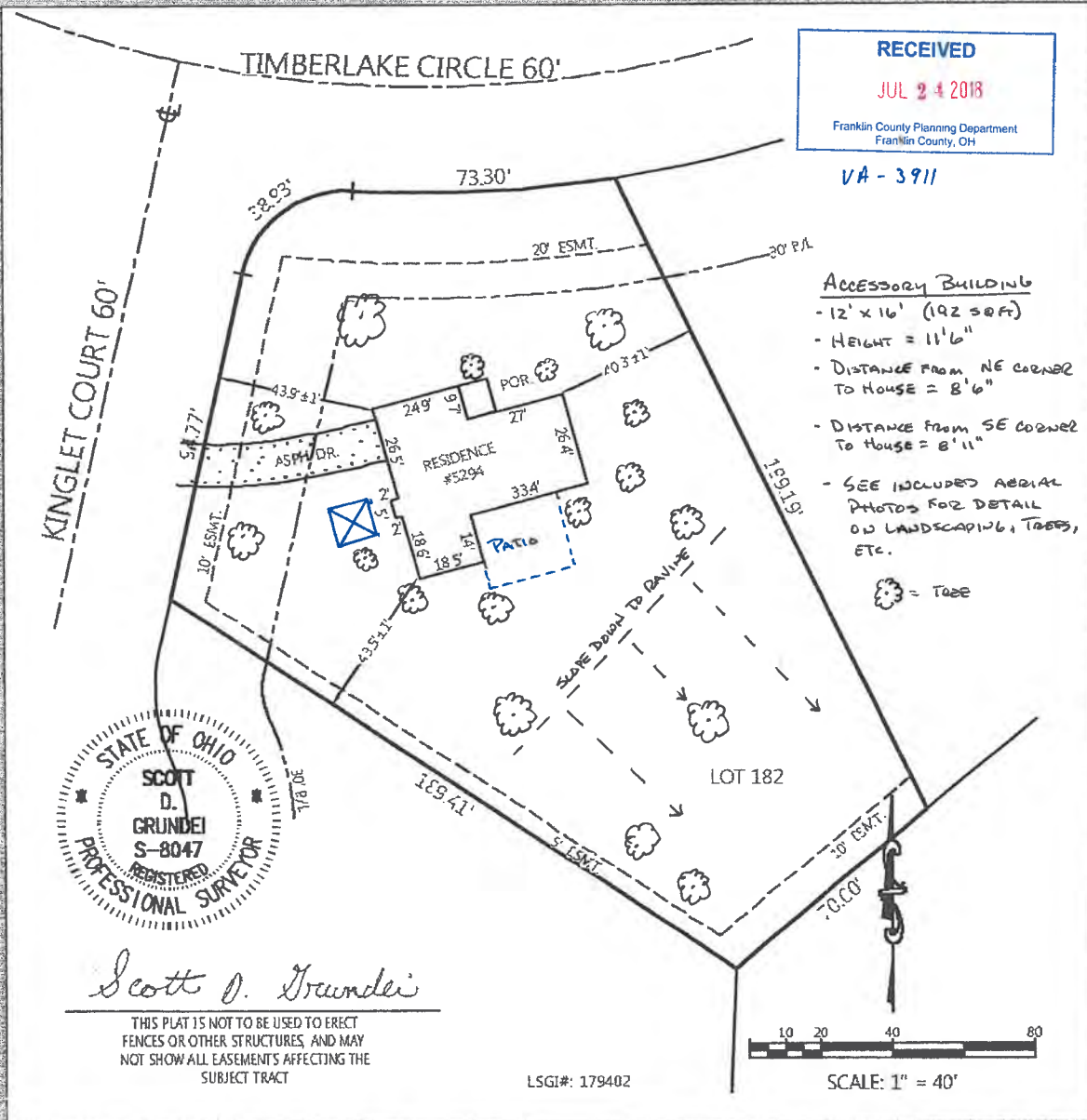
stewart
title company

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STARS
SURVEY TRACKING
AND
RETRIEVAL SYSTEM
www.surveystars.com



PROPERTY ADDRESS: 5294 KINGLET COURT ORIENT, OHIO 43146

SURVEY NUMBER: 179402



POINTS OF INTEREST: NONE VISIBLE.

CLIENT NUMBER: 01032-19510

DATE: 2/22/2016

THIS MORTGAGE LOAN IDENTIFICATION SURVEY IS NOT TO BE USED FOR THE INSTALLATION OR BUILDING OF FENCES, SHEDS, GARAGES, ADDITIONS OR ANY OTHER STRUCTURE. TO DETERMINE EXACT BOUNDARY LINES, A BOUNDARY SURVEY IS REQUIRED.

BUYER: JULIE & MITCHELL NEFF

SELLER: HOWARD & LYN TURNER

SUBLOT / ORIGINAL LOT: 182

SUBDIVISION: TIMBERLAKE NO 5 SUBDIVISION

Landmark Survey
is proud to support:



PLAT: 52

PG: 37

COUNTY: FRANKLIN

CERTIFIED TO: STEWART TITLE + WELLS FARGO BANK

LANDMARK
Survey Group

Landmark Survey Group
2099 West Fifth Avenue
Columbus, Ohio 43212
Phone: 614.485.9000
Fax: 614.485-9003

THIS PLAT DEPICTS THE SUBJECT PROPERTY IN ACCORDANCE WITH THE OHIO ADMINISTRATIVE CODE, CHAPTER 4733-33, MINIMUM STANDARDS FOR MORTGAGE SURVEYS IN THE STATE OF OHIO, AND IS NOT A BOUNDARY SURVEY PURSUANT TO CHAPTER 4733-37, OHIO ADMINISTRATIVE CODE.

Copyright by Landmark Survey Group, incorporated. This document is made exclusively for the certified parties and may not be copied, reproduced or altered in any form without permission in writing from the copyright owner.



Commissioners
 Marilyn Brown, President
 Paula Brooks
 John O'Grady

Economic Development & Planning Department
 James Schimmer, Director

Application for Zoning Variance

Revised January 1, 2009



Property Information	
Site Address 1560 RATHMELL RD Lockbourne OH	
Parcel ID(s) 150-002613	Zoning Rural
Township HAMILTON	Acreage 1.515
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 GEORGE & CAROL FRALEY	
Address 1560 RATHMELL RD Lockbourne OH 43137	
Phone # 614-668-4862	Fax #
Email MARIONF99@YAHOO.COM	

Property Owner Information	
Name/Company Name GEORGE & CAROL FRALEY	
Address 1560 RATHMELL RD Lockbourne	
Phone # 614-668-4862	Fax #
Email MARIONF99@YAHOO.COM	

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

Staff Use Only
Case # VA-3912
Date filed: 7-30-18
Fee paid 350.00
Receipt # 18-02715
Received by: Phil Ashear
Hearing date: 9-17-18
Zoning Compliance:

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

150-002613

Variance(s) Requested

Section	512-02 LOCATION Number & Size of Accessory Bldg
Description	Prop is 1.5 acres & proposed pole barn is 1904' which exceeds
Section	max 1440' for lot between 1.2 acres
Description	
Section	
Description	

Describe the project

Asking to construct a 34'x56' pole barn in the NW corner at the back of the property. To be able to store my woodworking tool + mowers/equipment. It would also allow us to store my fathers tractor & addl equipment that we received after his health took a turn for the worse & placed him into hospice care

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 Please see attached letter

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 - Failure to approve the variance will deny us the same rights that our neighbors have already received

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 - none that we are aware of.

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 - Not for what will meet the needs

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

Frontage will be the same - Dept of pole barn will be approx 16' longer

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

No.

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

None - It will not affect any government service

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 - It would give us the same approval that our neighbors have already received

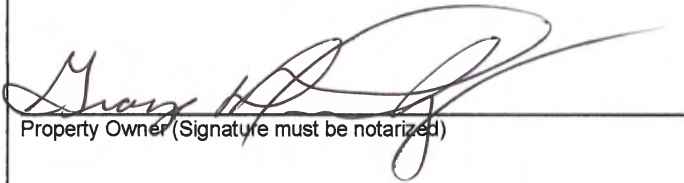
Case #

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.

George D. and Carol A. Fraley
Applicant

7/28/2018
Date

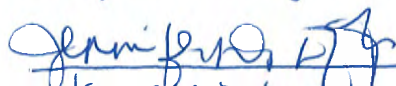

Property Owner (Signature must be notarized)

7-28-18
Date

Carol A. Fraley
Property Owner (Signature must be notarized)

7-28-18
Date

STATE OF OHIO, FRANKLIN COUNTY - George D. Fraley and Carol A. Fraley
Signed this 28th day of July, 2018.

 7/28/18
JENNIFER D. [unclear]
MY COMMISSION EXPIRES 09/20/2018

***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

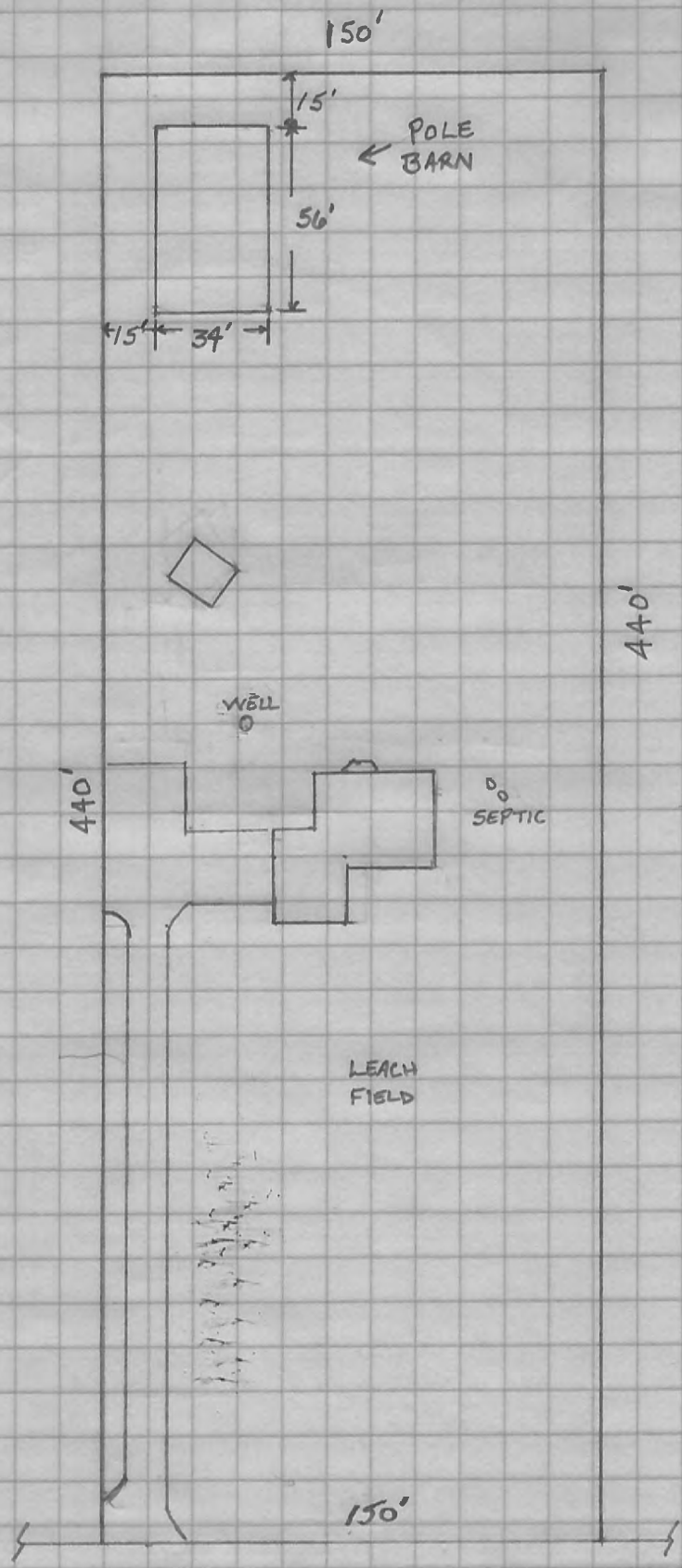
Provide a map showing the subject property with the following items:

- 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).



TO THE BOARD OF ZONING APPEALS:

We are asking to construct a 34'W x 56'L pole barn in the northwest corner at the back of our property. This is to finally be able to set up a place for my woodworking tools and our mowers and equipment. We also needed this size of building to place my father's tractor and additional equipment that we received when his health deteriorated and he was placed into Hospice care.

Before we submitted the paperwork for the building permit we looked at the neighbors outbuildings that they were given approval for constructing on their properties. (See attached list "A"). In looking at our needs when we chose the size, we believed there would not be any issues on the size we submitted, based on what our neighbors have been approved to build on their properties and our outbuilding being smaller than their outbuildings.

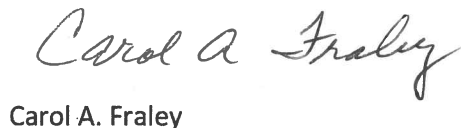
Our neighbor to the west constructed a 40'W x 60'L pole barn on the same size lot and also has two additional outbuildings. The neighbor to the east has an active towing business with a couple of pole barns, one being twice the size we are requesting.

Also see attached the list of our neighbors signatures (See attached list "B") of approval stating that they have no objections to the size of the pole barn we are asking for. We respectfully ask your approval, like our neighbors have already received, so we can construct the pole barn.

Thank you,



George D. Fraley



Carol A. Fraley

Carol A. Fraley



Commissioners
 Marilyn Brown, President
 Paula Brooks
 John O'Grady

Economic Development & Planning Department
 James Schimmer, Director

Application for Zoning Variance

Revised January 1, 2009



Property Information	
Site Address 3311 Cross Keys Rd. Cols. Ohio 43232	
Parcel ID(s) 180-001630-00	Zoning Rural
Township Madison	Acreage .73
Water Supply <input checked="" 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 RAY SIMMONS	
Address 3311 Cross Keys Road Columbus, Ohio 43232	
Phone # 614-316-1553	Fax #
Email rsimmons1@live.com	

Property Owner Information	
Name/Company Name Ray Simmons	
Address 3311 Cross Keys Road Columbus, Ohio 43232	
Phone # 614-316-1553	Fax #
Email rsimmons1@live.com	

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

Staff Use Only	
Case #	VA - 3913
Date filed:	8/6/19
Fee paid	350.00
Receipt #	18-02795
Received by:	TB
Hearing date:	9/17/18
Zoning Compliance:	RZ-18-283

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

Case #

VA-3913

Variance(s) Requested

Section

Description

Shed

Section

Description

Section

Description

Describe the project

Build a 10x12 shed on asphalt

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, asking to approved a additional shed of 10x12, 120 sq. feet, currently sit on 2 lots

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.

Asking to get approval of building that exceeds the 720 square foot building that is allowed

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

Yes

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.

Know

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

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

120 sq. ft over the allowed 720 sq. 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

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

None

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

No

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

No

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

Yes

Case # VA-3913

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.

RAY Simmons
Applicant

8-4-18
Date

Ray Simmons
Property Owner (Signature must be notarized)

8-4-18
Date

Property Owner (Signature must be notarized)

Date

Notary: Azeed Akbar
12-22-2022

*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).

8/3/18

* Called County Recorder's Office
The only deed restrictions are printed

CROSS KEYS



12x6⁶



3311 Cross Keys Rd



Commissioners
 Marilyn Brown, President
 Paula Brooks
 John O'Grady

Economic Development & Planning Department
 James Schimmer, Director

Application for
**Zoning
 Variance**
 Revised January 1, 2009



Property Information	
Site Address 1380 STIMMEL ROAD	
Parcel ID(s) 140-005122	Zoning CASE:ZON-18-01
Township FRANKLIN	Acres DEED 1.01 / RESIDUAL 0.989
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 STIMMEL PROPERTIES LLC.	
Address 1235 STIMMEL ROAD COL., OH 43223	
Phone # (614) 560-1212	Fax # (614) 442-3341
Email AL R. BORDELON AGENT WILL PICK UP AT COUNTY ZONING	

Property Owner Information	
Name/Company Name STIMMEL PROPERTIES LLC.	
Address 1235 STIMMEL ROAD 43223	
Phone #	Fax #
Email	

Agent Information (if applicable)	
Name/Company Name AL R. BORDELON	
Address 1235 STIMMEL ROAD 43223	
Phone #	Fax #
Email	

Staff Use Only
Case # VA-3914
Date filed: 8/9/18
Fee paid \$650
Receipt # 18-02866
Received by: BMF
Hearing date: 9/17/18
Zoning Compliance: ZC-18-060

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

Variance(s) Requested	
Section	344.046 FRONT GREEN BELT
Description	LANDSCAPED 20 FT. REQ'D BETWEEN RD. R.O.W. AND ANY PAVED AREAS AND ANY PAVING/PKNG.
Section	504.012 PARKING SET BACK
Description	PARKING WITHIN 48 FT. FROM CENTER LINE OF ROAD
Section	501.013 FENCE HEAVY MATERIAL BARBED WIRE.
Description	3 ECT: 344.041(B)(1) FENCE OPACITY.

Describe the project

INTERGRATION OF A FORMER PRE-1966 CODE RESIDENTIAL PROPERTY INTO THE SURROUNDING LONG EXISTING INDUSTRIAL LANDSCAPE BY CAPITALIZING ON THE EXISTING BUILT OUT SPATIAL REALITY.

NOTE: To receive a variance, you must meet all the variance requirements in Section 810.04 of the Franklin County Zoning Resolution. Your answers to the following questions will help the Board of Zoning Appeals determine whether you meet the requirements for a variance. If you don't answer the questions, we will consider your application incomplete.

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

THE SPATIAL DIMENSIONS AND PHYSICAL FEATURES CHARACTERIZING THE PROPERTY REFLECTS BY-GONE RESIDENTIAL VISION; NEVER EXPECTED TO COMPORT WITH MANAGED FROM THE GROUND UP INDUSTRIAL, COMPLIANT, BUILD-OUT.
- 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 PROJECT CONVERTS DISCARDED BRICK AND MORTAR RESIDENTIAL REALITY INTO SUPPORT FOR BETTER INFORMED INDUSTRIAL --- A CHALLENGE AND REQUIREMENT AVOIDED IN GREENFIELD, PLANNED, INDUSTRIAL, COMPLIANT, BUILD-OUT.
- That the special conditions and circumstances, listed under question #1, do not result from any actions of the applicant.

THE APPLICANT PURCHASED EXISTING AS IS, WHERE IS. APPLICANT'S DEVELOPMENT PLAN CAPITALIZES ON WHAT IS//NOT WHAT IS NOT, AND SEEKS TO UPGRADE VALUE TO THE STIMMEL COMMUNITY.

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.

A P P R O V I N G T H I S V A R I A N C E (S) R E Q U E S T W I L L N O T G R A N T
A N Y P R I V I L E G E / R I G H T D E N I E D T O O T H E R S M A K I N G S I M I L I A R R E Q U E S T .

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?

T H E S T I M M E L C O M M U N I T Y , R E P R E S E N T E D B Y 1 7 P R O P E R T I E S ,
C O M P R I S I N G O V E R 4 4 5 A C R E S , O F O W N E D A N D O C C U P I E D
P R E S E N C E - - S U P P O R T T H I S P R O J E C T @ T A B 1

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

H O W E V E R , T H E P R O P O S E D V A R I A N C E S W O R K T O D R I V E V A L U E
(A P U B L I C G O O D) T O W I T H I N T H E B U S I N E S S S U R R O U N D .

E X A M P L E : T H E P R O P O S E D P L A N S D E D I C A T E 1 0 , 8 2 1 S Q . F T . O F
L A N D S C A P I N G A R O U N D T H E O F F I C E , V E R S U S T H E 2 0 % R E Q U I R E D
(8 6 1 6 S . F .) : A N O V E R 2 5 % I N C R E A S E , F A R O F F - S E T T I N G T H E
R E L A T I V E L Y M I N O R I N T R U S I O N I N T O T H E 2 0 F T G R E E N B E L T . (V A R . 1)

7. How substantial is the variance? (i.e. 10 feet vs. 100 feet - Required frontage vs. proposed) (VARIANCE 2)

L O N G E X I S T I N G P A R K I N G C L O S E R T O T H E R . O . W . A B U T S T H E P R O J E C T T A B 2
S E E A L S O N O . 6 A B O V E .

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?

N O .

S E E T A B 1 .

9. How would the variance adversely affect the delivery of governmental services? (e.g., water, sewer, garbage, fire, police - Verification from local authorities - i.e. fire might be required) NO ADVERSE EFFECT.

F I R E / R E S C U E P R O V I D E D U P F R O N T S T A G I N G A R E A F O R F I R E / L I F E R E S P O N C E .

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

N O !

T H E P U R C H A S E W A S P R O M P T E D T O A D D R E S S H A R M F R O M T E N A N T .

11. Could the applicant's predicament feasibly be obtained through some method other than a variance? No.

T H E V A R I A N C E S A R E " O F F S E T " (N O . 4 / 5 / 6) A N D C O M M U N I T Y S U P P O R T E D (T A B 1) .

12. Would the spirit and intent behind the zoning requirement be observed and would substantial justice be done by granting the variance? YES! EXAMPLE @ No. 7/(TAB 2).

N O T H I N G S U P P O R T S " Y E S " B E T T E R T H A N T H E F A C T T H A T O N E O F T H E " L O C A L S "

" M O V E D I N " I M M E D I A T E L Y A F T E R R E Z O N I N G C A S E N O . 1 8 - 0 1 .

Affidavit

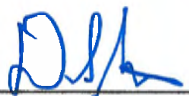
I hereby certify that the facts, statements, and information presented within this application form are true and correct to the best of my knowledge and belief. I hereby understand and certify that any misrepresentation or omissions of any information required in this application form may result in my 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.

Applicant _____

Date _____

Property Owner (Signature must be notarized) _____

Date _____



09 AUG 2018

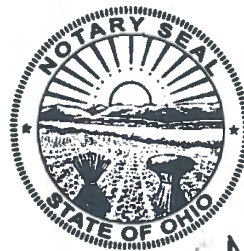
Property Owner (Signature must be notarized)

Date

STIMMEL PROPERTIES LLC.

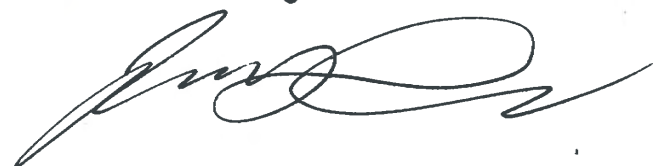
*Agent must provide documentation that they are legally representing the property owner.

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



JENNA T. DERR
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 8-21-19

August 9th, 2018



A D D E N D U M
T O
A P P L I C A T I O N
F O R
Z O N I N G V A R I A N C E

1380 STIMMEL ROAD
(140-005122)

09 AUG 2018

S E C T I O N S

504.013 FENCE MATERIAL

344.041 (B)(1) FENCE OPACITY

RECEIVED

AUG 10 2018

Franklin County Planning Department
Franklin County, Ohio

VA-2914

Al R. Bordeleon
AL R. BORDELON
AS AGENT.

RESPONSE

344.041(B)(1) FENCE OPACITY
RESP: (NO PRACTICAL CONCURRENT PUBLIC BENEFIT.)

EXHIBITS: 1. ORIENTATION PHOTO PLAN

2. 4 PHOTOS PER PLAN

3. SHEET 2 OF 2 EXISTING SITE PLAN
HOCKADEN ENGINEERS.

FINDINGS OF FACT:

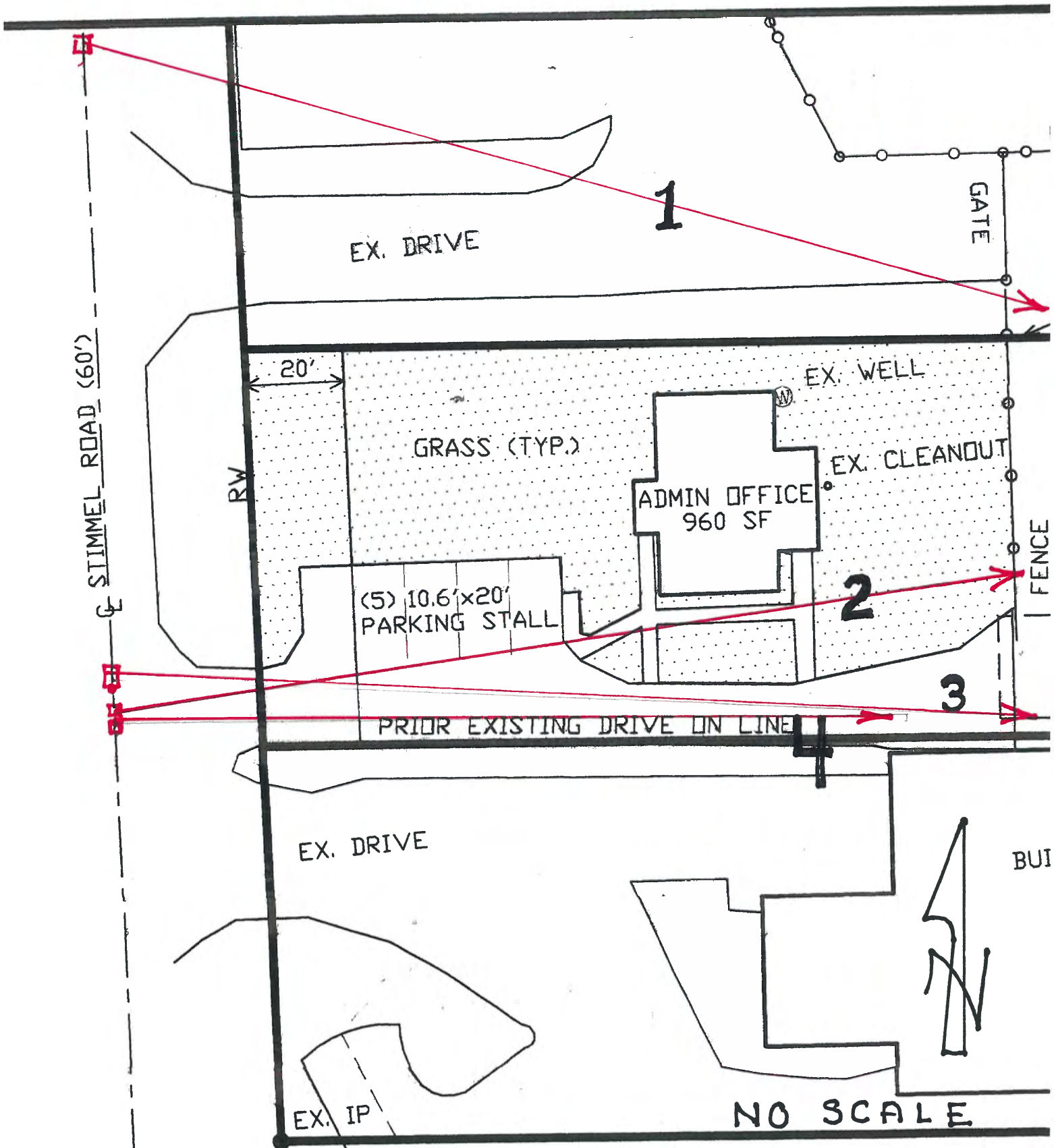
1. FOUR PHOTOS CAPTURE VISUAL CONDITIONS.

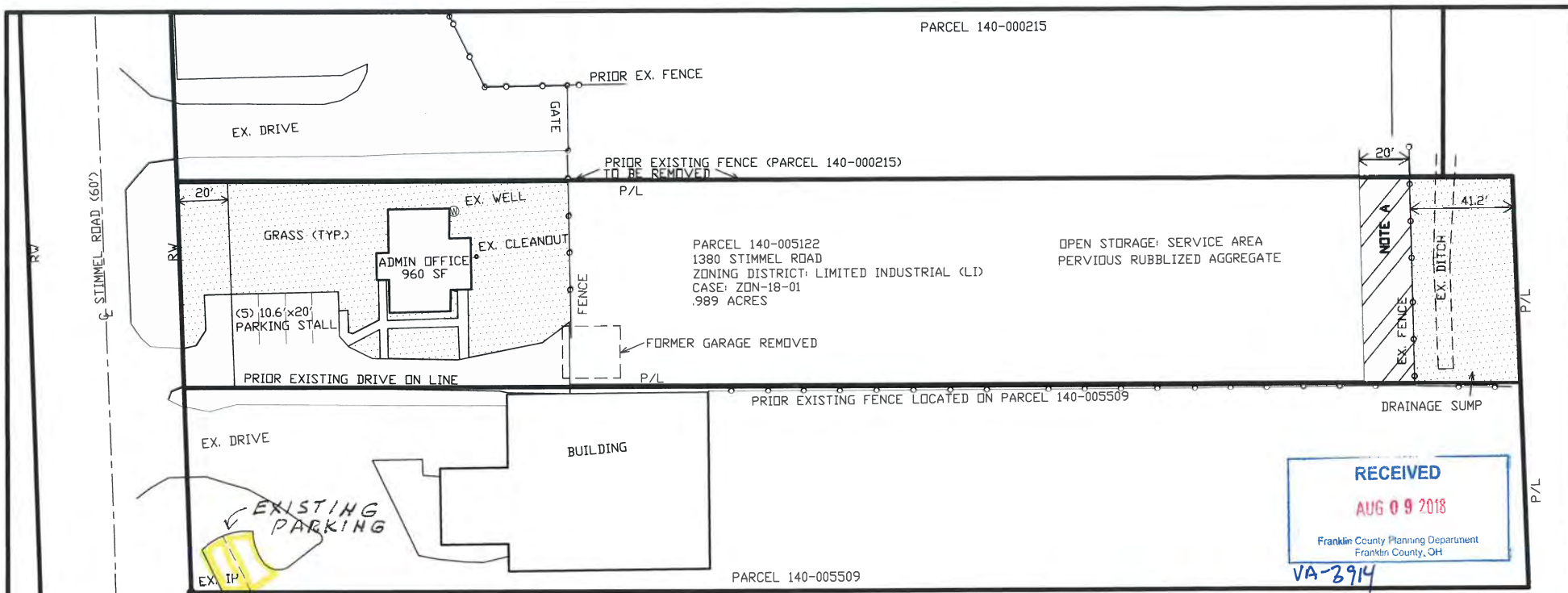
2. THE (4) PHOTO PROVE THAT FENCE
OPACITY CAN NOT ARREST
... COMPLETE VISUAL OF INTERIOR SPACES.

3. SITE PLAN (SHEET 2) PROVIDES INSIGHT
TO THE RELATIVE ELEVATIONAL
DIFFERENCES THAT DENY ANY
PRACTICAL EFFECT OF FENCE OPACITY.

4. THE ELEVATIONAL DIFFERENCE (EYE AT ROAD)
VERSUS (GROUND SURFACE BEHIND FENCE) IS
APPROX. 17 TO 18 FT., AND RENDERS FENCE
OPACITY IN-EFFECTIVE.

PHOTO . ORIENTATION PLAN AS EXPOSED 09 AUG 2018

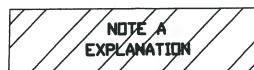




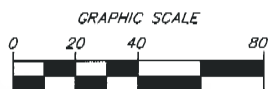
FENCE DETAILS	
PARCELS 140-005509/5122/0215	
OTHER	5122
1 FT. BARB EXTENSION	1 FT. BARB EXTENSION
6 FT.	6 FT.
WOVEN WIRE FENCE	

20% LANDSCAPE DETAILS

LOT: 43,080.8 SF
 20% LANDSCAPE REQUIRED: 8,616 SF
 PROPOSED LANDSCAPING: 10,821 SF



20 FT WIDE AREA AS SHOWN ON THIS DRAWING. THIS AREA IS ONLY PERMITTED AGGREGATE AND/OR GRAVEL SURFACE AND OUTDOOR TEMPORARY STORAGE.



1 INCH = 40 FEET

PROPERTY LINES FOR SITE BASED UPON DEED RECORDED UNDER #20171011014132

DESCRIPTION				
<i>ZONING COMPLIANCE PLAN</i>				
LOCATION				
<i>1380 STIMMEL ROAD COLUMBUS, OH 43223</i>				
CLIENT				
<i>DAVID STRAWSER</i>				
PREPARED BY				
<i>HOCKADEN AND ASSOCIATES, INC.</i>				
CONSULTING ENGINEERS				
883 N. CASSADY AVENUE				
COLUMBUS, OHIO 43219				
(614) 252-0993				
FAX 252-0444				
DRAWN BY: M.R.S.	CHECKED BY: M.R.S.	ORDER No.	AREA No.	SHEET
SCALE: 1"=40'	DATE: 7/17/18	43039		1 OF 2