



Franklin County Board of Zoning Appeals

Michael J. Dorrian Building
369 South High Street
1st Floor, Commissioners Hearing Room
Columbus, OH 43215

Monday, October 21, 2024
1:30 p.m.

1. Call roll for board members
2. Introduction of staff
3. Approval of minutes from the September 16, 2024 meeting
4. New Business:

i. VA-4105 (Tabled) – Kayla Johnson

Owner/Applicant:	Deepa Mathur
Township:	Norwich Township
Site:	3333 Hilliard-Cemetery Road (PID #200-000293)
Acreage:	2.823 acres
Utilities:	Private Water and Sewer
Zoning:	Rural
Request:	Requesting a Variance from Section 512.02(2) of the Franklin County Zoning Resolution to allow the construction of a detached structure that does not meet the minimum setback on a lot between two and three acres in an area zoned Rural (R).

*Swear in witnesses as needed

ii. VA-4106 – Tamara Ennist

Owner/Applicant:	Santos Realty, LLC / Veronica Santos
Township:	Clinton Township
Site:	2126 Lehner Drive (PID #130-000667)
Acreage:	0.163 acres
Utilities:	Central Water and Sewer
Zoning:	Rural
Request:	Requesting variances from sections 302.043; 302.041C; 502.021(3); 531.014(2)(a); 531.042(1-2); and 110.041 of the Franklin County Zoning Resolution to allow a repaired/rebuilt carport that encroaches into the required eight (8) feet side yard setback. And in addition to allow a paved driveway, parking area and patio to encroach into the required three (3) feet side yard setback area in an area zoned Rural (R)

*Swear in witnesses as needed

iii. VA-4107 – Raimere Fitzpatrick

Owner/Applicant:	Bryan L. Planck
Township:	Franklin Township
Site:	4287 Ongaro Drive (PID #140-006718)
Acreage:	0.51 acres
Utilities:	Private Water and Sewer
Zoning:	Rural
Request:	Requesting Variances from Section 302.41(c) to construct an accessory structure on a lot that currently exceeds lot coverage in an area zoned as Rural (R).

*Swear in witnesses as needed

iv. VA-4108 – Austin Workman

Owner/Applicant:	America's Choice Construction, LLC / Brian E. Lincoln
Township:	Franklin Township
Site:	2342 Valleyview Drive (PID #141-000116)
Acreage:	0.11 acres
Utilities:	Central Water and Sewer
Zoning:	Rural (R)
Request:	Requesting Variances from Sections 512, 302.041(c) and 110.041 of the Franklin County Zoning Resolution to allow the construction of a detached structure that does not meet the minimum set back distance of 5 feet from the property line on a lot under 1 acre, to allow for construction on a lot over lot coverage, and for the development of a non-conforming lot in an area zone Rural (R).

*Swear in witnesses as needed

5. Adjournment of Meeting to November 18, 2024



MINUTES OF THE FRANKLIN COUNTY BOARD OF ZONING APPEALS

Monday September 16, 2024

The Franklin County Board of Zoning Appeals convened at 369 South High Street (Michael J. Dorian Building), in the Commissioners' Hearing Room, Columbus, Ohio, 43215, on Monday, September 16, 2024.

Present were:

Chris Baer, Chairperson

Tim Guyton

Nancy Hunter

Joe Martin

Franklin County Economic Planning and Development Department:

Emanuel Torres, Assistant Director

Raimere Fitzpatrick, Planning Administrator

Tamara Ennist, Planning Administrator

Kayla Johnson, Planner

Franklin County Prosecuting Attorney's Office:

Jeanine Hummer, First Assistant Prosecuting Attorney and Chief Counsel

Adria Fields, Assistant Prosecuting Attorney

Devin Bartlett, Assistant Prosecuting Attorney

Melissa Kohler, Franklin County Deputy Clerk and Assistant Director of Boards and Commissions

Brittany Razek, Franklin County Clerk to the Board of Commissioners

Other participants:

Deepa Mathur, Applicant

Chairman Baer opened the hearing.

The first order of business was the roll call of the members. The next order of business was approval of the minutes of the August 19, 2024 meeting. A motion was made by Chairman Baer, seconded by Mr. Guyton, to strike the last paragraph of the meeting minutes. The motion passed by a vote of three yeases, zero nos, and zero abstentions. A motion was then made by Mr. Guyton, seconded by Mr. Martin, to accept the amended minutes. The motion passed by a vote of four yeases, zero nos, and zero abstentions.

NEW BUSINESS:

The next order of business was to hear Variance Application VA-4105. The Owner/Applicant was Deepa Mathur. The site is located in Norwich Township at 3333 Cemetery Road. It is 2.823 acres in size and served by private water and sewer. The applicant was requesting a variance from Section 512.02 of the Franklin County Zoning Resolution to allow construction of a detached structure that causes the property to exceed

the maximum square footage of accessory buildings and does not meet the minimum setback on a lot between 2 and 3 acres in an area zoned Rural. Staff recommended conditional approval. The conditions of approval were as follows: No. 1: The accessory building must be set back a minimum of 5 feet from the property line and not exceed 1,512 square feet in size. No. 2: The old residence must be demolished prior to issuance of the zoning certification. No. 3: The applicant must apply for and receive approval of a certificate of zoning compliance and a building permit from the Franklin County Economic Development and Planning Department. No. 4: The drainage plan in association with the accessory building must be determined appropriate by the Drainage Engineer's Office prior to issuance of the certificate of zoning compliance. After speaking with members of the Board, Ms. Mathur requested that the case be continued to the October meeting to speak with staff more about her request. A motion was made by Chairman Baer, seconded by Mr. Guyton, to accept Ms. Mathur's request. The motion passed by a vote of four yeases, zero nos, and zero abstentions.

There being no further business coming before the Franklin County Board of Zoning Appeals, Chairman Baer adjourned the meeting. The hearing was adjourned at 2:34 p.m.

Signature

Minutes of the September 16, 2024, Franklin County Board of Zoning Appeals hearing were approved this 21st day of October 2024.



STAFF REPORT

Board of Zoning Appeals
October 21, 2024

Case: VA-4105

Prepared by: Kayla Johnson

Owner/Applicant:	Deepa Mathur
Township:	Norwich Township
Site:	3333 Hilliard-Cemetery Road (PID #200-000293)
Acreage:	2.823-acres
Zoning:	Rural
Utilities:	Private Water and Sewer
Request:	Requesting a Variance from Section 512.02(2) of the Franklin County Zoning Resolution to allow the construction of a detached structure that does not meet the minimum setback on a lot between two and three acres in an area zoned Rural (R).

Summary

Requesting a variance from Section 512.02(2) of the Franklin County Zoning Resolution for the construction of a detached garage that does not meet the minimum setback in an area zoned Rural. If the Board determines that the applicant has demonstrated a practical difficulty, Staff recommends approval with the conditions outlined in the report.

Description of the Request

The subject site is located on the south side of Hilliard-Cemetery Road, east side of Smiley Road, and west of Dublin Road in Norwich Township. The site is currently developed with two single-family homes and one accessory building. The proposed garage is approximately 900 square feet.

The following is a summary of the development and permit history of the parcel:

- Northernmost residence constructed in 1954 and four accessory buildings constructed prior to 1995 (based on aerial imagery).
- In 1966, the Franklin County Zoning Resolution was amended to change the accessory building's minimum setback distance to be consistent with setback distances observed under the property's zoning district, Rural, from 5 feet to 8 feet and a total combined side yard of 20 feet.
- In 1996, the Franklin County Zoning Resolution was amended to increase the accessory building setback distance from 8 feet to 20 feet if the structure is 720 square feet or greater in size.
- The applicant obtained ownership of the property in 2012.
- Demolition permit issued for northernmost three accessory buildings in June of 2020 (respectively 80 square feet, 720 square feet, and 704 square feet in size).
- Zoning Compliance issued for the new residence in June of 2020 on the condition that the old residence be demolished before certificate of occupancy is issued.
- Building Permit approved with an issued Certificate of Occupancy for new residence in September of 2020.
- Demolition permit issued for northernmost residence in February of 2024.
- *The demolition of the original residence has not occurred and both residential structures remain on the property.*

Surrounding Land Use/Zoning

Properties located to the north, east, and west are developed with single-family homes in Norwich Township zoned Rural. The adjacent property to the south is developed with a church in the City of Columbus zoned Residential.

Comprehensive Plan

The City of Hilliard Community Plan, adopted in 2023, recommends this area for “Rural Edge” which includes residential large lot development on lots greater than one acre. There are also civic, commercial, or agricultural uses in this area. A rural or estate residential character is consistent with the recommended zone. The recommended density is a maximum of 1 dwelling unit per acre.

The proposal for an accessory building is in keeping with the recommended land use for this area.

Staff Review

Variance from Section 512.02(2) – Accessory Building Development Standards:

- On a lot that is equal to or greater than two (2) acres but less than three (3) acres in size, an accessory building shall be set-back a minimum of 20 feet from the property line.
 - The proposed side yard setback for the accessory building is 5 feet.
 - A variance for a reduction of 15 feet in the minimum setback for an accessory building is required.

Technical Review Committee Agency Review

No Technical Review Agency expressed concern for the proposal.

Staff Analysis

Section 810.041(b) – Area Variance:

The Board of Zoning Appeals shall only authorize a request for an area variance where the applicant demonstrates the existence of a practical difficulty in the use of the property. In determining whether a practical difficulty exists, the Board of Zoning Appeals shall consider and weigh the following factors, among others when appropriate, to determine if practical difficulties exist:

- 1) *Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;*
 - » The applicant does not believe there will be any beneficial use of the property without the variance. There is no other practical place to build the detached garage on the property. It is unable to be built in front of the home and would cause a greater disturbance of the land if built farther back. Unlike other properties in the Rural District, there is inadequate room for the side yards.
 - » The property currently benefits from its residential use without the variance. Pending actions to come into compliance with one dwelling structure per parcel, the applicant can benefit from the garages attached to the newly constructed residence without the variance. Additionally, without the variance, the property has adequate area for an accessory building that can conform to the zoning standards.
- 2) *Whether the variance is substantial;*
 - » The applicant does not believe the variance is substantial. The required side yard is a minimum of 8 feet. The requested setback distance of 5 feet is the same for the pre-existing garage. The maximum total square footage of accessory buildings is 2,160 square feet and the request is for a total of 2,304 square feet.
 - » Staff believes that the variance is substantial for the reduced setback requested. The width of the property provides adequate distance to meet the required setback for accessory buildings from the side property lines and to the side of the principal residence. The residence is setback 52 feet from the western property line which provides the accessory building adequate area for a 10-foot setback

from the residence and a 20-foot setback from the western property line. Staff believes the applicant has adequate space to meet the zoning standards to place a 22-foot-wide structure.

- 3) *Whether the essential character of the neighborhood would be substantially altered or adjoining properties would suffer a substantial detriment as a result of the variance;*
 - » The applicant stated that residents of the Rural zoning district have multiple accessory buildings on their properties. Many chose the district due to the ability to maximize use of their land with structures of various purposes. Numerous properties in the area zoned Rural were granted variances for similar structures. The applicant intends to beautify the community, add to the property value, and improve the value of neighboring dwellings through their proposed structure. No notable impacts will impact the public welfare.
 - » Staff believes that the proposal would not substantially alter the essential character of the neighborhood because this area is currently developed with many accessory structures built closer to the side lot lines than allowed per today's regulations. In addition, staff does not believe that adjoining properties would suffer a substantial detriment as a result of the variance. Staff has notified all properties within 300 feet of the subject parcel and received a response in support of the variance from the adjoining property to the west that would be most impacted.
 - » The applicant has appropriately addressed the drainage concerns of the proposal as determined by the Drainage Engineer's Office.
- 4) *Whether the variance would adversely affect the delivery of governmental services (e.g. water, sewer, garbage);*
 - » The applicant stated that the variance would not adversely affect the delivery of governmental services. The garage will not block access nor impede things like trash pickup or mail delivery. The newest residence and proposed accessory building are located away from gas, electric, septic, and well lines that were developed on the eastern portions of the property.
 - » Staff agrees that governmental services will not be adversely affected.
- 5) *Whether the property owner purchased the property with knowledge of the zoning restriction;*
 - » The applicant stated they did not have knowledge of the zoning restrictions prior to purchasing the property. At the time of purchase, the property had an existing garage with nearly the same footprint as the proposed structure. However, during preconstruction of the new home, the existing garage had to be demolished as it would have been positioned slightly in front of the new home.
 - » Staff believes that the applicant had knowledge of the zoning restrictions, however, they may not have known that the original garage was non-conforming and that removing it would cause them to set it further back from the side lot line. The previous structures abided by the lesser setback distances afforded to accessory buildings before the 1996 Zoning Resolution amendment.
- 6) *Whether the property owner's predicament feasibly can be obviated through some method other than a variance; and*
 - » The applicant does not believe their request can be feasibly obtained through some other method than a variance. The pre-existing parcel is limited in width, much of which is taken by the existing dwelling. The most logical place for an accessory garage is next to the main house. A structure of this utility could not practically be built anywhere else on the property.
 - » Staff believes that the property owner's predicament could feasibly be obviated through some method other than a variance. For instance, the property owner could choose other locations on the property to eliminate the need for a variance. This would, however cause disturbance of existing pervious areas that benefit storm water absorption while the existing impervious area from the original garage remains.
- 7) *Whether the spirit and intent of the zoning requirement would be observed and substantial justice done by granting the variance.*
 - » The applicant believes approval of the variance observes the spirit and intent and offers substantial justice by granting the variance. The zoning requirement intends to respect adjacent property and to preserve the integrity of the neighborhood at large. The requested variance is in alignment with this goal. The neighbor adjacent to the site of the proposed garage has no objections to this project.

- » Staff believes that granting the variance for constructing the accessory building with a reduced setback from the property line would observe the spirit and intent of the zoning requirement and substantial justice would be done by granting the variance. The intention of the minimum setback established through zoning is to prevent negative effects of the subject and neighboring properties in relation to the size allotted to a property. Review of the application and the structure's location has not identified any potential negative impacts. This recommendation is based on the area being characterized by accessory structures of similar size with similar setbacks to what is being requested. Principal structures can be setback a minimum of 8 feet from a side property line within the Rural district. Also, the Zoning Resolution adopted in 1996 changed the setback distances without recognition of the local character of areas developed with reduced accessory building setbacks.
- » The applicant has appropriately addressed the drainage concerns of the proposal as determined by the Drainage Engineer's Office.

Recommendation:

If after consideration of the applicant's response, Staff's analysis, and the applicant's testimony at the public hearing, the Board determines that the applicant has demonstrated a practical difficulty, Staff recommends approval of a variance from Section 512.02(2) of the Franklin County Zoning Resolution for the construction of an accessory building that does not meet the minimum required setback on a lot between two and three acres in an area zoned Rural with the following conditions:

1. The accessory building must be setback a minimum of 5 feet from the property line.
2. The old residence must be demolished prior to issuance of a Certificate of Zoning Compliance.
3. The applicant must apply for and receive approval of a Certificate of Zoning Compliance and a building permit from the Franklin County Economic Development and Planning Department.
4. The drainage plan in association with the accessory building must be determined approvable by the Drainage Engineer's Office prior to issuance of the Certificate of Zoning Compliance.

Resolution

For your convenience, the following is a proposed resolution:

Proposed Resolution for Request:

_____ moves to conditionally approve a variance from Section 512.02(2) of the Franklin County Zoning Resolution as outlined in the request for the applicant identified in Case No. VA-4105.

Seconded by: _____

Voting:

Findings of Fact

For your convenience, the following are proposed findings of fact:

_____ move that the basis for approving/denying the applicant's request for the variance from Section 512.02(2) of the Franklin County Zoning Resolution as outlined in the request for the applicant identified in Case No. VA-4105 results from the applicant satisfying/failing to satisfy the criteria for granting a variance under Section 810.041(b).

Seconded by: _____

Voting:



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Economic Development & Planning Department
James Schimmer, Director

Application for

Zoning Variance

Pursuant to Section 810 of the Zoning Resolution

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Property Information

Site Address: 3333 Hilliard-Cemetery Rd

Parcel ID: 200-000293-00 Zoning District: Rural (R)

Lot Acreage: 2.823 Township: Norwich

Property Owner Information

Name: Deepa Mathur

Address: 3333 Hilliard-Cemetery Rd
Columbus, Ohio 43026

Phone #: 614-531-3350 Fax #

Email: dkanna01@yahoo.com

Applicant Information Same as property owner

Name:

Address:

Phone #: Fax #

Email:

Agent Information

Name:

Address:

Phone #: Fax #

Email:

Staff Use Only

Case # VA- 4105

Date Filed: 8/8/2024

Received By: Austin W.

Fee Paid: \$350

Receipt Number: 24-03096

Hearing Date: 9/16/2024

Technical Review: 8/27/2024

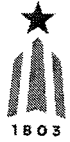
Zoning Compliance #: RZ-24-231

Checklist

- Completed Application
- Fee Payment (checks only)
- Auditor's Map (8.5"x11")
- Site Map (max 11"x17")
- Covenants and deed
- Notarized signatures
- Proof of water/wastewater supply
- Copy of denied Zoning Certificate
- Copy of denial letter

Water & Wastewater

- Water Supply**
- Public (Central)
 - Private (On-site)
 - Other
- Wastewater Treatment**
- Public (Central)
 - Private (On-site)
 - Other



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Economic Development & Planning Department
James Schimmer, Director

Application for

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Case# VA-

Variance(s) Requested:

Section: 302.043 - sideyard

Description: Dwellings must have total side yards of 20ft+ with minimum of 8ft on 1 side

Section: 512.02 - location, number and size of residential accessory buildings

Description: Lots 2-3 acres have a maximum accessory bldg square footage of 2160

Section:

Description:

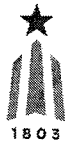
Describe the project:

Detached garage of 22'W x 48'D x 12'H
2 car garage with driveway leading directly up to it. This replaces the
pre-existing garage that had to be demolished prior to new home build
due to location in relation to the new home.

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, the special circumstance that applies to this property is that it has a unique shape. The lot is narrow and deep. Therefore, while there is ample space in the front and back yards, there is very little extra room for the side yards. This is in contrast to many properties in the Rural district which tend to have ample space on all sides.



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Case# VA-

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.

Many residents of Rural Zoning Districts have multiple accessory buildings on their properties. In fact, many choose this zone due to the ability to maximize use of their land with structures of various purpose.

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

No, the shape and size of the parcel is a pre-existing condition. The footprint of the primary residence is as close to one side of the property as possible in context of the various lines that run on that side of the property, including gas, electric, septic, and well.

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.

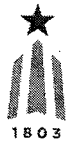
No, the applicant is requesting the ability to build a usable garage that is in close proximity to the home without having an over extensive additional driveway. Numerous homes in the same district and the same street have similar structures and were presumably granted this variance.

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, this accessory garage has no notable impact on local residents or workers, nor has a detrimental impact on the public welfare. In fact, the structure will only serve to beautify the community, and add to the value of the property, which would improve the value of neighboring dwellings.

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

No, there is no other practical place to build a detached garage on the property. It cannot be built in front of the home, and being built further back would be impractical and would cause greater disturbance of the land.



Franklin County
Board of Commissioners

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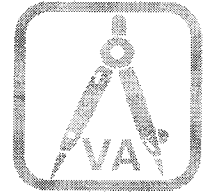
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Case# VA-

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

The variance is not substantial. The required side yard is a minimum of 8 ft, and the request is for 5 ft, which was the amount of side yard that the pre-existing garage had. The maximum total square footage of accessory

buildings for a property of this size is 2160, and the request is 2304 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 existence of an accessory garage would not detrimentally impact the adjacent homes or neighborhood. In fact, it would likely increase the property value of both the current home and adjoining homes.

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)

Granting the variance would not adversely affect the delivery of government services. The garage would not block access nor impede things like trash pick up or mail delivery.

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

No, at the time of purchase, the property had an existing garage with nearly the same footprint as the proposed structure. However, during preconstruction of the new home, the existing garage had to be demolished as it would have been positioned slightly in front of the new home.

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

No, the parcel is limited in width, much of which is taken by the existing dwelling. The most logical place for an accessory garage is next to the main house. So, as previously mentioned, a structure of this utility could not practically be built anywhere else on the property.

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

Yes, the zoning requirement intends to respect adjacent property owners and to preserve the integrity of the neighborhood at large. The requested variance is in alignment with this goal. The neighbor adjacent to the site of the proposed garage has no objections to the project.



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Case# VA-

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 and all applicable requirements of the Franklin County Zoning Resolution. The affiant further acknowledges that a Certificate of Zoning Compliance may only be issued for an approved Variance within the period of one (1) year from the date of final approval by the Board of Zoning Appeals; if an approved Variance has not been used within one (1) year of its date of issuance, meaning there has not been active and substantial improvement to a property in accordance with a valid Variance, then the Variance shall expire and no work may commence or continue without either renewing the Variance or receiving a new Variance approval from the Board of Zoning Appeals in accordance with Section 810 of the Franklin County Zoning Resolution.

Applicant/Authorized Agent *

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

Date

08/07/24
Date

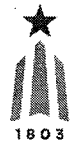
Property Owner (signature must be notarized)

Date

- *Agent must provide documentation that they are legally representing the property owner.
- **Approval does not invalidate any restrictions and/or covenants that are on the property.

Acknowledged and subscribed before me by
Deepa Mathur
On This 7th day of August, 2024
Avery Archer
Notary Public





Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Economic Development & Planning Department
James Schimmer, Director

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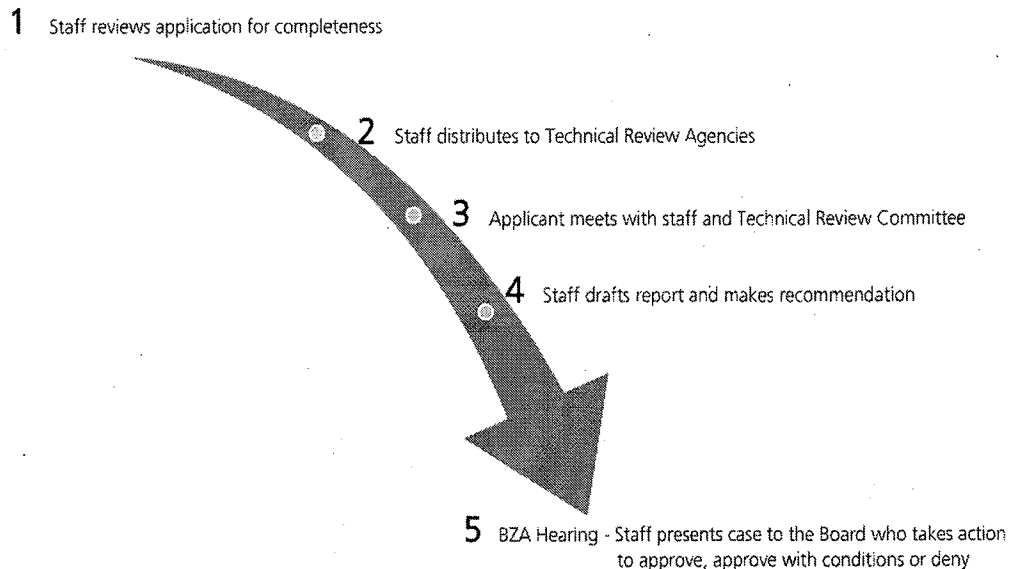


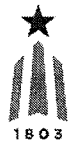
Application Instructions

Please submit the following:

1. Application Form
Completed application form with notarized signatures
2. Fee - non refundable *Please refer to our most current fee schedule by visiting www.franklincountyohio.gov/edp
Checks only payable to *Franklin County Treasurer*
3. Covenants or deed restrictions
Provide a copy of your deed with any deed restrictions
You can access and print a copy by visiting: 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 access and print a copy of the map by visiting: www.franklincountyohio.gov/auditor
5. Site Map - Refer to Page 7
6. Proof of utility service
Provide proof from the provider of your water and wastewater services

Note: If centralized water and/or sewer services are provided by a private/public entity, you must provide a letter or current bill verifying that services are provided or access is available. If you're proposing an on-lot septic system or well, please provide information from the Franklin County Board of Health (or appropriate agency).





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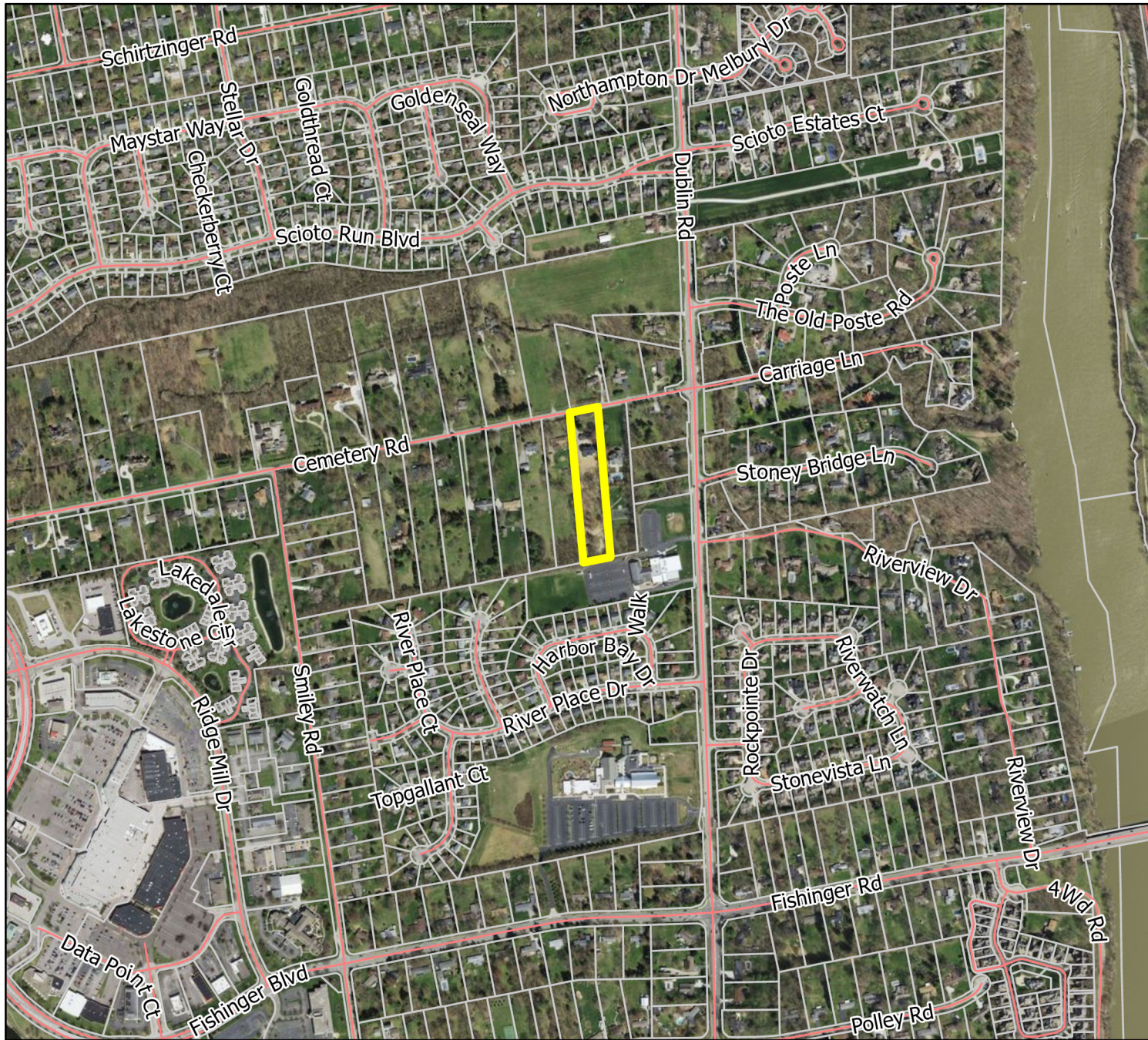
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Site Plan Requirements

- The site plan must be prepared by a design professional (i.e. registered surveyor, engineer and/or architect) and include all items required under Sections 705.022 and 810.022 of the Franklin County Zoning Resolution
 - *Site plans which are incomplete and/or not drawn to scale will not be accepted.*
- Two (2) copies - minimum size of 8.5"x11" paper, maximum size of 11"x17" paper **Larger size copies are acceptable in addition to the min./max. sizes required*
- North arrow and appropriate scale (i.e. 1 inch = 20 feet)
- Property lines, with the exact dimensions of the lot labeled
- Street right-of-way boundaries including street centerline
- The exact dimensions and location of all existing buildings (principal and accessory), structures (decks, patios, pools, paved parking areas, courtyards, etc.) and driveways/access points, indicating setbacks of each from property lines with measurements/distances labeled
- The exact dimensions, height and location of all proposed buildings, structures, additions, or modifications to the property, indicating setbacks from property lines with measurements/distances labeled
- Landscaping details - provide the quantity, location, size and plant species (Ohio Native Non-Invasive Only) used
- All open space areas including calculations (percentage) of impervious vs. pervious surface
- Building elevations and/or architectural renderings
- Parking layout with required parking calculations provided
- Lighting details - location, type of fixture (illustration), height and strength (footcandles/lumens)
- Existing and intended uses of all buildings and structures
 - *If multiple uses are being conducted within one building, the site plan must reflect the area of the building being occupied by each individual use*
- All easements and above/below ground utilities
- Regulatory floodplain (Floodway and Floodway Fringe) and riparian setback boundaries, when applicable
- All existing and proposed above and below ground drainage and stormwater features
 - *Refer to the Franklin County Stormwater Drainage Manual*
- Site topography (two (2) ft. contour intervals)
- Details regarding the location, height, maintenance and screening for any existing or proposed trash dumpster
- Screening details - *Refer to Section 521 of the Franklin County Zoning Resolution*
- Provisions for water and sanitary services including the the exact location, dimensions and setbacks from property lines and structures of all private/public water and wastewater treatment facilities
 - *If public water and sewer services are provided, proof of services must be submitted*
- All areas of disturbance, including grading, filling, clearing, excavating, etc.
- Erosion and sediment control plan
- All fence locations, indicating height and material(s) used
- Any other information with regard to the lot or neighboring lots which may be necessary to determine and provide for the enforcement of the Franklin County Zoning Resolution
 - *Please note that the requirements mentioned above, or portions of, may be waived by the Administrative Officer when, in his/her opinion, the applicant has satisfactorily demonstrated that all aspects relative to the above have been suitably addressed*

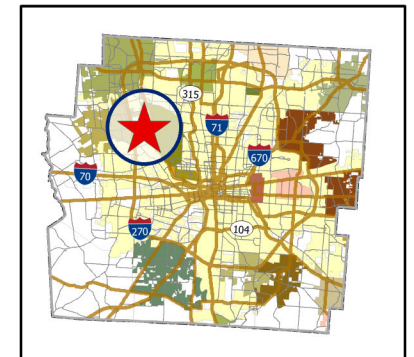


VA-4105

Requesting a Variance from Section 512.02(2) of the Franklin County Zoning Resolution to allow the construction of a detached structure that does not meet the minimum setback on a lot between two and three acres in an area zoned Rural (R).

Acres: 2.823-acres
 Township: Norwich Township

- Streets
- Parcels
- 3333 Cemetery Road



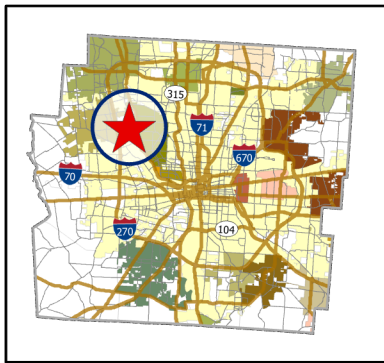


VA-4105

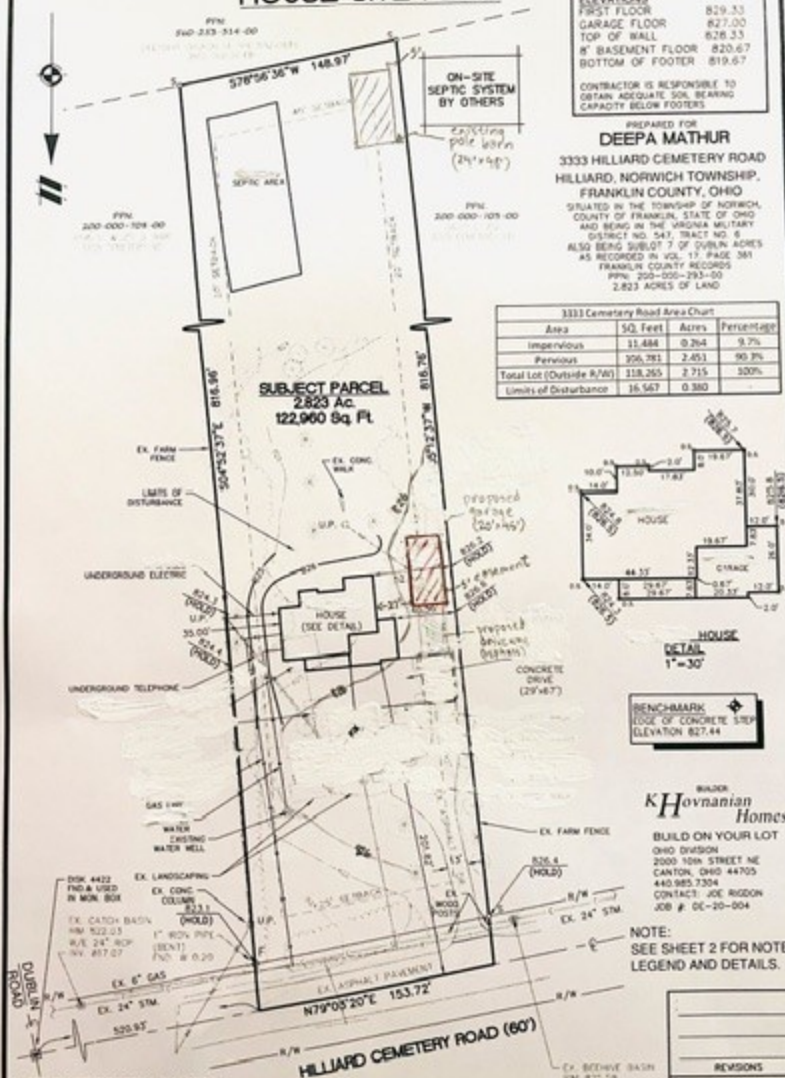
Requesting a Variance from Section 512.02(2) of the Franklin County Zoning Resolution to allow the construction of a detached structure that causes the property to exceed the maximum square footage of accessory buildings and does not meet the minimum setback on a lot between two and three acres in an area zoned Rural (R).

Acres: 2.823-acres
Township: Norwich

- Streets
- Waterbodies
- Parcels
- 3333 Hilliard-Cemetery Rd.



HOUSE SITE PLAN



ELEVATIONS

FIRST FLOOR	829.33
GARAGE FLOOR	827.00
TOP OF WALL	828.33
8' BASEMENT FLOOR	820.67
BOTTOM OF FOOTER	819.67

CONTRACTOR IS RESPONSIBLE TO OBTAIN ADEQUATE SOIL BEARING CAPACITY BELOW FOOTERS.

PREPARED FOR
DEEPA MATHUR
 3333 HILLIARD CEMETERY ROAD
 HILLIARD, NORWICH TOWNSHIP,
 FRANKLIN COUNTY, OHIO

SITUATED IN THE TOWNSHIP OF NORWICH,
 COUNTY OF FRANKLIN, STATE OF OHIO
 AND BEING IN THE VIRGINIA MILITARY
 DISTRICT NO. 547; TRACT NO. 6
 ALSO BEING SUBLOT 7 OF DUBLIN ACRES
 AS RECORDED IN VOL. 17, PAGE 381
 FRANKLIN COUNTY RECORDS
 PPN: 200-000-293-00
 2.823 ACRES OF LAND

3333 Cemetery Road Area Chart

Area	SQ. Feet	Acres	Percentage
Impervious	11,484	0.264	9.7%
Permeous	106,781	2.451	90.3%
Total Lot (Outside R/W)	118,265	2.715	100%
Limits of Disturbance	16,567	0.380	



BENCHMARK
 EDGE OF CONCRETE STEP
 ELEVATION 827.44

KHovnanian Homes
 BUILD ON YOUR LOT
 OHIO DIVISION
 2000 10th STREET NE
 CANTON, OHIO 44705
 440.985.7304
 CONTACT: JOE RIGDON
 JOB # 06-20-004

NOTE:
 SEE SHEET 2 FOR NOTES,
 LEGEND AND DETAILS.

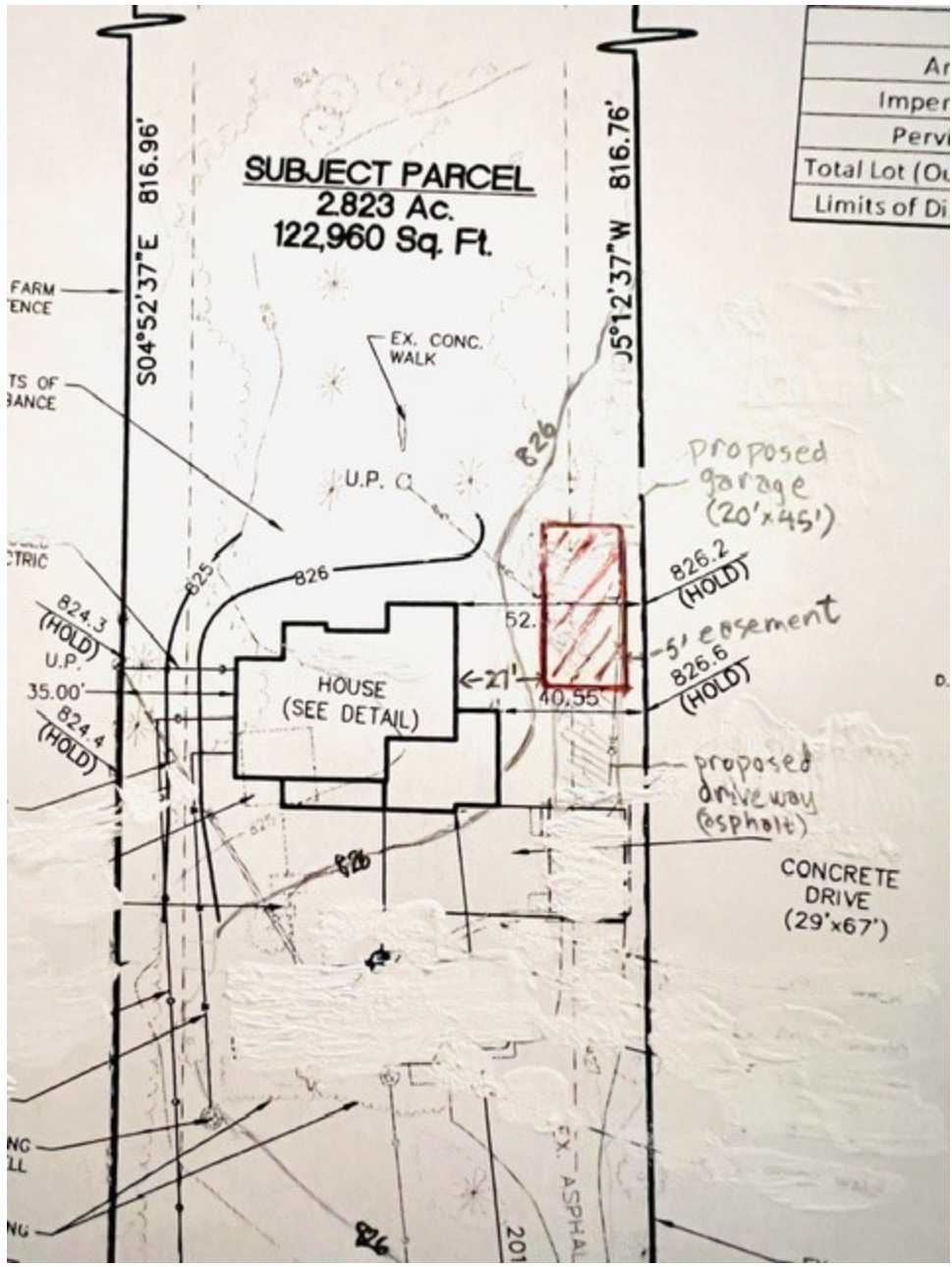
PREPARED BY
ATWELL
 866.830.4200
 www.atwellgroup.com
 7100 E. PLEASANT VALLEY RD., SUITE 220
 MIDDLETOWN, OH 44830
 419.349.2000

ALEX E. MARKS
 PROFESSIONAL SURVEYOR NO. 8616

05/08/2000
 DATE

REVISIONS

0	30'	30'
1 INCH = 30 FEET		
DR. ZEM	DR. DRH	
2000FEET WATER FLO. PLAN.DWG		
SHEET NO. 1 OF 2		



Ar
Imper
Pervi
Total Lot (O
Limits of Di



STAFF REPORT

Board of Zoning Appeals
October 21, 2024

Case: VA-4106

Prepared by: Tamara Ennist

Owner/Applicant:	Santos Realty LLC / Veronica Santos
Township:	Clinton Township
Site:	2126 Lehner Rd. (PID #130-000667)
Acreage:	0.163-acres
Zoning:	Rural (R)
Utilities:	Public Water and Sewer
Request:	Requesting variances from sections 302.043; 302.041C; 502.021(3); 531.014(2)(a); 531.042(1-2); 110.41 and 110.042 of the Franklin County Zoning Resolution to allow a repaired/rebuilt carport that encroaches into the required eight (8) feet side yard setback. And in addition to allow a paved driveway, parking area and patio to encroach into the required three (3) feet side yard setback area in an area zoned Rural (R)

Summary

The property located at 2126 Lehner Road is lot #7 of the Clyde M. Rumfield’s North Linden Subdivision developed in Clinton Township in 1927. The current lot being fifty (50) feet wide by one-hundred and forty-one (141) feet deep contains an area of 7,050 square feet. It is located on the north side of Lehner Road, between Hickman and Keffer Roads. The site is currently developed with one single-family home with a paved driveway (built in 1955), an attached carport, and a paved parking area, (added sometime between 2004 and 2007), and a small hard surface area at the rear of the property (added prior to 1995).

To improve the property, the owner removed the dilapidated carport and reconstructed a new one in the same location. In response to a zoning violation complaint, it was determined that the applicant did not have a zoning permit or building permit for constructing the carport and the property owner was advised to obtain a zoning permit. On review of the zoning permit application, it was determined that the lot is a non-conforming lot of record and the carport, the driveway and the paved parking area were non-conforming to the current required setbacks for the Rural (R) zoning district and the application was denied. The applicant has applied for variances to allow the re-established carport and pavement to remain.

Staff’s analysis found that the request only partially satisfies the factors used for determining the existence of a practical difficulty, however, the length of time that the carport and paved surfaces have existed on-site and the fact that the owner purchased the property with the structures in place provide other factors that should be considered. If the Board, after hearing the application, determines that the applicant has demonstrated a practical difficulty, Staff recommends **Approval** with conditions as outlined in the report.

Description of the Request

The property owner is requesting variances from sections 110.041 (Non-Conforming Lots), 110.042 (Non-Conforming Structures and Development), 302.041C (Lot Coverage), 302.043 (Side Yard), 502.021(3) (Yards Required Open), 531.014(2)(a) (Parking Facility Setback), and 531.042(2) (Residential Access Drives) of the Franklin County Zoning Resolution to allow a repaired/rebuilt carport to encroach into the required minimum eight (8) feet side yard setback, to allow a paved driveway and parking area to encroach into the required three (3) feet side yard setback area and to allow the lot coverage to exceed the maximum 20% allowable coverage.

Surrounding Land Use/Zoning

All the surrounding properties are developed with single-family homes and located within the Franklin County's Rural (R) zoning district.

Comprehensive Plan

The Clinton-Mifflin Land Use Plan, adopted in 2009, recommends this area for "Medium Density Residential" which corresponds to the Restricted Urban Residential (R-8) and Urban Residential (R-12) of the Franklin County Zoning Resolution. The recommended density is a minimum of 4 units per acre, maximum of 12 units per acre.

- Maximum lot coverage for a single-family structure within the Restricted Urban Residential (R-8) and the Urban Residential zoning districts is 35%.

The proposal is in keeping with the recommended land use plan for maximum lot coverage in this area.

Staff Review

The property located at 2126 Lehner Road is a non-conforming lot of record because it does not meet the design standards of Franklin County's Rural (R) zoning district for area or lot width.

The Rural (R) zoning district requires 2.5 acres of area and 150' of frontage.

- The current lot has an area of 0.163 acres and 50' of street frontage.
 - Franklin County Zoning Resolution, Section 110.41, a conforming structure shall be allowed on a lot of record which has an area and/or lot width less than that required for such structure provided current setbacks and separations between structures can be met. [FCSR Sec. 110.41].*
 - o ***A variance would be needed to allow the non-conforming structures that do not meet the current setback requirement to be on the non-conforming lot.***

The carport structure and the paved parking area are non-conforming structures that do not meet the current eight (8) feet and three (3) feet, respectively, minimum side yard setback requirement of the Rural (R) zoning district.

- The location of the rebuilt carport is eight (8) inches from the side lot line.
- The paved driveway and parking area are eight (8) inches from the side lot line.

Franklin Count Zoning Resolution, Section 110.042, structures which by reason of size, type and/or location on the lot, or otherwise in conflict with regulations of the Zoning District in which they are located may be altered reconstructed or extended only in such manner that the alteration, reconstruction, or extension comply with the development standards of the zoning district in which the structure development is located.

Franklin Count Zoning Resolution, Section 302.043, For dwellings there shall be a total side yards of twenty (20) feet or more with a minimum of eight (8) feet or more on one (1) side.

Franklin Count Zoning Resolution, Section 502.021(3)- Yards Required Open, Driveways shall be permitted in required residential yards but shall be three (3) feet or more from the property line, except where such driveways are developed jointly as a common drive to adjoining lots.

Franklin Count Zoning Resolution, Section 531.014(2)(a) – Parking Facility Setback – Parking facilities shall be permitted in required yards to within three (3) feet of any property line.

Franklin Count Zoning Resolution, Section 531.042(2) - Residential Access Drives – Location of Drive – As required by section 502.021 which requires three (3) feet or more setback from the property line.

- o ***A variance of 7' 4" would be needed for the location of the carport.***
- o ***A variance of 2' 4" would be needed for the location of the parking area.***

In addition, the lot is non-conforming in that it does not meet the current maximum lot coverage requirement of 20% within the Rural (R) zoning district.

- The current lot coverage calculates to approximately 31%.

Franklin County Zoning Resolution, Section 302.041(c), within the Rural (R) zoning district, only one (1) principal use shall be permitted on a lot, and such lot shall not be covered more than twenty percent (20%) by structure.

- *A variance of 11% from the allowable lot coverage would be needed.*

Technical Review Committee Agency Review

No Technical Agency expressed concern for the proposal.

Staff Analysis

Section 810.041(b) – Area Variance:

The Board of Zoning Appeals shall only authorize a request for an area variance where the applicant demonstrates the existence of a practical difficulty in the use of the property. In determining whether a practical difficulty exists, the Board of Zoning Appeals shall consider and weigh the following factors, among others when appropriate, to determine if practical difficulties exist:

- 1) *Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;*
 - » The applicant stated that the carport was already there when they purchased the property. It provides a nice place to keep the vehicle under especially in the rain or winter months.
 - » Staff does not believe that the property will yield the same return without the variance as the carport and the parking surfaces have value and without the carport and the parking surface, the value may differ. Staff believes that the applicant's beneficial use of the property may be diminished since the property was purchased with the carport and there would no longer be a carport to keep dry under or an extended parking area for additional parking spaces.
- 2) *Whether the variance is substantial;*
 - » The applicant stated that the difference for the required setback from the side property line is 8 feet versus 8 inches and the lot coverage is 31.25% versus 20%.
 - » Staff believes that the variance for the side yard setback is substantial from what is allowed in the Rural (R) zoning district, however, given that the Rural (R) zoning district was imposed after the subdivision was developed, and looking at the way the surrounding properties were developed it appears that the current setback is in keeping with the original development, making it appear less substantial. In addition, the variance requested for lot coverage also appears substantial when compared with the Rural (R) zoning district requirements, however, when looking at the Clinton-Mifflin Land Use Plan, it appears that the lot coverage is in keeping with the plan.
- 3) *Whether the essential character of the neighborhood would be substantially altered or adjoining properties would suffer a substantial detriment as a result of the variance;*
 - » The applicant does not feel that there would be any impact to neighboring homes or the neighborhood.
 - » Staff does not believe that granting the variances would substantially alter the character of the neighborhood or that adjoining properties would suffer a substantial detriment due to the variances since the carport and the parking surfaces have been in place since sometime between 2004 and 2007.
- 4) *Whether the variance would adversely affect the delivery of governmental services (e.g. water, sewer, garbage);*
 - » The applicant stated that there would be no adverse effect and no impact to the delivery of governmental services.
 - » Staff agrees that approval of the variances would not adversely affect the delivery of governmental services.
- 5) *Whether the property owner purchased the property with knowledge of the zoning restriction;*
 - » The applicant stated that they did not have knowledge of the zoning restrictions.
 - » Staff does not know whether the owner had knowledge of the zoning restrictions. It is likely, that the owner did not think that any permits would be required to replace like for like.

- 6) *Whether the property owner's predicament feasibly can be obviated through some method other than a variance;*
- » The applicant does not believe that their predicament can feasibly be obviated through some other method.
 - » Staff does not believe that the property owners' predicament can feasibly be obviated through some other method because based on the driveway location, any carport would encroach.
- 7) *Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variances:*
- » The applicant stated yes, because there will be no negative impact and the home looks nice with the carport and actual driveway instead of cars being parked in the grass.
 - » Staff feels that the spirit and intent of the zoning requirement would be observed, and substantial justice would be done by granting the variances since the carport and the parking surface have been part of the property for at least seventeen (17) years.

Recommendation:

If after consideration of the applicant's response, Staff's analysis, and the applicant's testimony at the public hearing, the Board determines that the applicant has demonstrated a practical difficulty, Staff recommends ***approval*** of a variance from Sections 110.041, 110.042, 302.041C, 302.043, 502.021(3), 531.014(2)(a), and 531.042(2) of the Franklin County Zoning Resolution to allow the location of an existing carport, driveway and parking area that does not meet the minimum required setbacks or the maximum allowable lot coverage in an area zoned Rural ***with the following conditions:***

- 1. The applicant must apply for and receive approval of a Certificate of Zoning Compliance and Building Permit from the Franklin County Economic Development and Planning Department.**

Resolution

For your convenience, the following is a proposed resolution:

Proposed Resolution for Request: [To allow the non-conforming structures that do not meet the current setback requirement to be constructed on the non-conforming lot.]

_____ moves to conditionally approve a variance from Section 110.041 of the Franklin County Zoning Resolution as outlined in the request for the applicant identified in Case No. VA-4106.

Seconded by: _____

Voting:

Findings of Fact

For your convenience, the following are proposed findings of fact:

_____ move that the basis for approving/denying the applicant's request for the variance from Section 110.041 of the Franklin County Zoning Resolution as outlined in the request for the applicant identified in Case No. VA-4106 results from the applicant satisfying/failing to satisfy the criteria for granting a variance under Section 810.041(b).

Seconded by: _____

Voting:

Proposed Resolution for Request: [A variance of 7' 4" for the carport setback distance]
[A variance of 2' 4" for the parking area setback distance]

_____ moves to conditionally approve a variance from Sections 110.042, 302.043, 502.021(3), 531.014(2)(a), and 531.042(2) of the Franklin County Zoning Resolution as outlined in the request for the applicant identified in Case No. VA-4106.

Seconded by: _____

Voting:

Findings of Fact

For your convenience, the following are proposed findings of fact:

_____ move that the basis for approving/denying the applicant's request for the variance from Sections 110.042, 302.043, 502.021(3), 531.014(2)(a), and 531.042(2) of the Franklin County Zoning Resolution as outlined in the request for the applicant identified in Case No. VA-4106 results from the applicant satisfying/failing to satisfy the criteria for granting a variance under Section 810.041(b).

Seconded by: _____

Voting:

Proposed Resolution for Request: [*A variance of 11% from the maximum allowable lot coverage.*]

_____ moves to conditionally approve a variance from Section 302.041(c) of the Franklin County Zoning Resolution as outlined in the request for the applicant identified in Case No. VA-4106.

Seconded by: _____

Voting:

Findings of Fact

For your convenience, the following are proposed findings of fact:

_____ move that the basis for approving/denying the applicant's request for the variance from Section 302.041(c) of the Franklin County Zoning Resolution as outlined in the request for the applicant identified in Case No. VA-4106 results from the applicant satisfying/failing to satisfy the criteria for granting a variance under Section 810.041(b).

Seconded by: _____

Voting:



Franklin County Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

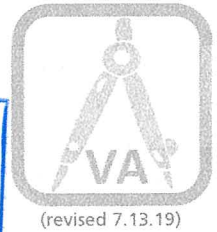
Economic Development & Planning Department
James Schimmer, Director

Application for Zoning Variance

Pursuant to Section 810 of the Zoning Resolution

Page 1 of 7

RECEIVED
SEP 06 2024
Franklin County Planning Department
Franklin County, OH



Property Information

Site Address: 2126 Lehner Rd. Columbus, OH 43224
Parcel ID: 130-000667-00 Zoning District:
Lot Acreage: 0.163 Township: Clinton

Property Owner Information

Name: Santos Realty LLC - Veronica Santos
Address: 5500 Pine Bluff Rd.
Columbus, OH 43229
Phone # 614-354-2924 Fax #
Email: santos.061907@yahoo.com

Applicant Information Same as property owner

Name:
Address:
Phone # Fax #
Email:

Agent Information

Name:
Address:
Phone # Fax #
Email:

Staff Use Only

Case # VA-1106
Date Filed: 09/06/24
Received By: Austin W.
Fee Paid: \$ 350
Receipt Number:
Hearing Date: 10/21/24
Technical Review: 09/21/24
Zoning Compliance #: RZ-21-242

Checklist

- Completed Application
- Fee Payment (checks only)
- Auditor's Map (8.5"x11")
- Site Map (max 11"x17")
- Covenants and deed
- Notarized signatures
- Proof of water/wastewater supply
- Copy of denied Zoning Certificate
- Copy of denial letter

Water & Wastewater

- Water Supply**
- Public (Central)
 - Private (On-site)
 - Other
- Wastewater Treatment**
- Public (Central)
 - Private (On-site)
 - Other



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Economic Development & Planning Department
James Schimmer, Director

Application for

Zoning Variance

Pursuant to Section 810 of the Zoning Resolution

Page 2 of 7



Case# VA-

Variance(s) Requested:

Section: 302.043 + 302.041C

Description: Repair/rebuild of car port

Section: 531.014 (2)(a); 531.012 (2) 110.041

Description: Permit for driveway extension/parking pad to close to the property line

Section: ~~302.045; section 110.041; 110.042;~~

Description:

Describe the project:

Repair/rebuild of car port; work has already been completed. Original car port was built prior to purchase of property. Also requesting permit for the driveway extension as it is to close to the property line.

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.

Car port was already built, this was simply a repair as old one was at risk of collapsing any time. There is no street parking on Lehner Rd which is why driveway was extended, residents either park on a driveway or the lawn.



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

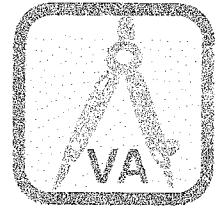
Economic Development & Planning Department
James Schimmer, Director

Application for

Zoning Variance

Pursuant to Section 810 of the Zoning Resolution

Page 3 of 7



Case# VA-

2. That a literal interpretation of the requirements of this Zoning Resolution would deprive the applicant of rights commonly enjoyed by other properties in the same Zoning District under the terms of the Zoning Resolution.

In this case it would deprive from a previously existing car port and now that benefit could be lost.

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

Had car port not been at risk of collapsing there would have been no need of repairs; had car port been left as it was it could have been dangerous for both residents and/or material under it.

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.

If variance was granted I would not feel any special privilege as the car port was already in existence when property was purchased.

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

NO, granting the variance has no adverse impact to anyone or anything.

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

Car port was built with the purchase of the property and it's a nice structure tenants like to keep vehicle under specially in the rain or winter months.



Franklin County
Board of Commissioners

**ECONOMIC DEVELOPMENT
& PLANNING**

Economic Development & Planning Department
James Schimmer, Director

Application for

Zoning Variance

Pursuant to Section 810 of the Zoning Resolution

Page 4 of 7



Case# VA-

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

8 ft vs 8" - required setback of a side property line vs propose
20% lot coverage vs 31.25% 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, no impact to neighboring homes or neighborhood.

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

No adverse effect, no impact to none of the above.

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, no negative impact and home looks nice with car port
and actual driveway instead of cars being parked in
the grass.



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Economic Development & Planning Department
James Schimmer, Director

Application for

Zoning Variance

Pursuant to Section 810 of the Zoning Resolution

Page 5 of 7



Case# VA-

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 and all applicable requirements of the Franklin County Zoning Resolution. The affiant further acknowledges that a Certificate of Zoning Compliance may only be issued for an approved Variance within the period of one (1) year from the date of final approval by the Board of Zoning Appeals; if an approved Variance has not been used within one (1) year of its date of issuance, meaning there has not been active and substantial improvement to a property in accordance with a valid Variance, then the Variance shall expire and no work may commence or continue without either renewing the Variance or receiving a new Variance approval from the Board of Zoning Appeals in accordance with Section 810 of the Franklin County Zoning Resolution.

Veronica Santos

Applicant/Authorized Agent *

9-6-24

Date

Veronica Santos-Santos Realty LLC

Property Owner (signature must be notarized)

9-6-24

Date

Property Owner (signature must be notarized)

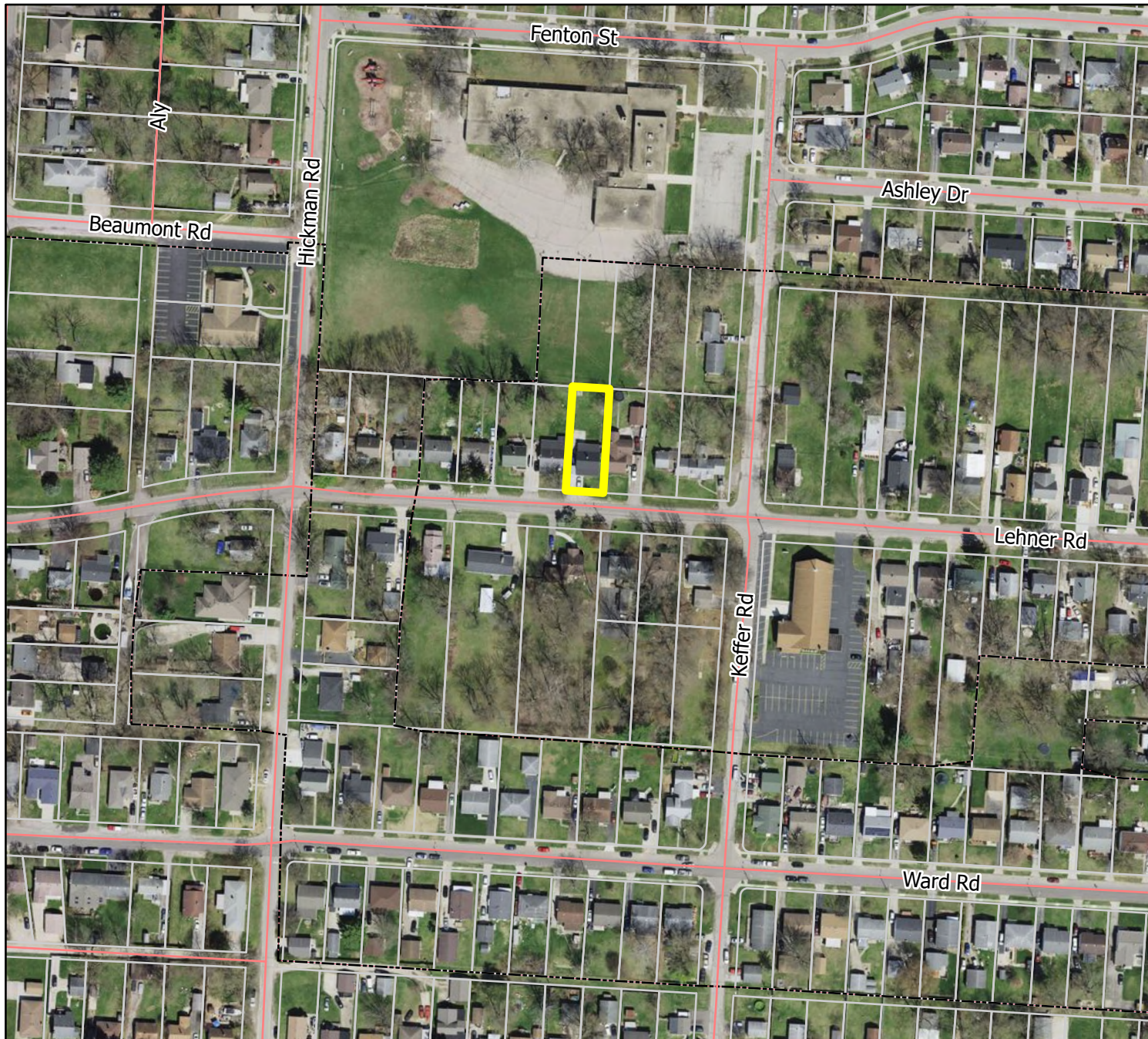
Date

- *Agent must provide documentation that they are legally representing the property owner.
- **Approval does not invalidate any restrictions and/or covenants that are on the property.



Yessika Medina
Notary Public, State of Ohio
Commission #: 2023-RE-865207
My Commission Expires 06-20-2028

Yessika Medina
09/06/2024

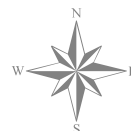
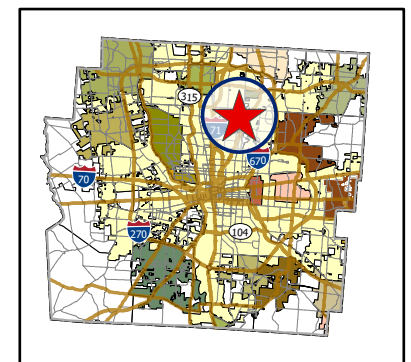


VA-4106

Requesting a Variance from Sections 110.041; 302.043; 302.041C; 502.021(3); 531.014(2) (a); and 531.042(1-2) of the Franklin County Zoning Resolution to allow development on a non-conforming lot to allow a repaired/rebuilt carport that encroaches into the required minimum eight (8) feet, total of twenty (20) feet side yard setback and to allow a paved

Acres: 0.163-acres
Township: Clinton

- Streets
- Parcels
- 2126 Lechner Road



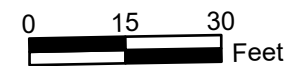
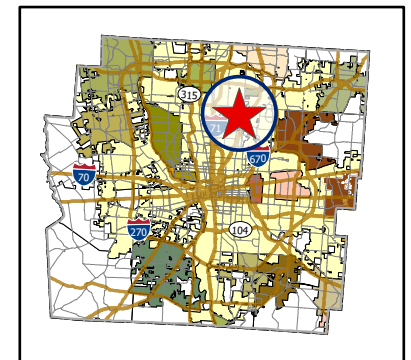


VA-4106

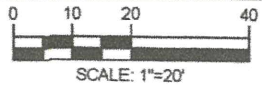
Requesting a Variance from Sections 110.041; 302.043; 302.041C; 502.021(3); 531.014(2) (a); and 531.042(1-2) of the Franklin County Zoning Resolution to allow development on a non-conforming lot to allow a repaired/rebuilt carport that encroaches into the required minimum eight (8) feet, total of twenty (20) feet side yard setback and to allow a paved

Acres: 0.163-acres
Township: Clinton

-  Streets
-  Parcels
-  2126 Lechner Road



1 inch = 30 feet



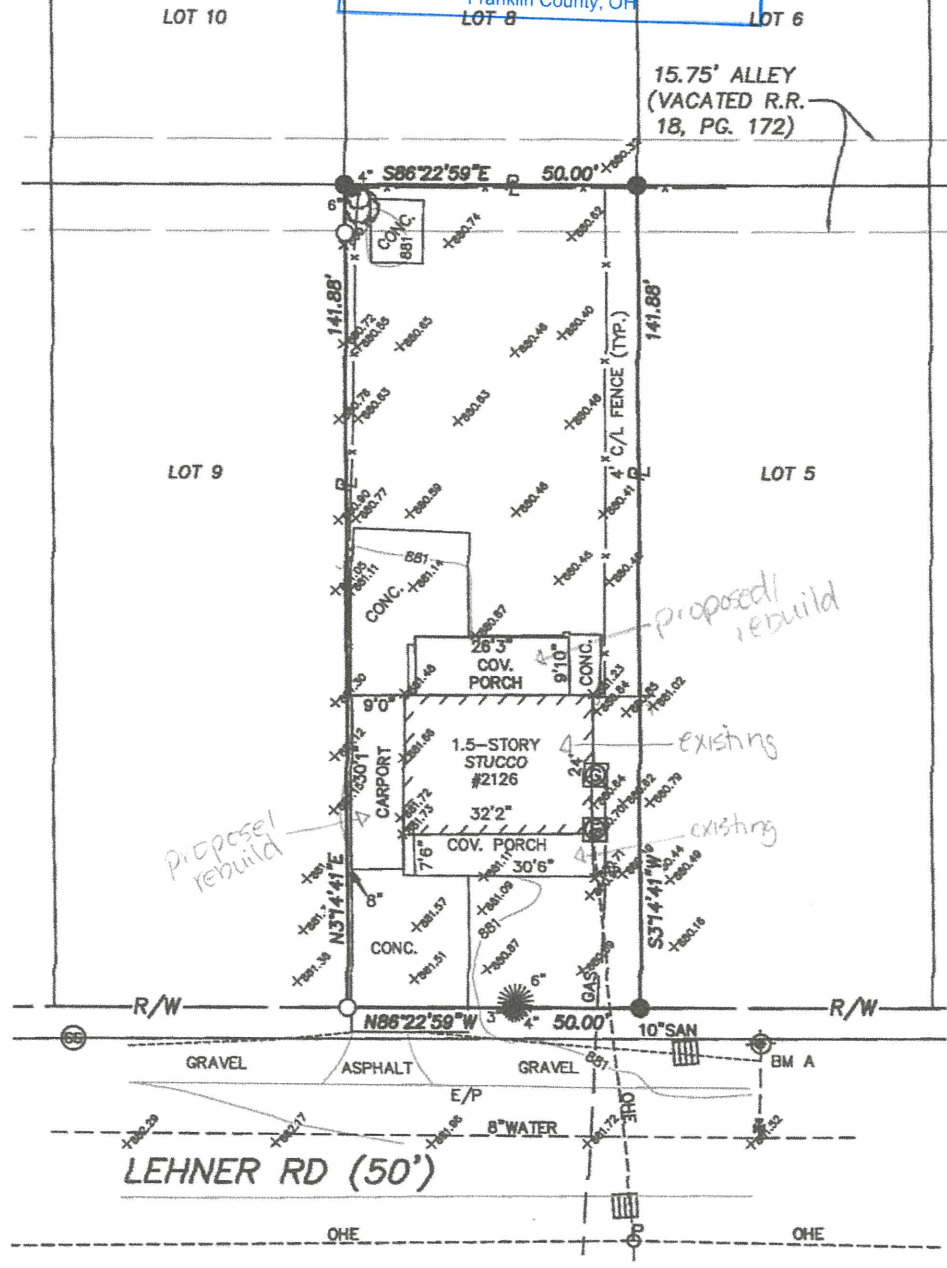
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SEP 06 2024

Franklin County Planning Department
Franklin County, OH

- LEGEND**
- PROPERTY LINE
 - PUBLIC ROAD RIGHT-OF-WAY
 - IRON PIPE FOUND
 - IRON PIN FOUND
 - IRON PIN SET
 - VERTICAL BENCHMARK
 - POST
 - UTILITY POLE
 - POWER POLE
 - ELECTRIC METER
 - GAS METER
 - GAS VALVE
 - SANITARY MANHOLE
 - CATCH BASIN
 - SIGN
 - DECIDUOUS TREE
 - EVERGREEN TREE

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SEP 03 2024
Franklin County Planning Department
Franklin County, OH



OWNERSHIP INFO
SANTOS REALY, LLC
I.N. 201703230040061
LOT 7
0.163 AC.
PID: 130-00067

BASIS OF BEARINGS
Bearings hereon are referenced to State Plane Grid, Ohio South Zone, per an Ohio RTN survey (NAD83, 2011 adjustment, US Survey Feet).

SURVEY NOTE
A TITLE REPORT WAS NOT PROVIDED TO THE SURVEYOR AT THE TIME OF THIS SURVEY. EASEMENTS MAY EXIST ON OR BENEFIT THE SUBJECT PROPERTY THAT ARE NOT SHOWN.

BENCHMARK
BM A: A CHISELED "X" SET ON THE SOUTH FLANGE BOLT FOR THE FIRE HYDRANT LOCATED ON THE NORTH SIDE OF LEHNER AVENUE IN FRONT OF HOUSE NUMBER 2132. EL=882.13 (NAVD88)

ADDRESS OF SUBJECT PROPERTY IS
2126 LEHNER RD
COLUMBUS, OH 43224

BOUNDARY AND TOPOGRAPHIC SURVEY
LOT 7, CLYDE M. RUMSFIELD'S NORTH
LINDEN SUBDIVISION (P.B. 14, PG. 182)
COLUMBUS, FRANKLIN COUNTY, OHIO

PRO BOUNDARY
LAND SURVEYORS
8850 COMMERCE LOOP DR
COLUMBUS, OH 43240
(614) 899-2209
DRAWING NAME: 242817P.DWG

DATE: 8/23/24
JOB No.: 24-291
CLIENT: MS. VERONICA SANTOS
CLIENT P.O.: N/A

This plot is based on the results of an actual field survey performed on the property under my supervision in August, 2024.
BY Timothy P. Stadt
OHIO PROFESSIONAL SURVEYOR No. 6723





STAFF REPORT

Board of Zoning Appeals

October 21, 2024

Case: VA-4107

Prepared by: Raimere Fitzpatrick

Owner/Applicant:	Bryan Planck
Township:	Franklin Township
Site:	4287 Ongaro Drive (PID#140-006718)
Acreage:	0.51-acres
Utilities:	Private water and wastewater
Zoning:	Rural
Request:	Requesting Variances from Sections 302.41(c) to construct an accessory structure on a lot that currently exceeds lot coverage in an area zoned as Rural (R).

Summary

Requesting a Variance from Section(s) 302.41(c) of the Franklin County Zoning Resolution to allow an accessory structure that would increase the lot coverage from 21.7% to 23.4% where the maximum lot coverage is 20% in an area zoned as Rural (R). If the Board determines that the applicant has demonstrated a practical difficulty, Staff recommends approval with the conditions outlined in the report..

Property Background/History

The property is located at 4287 Ongaro Drive, in Franklin Township, and is approximately one-half mile southwest of the intersection of Trabue Road and Wilson Road.

The following is a summary of the development and permit history of the parcel:

- Parcel created in 1957 as Lot 34 of Western Oak Estates Subdivision
- Property located in the One Family Residence District (1-R-20)
 - 1956 Franklin County Zoning Resolution
 - 20,000 SF minimum lot area
 - 30% maximum lot coverage
- The residence was constructed in 1959
- Residence has a footprint of approximately 3,775 SF
- 1966 amendment to the FCZR
 - Consolidated 1-R-20 District into Rural (R) District
 - Reduced lot coverage from 30% to 20%
- Applicant purchased property in October 2023
- The applicant applied for a zoning compliance to construct 384 SF accessory building (shed) 8/26/24
- Zoning compliance denied 9/5/24
 - Property determined to be at 21.7% lot coverage
 - Additional 384 SF would increase lot coverage to 23.4%

Request

Variance from Section 302.41(c) – Lot Area and Coverage:

Only one (1) principal use shall be permitted on a lot, and such lot shall not be covered more than twenty percent (20%) by structure.

- The applicant proposes to construct a 384 SF accessory structure that will increase lot coverage to 23.4%
 - The applicant is in need of a variance to allow 23.4% lot coverage where a maximum 20% coverage is permitted
 - Approval of this variance will result in a net increase of the existing non-conformity by 1.7%

Surrounding Land Use/Zoning

Properties to the north, east, and west of the site are located in Franklin Township and within Franklin County's Rural (R) zoning district. These are developed with single-family residential land uses and structures. Property south of the site are located in the City of Columbus, zoned Suburban Residential (SR), and are developed with single-family residential land uses and structures.

Comprehensive Plan

The property is not located within the boundaries of any comprehensive plan.

Technical Review Committee Agency Review

The case was referred to the informal Technical Review Committee for comments on September 18, 2024. Franklin Soil and Water Conservation District commented that the shed should be located at least 25 feet from the perinial creek.

Staff Analysis

Section 810.041(b) – Area Variance:

The Board of Zoning Appeals shall only authorize a request for an area variance where the applicant demonstrates the existence of a practical difficulty in the use of the property. In determining whether a practical difficulty exists, the Board of Zoning Appeals shall consider and weigh the following factors, among others when appropriate, to determine if practical difficulties exist:

1) *Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;*

a) Applicant's Response/Summary:

“In considering whether the property can be used in a beneficial way without the variance, it is important to recognize that the current zoning restrictions significantly limit the practical use of the land. Without the variance, my property's unique conditions, such as an irregular and unique lot shape, would prevent me from utilizing it in a way that is consistent with other properties in the district.”

“Without the variance, my ability to construct the outbuilding would be severely limited or entirely unfeasible. This would result in the property being underutilized compared to its potential, and I would be deprived of reasonable and beneficial land use. Therefore, the variance is essential to allow for the intended use of the property while still maintaining compliance with the overall intent of the zoning regulations.”

b) Staff does not agree that there will be no beneficial use of the property without the variance to permit the shed. The property has been in use since the residence was constructed in 1959. The property owner purchased the property in 2023 without any accessory structures in place.

2) *Whether the variance is substantial;*

a) Applicant's Response/Summary: The applicant believes the variance to be minor, as it results in a 3% increase in the maximum lot coverage. And that it does not significantly deviate from the zoning regulations.

- b) Staff agrees the variance is not substantial. The existing lot coverage is exceeded by the residence, concrete patios/pads, and driveway (21.7%). An additional 384-SF shed will increase the coverage by 1.7%, resulting in an overall lot coverage of 23.7% where 20% is allowed.
- 3) *Whether the essential character of the neighborhood would be substantially altered or adjoining properties would suffer a substantial detriment as a result of the variance;*
- a) Applicant's Response/Summary:
The variance will not significantly change the neighborhood's appearance or function, and the adjoining properties will not suffer any substantial harm as a result.
 - b) According to Staff's review, the property size and residence is similar to other properties developed in the subdivision. The current and proposed lot coverage in excess of the permitted 20% will not cause a noticeable change in the character of the neighborhood.
- 4) *Whether the variance would adversely affect the delivery of governmental services (e.g. water, sewer, garbage);*
- a) Applicant's Response/Summary: The Variance will not adversely affect the delivery of governmental services.
 - b) Staff concurs.
- 5) *Whether the property owner purchased the property with knowledge of the zoning restriction;*
- a) Applicant's Response/Summary: The owner states they purchased the property without prior knowledge of the specific zoning restrictions that now impact their development plans. The zoning constraints were not disclosed or apparent at the time of purchase, which has since created challenges in utilizing the property as intended.
 - b) Staff cannot verify whether the owner had prior knowledge of the zoning restrictions. Many property owners are ignorant of the details of the specific zoning regulations when they purchase their properties.
- 6) *Whether the property owner's predicament feasibly can be obviated through some method other than a variance; and*
- a) Applicant's Response/Summary: The owner states there are no feasible methods available other than the variance to address these issues effectively. The unique nature of the property limits the ability to comply with zoning regulations while still achieving the intended use of the land.
 - b) Staff agrees with the applicants statement. The property currently exceeds lot coverage. Removal of the existing concrete pad and portions of the driveway would not reduce the coverage to allow additional structural improvements within the permitted 20% lot coverage limits.
- 7) *Whether the spirit and intent of the zoning requirement would be observed and substantial justice done by granting the variance.*
- a) Applicant's Response/Summary: The applicant's response to this criteria is in the affirmative. The applicant states approval will uphold the spirit and intent of the zoning regulations by:
 - 1. Supporting Practical Use: The variance will enable the property to be used in a manner consistent with the overall goals of the zoning regulations, which aim to balance development with community character and functionality.
 - 2. Maintaining Neighborhood Character: The proposed development is in harmony with the surrounding properties and will not alter the neighborhood's essential character. It will ensure that the property is utilized in a way that is consistent with the intended use of similar properties in the district.
 - 3. Ensuring Fair Treatment: By granting the variance, substantial justice will be done by allowing me to use the property in a fair and equitable way compared to other property owners in the district. The variance addresses the unique challenges of the property without granting any undue advantage or creating negative impacts.

- b) Because Staff finds the variance to be insubstantial and not inconsistent with the character of the area, Staff recommends approval of the variance would observe the spirit and intent of the zoning requirement and that substantial justice would be done by granting the variance.

Recommendation:

If after consideration of the applicant’s response, Staff’s analysis, and the applicant’s testimony at the public hearing, the Board determines that the applicant has demonstrated a practical difficulty, Staff recommends approval of a variance from Section 302.41(c) of the Franklin County Zoning Resolution, Staff recommends the Board of Zoning Appeals approve a variance from Section Section 302.41(c) of the Franklin County Zoning Resolution to allow an accessory structure that would increase the lot coverage from 21.7% to 23.4% where the maximum lot coverage is 20% in an area zoned as Rural (R) with the following conditions:

The conditions of approval are as follows:

1. The applicant must apply for and receive approval of a Certificate of Zoning Compliance and a building permit from the Franklin County Economic Development and Planning Department.

Resolution

For your convenience, the following is a proposed resolution:

Proposed Resolution for Request:

_____ moves to conditionally approve a variance from Section 302.41(c) of the Franklin County Zoning Resolution as outlined in the request for the applicant identified in Case No. VA-4107

Seconded by: _____

Voting:

Findings of Fact

For your convenience, the following are proposed findings of fact:

_____ move that the basis for approving/denying the applicant’s request for the variance from Section 302.41(c) of the Franklin County Zoning Resolution as outlined in the request for the applicant identified in Case No. VA-4107 results from the applicant satisfying the criteria for granting a variance under Section 810.041(b).

Seconded by: _____

Voting:



Franklin County Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Zoning Variance

Application for

Economic Development & Planning Department

James Schimmer, Director Pursuant to Section 810 of the Zoning Resolution

Page 1 of 12

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SEP 10 2024

Franklin County Planning Department
Franklin County, OH



(revised 7.13.19)

Property Information

Site Address: 4287 Ongaro Dr, Columbus, Ohio 43204

Parcel ID: 140-006718-00

Zoning District: Rural

Lot Acreage: 0.51

Township: Franklin

Property Owner Information

Name: Bryan L Planck

Address: 4287 Ongaro Drive, Columbus, Ohio 43204

Phone # 614-561-7883

Fax #

Email: bryanplanck62@gmail.com

Applicant Information

Same as property owner

Name:

Address:

Staff Use Only

Case # VA-4107

Date Filed: 09/10/2024

Received By: Austin W.

Fee Paid: \$350.00

Receipt Number: 24-03456

Hearing Date: 10/21/2024

Technical Review: 09/24/24

Zoning Compliance #:

RZ-24-285

Checklist

Completed Application

Fee Payment (checks only)

Auditor's Map (8.5"x11")

Site Map (max 11"x17")

Covenants and deed

Notarized signatures

Proof of water/wastewater supply

Copy of denied Zoning Certificate

Copy of denial letter

Water & Wastewater

Water Supply



Franklin County Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Application for

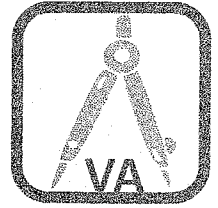
Zoning Variance

Economic Development & Planning Department

James Schimmer, Director Pursuant to Section 810 of the Zoning

Resolution

Page 2 of 12



Phone # _____ Fax # _____

Email: _____

Public (Central)

Private (On-site)

Other

Wastewater Treatment

Public (Central)

Private (On-site)

Other

Agent Information

Name: _____

Address: _____

Phone # _____ Fax # _____

Email: _____

150 South Front Street, FSL Suite 10, Columbus, Ohio, 43215-7104
Tel: 614-525-3094 Fax: 614-525-7155 Development.FranklinCountyOhio.gov

Case# VA-

Variance(s) Requested:

Section:
302.041(C)

Description:
Only one (1) principal use shall be permitted on a lot, and such lot shall not be covered more than twenty percent (20%) by structure

Section:

Description:

Section:

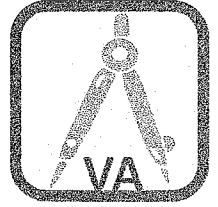
Description:

Describe the project:

Project Overview:

The proposed outbuilding is designed to meet the increasing storage needs of our family as our dynamics have evolved. As our family has grown and our needs have changed, we require additional space to store items essential for our daily lives and activities. The outbuilding will serve several important functions:

1. Enhanced Storage Capacity: The additional storage space will provide a secure and organized area to



keep seasonal items, tools, recreational equipment, and other household belongings that currently crowd our main living spaces. This will help maintain a clutter-free and functional living environment for our aging family members.

2. Accommodating Changing Family Needs: Our needs have shifted over time, and the outbuilding will support these changes. For instance, it will allow for better organization and decrease of clutter and potential fall hazards to assist our aging adults who live in the house.

3. Improved Property Functionality: The outbuilding will be designed to blend seamlessly with the existing property and neighborhood character. It will enhance the overall functionality of our property by providing a well-structured area for storage that complements our home and supports our family's evolving needs.

Alignment with Zoning Intent:

Granting this variance aligns with the spirit and intent of the zoning regulations by facilitating reasonable use of the property while respecting community standards and maintaining neighborhood character. The proposed outbuilding will be constructed in a manner that ensures it does not adversely impact neighboring properties or public services.

In summary, the outbuilding will address our family's changing storage needs and improve the functionality of our property without altering the essential character of the neighborhood. I appreciate your consideration of this request and am available to provide further details or documentation as needed.

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.**

I am providing this Zoning Resolution for my property. The applicants have provided revised responses. Revised responses are provided as an attachment at the end of this application.

There are extraordinary circumstances unique to this property that make strict enforcement of the current zoning regulations unreasonable. These circumstances create a need for flexibility to allow the addition of another building on the property without changing the primary use of the land.

Specifically, the unusual shape of the lot limits the placement of structures according to the standard regulations. These conditions are not common to other properties in the same zoning district and present challenges that require an adaptation of the existing development standards.

The proposed additional building is essential to create the necessary storage space outside of the house. We need to meet the needs of caring for and housing aging parents. The addition of this development is consistent with the overall character and primary use of the property and surrounding area.



Case# VA-

- 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.

Regarding the property located at [redacted] Zoning Resolution for my property [redacted] The applicants have provided revised responses. Revised responses are provided as an attachment at the end of this application.

Extraordinary circumstances unique to this property make strict enforcement of the current zoning regulations unreasonable. These circumstances create a need for flexibility to allow the addition of another building on the property without changing the primary use of the land.

Specifically, the unusual shape of the lot limits the placement of structures according to the standard regulations. A literal interpretation of the zoning requirements would prevent me from fully utilizing my property. In contrast, other properties in the district can make use of similar additions or structures without facing these limitations.

The proposed additional building is essential to create the necessary storage space outside of the house. We need to meet the needs of caring for, housing, and living arrangements for aging parents. The addition of this development is consistent with the overall character and primary use of the property and surrounding area.

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

Regarding the property located at [redacted] Zoning Resolution for my property [redacted] instances unique to this property make a literal interpretation of the requirements would deprive me of rights commonly enjoyed by other properties in the same zoning district.

It is important to note that the special conditions and circumstances that affect this property did not result from any actions or decisions on my part. The shape of the lot existed before my ownership of the property, and I have taken no actions to create or exacerbate these conditions. These factors are inherent to the property itself and were not influenced by my use or development of the land.

As such, I believe a variance is justified to allow reasonable use of the property, consistent with what is permitted for other properties in the district. The flexibility provided by the variance will allow me to adapt to these unusual conditions while remaining aligned with the overall character and primary use of the property



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

Regarding **The applicants have provided revised responses. Revised responses are provided as an attachment at the end of this application.** Zoning Resolution for my property I was denied on extraordinary circumstances. A literal interpretation of the zoning requirements would deprive me of rights commonly enjoyed by other properties in the same zoning district.

It is important to note that granting this variance will not provide me with any special privileges that are denied to other properties in the same zoning district. The requested variance is solely intended to allow reasonable use of my property, similar to how other property owners in the district are able to use their land and structures. The addition of the proposed building would align with the character and primary use of the surrounding properties and would not exceed what is typically allowed under the zoning regulations.

The variance would allow my property to overcome the unique limitations caused by its unique and/or unusual shape that other properties in the district do not face. Therefore, the variance is necessary to bring my property in line with the rights and uses enjoyed by others, rather than granting any special or exclusive privileges.

Thank you for your consideration of this request. I am available to provide additional information or documentation as needed to support this application

- 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?**

Regarding **The applicants have provided revised responses. Revised responses are provided as an attachment at the end of this application.** Zoning Resolution for my property I was denied on extraordinary circumstances surrounding my property, which did not result from any actions on my part. As previously stated, a literal interpretation of the zoning requirements would deprive me of rights commonly enjoyed by other property owners in the same zoning district, and granting this variance would not provide any special privileges.

In addressing concerns related to the potential impact of granting the variance, I want to assure you that the proposed development will not adversely affect the health or safety of persons residing or working in the vicinity. The additional building will be constructed in compliance with all applicable safety codes and regulations, ensuring that it does not pose any health or safety risks to the community.

Furthermore, the development will not be materially detrimental to the public welfare or injurious to private property or public improvements in the area. The design and placement of the proposed building have been carefully considered to minimize any impact on neighboring properties. The building will be consistent with the character of the surrounding neighborhood and will not obstruct access, create excessive noise, or cause any other disruptions to the community.



I believe that this variance request will allow for a reasonable and responsible use of my property that aligns with the general character of the district, without compromising public health, safety, or welfare. I appreciate your consideration of this request and am available to provide any additional information or documentation as needed.

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

Regarding my property, the applicants have provided revised responses. Revised responses are provided as an attachment at the end of this application. Zoning Resolution for my property based on the unique circumstances of my property.

In considering whether the property can be used in a beneficial way without the variance, it is important to recognize that the current zoning restrictions significantly limit the practical use of the land. Without the variance, my property's unique conditions, such as an irregular and unique lot shape, would prevent me from utilizing it in a way that is consistent with other properties in the district.

Without the variance, my ability to construct the outbuilding would be severely limited or entirely unfeasible. This would result in the property being underutilized compared to its potential, and I would be deprived of reasonable and beneficial land use. Therefore, the variance is essential to allow for the intended use of the property while still maintaining compliance with the overall intent of the zoning regulations.

I appreciate your attention to this matter and am available to provide any additional information or documentation needed to support this application.

Case# VA

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

Regarding my property, the applicants have provided revised responses. Revised responses are provided as an attachment at the end of this application. Zoning Resolution for my property based on the unique circumstances of my property is necessary to allow for reasonable use of the property in a manner consistent with other properties in the same zoning district.

In addressing the scale of the variance, it is important to note that the requested variance is relatively minor, representing only a 3% overage from the required development standards. This minimal variance would allow for construction of an additional building, which is in line with the intended use of the property and does not significantly deviate from the zoning regulations.

Given the small scale of this variance, the impact on the surrounding area would be negligible. The variance would not substantially alter the character of the neighborhood, nor would it affect the health, safety, or welfare of those residing or working nearby. Additionally, it would not be materially detrimental to neighboring properties or public improvements in the vicinity.



Zoning Variance

Application for

Economic Development & Planning Department

James Schimmer, Director Pursuant to Section 810 of the Zoning

Resolution

Page 7 of 12



In summary, the requested variance is minor and necessary to allow for the practical use of the property. I believe that it is a reasonable request that aligns with the overall goals of the zoning regulations while accommodating the unique circumstances of my property.

Thank you for your consideration of this request. I am available to provide any additional information or documentation to assist in your decision-making process.

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 applicants have provided revised responses. Revised responses are provided as an attachment at the end of this application.

Regarding my property located at [redacted] by any additional [redacted] consistent with other properties in the same zoning district, and the requested variance is relatively minor at only a 3% overage.

In addressing whether granting this variance would substantially alter the neighborhood's essential character or cause harm to adjoining properties, I want to emphasize that the answer is no. The proposed development is in harmony with the existing structures and uses in the neighborhood and will not disrupt the overall aesthetic or character of the area.

The variance will not significantly change the neighborhood's appearance or function, and the adjoining properties will not suffer any substantial harm as a result. The development will comply with all relevant safety standards and not create any adverse effects such as increased traffic, noise, or drainage issues.

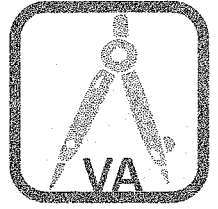
In summary, granting this variance will allow me to use my property reasonably without negatively impacting the surrounding neighborhood or neighboring properties. I appreciate your consideration of this request and can provide any additional information or documentation needed to support this application.

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 applicants have provided revised responses. Revised responses are provided as an attachment at the end of this application.

Regarding my property for my property, [redacted] of the Zoning Resolution [redacted] circumstances specific to my [redacted] at only a 3% overage, and granting it would allow for reasonable and beneficial use of the property without altering the neighborhood's essential character or causing harm to adjoining properties.

Regarding the potential impact on the delivery of governmental services, I would like to confirm that the proposed variance will not adversely affect essential services such as water, sewer, garbage collection, fire, or police services. The additional building and development will ensure that access to emergency services, utility maintenance, and waste management remains unobstructed and fully functional.



Should it be required, I am more than willing to seek verification from local authorities—such as the fire department, police department, and utility providers—to ensure that the proposed development complies with all regulations and does not impede the delivery of these critical services.

In summary, the variance will not negatively impact the provision of governmental services, and I am committed to working with local authorities to ensure that all safety and service standards are met.

Thank you for your consideration of this request. Please let me know if additional information or documentation is required.

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

Regarding the zoning restrictions, I would like to clarify that I purchased the property without prior knowledge of the specific zoning restrictions that now impact my development plans. The zoning constraints were not disclosed or apparent at the time of purchase, which has since created challenges in utilizing the property as intended. This lack of prior knowledge has led to my current request for a variance to accommodate the practical needs of the property. Despite this unforeseen limitation, I am committed to ensuring that the development aligns with community standards and does not interfere with essential services or negatively affect the neighborhood.

The applicants have provided revised responses. Revised responses are provided as an attachment at the end of this application.

Regarding the zoning restrictions, I would like to clarify that I purchased the property without prior knowledge of the specific zoning restrictions that now impact my development plans. The zoning constraints were not disclosed or apparent at the time of purchase, which has since created challenges in utilizing the property as intended.

This lack of prior knowledge has led to my current request for a variance to accommodate the practical needs of the property. Despite this unforeseen limitation, I am committed to ensuring that the development aligns with community standards and does not interfere with essential services or negatively affect the neighborhood.

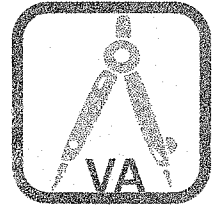
I appreciate your consideration of this request and am available to provide any additional information or documentation required to support this application.

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

Regarding the zoning restrictions, I would like to clarify that I purchased the property without prior knowledge of the specific zoning restrictions that now impact my development plans. The zoning constraints were not disclosed or apparent at the time of purchase, which has since created challenges in utilizing the property as intended. This lack of prior knowledge has led to my current request for a variance to accommodate the practical needs of the property. Despite this unforeseen limitation, I am committed to ensuring that the development aligns with community standards and does not interfere with essential services or negatively affect the neighborhood.

The applicants have provided revised responses. Revised responses are provided as an attachment at the end of this application.

I have carefully considered alternative options to determine whether the predicament could be feasibly resolved through methods other than a variance. Unfortunately, given the specific conditions and constraints of my property, such as the unique and irregular lot shape, there are no feasible methods available other than the variance to address these issues effectively. The unique nature of the property limits the ability to comply with zoning regulations while still achieving the intended use of the land.



Therefore, the requested variance is essential to enable reasonable use of the property without compromising the overall intent of the zoning regulations. I appreciate your consideration of this request and am available to provide any further information or documentation needed to support this application.

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

The applicants have provided revised responses. Revised responses are provided as an attachment at the end of this application.

of the Zoning Resolution for my conditions specific to my property. and beneficial use of the land.

Regarding whether the spirit and intent behind the zoning requirement would be observed and whether substantial justice would be done by granting the variance, I want to affirm that the answer is yes. Granting this variance will uphold the spirit and intent of the zoning regulations by:

1. **Supporting Practical Use:** The variance will enable the property to be used in a manner consistent with the overall goals of the zoning regulations, which aim to balance development with community character and functionality.
2. **Maintaining Neighborhood Character:** The proposed development is in harmony with the surrounding properties and will not alter the neighborhood's essential character. It will ensure that the property is utilized in a way that is consistent with the intended use of similar properties in the district.
3. **Ensuring Fair Treatment:** By granting the variance, substantial justice will be done by allowing me to use the property in a fair and equitable way compared to other property owners in the district. The variance addresses the unique challenges of the property without granting any undue advantage or creating negative impacts.

In summary, the requested variance aligns with the spirit and intent of the zoning regulations and ensures substantial justice. I appreciate your consideration of this request and can provide any additional information or documentation needed to support this application.

Zoning Variance

Pursuant to Section 810 of the Zoning Resolution



Case# VA-

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 and all applicable requirements of the Franklin County Zoning Resolution. The affiant further acknowledges that a Certificate of Zoning Compliance may only be issued for an approved Variance within the period of one (1) year from the date of final approval by the Board of Zoning Appeals; if an approved Variance has not been used within one (1) year of its date of issuance, meaning there has not been active and substantial improvement to a property in accordance with a valid Variance, then the Variance shall expire and no work may commence or continue without either renewing the Variance or receiving a new Variance approval from the Board of Zoning Appeals in accordance with Section 810 of the Franklin County Zoning Resolution.

Applicant/Authorized Agent

Date

Property Owner (signature must be notarized)

Date

9/10/24

Property Owner (signature must be notarized)

Date

Tynetta O. Efferson 9/10/24
EXP: 11/2/2027



Tynetta O. Efferson
Notary Public, State of Ohio
Commission #: 2022-RE-855814

***Agent must provide documentation that they are representing the property owner. **Approval does not invalidate any restrictions and/or covenants that are on the property.**

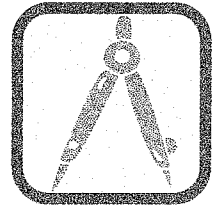


1. Application form
 - Completed application form with notarized signatures
2. Fee - non refundable *Please refer to our most current fee schedule by visiting www.franklincountyohio.gov/edp
Checks only payable to *Franklin County Treasurer*
3. Covenants or deed restrictions
 - Provide a copy of your deed with any deed restrictions
 - You can access and print a copy by visiting: 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 access and print a copy of the map by visiting: www.franklincountyohio.gov/auditor
5. Site Map - Refer to Page 7
6. Proof of utility service
 - Provide proof from the provider of your water and wastewater services

Note: If centralized water and/or sewer services are provided by a private/public entity, you must provide a letter or current bill verifying that services are provided or access is available. If you're proposing an on-lot septic system or well, please provide information from the Franklin County Board of Health (or appropriate agency).



Site Plan Requirements



- The site plan must be prepared by a design professional (i.e. registered surveyor, engineer and/or architect) and include all items required under Sections 705.022 and 810.022 of the Franklin County Zoning Resolution
- Site plans which are incomplete and/or not drawn to scale will not be accepted.
- Two (2) copies - minimum size of 8.5"x11" paper, maximum size of 11"x17" paper *Larger size copies are acceptable in addition to the min./max. sizes required
- North arrow and appropriate scale (i.e. 1 inch = 20 feet)
- Property lines, with the exact dimensions of the lot labeled
- Street right-of-way boundaries including street centerline
- The exact dimensions and location of all existing buildings (principal and accessory), structures (decks, patios, pools, paved parking areas, courtyards, etc.) and driveways/access points, indicating setbacks of each from property lines with measurements/distances labeled
- The exact dimensions, height and location of all proposed buildings, structures, additions, or modifications to the property, indicating setbacks from property lines with measurements/distances labeled
- Landscaping details - provide the quantity, location, size and plant species (Ohio Native Non-Invasive Only) used
- All open space areas including calculations (percentage) of impervious vs. pervious surface
- Building elevations and/or architectural renderings
- Parking layout with required parking calculations provided
- Lighting details - location, type of fixture (illustration), height and strength (footcandles/lumens)
- Existing and intended uses of all buildings and structures
- If multiple uses are being conducted within one building, the site plan must reflect the area of the building being occupied by each individual use
- All easements and above/below ground utilities
- Regulatory floodplain (Floodway and Floodway Fringe) and riparian setback boundaries, when applicable
- All existing and proposed above and below ground drainage and stormwater features
- Refer to the Franklin County Stormwater Drainage Manual
- Site topography (two (2) ft. contour intervals)
- Details regarding the location, height, maintenance and screening for any existing or proposed trash dumpster
- Screening details - Refer to Section 521 of the Franklin County Zoning Resolution
- Provisions for water and sanitary services including the the exact location, dimensions and setbacks from property lines and structures of all private/public water and wastewater treatment facilities
- If public water and sewer services are provided, proof of services must be submitted
- All areas of disturbance, including grading, filling, clearing, excavating, etc.
- Erosion and sediment control plan
- All fence locations, indicating height and material(s) used
- Any other information with regard to the lot or neighboring lots which may be necessary to determine and provide for the enforcement of the Franklin County Zoning Resolution
- Please note that the requirements mentioned above, or portions of, may be waived by the Administrative Officer when, in his/her opinion, the applicant has satisfactorily demonstrated that all aspects relative to the above have been suitably addressed

Question 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.

I am writing to request a variance from the Development Standards of the Zoning Resolution for my property located at 4287 Ongaro Dr, Columbus, 43204.

The proposed additional building is essential for creating necessary storage space outside of the house, which will support our ability to care for and house aging parents. This addition aligns with the overall character and primary use of both our property and the surrounding area. The building exceeds the restriction limit by only 3%, a minor variance that does not significantly alter the intended guidelines. Given the modest nature of this request, we believe it is reasonable and crucial to meet our family's practical needs.

Question 2 - That a literal interpretation of the requirements of this Zoning Resolution would deprive the applicant of rights commonly enjoyed by other properties in the same Zoning District under the terms of the Zoning Resolution.

The proposed building exceeds the size limit by only 3%. A strict interpretation of the requirements of the Zoning Resolution would deprive us of rights commonly enjoyed by other properties in the same rural Zoning District. The minimal overage is necessary to meet the unique needs of our family, particularly as we provide care and housing for aging parents. Approving this variance would allow us to maintain the practical use of our property in a manner consistent with the intent of the Zoning Resolution and the character of the surrounding area.

The proposed additional building is essential to create necessary storage space outside of the house. We need to meet the needs of caring and housing aging parents. The addition of this development is consistent with the overall character and primary use of the property and surrounding area.

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

It is important to note that the special conditions and circumstances that affect this property did not result from any actions or decisions on our part. The house and driveway were in existence when purchased.

As such, I believe that a variance is justified to allow reasonable use of the property, consistent with what is permitted for other properties in the district.

Question 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.

It is important to note that granting this variance will not provide me with any special privileges that are denied to other properties in the same zoning district. The requested variance is solely intended to allow reasonable use of my property, similar to how other property owners in the district are able to use their land and structures. The addition of the proposed building would align with the character and primary use of the surrounding properties and would not exceed what is typically allowed under the zoning regulations except for a minimal 3% overage.

Question 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?

In addressing concerns related to the potential impact of granting the variance, I want to assure you that the proposed development will not adversely affect the health or safety of persons residing or working in the vicinity. The additional building will be constructed in compliance with all applicable safety codes and regulations, ensuring that it does not pose any health or safety risks to the community.

Furthermore, the development will not be materially detrimental to the public welfare or injurious to private property or public improvements in the area. The design and placement of the proposed building have been carefully considered to minimize any impact on neighboring properties. The building will be consistent with the character of the surrounding neighborhood and will not obstruct access, create excessive noise, or cause any other disruptions to the community.

I believe that this variance request will allow for a reasonable and responsible use of my property that aligns with the general character of the district, without compromising public health, safety, or welfare.

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

While the property would still have some use without the variance, the full beneficial use of the property cannot be achieved without it. The proposed building, which exceeds the size limit by only 3%, is essential to provide the necessary storage space and to accommodate aging parents. Without the variance, we would be unable to meet these needs, limiting the practical and intended use of the property, particularly given its rural zoning. The 3% overage is minimal and necessary to ensure the property serves its intended purpose for our family, allowing us to care for loved ones and maintain the property's functionality.

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

In addressing the scale of the variance, it is important to note that the requested variance is relatively minor, representing only a 3% overage from the required development standards. This minimal variance would allow for construction of an additional building, which is in line with the intended use of the property and does not significantly deviate from the zoning regulations.

Given the small scale of this variance, the impact on the surrounding area would be negligible. The variance would not substantially alter the character of the neighborhood, nor would it affect the health, safety, or welfare of those residing or working nearby. Additionally, it would not be materially detrimental to neighboring properties or public improvements in the vicinity.

Question 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?

In addressing whether granting this variance would substantially alter the essential character of the neighborhood or cause harm to adjoining properties, I want to emphasize that the answer is no. The proposed development is in harmony with the existing structures and uses in the neighborhood and will not disrupt the overall aesthetic or character of the area.

The variance will not result in any significant changes to the neighborhood's appearance or function. Furthermore, the adjoining properties will not suffer any substantial harm as a result of the variance. The development will be conducted in compliance with all relevant safety standards and will not create any adverse effects such as increased traffic, noise, or drainage issues.

Question 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)

Regarding the potential impact on the delivery of governmental services, I would like to confirm that the proposed variance will not adversely affect essential services such as water, sewer, garbage collection, fire, or police services. The additional building and development will be designed to ensure that access for emergency services, utility maintenance, and waste management remains unobstructed and fully functional. Again, I would like to reiterate the addition of the building is only a 3% overage.

Should it be required, I am more than willing to seek verification from local authorities—such as the fire department, police department, and utility providers—to ensure that the proposed development complies with all regulations and does not impede the delivery of these critical services.

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

Regarding the zoning restrictions, I would like to clarify that I purchased the property without prior knowledge of the specific zoning restrictions that now impact my development plans. The zoning constraints were not disclosed or apparent at the time of purchase, which has since created challenges in utilizing the property as intended.

This lack of prior knowledge has led to my current request for a variance to accommodate the practical needs of the property. Despite this unforeseen limitation, I am committed to ensuring that the development aligns with community standards and does not interfere with essential services or negatively affect the neighborhood.

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

In addressing whether the predicament could be feasibly resolved through methods other than a variance, I have carefully considered alternative options. Unfortunately, given the specific conditions and constraints of my property and the unknown zoning limits prior to purchase,

there are no feasible methods available other than the variance to address these issues effectively. The building addition exceeds the limits by only 3%.

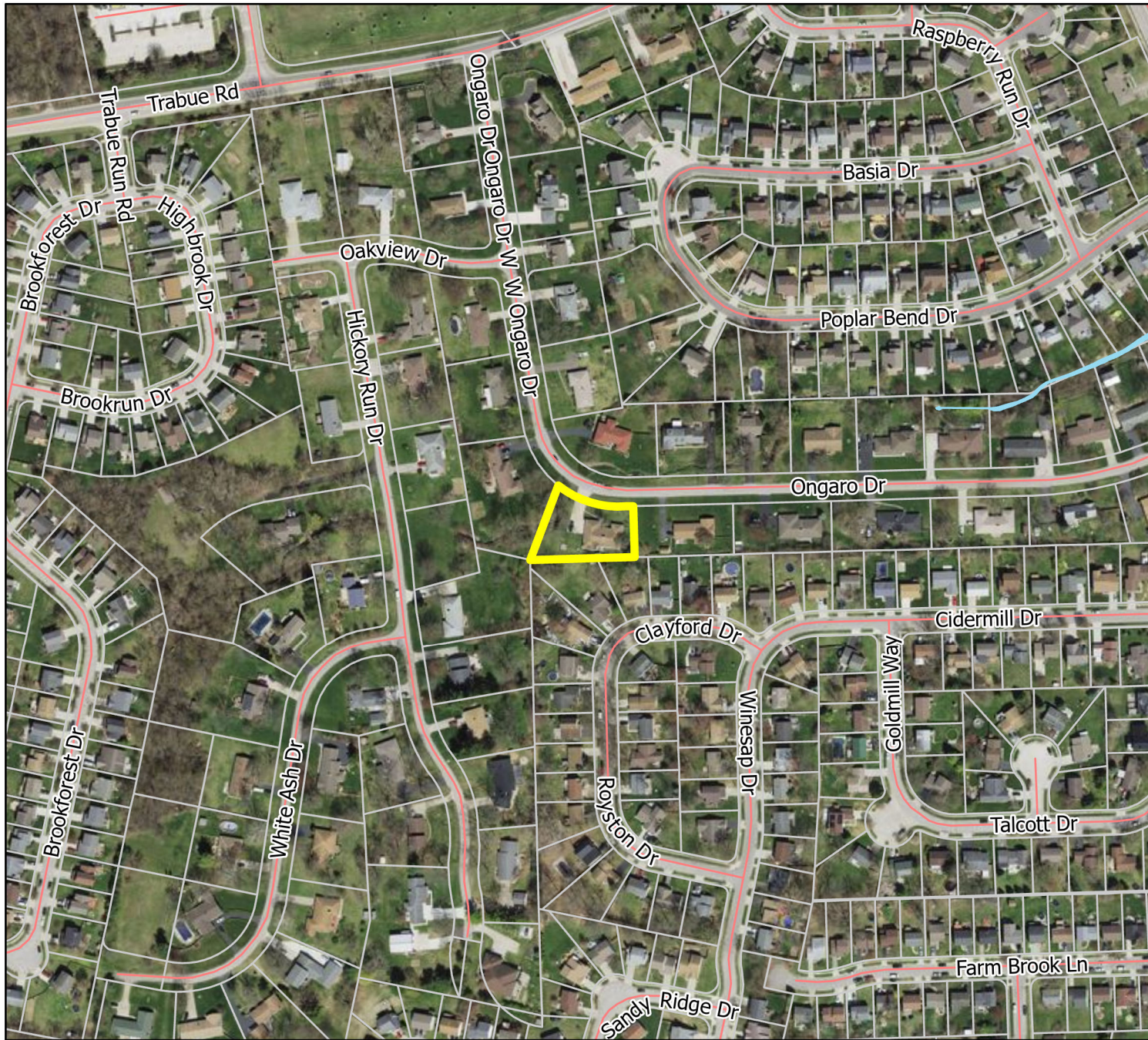
Therefore, the requested variance is essential to enable reasonable use of the property without compromising the overall intent of the zoning regulations.

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

Regarding whether the spirit and intent behind the zoning requirement would be observed and whether substantial justice would be done by granting the variance, I want to affirm that the answer is yes. Granting this variance will uphold the spirit and intent of the zoning regulations by:

1. **Supporting Practical Use:** The variance will enable the property to be used in a manner consistent with the overall goals of the zoning regulations, which aim to balance development with community character and functionality.
2. **Maintaining Neighborhood Character:** The proposed development is in harmony with the surrounding properties and will not alter the essential character of the neighborhood. It will ensure that the property is utilized in a way that is consistent with the intended use of similar properties in the district.
3. **Ensuring Fair Treatment:** By granting the variance, substantial justice will be done by allowing me to use the property in a way that is fair and equitable compared to other property owners in the district. The variance is a mere 3% over the limits.

In summary, the requested variance aligns with the spirit and intent of the zoning regulations and ensures that substantial justice is achieved. I appreciate your consideration of this request and am available to provide any additional information or documentation needed to support this application.

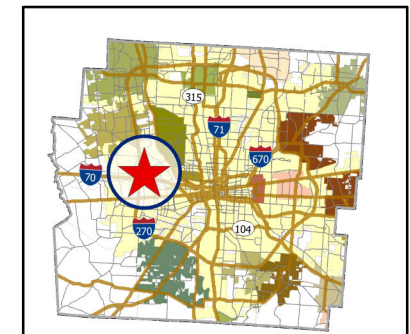


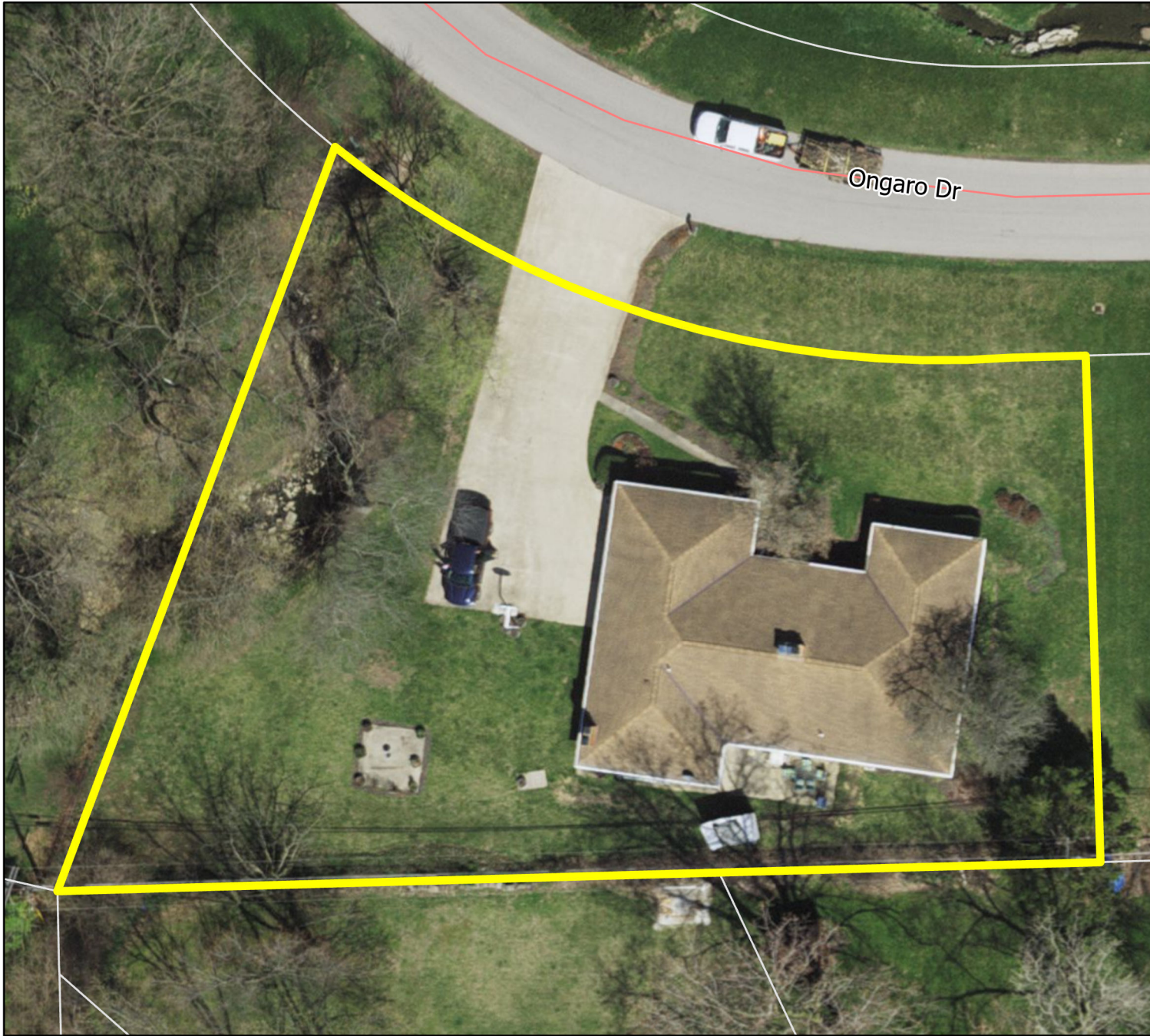
VA-4107

Requesting Variances from Sections 302.41(c) to construct an accessory structure on a lot that currently exceeds lot coverage in an area zoned as Rural (R).

Acres: 0.51-acres
Township: Franklin

- Streets
- Parcels
- 4287 Ongaro Drive
- Waterbodies



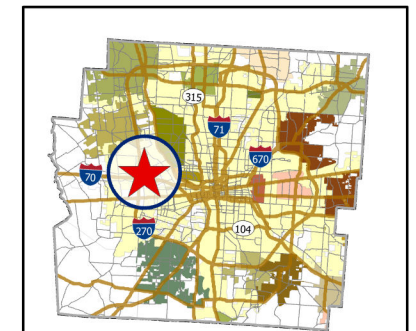


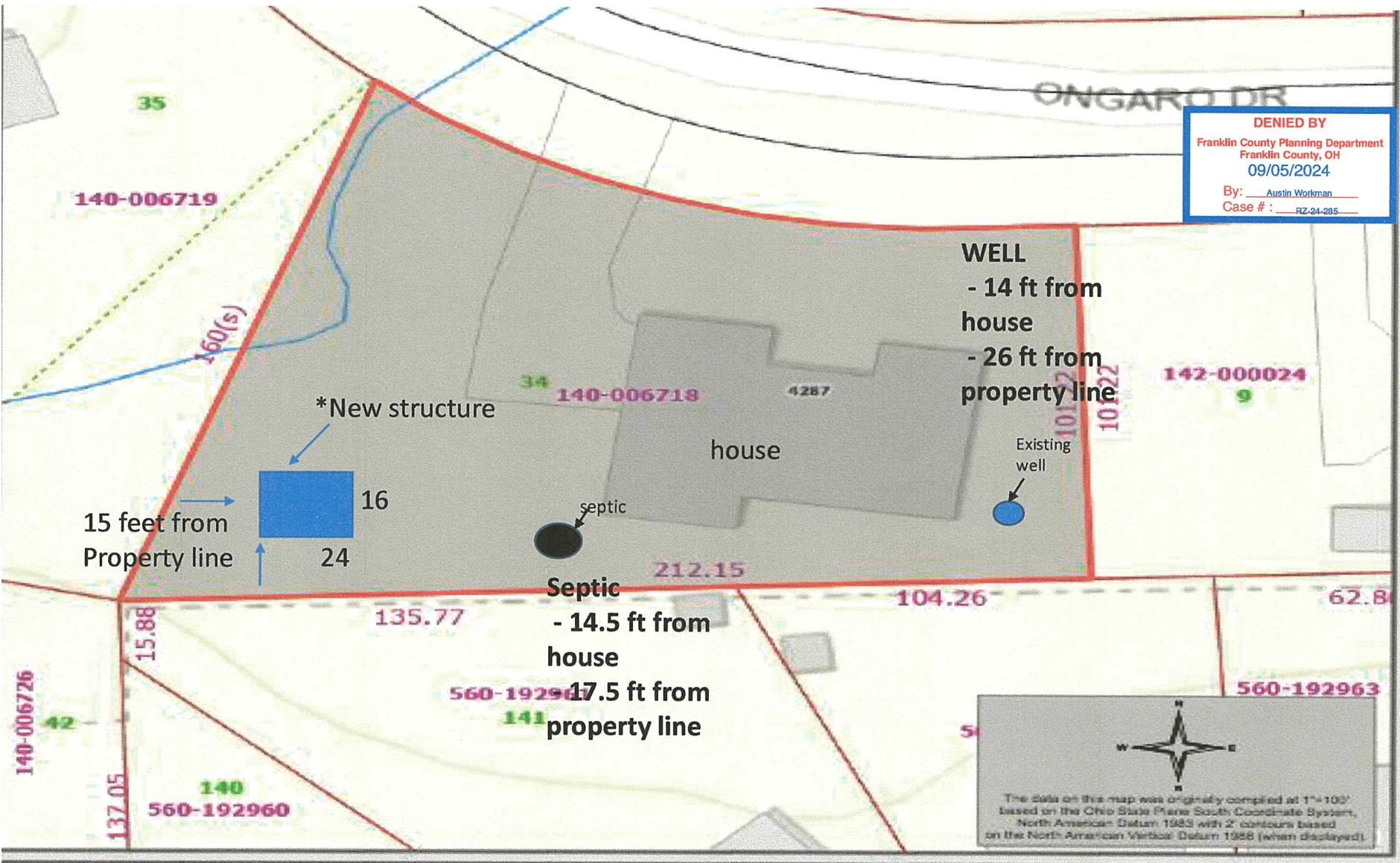
VA-4107

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Acres: 0.51-acres
Township: Franklin

- Streets
- ▭ Parcels
- ▭ 4287 Ongaro Drive





DENIED BY
 Franklin County Planning Department
 Franklin County, OH
 09/05/2024
 By: Austin Workman
 Case #: RZ-24-285

- Planim**
 Source: 203
- Edge
 - Road
 - Rain
 - Build
 - Build
 - Cree
 - River

- Topogr**
 Source: OSIP
- Spot
 - Inter
 - Inter

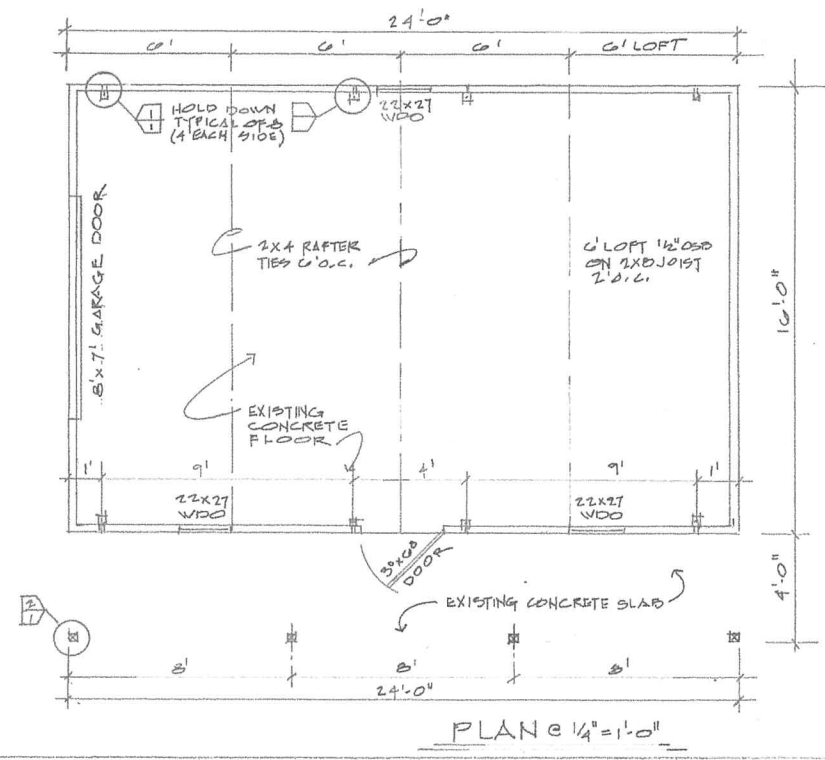
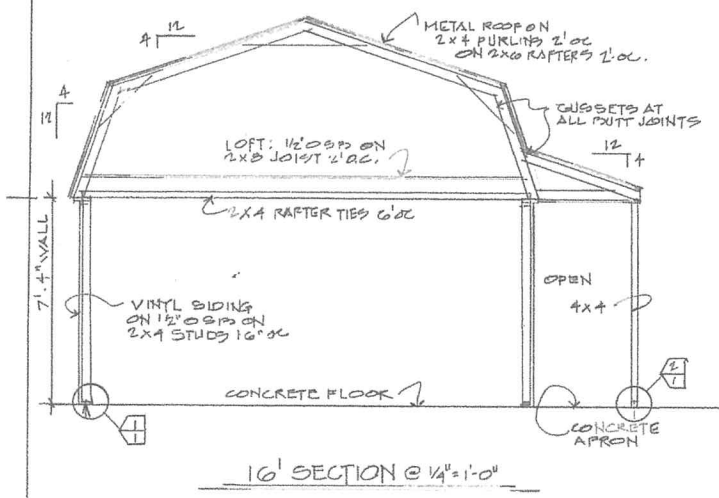
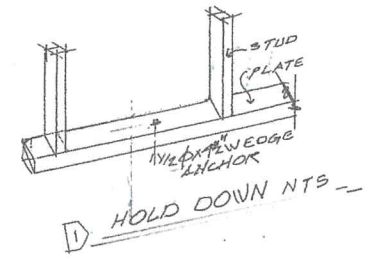
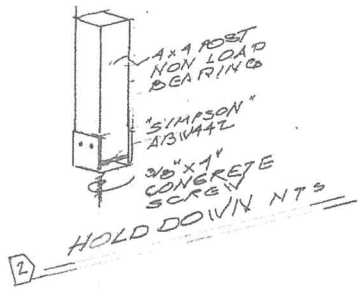
- Apprai**
 Source: Franklin C
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The information on this map is provided for informational purposes only. It is not intended to be used as a legal document. The user assumes all responsibility for the use of this information.

For scaled plans, please refer to the STII logo.

The data on this map was originally compiled at 1"=100' based on the Ohio State Plane South Coordinate System, North American Datum 1983 with 2' contours based on the North American Vertical Datum 1988 (when displayed).

Risk Category 1
 Snow Load 20psf
 Wind 115 mph

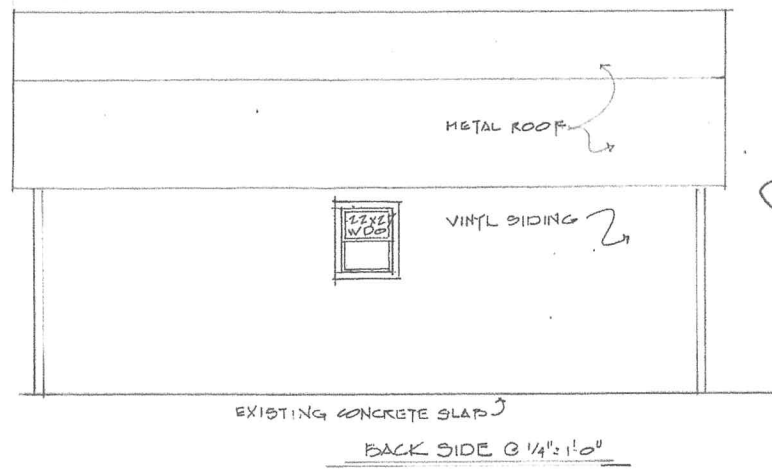
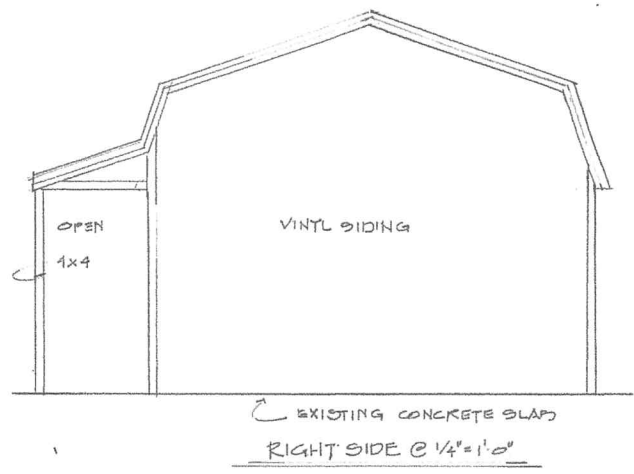


BRYAN PLANK
 4187 Onqaro Drive
 Columbus, Ohio 43210

13'x24' Utility Building Not for human occupancy Type VB Construction	Beachy Barns, LTD 8720 Armish Pike Plain City, Ohio	Martin F. Strayer, RA 1270 E. Walnut St. Westerville, Ohio
Date		
Sheet	10/2	

6.17.2024

Risk Category 1
 Snow Load: 20psf
 Wind 115 mph



Martin F. Strayer, RA
 1270 E. Walnut St.
 Westerville, Ohio

Beachy Barns, LTD
 8720 Amish Pike
 Plain City, Ohio

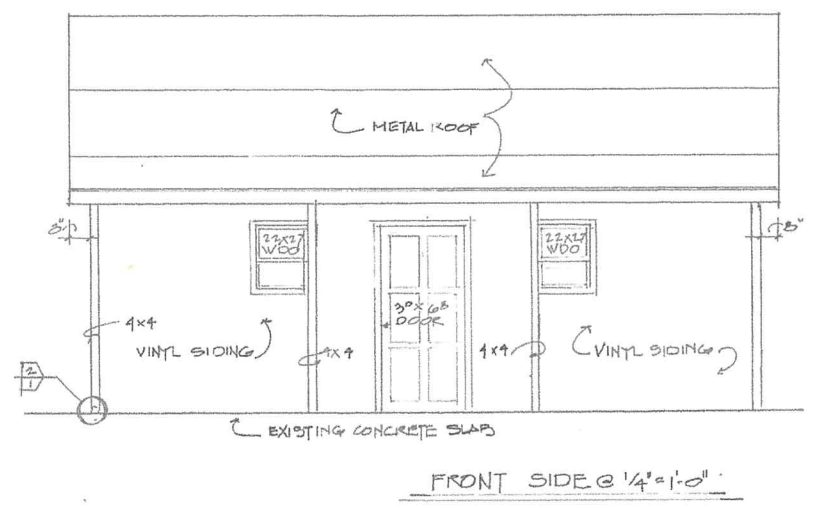
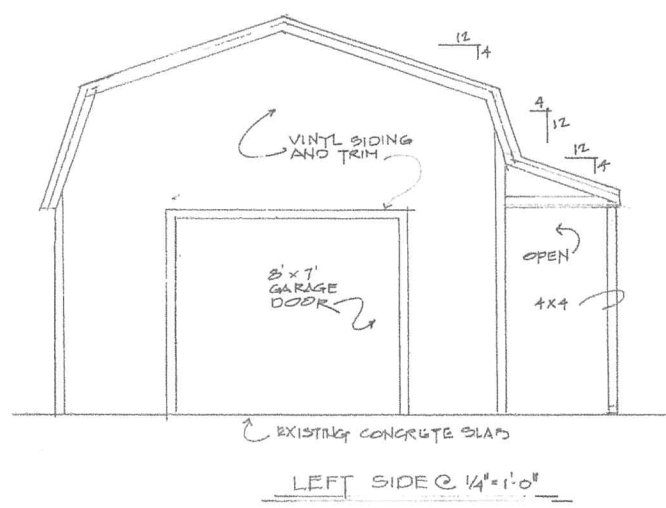
10'x24' Utility Building
 Not for human occupancy
 Type VB Construction

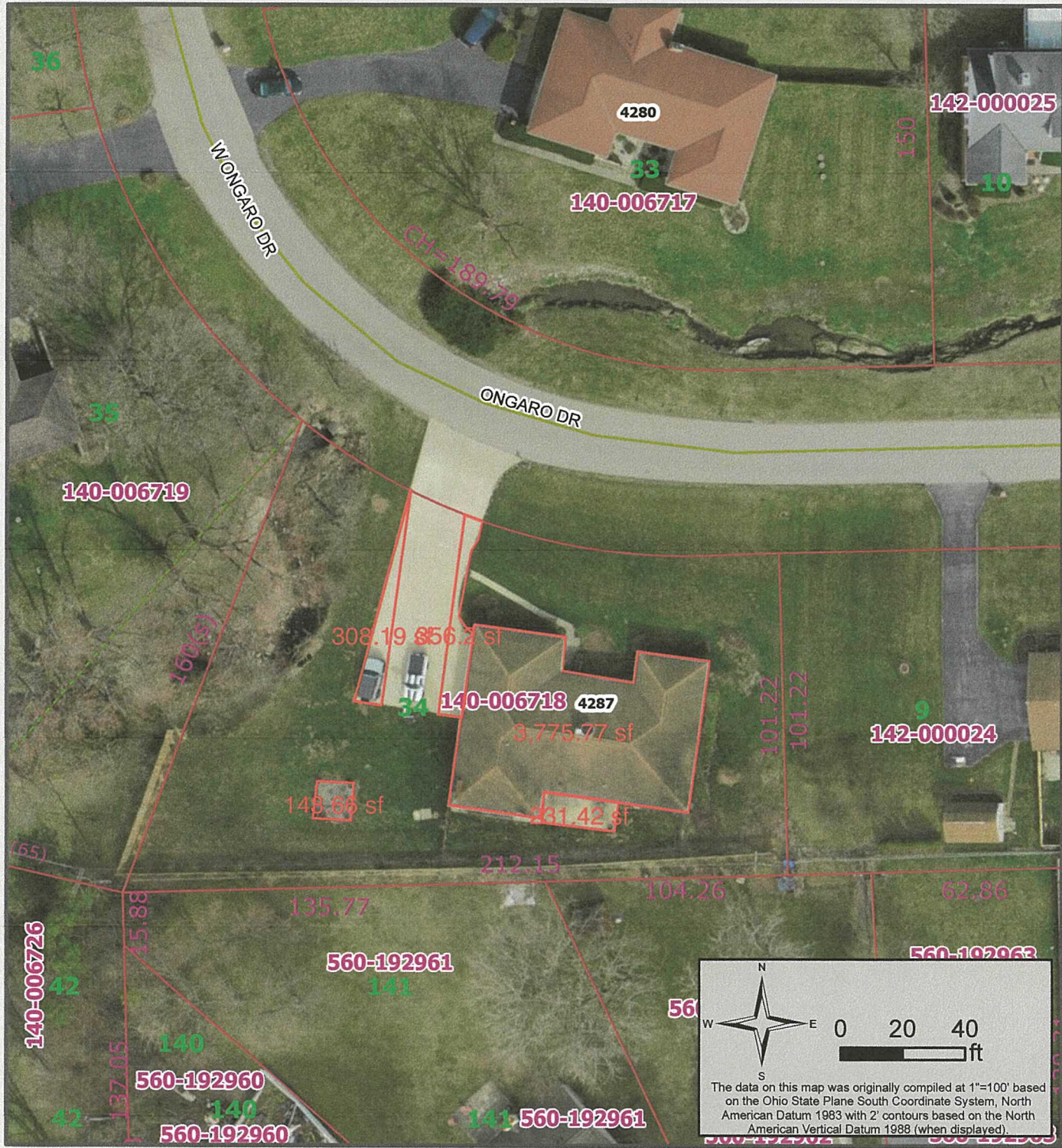
BRYAN PLANK
 4187 Ongero Drive
 Columbus, Ohio 43214

Date

Sheet
 2 of 2

6-17-2024





The data on this map was originally compiled at 1"=100' based on the Ohio State Plane South Coordinate System, North American Datum 1983 with 2' contours based on the North American Vertical Datum 1988 (when displayed).

Franklin County Auditor's Office Auditor

Michael Stinziano
Map Produced September 4, 2024



Planimetric Legend

Source: 2021 Aerial Photography

- Edge of Pavement
- Roadway Centerlines
- Railroad Centerlines
- Building Footprints
- Building Under Construction
- Creeks, Streams, Ditches
- Rivers & Ponds

Appraisal Legend

Source: Franklin County Auditor & Engineer

- Parcel IDs
- Parcel Dimensions
- Lot Numbers
- Site Address
- Parcel Boundary
- Subdivision Boundary

Topographic Legend

Source: OSIP - 2019 LIDAR Collection

- Condominium Boundary
- County Boundary
- City or Village Boundary
- Tax District Boundary
- School District Boundary
- Zip Code Boundary
- Spot Elevation
- Index Contour
- Intermediate Contour

The information on this web site is prepared from the real property inventory maintained by the Franklin County Auditor's Office. Users of this data are notified that the primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.



STAFF REPORT

Board of Zoning Appeals
October 21st, 2024

Case: VA-4108

Prepared by: Austin Workman

Owner:	Americas Choice Construction
Applicant:	Brian Lincoln
Township:	Franklin Township
Site:	2342 Valleyview Drive (PID #141-000116)
Acreage:	0.11- acres
Zoning:	Rural (R)
Utilities:	Public Water and Sewer
Request:	Requesting Variances from Sections 512, 302.041(c), 110.041 of the Franklin County Zoning Resolution to allow the construction of a detached structure that does not meet the minimum set back distance of 5 feet from the property line on a lot under 1 acre, to allow for construction on a lot over lot coverage, and for the development of a non-conforming lot in an area zoned Rural (R).

Summary

Requesting a Variance from Section(s) 512, 302.41(c), & 110.041 of the Franklin County Zoning Resolution for the construction of a detached structure that does not meet side yard setbacks, over lot coverage, and a lot that is non-conforming in an area zoned as Rural (R). If the Board determines that the applicant has demonstrated a practical difficulty, Staff recommends approval with the conditions outlined in the report.

Property Background/History

The subject property is located on the north side of Valley View Road, west side of Lenora Avenue, and east side of Prospect Street in Franklin Township. The site is currently developed with a single-family home. The proposed detached structure is approximately 576 square feet.

The following is a summary of the development and permit history of the parcel:

- Primary Residence was constructed in 1928.
- A detached structure at the rear of the property was built prior to 1995.
- No records of building permits have been found for either structure.
- Structure has since been demolished by the applicants without a demolition permit.
- Applicant obtained ownership of the property in June of 2024.

Surrounding Land Use/Zoning

Properties located to the north, east, south, and west are developed with single-family homes in Franklin Township and are zoned Rural (R). Some properties to the northeast are zoned as Community Commercial, the property to the southeast is zoned as Neighborhood Commercial, and the property to the southwest is zoned as Limited Industrial.

Comprehensive Plan

The Scioto-Franklin Neighborhood Plan, adopted in 2011, recommends the site to be used as limited range commercial or medium to high density residential use, with the recommended density being 4-units

to 24-units per acre. The proposed structure is consistent with this plan recommendation, as the site will remain residential and will not change the residential density of the area. All nearby properties in the area have a road frontage of 37 feet and are between 0.11 and 0.12 acres with the majority of lots having accessory structures in the rear of the properties. The proposed structure will expand the residential use on the property but will not increase the existing and/or recommended density.

Staff Review

Variance from Section [FCZR section 110.041 – [Non-conforming Lots]:

- 1) *The construction of a conforming structure and/or the conduct of a permitted use shall be allowed on a non-conforming lot of record having at least sixty (60) feet abutment on an improved, publicly maintained right-of-way.*
 - The property has a road frontage of 37 feet.
 - A variance is required to allow a conforming structure to be constructed on a non-conforming lot of record with less than sixty feet of frontage.

Variance from Section [FCZR section 302.041(c)] – [Lot Area and Lot Coverage]:

- *Only one (1) principal use shall be permitted on a lot, and such lot shall not be covered more than twenty percent (20%) by structure.*
- The property is already at 40.00% lot coverage, but the proposed structure will cause the lot coverage to reach 40.90%.
 - A variance is required to increase the maximum lot coverage from 40% to 40.90%.
 - The variance will result in a 0.90% net increase of coverage.

Variance from Section [FCZR section 512.02] – [Location, Number, and Size of Residential Accessory Buildings]:

- *The minimum setback for an accessory structure on a lot under 1 acre is 5 feet.*
- The proposed structure is setback from the property line by 1.25 feet.
- A Variance is required to reduce the property line setback from 5 to 1.25 feet.
- The new structure is proposed in the same location as the previous garage and will use the same concrete pad.

Technical Review Committee Agency Review

The case was referred to the informal Technical Review Committee for comments on September 18th, 2024. No Technical Agency expressed concern for the proposal.

Staff Analysis

Section 810.041(b) – Area Variance:

The Board of Zoning Appeals shall only authorize a request for an area variance where the applicant demonstrates the existence of a practical difficulty in the use of the property. In determining whether a practical difficulty exists, the Board of Zoning Appeals shall consider and weigh the following factors, among others when appropriate, to determine if practical difficulties exist:

- 1) *Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;*
 - a) Applicant's Response/Summary: The applicant indicated that they believe that there could be a reasonable return on the property without the variance. However, the applicant also believes there will be more beneficial use of the property with the proposed structure, and intends on using the existing concrete pad that was used for the old, detached garage. The applicant claims that since there is limited street parking in front, having the detached garage built on the existing concrete pad will give the property more parking and an area to store lawn equipment.

- b) When the applicants purchased the property in June 2024, there was an existing detached garage in the same location that they demolished. The applicants intend on replacing this structure on the existing concrete pad. Doing this will return the property to its prior state, and the proposed structure can be used to keep cars and lawn equipment.
- 2) *Whether the variance is substantial;*
- a) Applicant's Response/Summary: The applicant believes this variance will be substantial as the structure is less than 5 feet away from the property line.
 - b) This variance would be substantial as the proposed setback is more than half of the required setback of 5 feet from the property line. Additionally, the lot coverage is more than double the maximum lot coverage of 20% for a lot zoned as Rural.
 - c) This lot, and nearby lots are all non-conforming, in that they do not meet the required 150 feet of road frontage and do not meet the minimum lot size of 2.5 acres for properties that are zoned as Rural (R). Most of the lots in this area only have a road frontage of 37 feet and are between 0.11-0.12 acres in size. Additionally, lots in this area do not meet the required road frontage of 60 feet according to section 110.041 of the FCZR. Because of the nature of the lots in this area, it is very difficult to develop without the use of variances.
- 3) *Whether the essential character of the neighborhood would be substantially altered, or adjoining properties would suffer a substantial detriment as a result of the variance;*
- a) Applicant's Response/Summary: The applicant believes that the proposed structure will add character to the neighborhood, as the structure is very nice and beautiful. The applicant also believes that the structure will add value to the property.
 - b) The structure will not alter the essential character to the neighborhood, as the proposed structure is replacing an old garage that was falling apart. By having a new detached garage, the neighborhood would remain unaffected as the proposed structure is replacing the old structure with a new one and will be in the same location. Nearby adjoining properties would not suffer a substantial detriment as the applicants are just replacing a structure, however there is some concern that the property to the east might be affected by improperly managed stormwater runoff.
- 4) *Whether the variance would adversely affect the delivery of governmental services (e.g. water, sewer, garbage);*
- a) Applicant's Response/Summary: The applicant stated that governmental functions would not be affected by the proposed structure.
 - b) Staff agrees that governmental services will not be affected by the structure and will improve governmental functions such as street plowings, and trash removal as there will be less cars parked on the street.
- 5) *Whether the property owner purchased the property with knowledge of the zoning restriction;*
- a) Applicant's Response/Summary: The applicant/property owner did not have knowledge of the zoning restrictions, and assumed it was okay to replace the old, detached structure that was present when the property was purchased, with a new structure at the same spot, reusing the existing concrete pad.
 - b) Applicants have no other properties in the county, or any other open permits. Staff believes that the applicants did not have prior knowledge about the zoning restrictions that are on this property prior to them purchasing said property.
- 6) *Whether the property owner's predicament feasibly can be obviated through some method other than a variance;*
- a) Applicant's Response/Summary: The applicant believes that there is no other way to construct the detached structure without getting a variance. The applicants claim that when they purchased the

property the existing structure was old and falling apart, so the applicants decided to tear down the existing structure and replace it with a new structure and use the same concrete pad that the previous structure stood on.

- b) Staff assesses that having the proposed structure anywhere else on the property will cause greater land disruption without the variance. The property in question is non-conforming as it does not meet the required road frontage of 60 ft and would be over lot coverage even without the proposed structure. This means that any development on the property will require a variance. The structure can be placed outside of the required accessory building setbacks but would require additional disturbance to the land. By reusing the existing concrete pad, the lot coverage will remain the same as it was when the applicants purchased the property.

7) *Whether the spirit and intent of the zoning requirement would be observed, and substantial justice done by granting the variance.*

- a) Applicant's Response/Summary: The applicant believes that getting an approved variance would improve the property and as well as the neighborhood. Claiming, that since there was once a detached structure before, that it would be justified to put a new structure at the same location on the property.
- b) Staff believes that granting the variance for constructing the accessory structure with a reduced setback from the property line, increasing the maximum lot coverage limit and reducing the required road frontage would provide adequate justice to the property. The applicants' intentions to replace the old, detached garage that was falling down with a new one on the same concrete pad would help reduce the amount of disturbance on the property that is already over lot coverage.

Recommendation:

If after consideration of the applicant's response, Staff's analysis, and the applicant's testimony at the public hearing, the Board determines that the applicant has demonstrated a practical difficulty, Staff recommends the Board of Zoning Appeals approve with conditions a variance from Section 110.041, 302.041(c), & 512 of the Franklin County Zoning Resolution for the construction of a detached structure that does not meet side yard setbacks, over lot coverage, and a lot that is non-conforming in an area zoned as Rural (R).

The conditions of approval are as follows:

- 1. The drainage plan in association with the accessory building must be determined approvable by the Drainage Engineer's Office prior to issuance of the Certificate of Zoning Compliance.

Resolution

For your convenience, the following is a proposed resolution:

Proposed Resolution for Request:

_____ moves to conditionally approve a variance from Sections 110.041, 302.041(c), & 512 of the Franklin County Zoning Resolution as outlined in the request for the applicant identified in Case No. VA-4108.

Seconded by: _____

Voting:

Findings of Fact

For your convenience, the following are proposed findings of fact:

_____ move that the basis for approving/denying the applicant's request for the variance from Section 110.041, 302.041(c), & 512 of the Franklin County Zoning Resolution as outlined in the request for the applicant identified in Case No. VA-4108 results from the applicant satisfying/failing to satisfy the criteria for granting a variance under Section 810.041(b).

Seconded by: _____

Voting:



Franklin County Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Economic Development & Planning Department
James Schimmer, Director

Application for

Zoning Variance

Pursuant to Section 810 of the Zoning Resolution

Page 1 of 7

RECEIVED

SEP 11 2024

Franklin County Planning Department
Franklin County, OH



(revised 7.13.19)

Property Information

Site Address: 2342 Valleyview Dr., Columbus, OH 43204

Parcel ID: 141-000116-00 Zoning District: Rural

Lot Acreage: 0.11 Township: Franklin

Property Owner Information

Name: America's Choice Construction, LLC

Address: 2985 Wynstone Ct., Grove City, OH 43123

Phone # 614-593-9151 Fax #

Email: AmericasChoiceConstruction@outlook.com

Applicant Information Same as property owner

Name:

Address:

Phone # Fax #

Email:

Agent Information

Name:

Address:

Phone # Fax #

Email:

Staff Use Only

Case # VA-4108

Date Filed: 09/11/2024

Received By: Austin W.

Fee Paid: \$350

Receipt Number: 24-03480

Hearing Date: 10/21/2024

Technical Review: 09/24/24

Zoning Compliance #: R2-24-287.

Checklist

- Completed Application
- Fee Payment (checks only)
- Auditor's Map (8.5"x11")
- Site Map (max 11"x17")
- Covenants and deed
- Notarized signatures
- Proof of water/wastewater supply
- Copy of denied Zoning Certificate
- Copy of denial letter

Water & Wastewater

- Water Supply**
- Public (Central)
 - Private (On-site)
 - Other
- Wastewater Treatment**
- Public (Central)
 - Private (On-site)
 - Other



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Economic Development & Planning Department
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Pursuant to Section 810 of the Zoning Resolution

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Case# VA-

Variance(s) Requested:

Section: 512

Description: Replace rotted accessory building that was removed, with a smaller unit

Section:

Description:

Section:

Description:

Describe the project:

Proposed accessory structure. Looking to have a steel building installed where prior garage used to be (prior garage was falling and needed removed for safety reasons). This structure is smaller than the last one that was already there. The reason we feel this is so important is for privacy of the property. There is an alley out back and we would really like to have this structure to block off from the alley as well as replace what was already on the concrete pad back there.

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 - not to my knowledge

Neighboring properties have had similar structures built.



Franklin County
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James Schimmer, Director

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Page 3 of 7



Case# VA-

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.

See prior question. Neighboring properties have had similar structures approved.

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

The prior structure was unsafe and had to be removed. We feel this structure is needed to keep this property secure and help it feel more private - along with giving a secure place to park as out front there is not a good, designated parking area.

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.

I understand.

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

No. I strongly feel that granting this variance would keep it safer.

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

Yes, but parking is very limited and there is too much open space. I would like to use the concrete pad that is already there and add another structure as there was one there before.



Franklin County
Board of Commissioners

**ECONOMIC DEVELOPMENT
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Economic Development & Planning Department
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Case# VA-

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

Structured building is 575 sq ft. It is not a substantial variance.

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)

No affect at all

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

No - assumed it was ok to add another similar structure as one was already there

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

If permit was not needed, yes. But I would like to do things the right way.

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

My intention is to get the variance approved. Gettiing a variance approved would help improve the home as well as the neighborhood.



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Economic Development & Planning Department
James Schimmer, Director

Application for

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Pursuant to Section 810 of the Zoning Resolution

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Application Instructions

Please submit the following:

1. Application Form
Completed application form with notarized signatures
2. Fee - non refundable *Please refer to our most current fee schedule by visiting www.franklincountyohio.gov/edp
Checks only payable to *Franklin County Treasurer*
3. Covenants or deed restrictions
Provide a copy of your deed with any deed restrictions
You can access and print a copy by visiting: 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 access and print a copy of the map by visiting: www.franklincountyohio.gov/auditor
5. Site Map - Refer to Page 7
6. Proof of utility service
Provide proof from the provider of your water and wastewater services

Note: If centralized water and/or sewer services are provided by a private/public entity, you must provide a letter or current bill verifying that services are provided or access is available. If you're proposing an on-lot septic system or well, please provide information from the Franklin County Board of Health (or appropriate agency).





Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Economic Development & Planning Department
James Schimmer, Director

Application for Zoning Variance Pursuant to Section 810 of the Zoning Resolution Page 5 of 7



Case# VA-

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 and all applicable requirements of the Franklin County Zoning Resolution. The affiant further acknowledges that a Certificate of Zoning Compliance may only be issued for an approved Variance within the period of one (1) year from the date of final approval by the Board of Zoning Appeals; if an approved Variance has not been used within one (1) year of its date of issuance, meaning there has not been active and substantial improvement to a property in accordance with a valid Variance, then the Variance shall expire and no work may commence or continue without either renewing the Variance or receiving a new Variance approval from the Board of Zoning Appeals in accordance with Section 810 of the Franklin County Zoning Resolution.

BRIAN E. LINCOLN

Applicant/Authorized Agent *

9-11-24

Date

[Signature]

Property Owner (signature must be notarized)

9-11-24

Date

Property Owner (signature must be notarized)

Date

***Agent must provide documentation that they are legally representing the property owner.
Approval does not invalidate any restrictions and/or covenants that are on the property.



[Signature]



Franklin County
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Economic Development & Planning Department
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Application for

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Site Plan Requirements

- The site plan must be prepared by a design professional (i.e. registered surveyor, engineer and/or architect) and include all items required under Sections 705.022 and 810.022 of the Franklin County Zoning Resolution
 - *Site plans which are incomplete and/or not drawn to scale will not be accepted.*
- Two (2) copies - minimum size of 8.5"x11" paper, maximum size of 11"x17" paper **Larger size copies are acceptable in addition to the min./max. sizes required*
- North arrow and appropriate scale (i.e. 1 inch = 20 feet)
- Property lines, with the exact dimensions of the lot labeled
- Street right-of-way boundaries including street centerline
- The exact dimensions and location of all existing buildings (principal and accessory), structures (decks, patios, pools, paved parking areas, courtyards, etc.) and driveways/access points, indicating setbacks of each from property lines with measurements/distances labeled
- The exact dimensions, height and location of all proposed buildings, structures, additions, or modifications to the property, indicating setbacks from property lines with measurements/distances labeled
- Landscaping details - provide the quantity, location, size and plant species (Ohio Native Non-Invasive Only) used
- All open space areas including calculations (percentage) of impervious vs. pervious surface
- Building elevations and/or architectural renderings
- Parking layout with required parking calculations provided
- Lighting details - location, type of fixture (illustration), height and strength (footcandles/lumens)
- Existing and intended uses of all buildings and structures
 - *If multiple uses are being conducted within one building, the site plan must reflect the area of the building being occupied by each individual use*
- All easements and above/below ground utilities
- Regulatory floodplain (Floodway and Floodway Fringe) and riparian setback boundaries, when applicable
- All existing and proposed above and below ground drainage and stormwater features
 - *Refer to the Franklin County Stormwater Drainage Manual*
- Site topography (two (2) ft. contour intervals)
- Details regarding the location, height, maintenance and screening for any existing or proposed trash dumpster
- Screening details - *Refer to Section 521 of the Franklin County Zoning Resolution*
- Provisions for water and sanitary services including the the exact location, dimensions and setbacks from property lines and structures of all private/public water and wastewater treatment facilities
 - *If public water and sewer services are provided, proof of services must be submitted*
- All areas of disturbance, including grading, filling, clearing, excavating, etc.
- Erosion and sediment control plan
- All fence locations, indicating height and material(s) used
- Any other information with regard to the lot or neighboring lots which may be necessary to determine and provide for the enforcement of the Franklin County Zoning Resolution
 - *Please note that the requirements mentioned above, or portions of, may be waived by the Administrative Officer when, in his/her opinion, the applicant has satisfactorily demonstrated that all aspects relative to the above have been suitably addressed*

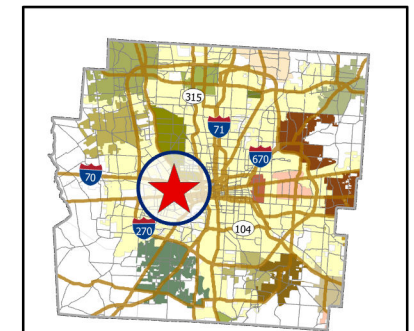


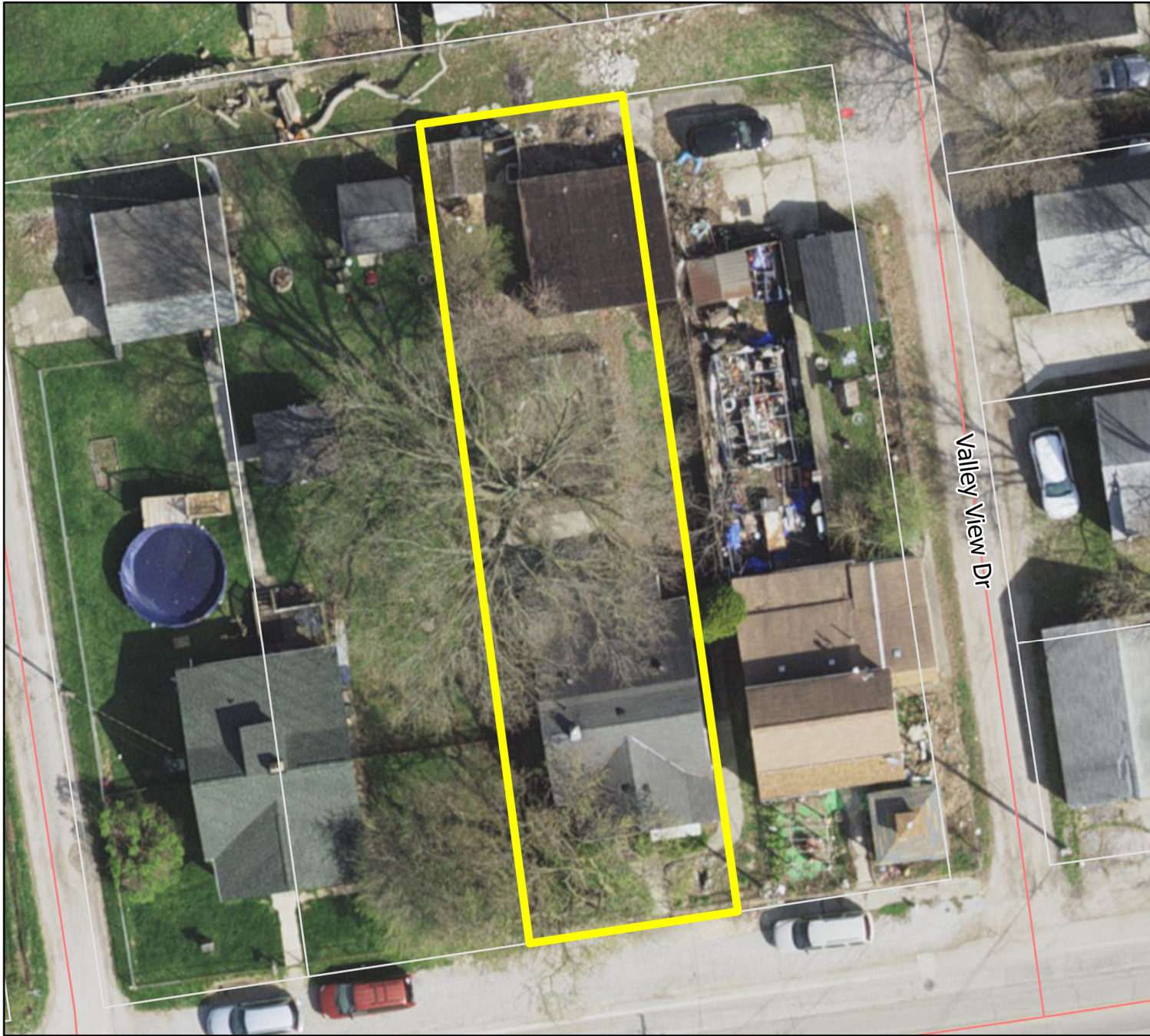
VA-4108

Requesting Variances from Sections 512, 302.041(c), 110.041 of the FCZR to allow the construction of a detached structure that does not meet the minimum setback distance of 5 feet from the property line on a lot under 1 acre, to allow for construction on a lot over lot coverage, and for the development of a non-conforming lot in an area zone Rural (R).

Acres: 0.11-acres
Township: Franklin

- Streets
- Parcels
- 2342 Valleyview Drive



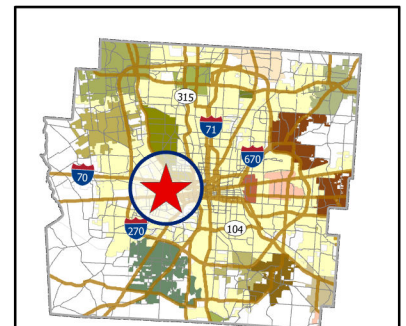
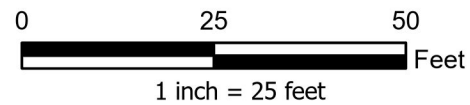


VA-4108

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Acres: 0.11-acres
Township: Franklin

- Streets
- Parcels
- 2342 Valleyview Drive



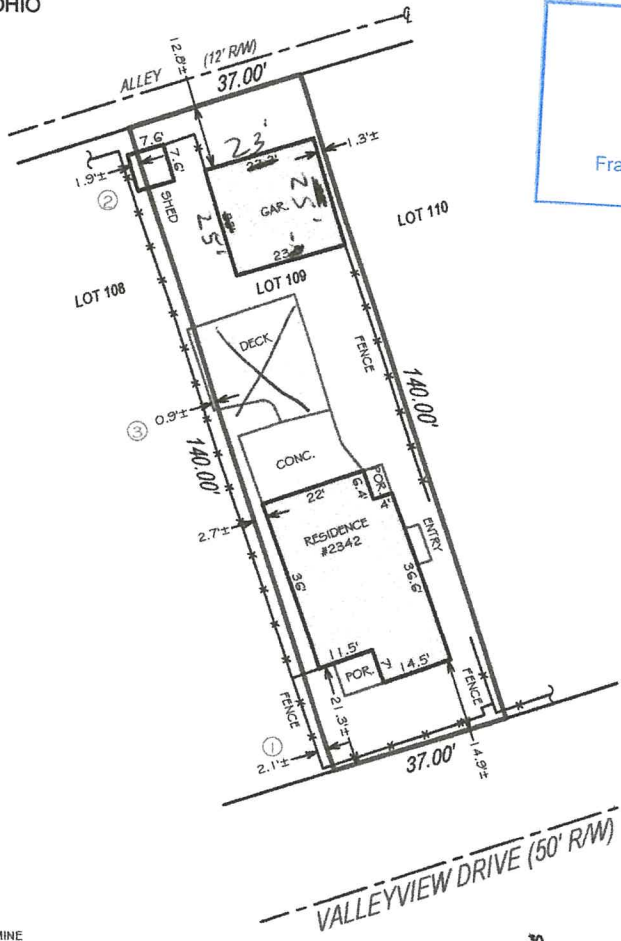


PROPERTY ADDRESS: 2342 VALLEYVIEW DRIVE, COLUMBUS, OHIO 43204

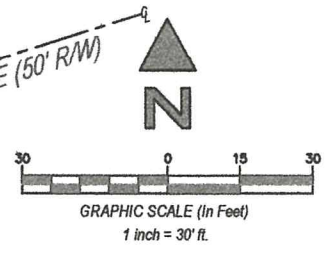
SURVEY NUMBER: 2405.5594

2405.5594
MORTGAGE LOCATION SURVEY
THIS IS NOT A BOUNDARY SURVEY
FRANKLIN COUNTY, OHIO

RECEIVED
SEP 11 2024
Franklin County Planning Department
Franklin County, OH



A BOUNDARY SURVEY IS RECOMMENDED TO FULLY DETERMINE THE EXTENT OF APPARENT ENCROACHMENT(S) NOTED HEREON



POINTS OF INTEREST: 1. FENCE OVER PROPERTY LINE 2. SHED (NO FOUNDATION) OVER PROPERTY LINE 3. FENCE OVER PROPERTY LINE			
CLIENT NUMBER: 20240572TCA			
BUYER: America's Choice Construction, LLC	SELLER: LOUANN HANEL, JANA LOUANN HANEL, NIKA LOUANN HANEL, PETERSON		
LOT: 109	BLOCK:	PLAT: 5	PG: 426
SUBDIVISION: GEORGE W. HARPER'S PROSPECT PARK ADDITION			
COUNTY: FRANKLIN			
CERTIFIED TO: CASH			

THIS MORTGAGE LOCATION SURVEY IS PERFORMED IN ACCORDANCE WITH 4733-38 OF THE OHIO ADMINISTRATIVE CODE AND IS NOT A BOUNDARY SURVEY PURSUANT TO CHAPTER 4733-37 OF THE ADMINISTRATIVE CODE AND IS ONLY FOR THE USE OF THE MORTGAGE LENDER AND TITLE INSURER. DO NOT USE THIS MORTGAGE LOCATION SURVEY FOR FUTURE CONSTRUCTION OF FENCES, SHEDS, GARAGES, ADDITIONS OR ANY OTHER STRUCTURE(S). THIS DOCUMENT MAY NOT SHOW ALL EASEMENTS AFFECTING THE SUBJECT PROPERTY.

FIELD DATE: 5/28/2024 **DATE SIGNED:** 05/28/24

REVISION HISTORY: (REVO 5/28/2024)



I/We acknowledge receipt of this survey and accept the property in the condition as shown.

Signature _____
Date

Signature _____
Date

LANDMARK
690 Lakeview Plaza Blvd | Suite A
Worthington, OH 43085
Phone: 614-485-9000
www.landmarksurvey.com

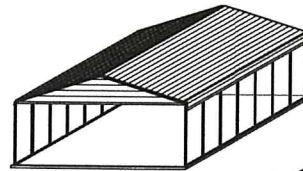
STANDARD CARPORT DETAILS 12 ft to 24 ft SPAN

LIGHT FRAME CONSTRUCTION

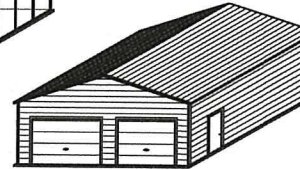
NOTE: THESE PLANS MAY BE USED FOR SPANS LESS THAN 12 FEET.

NOTE: USE $\odot 2\frac{1}{2}" \times 2\frac{1}{2}" 14$ Ga.
 $\odot 2\frac{1}{2}" \times 2\frac{1}{2}" 12$ Ga.
STEEL TUBE FOR ALL FRAME AND BASE
RAIL MEMBERS UNLESS OTHERWISE SHOWN.

NOTE: THESE PLANS INCLUDE STANDARD DETAILS THAT
CAN BE USED FOR A WIDE RANGE OF APPLICATIONS. IF
SITE SPECIFIC PLANS ARE REQUIRED, A SEPARATE SET
OF PLANS WILL NEED TO BE PREPARED.



ISOMETRIC



ISOMETRIC

CONCRETE FOUNDATION DESIGN RECOMMENDATIONS:

THE OWNER IS RESPONSIBLE FOR PROVIDING A SUITABLE SLAB AND
FOUNDATION FOR THE PROPOSED STRUCTURE. THE CONCRETE DETAILS
SHOWN ON THESE PLANS MAY BE USED, HOWEVER, THE LOCAL BUILDING
CODE OFFICIALS MAY HAVE MORE RESTRICTIVE REQUIREMENTS. THE OWNER
IS RESPONSIBLE FOR COORDINATING THE CONCRETE SLAB AND
FOUNDATION STRENGTH AND DEPTH REQUIREMENTS WITH THE LOCAL
BUILDING CODE OFFICIALS.

CONCRETE SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF
3000 PSI AT 28 DAYS OR AS REQUIRED BY LOCAL BUILDING CODE. THE
USE OF HIGHER STRENGTH CONCRETE IS ACCEPTABLE.

COVER OVER REINFORCING STEEL:
MINIMUM CONCRETE OVER REINFORCING BARS SHALL BE 3 INCHES WHERE
CONCRETE IS CAST AGAINST AND PERMANENTLY IN CONTACT WITH THE
EARTH OR EXPOSED TO THE EARTH OR WEATHER AND $\frac{1}{2}"$ ELSEWHERE.

REINFORCING STEEL:
THE REINFORCING STEEL SHALL BE MINIMUM GRADE 40. THE USE OF
FIBER REINFORCED CONCRETE (FRC) OR WELDED WIRE FABRIC (WWF) IS
ACCEPTABLE.



CAROLINA CARPORTS INC.
P.O. BOX 1263
DOBSON, NC 27017
TOLL FREE 1-800-670-4262
LOCAL 336-367-6400
FAX 336-367-6410

This document is the property of Carolina Carports, Inc. Use of
these plans without the permission of Carolina Carports is prohibited.

METAL CARPORT INSTALLATION PLANS AND DETAILS AND FRAMING AND FASTENER SPECIFICATIONS

CAROLINA CARPORTS, INC.
187 Cardinal Ridge Trail
DOBSON, NORTH CAROLINA 27017

THE OWNER IS RESPONSIBLE FOR OBTAINING A
BUILDING PERMIT, IF NEEDED, AND FOR COMPLYING
WITH ALL LOCAL BUILDING CODE REQUIREMENTS.

THIS IS TO CERTIFY THAT THE CALCULATIONS AND SPECIFICATIONS
HEREIN HAVE BEEN PREPARED BY THE UNDERSIGNED PROFESSIONAL
ENGINEER, AND ARE IN ACCORDANCE WITH THE REQUIREMENTS OF THE
2021 INTERNATIONAL BUILDING CODE INCLUDING THE 2024 OHIO
BUILDING CODE AND THE 2018 INTERNATIONAL RESIDENTIAL CODE
INCLUDING THE 2019 OHIO RESIDENTIAL CODE.

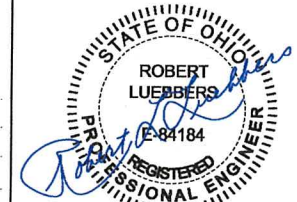
BUILDING CODE INFORMATION	
OCCUPANCY CATEGORY	I II
USE GROUP	U or S
CONSTRUCTION TYPE	2B
IMPORTANCE FACTORS	
WIND I_w	1.0
SNOW I_s	0.8 1.0
EARTHQUAKE I_e	1.0

DESIGN LOADS	
MIN. DEAD LOAD	5 PSF
MIN. FLOOR LIVE LOAD	125 PSF
MIN. ROOF LIVE LOAD	20 PSF
MIN. GROUND SNOW LOAD	SEE TABLE 1
MAX. GROUND SNOW LOAD	
MIN. ULTIMATE WIND SPEED	
MAX. ULTIMATE WIND SPEED	
EXPOSURE CATEGORY	
MAX. SEISMIC DESIGN CATEGORY	D2

These plans have been provided for the
purpose of obtaining a building permit for
the construction of the building for:

Name: Brian Lincoln
Address: 2342 Valley View Drive
City: Columbus State: OH
Zip: 43204

Use of these plans by anyone else or for
any other purpose is prohibited.



07/29/2024

TABLE 1
BOW/RAFTER FRAME, END POST, GROUND ANCHOR AND PANEL FASTENER SPACING
SPECIFICATIONS

WIND EXPOSURE CATEGORY	ULTIMATE WIND SPEED (MPH)	NOMINAL WIND SPEED (MPH)	MAXIMUM GROUND SNOW LOAD (PSF)	MAXIMUM POST/RAFTER SPACING (FEET)	AVERAGE FASTENER SPACING ON-CENTERS ALONG RAFTERS OR PURLINS, AND POSTS OR GIRTS (INCHES)	
					METAL PANELS	SPACING
B or C	105 TO 150	82 TO 117	35	5.0	29 Gauge	8
			40	4.0		
			50	4.0 (12 Ga.)		

NOTES: 1. Specifications applicable to 29 gauge metal panels fastened directly to 12 or 14 gauge steel tube bow frames.
2. Fasteners consist of #12 x $\frac{3}{8}"$ self-drilling screws without control seal washers.
3. Specifications applicable only for mean roof height of 24 feet or less and roof slopes of 7 to 27 degrees (1.5:12 to 6:12 pitch). Spacing requirements for other roof heights and/or slopes may vary.



GENERAL NOTES:

THESE PLANS PERTAIN ONLY TO THE STRUCTURE, INCLUDING MAIN WIND FORCE RESISTING SYSTEM (MWFRS), COMPONENTS AND CLADDING, AND BASE RAIL ANCHORAGE. OTHER DESIGN ISSUES, INCLUDING, BUT NOT LIMITED TO, PLUMBING, ELECTRICAL, INGRESS/EGRESS, PROPERTY SET-BACKS, OR OTHER LOCAL ZONING REQUIREMENTS ARE THE RESPONSIBILITY OF OTHERS.

THESE STRUCTURES ARE DESIGNED AS UTILITY/STORAGE BUILDINGS CAPABLE OF SUPPORTING THE DEAD LOAD OF THE STRUCTURE AND APPLICABLE LIVE AND WIND LOADS. IMPROVEMENTS NOT SPECIFICALLY ADDRESSED HEREIN, WHICH EXERT ADDITIONAL LOADS ON THE STRUCTURE SHALL BE AT THE OWNER'S RISK. CAROLINA CARPORTS SHALL NOT BE RESPONSIBLE FOR STRUCTURAL DAMAGE OR FAILURE DUE TO THE APPLICATION OF ADDITIONAL LOADS.

THE SPACING INDICATED IN THE ABOVE TABLE IS THE MAXIMUM SPACING FOR THE MAIN WIND FORCE RESISTING SYSTEM. A CLOSER SPACING MAY BE NEEDED TO MEET LOCAL BUILDING CODE AND/OR SITE SPECIFIC REQUIREMENTS.

ALL STEEL TUBING SHALL BE 55 KSI STEEL OR BETTER. ALL METAL PANELS SHALL BE 60 KSI STEEL OR BETTER.

FASTEN METAL ROOF AND WALL PANELS TO FRAMING WITH #12 x $\frac{3}{8}"$ SELF DRILLING FASTENERS WITH CONTROL SEAL WASHERS AT AN AVERAGE SPACING OF 8" FOR 29 GAUGE PANELS AND 6" FOR 28 GAUGE PANELS.

ALL FIELD CONNECTIONS SHALL BE #12 x $\frac{3}{8}"$ SELF DRILLING FASTENERS (SDF) UNLESS NOTED OTHERWISE.

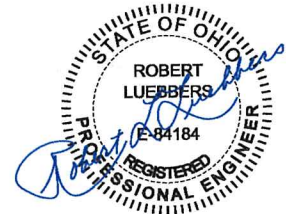
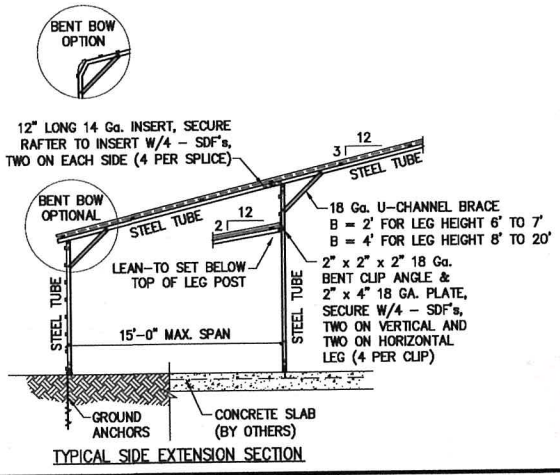
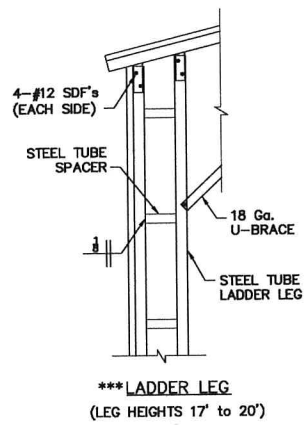
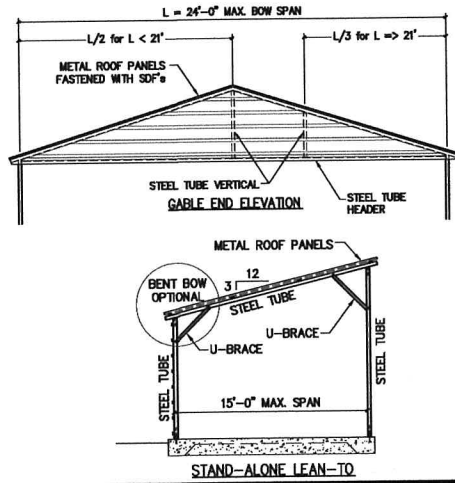
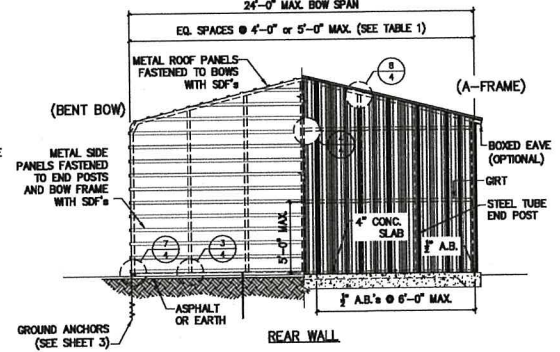
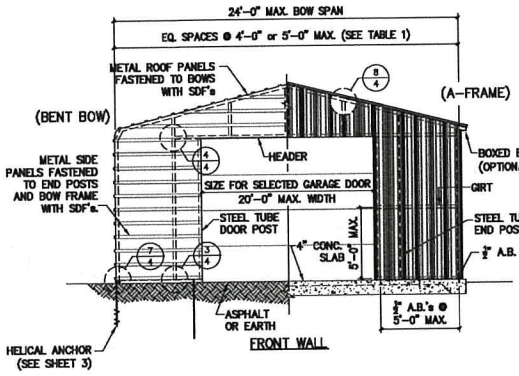
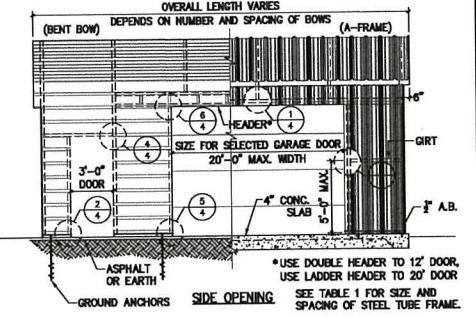
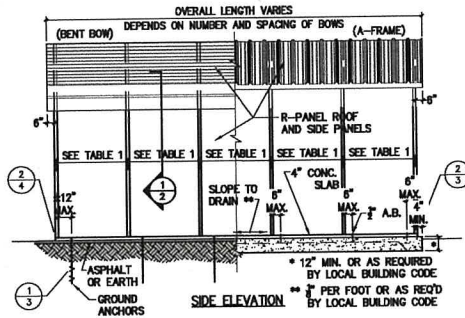
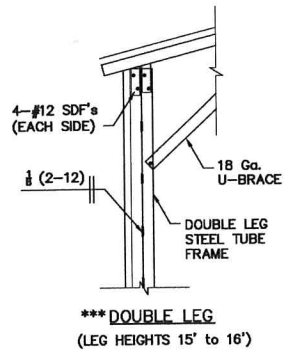
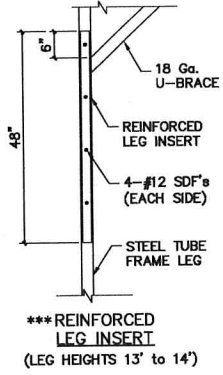
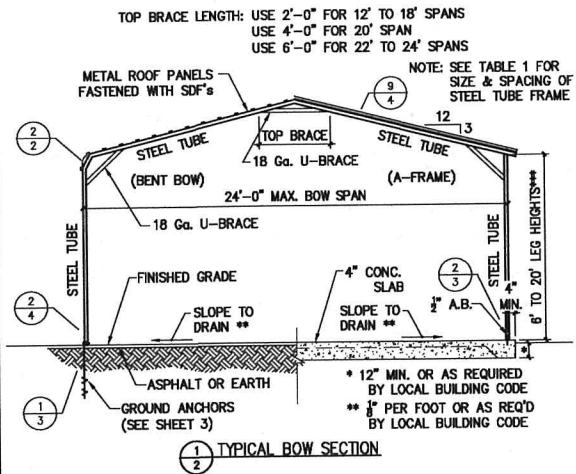
ALL WELDED CONNECTIONS SHALL BE SHOP WELDED UNLESS NOTED OTHERWISE.

GROUND ANCHOR REQUIREMENTS: INSTALL HELICAL ANCHORS ALONG SIDE BASE RAIL WITHIN 6" OF EACH CORNER POST AND AT A MAXIMUM SPACING OF 25' ALONG THE BASE RAIL. INSTALL GROUND ANCHORS (#4 THREADED REBAR) BETWEEN THE HELICAL ANCHORS WITHIN 6" OF EACH POST ALONG THE BASE RAIL. HELICAL ANCHORS AND GROUND ANCHORS ARE NOT REQUIRED FOR CONCRETE FOOTING AND/OR CONCRETE SLAB CONSTRUCTION.

INSTALL CONCRETE ANCHORS WITHIN 6" OF EACH VERTICAL POST ALONG SIDE AND END BASE RAELS. USE ITW RAMSET/ REDHEAD TRUBOLT OR SIMPSON STRONG-TIE STRONG-BOLT-2 WEDGE ANCHORS, OR ITW REDHEAD TAPCON+ OR TITEN HD SCREW ANCHORS OR AN APPROVED EQUAL.

POST/RAFTER BRACING: BRACE ON EVERY POST/RAFTER CONNECTION, EXCEPT FOR END WALLS AND HEADERS.

GALVANIZATION: METAL ACCESSORIES FOR USE IN EXTERIOR WALL CONSTRUCTION AND NOT DIRECTLY EXPOSED TO THE WEATHER SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A 153, CLASS B-2. METAL PLATE CONNECTORS, SCREWS, BOLTS AND NAILS EXPOSED DIRECTLY TO THE WEATHER SHALL BE STAINLESS STEEL OR HOT DIPPED GALVANIZED.



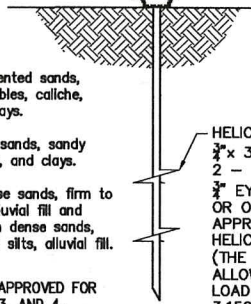
SOIL CLASSIFICATIONS
SOIL CLASS SOIL DESCRIPTION

- 2 Very dense &/or cemented sands, coarse gravel and cobbles, caliche, preloaded silts, and clays.
- 3 Medium dense coarse sands, sandy gravels, very stiff silts, and clays.
- 4 Loose to medium dense sands, firm to stiff clays and silts alluvial fill and very loose to medium dense sands, firm to stiff clays and silts, alluvial fill.

THE HELICAL ANCHOR SHALL BE APPROVED FOR USE IN SOIL CLASSIFICATIONS 2, 3, AND 4.

* Taken from HUD "Standard for Installation of Mobile Homes"

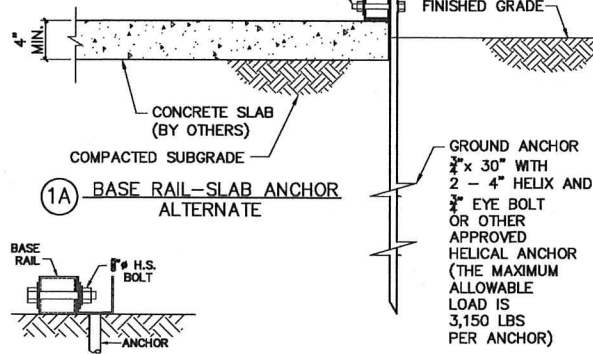
DRILL 3/8" HOLE THROUGH BASE RAIL AND SECURE WITH 1/2" H.S. BOLT



STEEL TUBE BASE RAIL
2" WASHERS
HELICAL ANCHOR 2 1/2" x 30" WITH 2 - 4" HELIX AND 1/2" EYE BOLT OR OTHER APPROVED HELICAL ANCHOR (THE MAXIMUM ALLOWABLE LOAD IS 3,150 LBS PER ANCHOR)

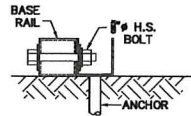
1 SOIL BASE RAIL ANCHOR DETAIL

DRILL 5/8" HOLE THROUGH THE BASE RAIL AND SECURE TO ANCHOR EYE WITH 1/2" THROUGH BOLT



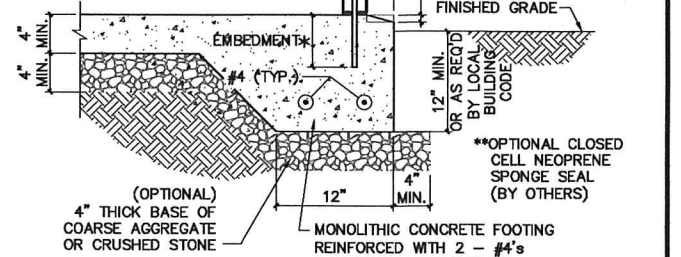
STEEL TUBE BASE RAIL
2" WASHERS
FINISHED GRADE
CONCRETE SLAB (BY OTHERS)
COMPACTED SUBGRADE
GROUND ANCHOR 2 1/2" x 30" WITH 2 - 4" HELIX AND 1/2" EYE BOLT OR OTHER APPROVED HELICAL ANCHOR (THE MAXIMUM ALLOWABLE LOAD IS 3,150 LBS PER ANCHOR)

1A BASE RAIL-SLAB ANCHOR ALTERNATE



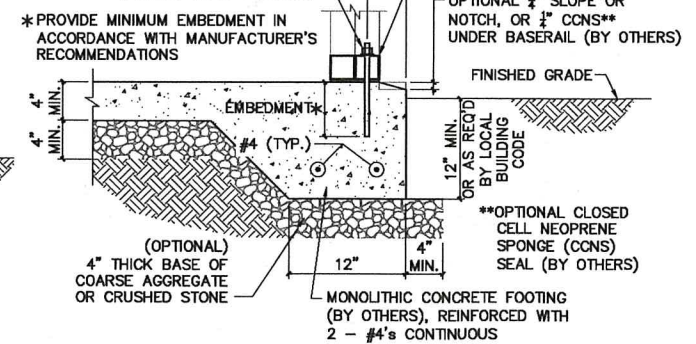
ALTERNATE DETAIL

INSTALL 1/2" MECHANICAL ANCHOR THROUGH BASE RAIL WITHIN 6" OF EACH LEG

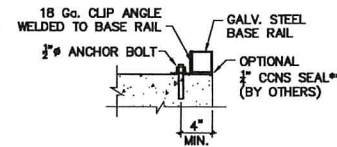


2 CONCRETE BASE RAIL ANCHORAGE (SINGLE LEG)

INSTALL 1/2" MECHANICAL ANCHOR THROUGH BASE RAIL WITHIN 6" OF EACH LEG (ALTERNATE & STAGGER)



2B CONCRETE BASE RAIL ANCHORAGE (DOUBLE LEG)

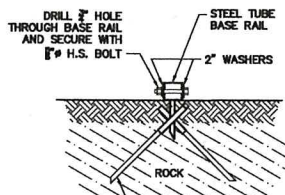


2D ALTERNATE BASE RAIL CLIP

SOIL CLASSIFICATIONS
SOIL CLASS SOIL DESCRIPTION

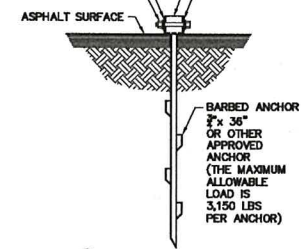
- 1 Rock or Hard Pan

ROCK ANCHOR MMA-35 36 XDH WITH 1/2" H.S. BOLT OR EQUIVALENT (THE MAXIMUM ALLOWABLE LOAD IS 4,725 LBS PER ANCHOR)

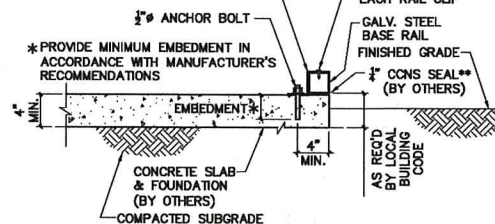


1C ROCK BASE RAIL ANCHOR DETAIL

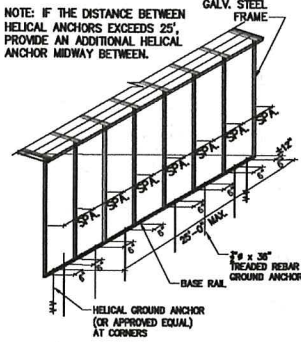
DRILL 3/8" HOLE THROUGH BASE RAIL AND SECURE WITH 1/2" H.S. BOLT



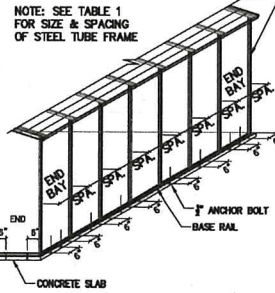
1B ASPHALT ANCHOR DETAIL



2C ALTERNATE BASE RAIL ANCHORAGE



HELICAL GROUND ANCHORS



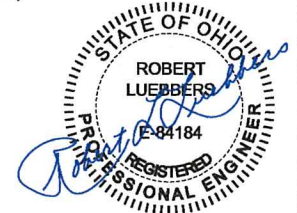
ANCHOR BOLTS

BREAKAWAY

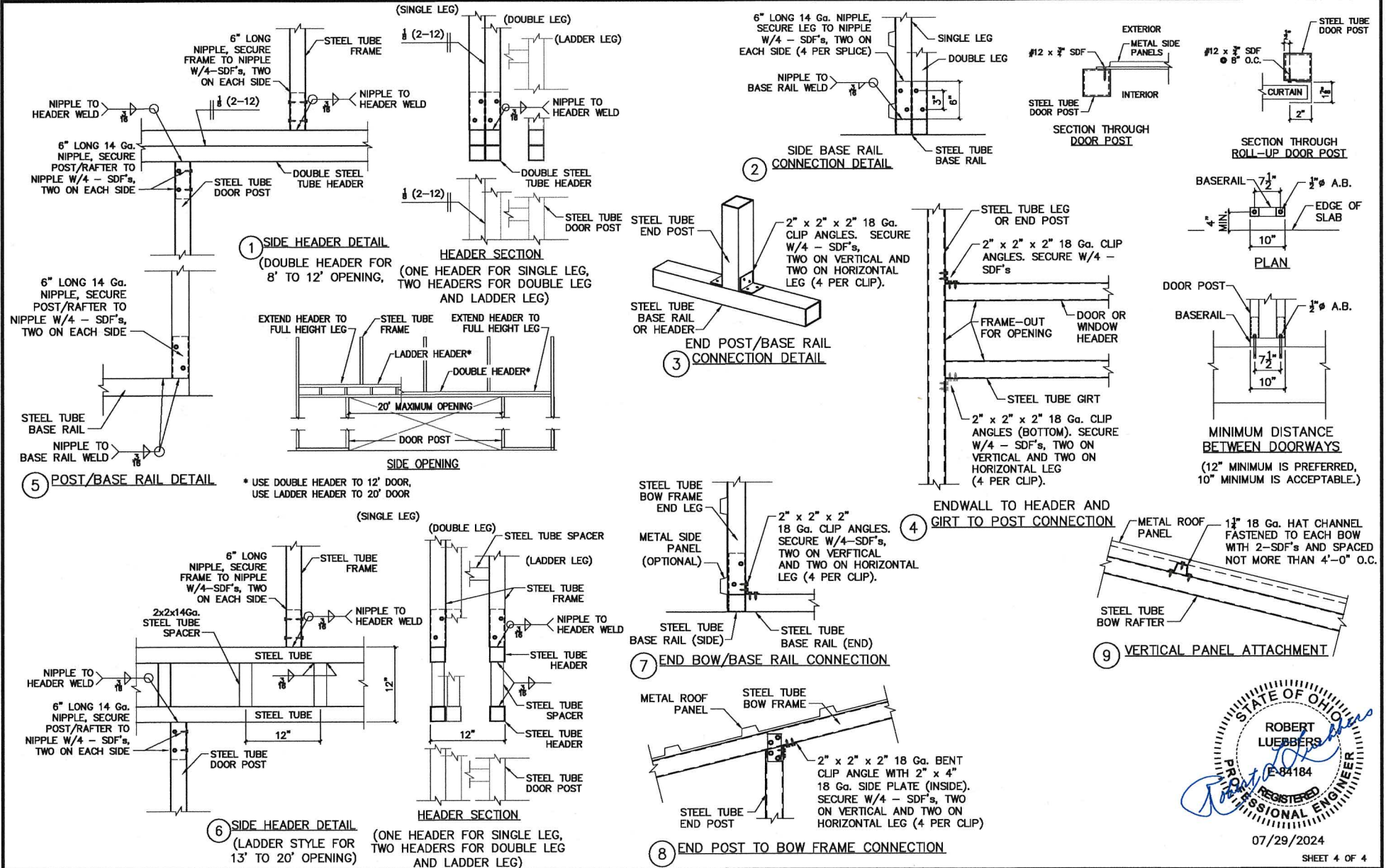


CRAWL SPACE DOOR SYSTEMS, INC.
5741 Bayside Road, #105
Virginia Beach, VA 23455
Engineered Flood Vent
Model CSBA816

OR Approved Equal
FLOOD VENTS



07/29/2024



STATE OF OHIO
 ROBERT LUEBBERS
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 REGISTERED PROFESSIONAL ENGINEER

07/29/2024