



Technical Review Committee Agenda

Zoom Conference Meeting

(To participate: (929) 436-2866; Meeting ID: 911 3401 0004; Password: 471510)

Tuesday, April 23, 2024
1:30 p.m.

1. New Business

A. Planning Commission

i. 787-PP – Marcus Duemmel

Owner:	Thomas & Molly-Jane Kim
Applicant:	Gandee Heydinger Group, LLC.
Township:	Jefferson Township
Site:	6200 Windbrook Drive (PID #170-001734)
Acreage:	2.420-acres
Utilities:	Public water and sewer
Request:	Requesting Preliminary Plan Approval to Replat Lot 56 of the Windrush Creek II Subdivision to Amend the Location of a Scenic View Easement.

ii. 787-R – Marcus Duemmel

Owner:	Thomas & Molly-Jane Kim
Applicant:	Gandee Heydinger Group, LLC.
Township:	Jefferson Township
Site:	6200 Windbrook Drive (PID #170-001734)
Acreage:	2.420-acres
Utilities:	Public water and sewer
Request:	Requesting Final Replat Approval of Lot 56 of the Windrush Creek II Subdivision to Amend the Location of a Scenic View Easement.

B. Board of Zoning Appeals

i. VA-4096 – Kayla Johnson

Owners/Applicant:	Samara Navarro
Township:	Franklin Township
Site:	3580 Briggs Road (PID#140-005046)
Utilities:	Public water and sewer
Acreage:	0.165-acres
Zoning:	Rural District (R)
Request:	Requesting a Variance from Sections 302.041(c), 302.044, 502.021(3), 504.012, 512.02, and 512.02(2)(f) for the construction of a driveway, parking facility, addition, and an accessory structure without a permanent frost-free foundation that does not comply with the minimum setback distance and maximum lot coverage allowable in an area zoned Rural (R).

ii. VA-4097 – Kayla Johnson

Owner:	Nathan Kallini
Applicant:	Andrew Circle
Township:	Brown Township
Site:	3865 Alton Darby Creek (PID#120-000349)
Utilities:	Private water and wastewater
Acreage:	0.644-acres
Zoning:	Rural District (R)
Request:	Requesting a Variance from Section 504.01 of the Franklin County Zoning Resolution to allow the construction of an addition that does not meet the front setback distance required in an area zoned Rural (R).

2. Adjournment of Meeting to May 21, 2024



Franklin County
Board of Commissioners

**ECONOMIC DEVELOPMENT
& PLANNING**

Economic Development & Planning Department
James Schimmer, Director

Application for
**Subdivision
Re-Plat**
Page 1

- Preliminary Plan
 Final Plat



787-SUB

Property Information

Site Address:
6200 WINDBROOK DRIVE

Parcel ID(s):
170-001734-00

Total Acreage: 2.42 Current Zoning:

Township: JEFFERSON Subdivision Name: WINDRUSH CREEK II

Lot Number(s)/Reserve to be Re-Platted:
56 SCENIC PRESERVE

Staff Use Only

Case # 787-SUB

Date Filed: 4-16-24

Fee Paid: \$1800

Receipt # 24-01260

Received By: RF

Date Accepted/Rejected: 4/16/24

Hearing Date: MAY 6, 2024

Property Owner Information

Name: THOMAS AND MOLLY JANE KIM

Address: 6200 WINDBROOK DRIVE
BLACKLICK, OH 43004

Phone # Fax #

Email:

Reason for Re-Plat

Lot Subdivision

Lot Combination

Lot Reconfiguration

Other

Engineer/Surveyor Information

Name: GANDEE HEYDINGER GROUP, LLC

Address: 5676 STATE ROUTE 521, SUITE B
DELAWARE, OH 43015

Phone # 614-942-6042 Fax #

Email: AHEYDINGER@GHGCIVIL.COM

Water & Wastewater

Water Supply

Public (Central)

Private (On-site)

Other:

Wastewater Treatment

Public (Central)

Private (On-site)

Other:

Applicant Information Same as property owner Same as engineer/surveyor

Name:

Address:

Phone # Fax #

Email:

Checklist

Completed Application

Fee Payment (checks only)

Preliminary Plan and/or Final Plat
5 Copies folded

One 11"x17" of plans

Electronic Copy in PDF and CAD

Copy of original plat 11"x17"



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Economic Development & Planning Department
James Schimmer, Director

Application for Subdivision Re-Plat Page 2



Applicant Signature

To the best of my/our knowledge and belief, information and materials submitted as a part of this Re-Plat application are correct, complete and accurate. The Franklin County Technical Review Committee members are hereby granted permission to enter the property for inspection and review purposes.

Amy Hardinge

Applicant

3/5/24

Date

Amy Hardinge

Engineer

3/5/24

Date

[Signature]

Property Owner (Signature must be notarized)

4.1.24

Date

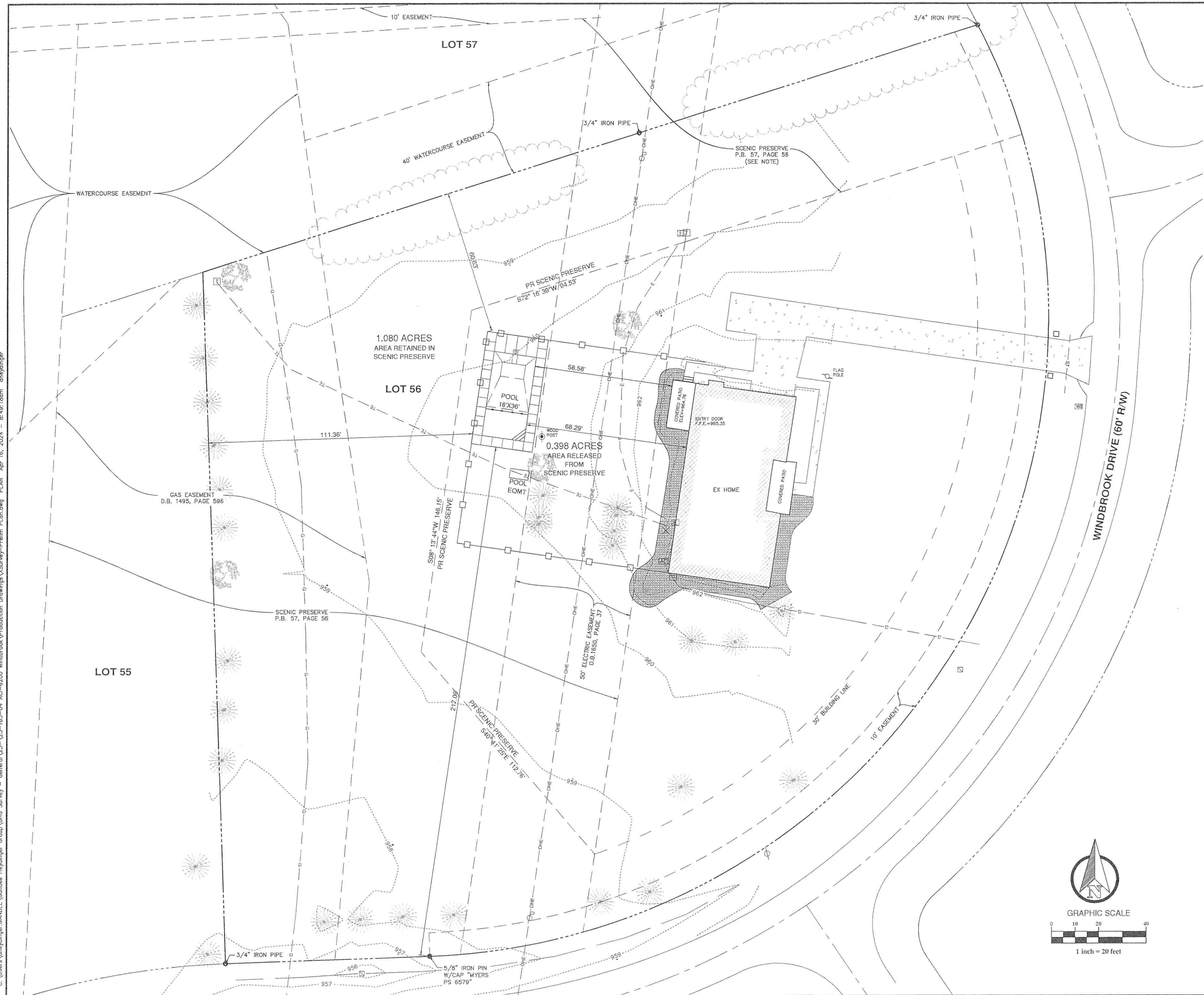
Melby J. Klein

Property Owner (Signature must be notarized)

4/1/24

Date

C:\Users\ahaydinger\OneDrive\Gandee Heydinger Group\GHC Survey - General\23-163-04 ACI-6200 Windbrook\Production Drawings\Survey-Prelim\Plan.dwg PLAN Apr 16, 2024 - 8:48:18am ahaydinger



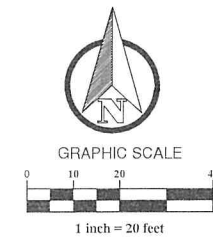
LEGEND

- EXISTING GAS LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING UNDERGROUND ELECTRIC
- EXISTING TELECOMMUNICATION
- EXISTING CONTOUR
- EXISTING TREE LINE
- EXISTING TELEPHONE PEDESTAL
- EXISTING ELECTRIC BOX
- EXISTING BUILDINGS
- EXISTING CONCRETE
- EXISTING STONE LANDSCAPE BED
- EXISTING TREE
- PROPOSED FENCE

OWNER	
THOMAS AND MOLLY KIM 6200 WINDBROOK COURT BLACKLICK, OH 43004	
BUILDER	
AQUATIC CREATIONS 6969 WORTHINGTON GALENA RD. WORTHINGTON, OH 43085 ATTN: DYLAN TEEGARDEN EMAIL: DYLAN@AQUATICCREATIONSOHIO.COM	
ENGINEER / SURVEYOR	
GANDEE HEYDINGER GROUP 5676 STATE ROUTE 521, SUITE B DELAWARE, OH 43015 ATTN: AARON HEYDINGER P.E. EMAIL: AHEYDINGER@GHGCVIL.COM PHONE: 614-942-6042	

GENERAL SUMMARY	
SUBDIVISION	WINDRUSH CREEK, SECTION 2 PLAT BOOK 57, PAGE 56
LOT NUMBER	56
LOT AREA	2.42 ACRES

FLOOD PLAIN
THE DEVELOPMENT IS LOCATED IN ZONE X, A ZONE DESCRIBED AS OUTSIDE OF THE 100 YEAR FLOODPLAIN ON FLOOD INSURANCE RATE MAP, FRANKLIN COUNTY, OHIO, PANEL 214 OF 465, MAP NUMBER 39049C0214K, EFFECTIVE DATE JUNE 17, 2008.



RECEIVED
APR 16 2024
Franklin County Planning Department
Franklin County, OH
757-PP

PLAN PREPARED FOR:

Aquatic CREATIONS

PLAN PREPARED BY:

GHC
GANDEE HEYDINGER GROUP
5676 STATE ROUTE 521, SUITE B
DELAWARE, OH 43015
P: 614.942.6042

BLACKLICK-JEFFERSON TWP., FRANKLIN COUNTY, OHIO
6200 WINDBROOK COURT
BLACKLICK, OH 43004
PID: 170-001734-00
GAHANNA JEFFERSON CSD
PRELIMINARY PLAN

NO.	DATE	REVISION DESCRIPTION
A	3 / 5 / 2024	INITIAL CLIENT REVIEW

Date: 3 / 5 / 2024
Scale: AS SHOWN

Drawn By: MC
Checked By: AH

Project Number:
23-163-04

DRAWING NUMBER

SHEET NUMBER



Franklin County
Board of Commissioners

**ECONOMIC DEVELOPMENT
& PLANNING**

Economic Development & Planning Department
James Schimmer, Director

Application for
**Subdivision
Re-Plat**
Page 1

- Preliminary Plan
 Final Plat



787-SUB

Property Information

Site Address:
6200 WINDBROOK DRIVE

Parcel ID(s):
170-001734-00

Total Acreage: 2.42 Current Zoning:

Township: JEFFERSON Subdivision Name: WINDRUSH CREEK II

Lot Number(s)/Reserve to be Re-Platted:
56 SCENIC PRESERVE

Staff Use Only

Case # 787-SUB

Date Filed: 4-16-24

Fee Paid: \$1800

Receipt # 24-01260

Received By: RF

Date Accepted/Rejected: 4/16/24

Hearing Date: MAY 6, 2024

Property Owner Information

Name: THOMAS AND MOLLY JANE KIM

Address: 6200 WINDBROOK DRIVE
BLACKLICK, OH 43004

Phone # Fax #

Email:

Reason for Re-Plat

Lot Subdivision

Lot Combination

Lot Reconfiguration

Other

Engineer/Surveyor Information

Name: GANDEE HEYDINGER GROUP, LLC

Address: 5676 STATE ROUTE 521, SUITE B
DELAWARE, OH 43015

Phone # 614-942-6042 Fax #

Email: AHEYDINGER@GHGCIVIL.COM

Water & Wastewater

Water Supply

Public (Central)

Private (On-site)

Other:

Wastewater Treatment

Public (Central)

Private (On-site)

Other:

Applicant Information Same as property owner Same as engineer/surveyor

Name:

Address:

Phone # Fax #

Email:

Checklist

Completed Application

Fee Payment (checks only)

Preliminary Plan and/or Final Plat
5 Copies folded

One 11"x17" of plans

Electronic Copy in PDF and CAD

Copy of original plat 11"x17"



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Economic Development & Planning Department
James Schimmer, Director

Application for Subdivision Re-Plat Page 2



Applicant Signature

To the best of my/our knowledge and belief, information and materials submitted as a part of this Re-Plat application are correct, complete and accurate. The Franklin County Technical Review Committee members are hereby granted permission to enter the property for inspection and review purposes.

Amy Hardinge

Applicant

3/5/24

Date

Amy Hardinge

Engineer

3/5/24

Date

[Signature]

Property Owner (Signature must be notarized)

4.1.24

Date

Melby J. Klein

Property Owner (Signature must be notarized)

4/1/24

Date

**REPLAT OF THE SCENIC PRESERVE FOR LOT 56,
WINDRUSH CREEK NO. 2**
(PLAT BOOK 53 PAGE 3, AMENDED IN PLAT BOOK 54 PAGE 32 AND
PLAT BOOK 57 PAGE 56)

STATE OF OHIO, COUNTY OF FRANKLIN, TOWNSHIP OF JEFFERSON,
AND BEING LOCATED IN LOT 35, SECTION 3, TOWNSHIP 1, RANGE 16,
UNITED STATES MILITARY LANDS

RECEIVED
APR 16 2024
Franklin County Planning Department
Franklin County, OH
787-R

RECORDING STATEMENT:

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, TOWNSHIP OF JEFFERSON, AND BEING LOCATED IN LOT 35, SECTION 3, TOWNSHIP 1, RANGE 16, UNITED STATES MILITARY LAND AND BEING LOT NO 56 OF THE PLAT ENTITLED "AMENDED PLAT OF WINDRUSH CREEK SECTION NO. 2 AMENDMENT TO THE SCENIC PRESERVE RESTRICTIONS" OF RECORD IN PLAT BOOK 57, PAGE 56, CONVEYED TO THOMAS KIM AND MOLLY JANE KIM IN INSTRUMENT NUMBER 202308240086929, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

THIS PLAT ENTITLED "REPLAT OF THE SCENIC PRESERVE FOR LOT 56, WINDRUSH CREEK (PLAT BOOK 57, PAGE 56)" IS RECORDED TO CHANGE THE LOCATION OF THE SCENIC PRESERVE ON LOT 56. THE RECORDING OF THIS PLAT SHALL TERMINATE OR RELEASE A PORTION OF THE ORIGINAL LOCATION OF THE SCENIC PRESERVE ON LOT 56 AS SHOWN ON THE PLAT ENTITLED "AMENDED PLAT OF WINDRUSH CREEK SECTION NO. 2 AMENDMENT TO THE SCENIC PRESERVE RESTRICTIONS". THIS REVISION HAVE BEEN REVIEWED AND APPROVED BY THE TOWNSHIP OF JEFFERSON, FRANKLIN COUNTY, OHIO AND THE OWNERS OF LOT 62. THE EXISTING EASEMENTS ON LOT 56 REMAIN AS PREVIOUSLY PLATTED.

THE UNDERSIGNED, THOMAS KIM AND MOLLY JANE KIM, OWNERS OF LOT 56 HAVE HEREUNTO SET THEIR HAND THIS DAY OF _____, 2024.

SIGNED AND ACKNOWLEDGE IN THE PRESENCE OF:

WITNESS _____

THOMAS KIM _____

MOLLY JANE KIM _____

STATE OF OHIO
COUNTY OF FRANKLIN
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED THOMAS KIM AND MOLLY JANE KIM, WHO ACKNOWLEDGED THE SIGNING OF THE FORGOING INSTRUMENT TO BE THE VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES EXPRESSED HEREIN.

IN WITNESS THEREOF, I HAVE SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS _____ DAY OF _____, 2024.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC, STATE OF OHIO



PROPERTY INFORMATION
JURISDICTION: JEFFERSON TWP
PROPERTY ADDRESS: 6200 WINDBROOK DRIVE
BLACKLICK, OHIO 43004
PARCEL NUMBER: 170-001734-00

BASIS OF BEARING
THE BEARING SHOWN HEREON ARE BASED ON THE "AMENDED PLAT OF WINDRUSH CREEK SECTION NO. 2 AMENDMENT TO THE SCENIC PRESERVE RESTRICTIONS" AS RECORDED IN PLAT BOOK 57, PAGE 59, WITH THE WEST LINE OF LOT 56 BEING NORTH 02°00'00" WEST.

SOURCE OF DATA
THE SOURCES OF RECORDED SURVEY DATA REFERENCED IN THE PLAN AND TEXT OF THIS PLAT ARE FROM THE RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO APPLICABLE ZONING REGULATIONS.

APPROVED THIS _____ DAY OF _____, 2024

JEFFERSON TOWNSHIP ZONING INSPECTOR

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO APPLICABLE SUBDIVISION REGULATIONS.

APPROVED THIS _____ DAY OF _____, 2024

FRANKLIN COUNTY PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____, 2024

FRANKLIN COUNTY ENGINEER

APPROVED THIS _____ DAY OF _____, 2024

FRANKLIN COUNTY DRAINAGE ENGINEER

THIS PLAT SHALL NOT BE TRANSFERRED OR RECORDED UNTIL ALL REQUIRED SIGNATURES ARE SECURED.

TRANSFERRED THIS _____ DAY OF _____, 2024

AUDITOR, FRANKLIN COUNTY, OHIO

THIS _____ DAY OF _____, 20____ IN RESOLUTION NO. _____ AMEND THE WINDRUSH CREEK, SECTION NO. 2 LIMITS TO THE SCENIC PRESERVE AND ARE HEREBY APPROVE AND ACCEPT AS SUCH FOR THE COUNTY OF FRANKLIN, STATE OF OHIO, BY ITS APPROVAL AND ACCEPTANCE OF THIS PLAT.

FRANKLIN COUNTY COMMISSIONERS

DEPUTY AUDITOR, FRANKLIN COUNTY, OHIO

RECORDED THIS _____ DAY OF _____, 2024

RECORDER, FRANKLIN COUNTY, OHIO

DEPUTY RECORDER, FRANKLIN COUNTY, OHIO

FILE NO. _____

PLAT BOOK _____ PAGE _____

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE CAPTION AND THAT THE SURVEY AND PLAT ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

ROBERT L. GRIFFIN, P.S. _____ DATE _____
OHIO PROFESSIONAL SURVEYOR NO. 7204

REPLAT OF SCENIC PRESERVE

LOT 56
AMENDED PLAT OF WINDRUSH CREEK
PLAT BOOK 57, PAGE 56
STATE OF OHIO, COUNTY OF FRANKLIN,
TOWNSHIP OF JEFFERSON

PLAN PREPARED BY:



GANDÉE HEYDINGER GROUP
CONSULTING ENGINEERS & SURVEYORS
5676 STATE ROUTE 521, SUITE B
DELAWARE, OHIO 43015
P: (614) 942-6042

SCALE: AS NOTED
DATE: MARCH 5, 2024

SHEET 1 OF 2



Franklin County Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Economic Development & Planning Department
James Schimmer, Director

RECEIVED

APR 05 2024

Franklin County Planning Department
Franklin County, OH

Application for

Zoning Variance

Pursuant to Section 810 of the Zoning Resolution

Page 1 of 7



(revised 7.13.19)

Property Information

Site Address: 3580 Briggs Road

Parcel ID: 140-005046 Zoning District: Rural R-Residential

Lot Acreage: .1652 Township: Franklin

Property Owner Information

Name: Samara Navarro

Address: 3580 Briggs Road
Columbus, OH 43204

Phone # 614-972-0716 Fax #

Email: samaranavarro31@gmail.com

Applicant Information

Same as property owner

Name: Samara Navarro

Address: 3580 Briggs Road
Columbus, OH 43204

Phone # 614-972-0716 Fax #

Email:

Agent Information

Name:

Address:

Phone # Fax #

Email:

Staff Use Only

Case # VA-4096

Date Filed: 04/09/2024

Received By: Austin W.

Fee Paid: \$350.00

Receipt Number: 24-01177

Hearing Date: 05/20/2024

Technical Review: 04/23/2024

Zoning Compliance #:
RZ-23-395

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

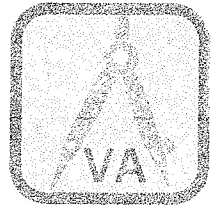
Economic Development & Planning Department
James Schimmer, Director

Application for

Zoning Variance

Pursuant to Section 810 of the Zoning Resolution

Page 2 of 7



Case# VA-

Variance(s) Requested: MND

Section: 502.021(3)

Description: Minimum parking setback of 3 feet

Section: 504.012

Description: Minimum parking setback of 20 feet from right-of-way

Section: 512.02

Description: Minimum accessory structure setback of 5 feet from property line

Describe the project:

My Lot Size is smaller than standard

I added addition a shed, parking pad, and

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.





Case# VA-

Variance(s) Requested:

Section: *512.02 (2(F))*

Description: *Additions (structures over 200 sq. ft. in size must have permanent foundation)*

Section: *302.041 (C)*

Description: *Maximum 20% lot coverage*

Section: *302.044*

Description: *Required rear yard of 23.7 ft.*

Describe the project:

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.



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.

Neighbors near by have ~~sun~~ Additions added on and also sheds

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

Lot is kinda small so its hard to meet 20% lot coverage.

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.

Other houses in area have Additions and Sheds on there Property

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

Not Bothersome to My neighbors in fact I have had quit a few neighbors comment How nice it looks.

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

(yes And NO) I would still have a house but its not Enough Room for what i need for me and my Family.



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)

Its not to Sustantial because other properties
In Area have Sheds + Additions.

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?

I Fits into neighbor Hood and have had
So many Neighbors Compliment about
How nice it looks.

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

would not Effect I have public water
and sewer.

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

no I when i bought the House I did
not know there was such huge Restrictions
or I would have not bought it

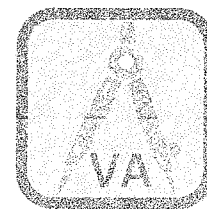
11. Could the applicant's predicament feasibly be obtained through some method other than a variance?

no because there is not Enough Acerage
to what the state is wanting

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

yes I understand but with the size of
my lot and It would be hard to meet code.

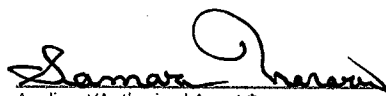
Application for
Zoning Variance
 Pursuant to Section 810 of the Zoning Resolution
 Page 5 of 7



Case# VA-

Affidavit **

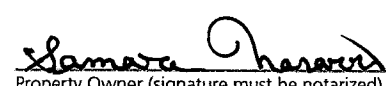
I hereby certify that the facts, statements, and information presented within this application form are true and correct to the best of my knowledge and belief. I hereby understand and certify that any misrepresentation or omissions of any information required in this application form may result in my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



 Applicant/Authorized Agent *

4/5/2024

 Date



 Property Owner (signature must be notarized)

4/5/2024

 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.**

RECEIVED

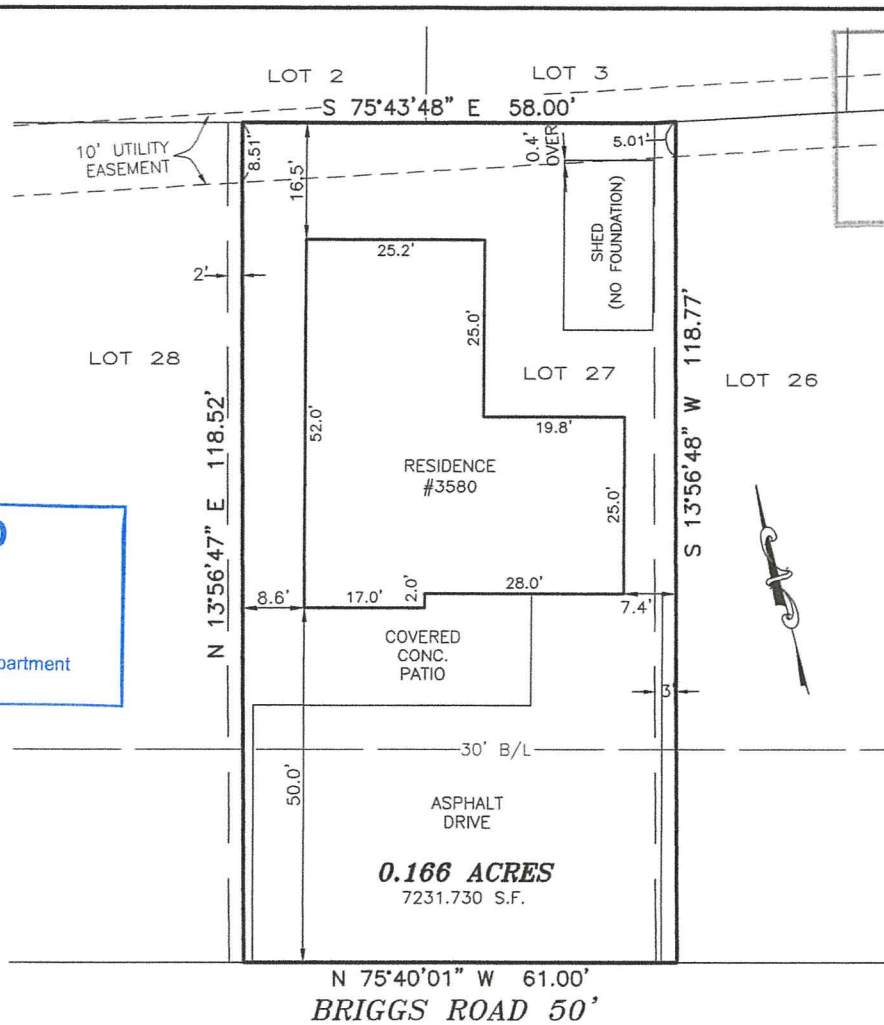
DEC 19 2023

Franklin County Planning Department
Franklin County, OH

RECEIVED

APR 05 2024

Franklin County Planning Department
Franklin County, OH



0.166 ACRES
7231.730 S.F.

DEED REFERENCE:

SAMARA NAVARRO
I.N. 201608080103029
P.I.D. 140-005046

BASIS OF BEARINGS:

THE BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (CORS). SAID BEARINGS ORIGINATED FROM A FIELD TRAVERSE WHICH WAS REFERENCED TO SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE OHIO DEPARTMENT OF TRANSPORTATION REAL-TIME-NETWORK.

FLOOD NOTE:

THE SUBJECT PROPERTY LIES IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN), AS DETERMINED BY GRAPHIC INTERPOLATION FROM THE FLOOD INSURANCE RATE MAP NUMBER 39049C0312K, WITH AN EFFECTIVE DATE OF 6/17/2008, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

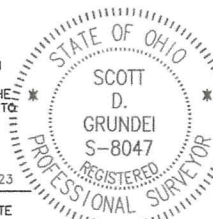
ENCROACHMENT NOTE:

THE SHED (NO FOUNDATION) ON THE SUBJECT TRACT EXTEND INTO THE 10' UTILITY EASEMENT, AS SHOWN HEREON.

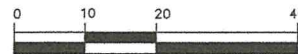
NOTE:

THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS THAT MAY AFFECT THIS TRACT AND DOES NOT REPRESENT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THIS TRACT. ALL REBAR SET ARE 5/8" DIA. 30" LONG, W/ RED PLASTIC CAP STAMPED "LANDMARK SURVEY"

CERTIFICATION: WE HEREBY CERTIFY TO THE ABOVE NAMED PARTY(S), THAT THIS PLAT DEPICTS THE SUBJECT PROPERTY IN ACCORDANCE WITH THE OHIO ADMINISTRATIVE CODE, CHAPTER 4733-38, MINIMUM STANDARDS FOR MORTGAGE SURVEYS IN THE STATE OF OHIO, AND IS NOT A BOUNDARY SURVEY PURSUANT TO THE CHAPTER 4733-37, OHIO ADMINISTRATIVE CODE.



GRAPHIC SCALE



(IN FEET)

1 inch = 20 ft.

AS-BUILT SURVEY OF
3580 BRIGGS ROAD
COLUMBUS, OH 43204

LYING IN

BLOCK 11

PART OF LOTS 26 & 27

ROSARY SUBDIVISION

ADDITION NO. 2

PLAT BOOK 22, PAGE 88

TOWNSHIP OF FRANKLIN,

COUNTY OF FRANKLIN,

STATE OF OHIO

LANDMARK
SURVEY GROUP

690 LAKEVIEW PLAZA BLVD. SUITE A

WORTHINGTON OH. 43085

PHONE: (614) 485-9000

WWW.LANDMARKSURVEY.COM

DRAWN BY: DJH

Scott D. Grundeel

12/12/23

SCOTT D. GRUNDEI, P.S.
REGISTERED SURVEYOR NO. 8047

DATE

REV: 12/12/23

DATE: 12/7/23

FILE NO. 5LF23-JB225-AB



Franklin County
Board of Commissioners
**ECONOMIC DEVELOPMENT
& PLANNING**

Economic Development & Planning Department
James Schimmer, Director

Application for
**Certificate of
Zoning Compliance**

Residential Construction
Page 1 of 3



Property Information

Site Address: 3580 Briggs Road, Columbus

Parcel ID(s): 140-005046	Zoning District: Rural R-Residential
Lot Acreage: .1652	Township: Franklin

Property Owner Information

Name: Samara Navarro
Street: 3580 Briggs Road
City: Columbus State: Ohio Zip: 43204
Phone # (614) 972-0716 Fax #
Email: samaranavarro31@gmail.com

Applicant Information Same as property owner

Name: Curtis H. Knapp, Esq.
Street: 1160 Dublin Road, Ste. 500
City: Columbus State: Ohio Zip: 43215
Phone # 614-600-9918 Fax #
Email: curt@northwest.law

Development Proposal

<input type="checkbox"/> New Residence	<input checked="" type="checkbox"/> Room Addition
<input checked="" type="checkbox"/> Patio/Deck	<input type="checkbox"/> Swimming Pool
<input checked="" type="checkbox"/> Detached structure (pole barn, shed, etc.)	<input type="checkbox"/> Home Occupation
<input type="checkbox"/> Pond	<input checked="" type="checkbox"/> Driveway, parking pad, etc.
<input type="checkbox"/> Interior remodel, fire rehab, etc.	<input type="checkbox"/> Land Disturbance (grading, filling, etc.)
<input type="checkbox"/> Roofing, siding and/or window replacement	<input type="checkbox"/> Minor Subdivision (lot split, etc.)
<input type="checkbox"/> Community Garden	<input type="checkbox"/> Apiaries
<input type="checkbox"/> Other (please describe):	

Applicant Signature

I, Curtis H. Knapp (Print Name), hereby certify that all information provided is true and accurate and is submitted to induce the issuance of a Certificate of Zoning Compliance. I agree to be bound by all provisions of the Franklin County Zoning Resolution. I further agree to complete all work in accordance with all-applicable Federal, State and local laws and regulations.

Applicant's Signature

12/19/2023
Date

Staff Use Only

RZ# 23-345

Date Filed: 12/19/2023

Fee Paid: \$ 75.00

Receipt: # 23-04961

Received By: Austin W.

Water Supply

- Public (Central)
- Private (On-site)
- Other

Wastewater Supply

- Public (Central)
- Private (On-site)
- Other

Submittal Checklist

- Completed Application Form
- Fee Payment (check/money order only)
- Site Plan (max. 11"x17" see pg. 2)
- Proof of Public Water/Wastewater
- Supporting Documents (Home Occupation, Pond, Apiaries, etc.)

Certificate of Zoning Compliance

Residential Construction

Page 3 of 3

RZ#23-395

Staff Use Only

Development Standards

Zoning District:	Rural (R)	
Subdivision Name	N/A	
Non-Conforming:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Floodplain:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Riparian Setbacks:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
VACU Required:	<input type="checkbox"/> Yes, Case #:	<input checked="" type="checkbox"/> No

Area Calculations

House	Principal Structure:	1159	ft ²
Small Shed	Accessory Structure:	49	ft ²
Addition	Accessory Structure:	630	ft ²
Patio	Accessory Structure:	461	ft ²
Big Shed	Proposed Structure:	306.08	ft ²
Parking Pad	Proposed Structure:	1517.57	ft ²
	Area of Disturbance:	0.094	acre/s

Technical Agencies

Public Health/OEPA	<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Date Submitted:		
Date of Action:		
County Engineer	<input type="checkbox"/> Approved	<input checked="" type="checkbox"/> Denied
Date Submitted:	12/19/2023	
Date of Action:	02/16/2024	
FSWCD	<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Date Submitted:		
Date of Action:		
ODOT	<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Date Submitted:		
Date of Action:		
	<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Date Submitted:		
Date of Action:		

	Required	Proposed
Lot Width:	150 ft	61 ft
Road Frontage:	60 ft	61 ft
Lot Area:	2.5 acre/s	.1652 acre/s
Lot Coverage:	20 %	56.90 %
Front Yard:	50 ft	57 ft
Side Yard (Left)*:	8 8 5 ft	8.5 8.6 45 ft
Side Yard (Right)*:	12 12 5 ft	20.527 3.5 ft
Rear Yard:	23.7 5 ft	16.5 5 ft
Distance from house	10 ft	11.25 ft
Building Height:	38 18 ft	ft
Parking Setback:	3 ft	1.33 ft

Black = Patio
Red = Shed
Blue = Addition

*As viewed from the street

2.66

Staff Action

Approved Approved with Conditions Denied

Austin Workman
Signature

2/21/2024
Date

Comments/Conditions of Approval

Driveway/parking pad does not meet the minimum setback of 3 feet from side property lines (Section 502.021(3)).
Parking lot does not meet the minimum parking setback of 20 feet from the right-of-way (Section 504.012)

Accessory structure does not meet the minimum setback of 5 feet from the property line for a lot under 1 acre (Section 512.02(Table)). Shed must have a permanent frost-free foundation (Section 512.02(2)(f)).

Lot coverage exceeds 20% maximum lot coverage for a lot zoned Rural (Section 302.041(C)). Addition does not meet the minimum rear yard setback of 23.7 feet (Section 302.044).

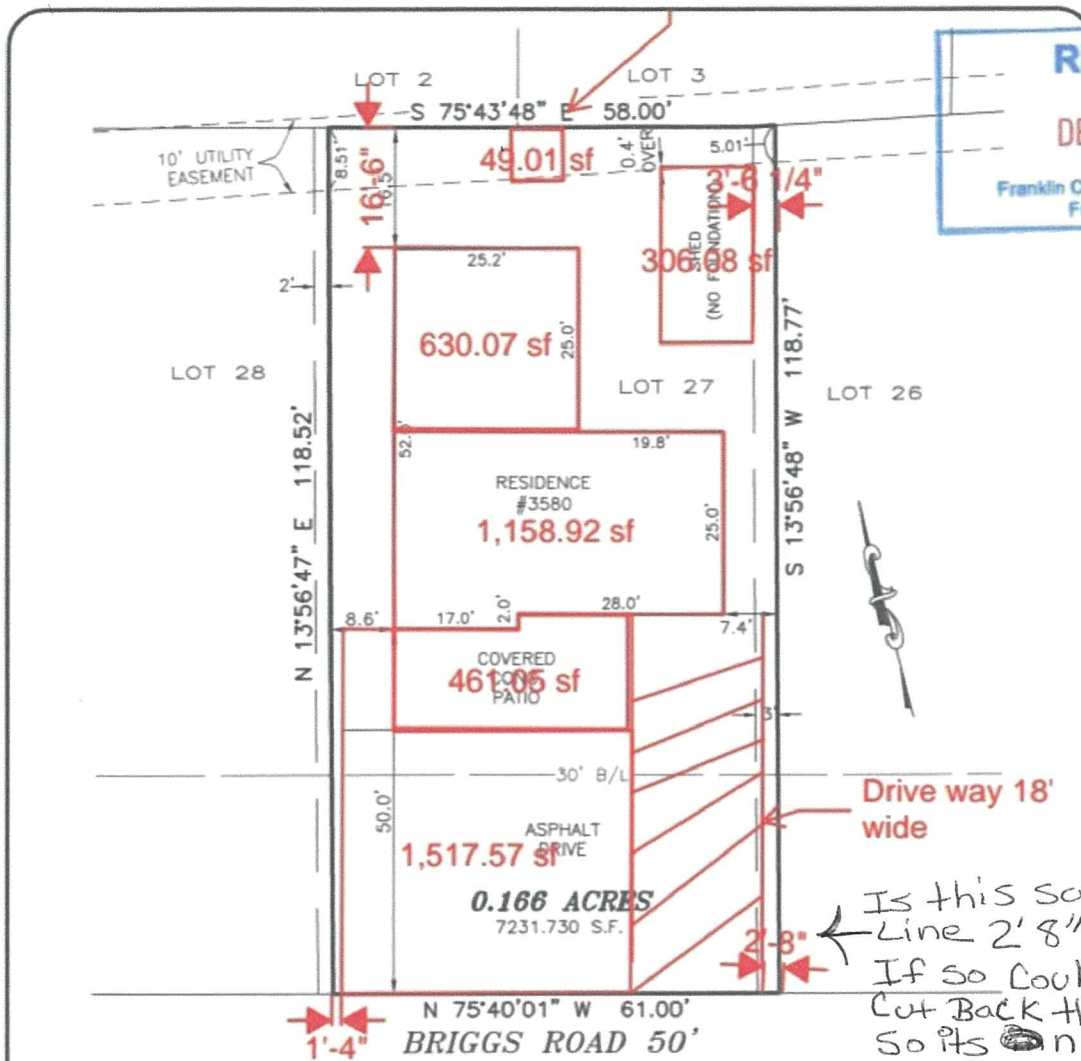
See engineers site plan review for their comments.

Did not include shed
in the back.

RECEIVED

DEC 19 2023

Franklin County Planning Department
Franklin County, OH



Is this saying Its over
Line 2'8" ?
If so could I have it
cut back the asphalt
so its not over
So cut back 1'

DEED REFERENCE: SAMARA NAVARRO
L.N. 201608080103029
P.I.D. 140-005046

BASIS OF BEARINGS:

THE BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (CORS). SAID BEARINGS ORIGINATED FROM A FIELD TRAVERSE WHICH WAS REFERENCED TO SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE OHIO DEPARTMENT OF TRANSPORTATION REAL-TIME-NETWORK.

FLOOD NOTE:

THE SUBJECT PROPERTY LIES IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN), AS DETERMINED BY GRAPHIC INTERPOLATION FROM THE FLOOD INSURANCE RATE MAP NUMBER 39049C0312K, WITH AN EFFECTIVE DATE OF 6/17/2008, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

ENCROACHMENT NOTE:

THE SHED (NO FOUNDATION) ON THE SUBJECT TRACT EXTEND INTO THE 10' UTILITY EASEMENT, AS SHOWN HEREON.

NOTE:

THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS THAT MAY AFFECT THIS TRACT AND DOES NOT REPRESENT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THIS TRACT. ALL REBAR SET ARE 5/8" DIA. 30" LONG, W/ RED PLASTIC CAP STAMPED "LANDMARK SURVEY"

CERTIFICATION: WE HEREBY CERTIFY TO THE ABOVE NAMED PARTY(S), THAT THIS PLAT DEPICTS THE SUBJECT PROPERTY IN ACCORDANCE WITH THE OHIO ADMINISTRATIVE CODE, CHAPTER 4733-38, MINIMUM STANDARDS FOR MORTGAGE SURVEYS IN THE STATE OF OHIO, AND IS NOT A BOUNDARY SURVEY PURSUANT TO THE CHAPTER 4733-37, OHIO ADMINISTRATIVE CODE.

DRAWN BY: D.H.

Scott D. Grundel 12/12/23
SCOTT D. GRUNDEL, P.S.
REGISTERED SURVEYOR NO. 8047



GRAPHIC SCALE



(IN FEET)

1 inch = 20 ft.

AS-BUILT SURVEY OF
3580 BRIGGS ROAD
COLUMBUS, OH 43204

LYING IN
BLOCK 11
PART OF LOTS 26 & 27
ROSARY SUBDIVISION
ADDITION NO. 2
PLAT BOOK 22, PAGE 88
TOWNSHIP OF FRANKLIN,
COUNTY OF FRANKLIN,
STATE OF OHIO



690 LAKEVIEW PLAZA BLVD. SUITE A
WORTHINGTON OH. 43085
PHONE: (614) 485-9000

REV: 12/12/23 WWW.LANDMARKSURVEY.COM

DATE: 12/7/23 FILE NO. SLF23-JB225-AB



Franklin County
Board of Commissioners

**ECONOMIC DEVELOPMENT
& PLANNING**

Economic Development & Planning Department
James Schimmer, Director

RECEIVED

APR 10 2024

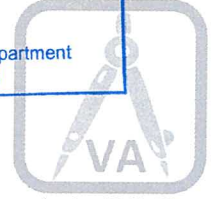
Application for

Zoning Variance

Franklin County Planning Department
Franklin County, OH

Pursuant to Section 810 of the Zoning Resolution

Page 1 of 7



(revised 7.13.19)

Property Information

Site Address: 3865 Alton Darby Creek Rd

Parcel ID: 120-000349

Zoning District: Rural

Lot Acreage: .644

Township: Brown

Property Owner Information

Name: Nathan Kallini

Address: 3865 Alton Darby Creek Rd, Hilliard OH 43026

Phone # 740-815-5632

Fax # n/a

Email: andy@westwoodcollective.com

Applicant Information

Same as property owner

Name: Andrew Circle Architect LLC

Address: 320 E Main St, Troy OH 45373

Phone # 937-623-0251

Fax # n/a

Email: circleas@gmail.com

Agent Information

Name: Andrew Circle

Address: 320 E Main St, Troy OH 45373

Phone # 937-623-0251

Fax # n/a

Email: circleas@gmail.com

Staff Use Only

Case # VA-4097

Date Filed: 04/10/2024

Received By: Austin W.

Fee Paid: \$350

Receipt Number: 24-01203

Hearing Date: 05/20/24

Technical Review: 04/23/24

Zoning Compliance #:

RZ-24-005

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: ~~302.45~~ 504.01

Description: Yard setback (south) does not comply with front setback requirements (setback to equal ROW width)

Section:

Description:

Section:

Description:

Describe the project:

Two-story w/ unfinished basement addition to existing two-story residence. Addition footprint is 370 SF. Addition will house first floor living room & second floor storage space (accessed from exist second floor). Addition will be wood-framed over CMU foundation to match exist construction. No change to existing utilities include electrical service, private well & private septic system.

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

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

The perpendicular street that abuts the south edge of the property is Heritage Blvd. This boulevard is what causes the property to be a corner lot w/ a front setback on the south edge instead of a side setback. Heritage Blvd, which was built recently, leads to only six building lots. Very minimal vehicular traffic passes by the addition in question on Heritage Blvd.



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.

Most other residences along Alton Darby Creek Rd are allowed to build additions within 8 ft of side parcel lines since they are not corner lots. The existing limitations of the site deprive the Property Owner of rights enjoyed by other properties.

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

The special conditions in question #1 were not caused by the applicant.

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.

Approval of this variance will not grant the applicant special privilege denied to others.

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 would not affect persons in the surrounding areas. The existing residence is set far enough back from the principal road that visibility for drivers is not impacted as they head towards the Alton Darby Creek Rd / Heritage Blvd intersection.

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

It's not feasible to add onto the existing residence towards the south without the variance.



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)

The existing Heritage Blvd R.O.W. is 60'. The required front setback is 60' from center of R.O.W. The addition extends 13' into required 60' setback. We request a 47'-0" setback from center of R.O.W.

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 neighborhood houses face the primary street. This addition fits in with the character of the neighborhood. No adjoining properties would suffer harm as a result of the variance.

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

It would not affect the delivery of governmental services.

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

The Property Owner owned the property prior to Heritage Blvd being constructed. The planned addition would be allowable under the current Zoning Resolution if Heritage Blvd was never constructed.

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

The size of the addition would be severely impacted by the variance not being granted. An addition to the north side of the residence may be feasible, but it would require removing the existing detached garage and would impact the adjacent neighbor.

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

Yes. If the south setback was considered a side setback (as the house was originally built) the addition would not come close to extending into the setback. The construction of Heritage Blvd changed the setback definition to a front setback, which is why we now require a variance.



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

1803
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.

Andrew Carl

Applicant/Authorized Agent *

04/09/24

Date

Deborah Kullini

Property Owner (signature must be notarized)

see attached acknowledgment certificate

4-9-24

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.**

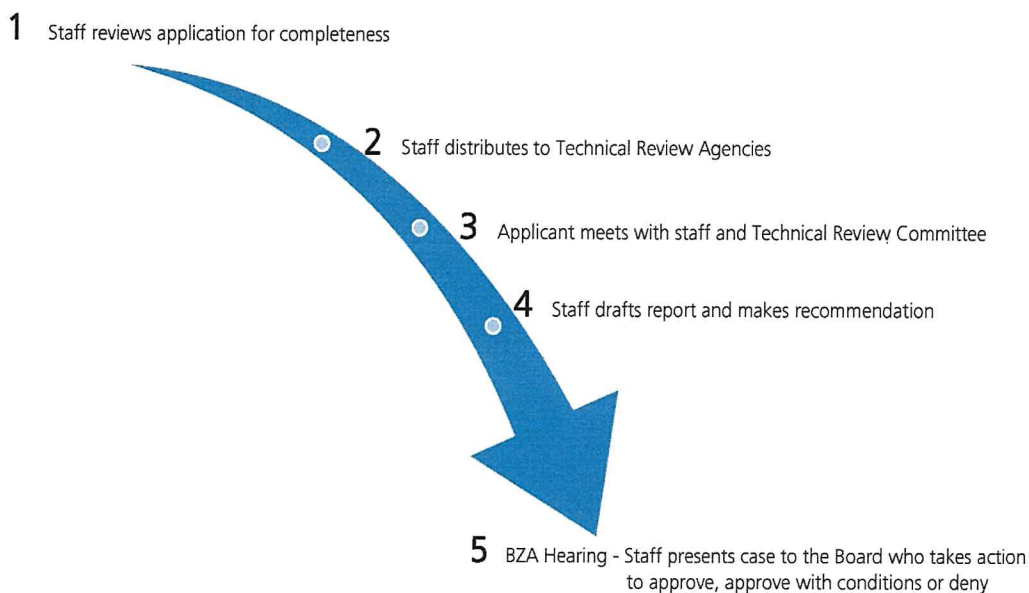


Application Instructions

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).





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*

ACKNOWLEDGMENT CERTIFICATE

State of Ohio, County of Franklin

The foregoing instrument was acknowledged before me on this 9th day of April 2004 ^{application for zoning variance} (date) by Nathan Kalini (name of person acknowledging).

(Notary Seal)

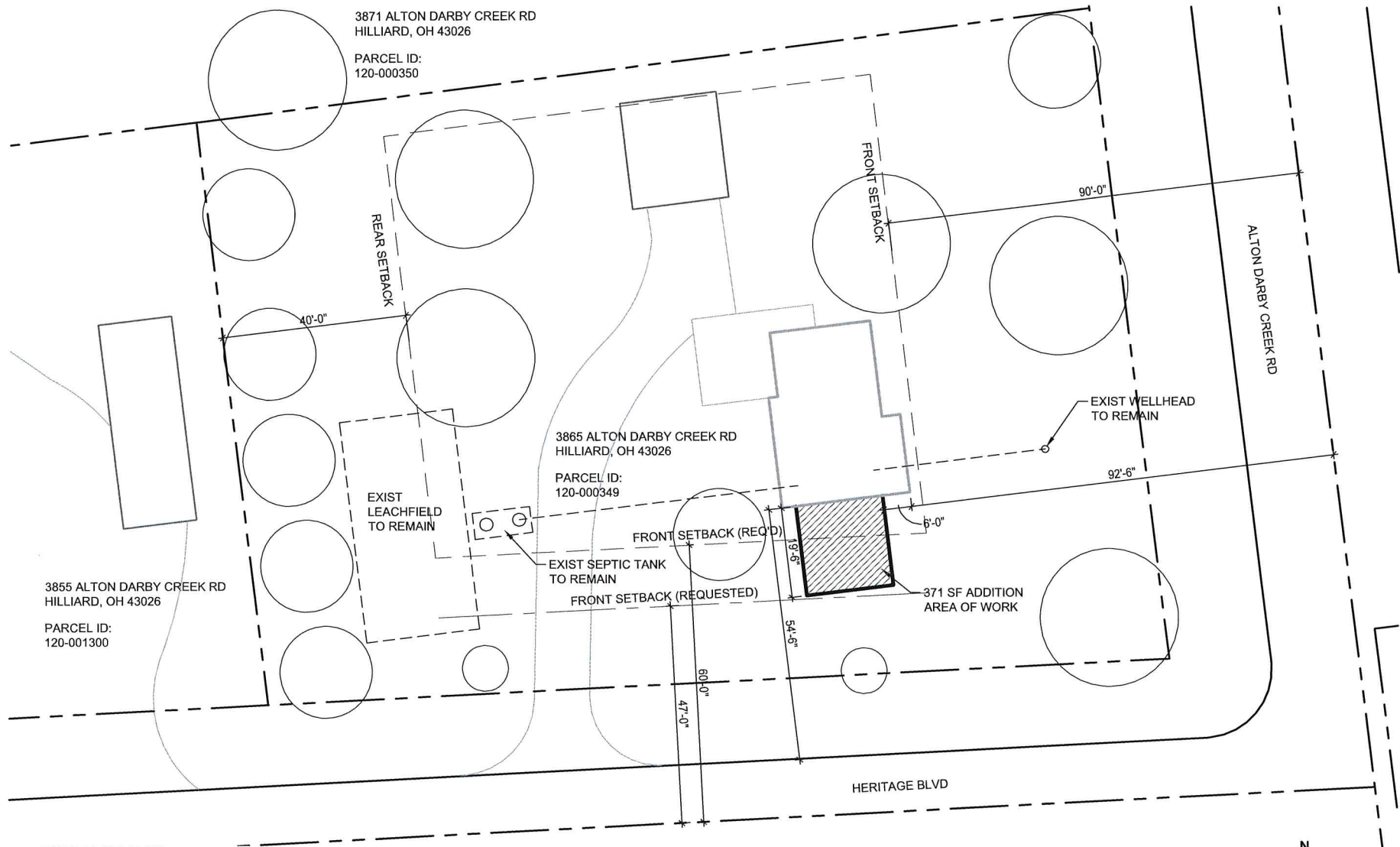
Brianna Walsh

Signature of Notary Public – State of Ohio

My commission expires: N/A
(date)



Brianna J. Walsh
Attorney At Law
Notary Public, State of Ohio
My commission has no expiration date
Sec. 147.03 R.C.



ZONING SITE PLAN
1" = 20'-0"

3865 ALTON DARBY CREEK RD, HILLIARD OH 43026 - RESIDENTIAL ADDITION
BZA Submission
04/09/24

RECEIVED
APR 10 2024
Franklin County Planning Department
Franklin County, OH



AO ANDREW CIRCLE ARCHITECT



Franklin County
Board of Commissioners
**ECONOMIC DEVELOPMENT
& PLANNING**
1803

Economic Development & Planning Department
James Schimmer, Director

Application for

Certificate of Zoning Compliance

Residential Construction

Page 1 of 3

RECEIVED

APR 10 2024

Franklin County Planning Department
Franklin County, Ohio



(revised 10.11.21)

Property Information

Site Address: 3865 Alton Darby Creek Rd

Parcel ID(s): 120-000349

Zoning District: Rural

Lot Acreage: .644

Township: Brown

Property Owner Information

Name: Nathan Kallini

Street: 3865 Alton Darby Creek Rd

City: Hilliard

State: OH

Zip: 43026

Phone # 740-815-5632

Fax #

Email: andy@westwoodcollective.com

Applicant Information

Same as property owner

Name: Andrew Circle

Street: 320 E Main St

City: Troy

State: OH

Zip: 45373

Phone # 937-623-0251

Fax #

Email: circleas@gmail.com

Development Proposal

New Residence

Room Addition

Patio/Deck

Swimming Pool

Detached structure (pole barn, shed, etc.)

Home Occupation

Pond

Driveway, parking pad, etc.

Interior remodel, fire rehab, etc.

Land Disturbance (grading, filling, etc.)

Roofing, siding and/or window replacement

Minor Subdivision (lot split, etc.)

Community Garden

Apiaries

Other (please describe):

Applicant Signature

I, Andrew Circle (Print Name), hereby certify that all information provided is true and accurate and is submitted to induce the issuance of a Certificate of Zoning Compliance. I agree to be bound by all provisions of the Franklin County Zoning Resolution. I further agree to complete all work in accordance with all applicable Federal, State and local laws and regulations.

Andrew Circle

Applicant's Signature

1/8/2024

Date

Staff Use Only

RZ# 24-005

Date Filed: 01/09/2024

Fee Paid: \$75.00

Receipt: # 24-00230

Received By: Austin W.

Water Supply

- Public (Central)
 Private (On-site)
 Other

Wastewater Supply

- Public (Central)
 Private (On-site)
 Other

Submittal Checklist

- Completed Application Form
 Fee Payment
(check/money order only)
 Site Plan (max. 11"x17")
see pg. 2
 Proof of Public Water/
Wastewater
 Supporting Documents
(Home Occupation, Pond,
Apiaries, etc.)



Application for
**Certificate of
Zoning Compliance**
Residential Construction
Page 2 of 3



Site Plan Requirements

*** *Site plans which are incomplete and/or not drawn to scale will not be accepted****

- **Preparation & Submittal**

- The site plan must be prepared by a design professional (i.e. registered surveyor, engineer and/or architect) for all new home builds, accessory buildings larger than 200 ft², any project involving grading work within 30 ft of a lot line, and any other project deemed necessary by the Administrative Officer as provided for in Section 705.022 of the Franklin County Zoning Resolution
- Two (2) copies: Minimum size = 8.5"x11" paper, Maximum size = 22" x 34" paper
 - Plans larger than 11" x 17" must be accompanied by a digital copy in PDF format

- **Basic Content**

- North arrow and appropriate scale (i.e. 1 inch = 20 feet)
- Property lines labeled with dimensions. (Dimensions must be precise to 0.01' for professionally prepared plans and 1' for personally prepared plans.)
- Street right-of-way boundary and street centerline

- **Show all existing site conditions (label as "Existing"):**

- Location and dimensions of all existing buildings, structures* and landscaping
- Driveways, parking pads and other parking areas labeled with the dimensions and associated surface material
- On-site water and sanitary system location and dimensions. Provide proof of public water and/or sewer otherwise
- Existing use(s) of all buildings with associated gross floor area (GFA)
- All easements and utilities (*above and below ground*). Easement information available at the County Recorder's office.
- Existing above and below ground drainage and stormwater features

**Structures may include but are not limited to swimming pools, ponds, sports courts, patios, porches, decks, overhangs and fences*

- **Show all proposed development (label as "Proposed"):**

- Location and dimensions of all proposed buildings, structures, additions, modifications to buildings/structures, and geothermal systems.
- Setback distance of all proposed development from the house, street centerline and all property lines
- Building elevations and/or architectural renderings (*if applicable*)
- Impervious surface locations and dimensions with total lot coverage calculations provided
- Grading and drainage plan showing proposed above and below ground drainage and stormwater features. (existing and proposed 1' contours, and discharge outlets for downspouts, sump pumps and discharging geothermal systems)
- Area (ft²)of disturbance (i.e. grading, filling, clearing and excavating, etc.) drawn and labeled
- Label buildings and/or structures to be demolished or removed (TBR) from the property

- **Additional Content**

- Regulatory floodplain and riparian setback boundaries (*if applicable*)
- Erosion and sediment control plan (*if applicable*)

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.



Certificate of Zoning Compliance

Residential Construction

Page 3 of 3

RZ# 24-005

Staff Use Only

Development Standards

Zoning District:	Rural (R)	
Subdivision Name	N/A	
Non-Conforming:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Floodplain:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Riparian Setbacks:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
VA/CU Required:	<input type="checkbox"/> Yes, Case #:	<input checked="" type="checkbox"/> No

	Required	Proposed
Lot Width:	150 ft	140.65 ft
Road Frontage:	60 ft	140.65 ft
Lot Area:	2.5 acre/s	.644 acre/s
Lot Coverage:	20 %	6.21 %
Front Yard:	90 ft	98.5 ft
Side Yard (Left)*:	8 ft	N/A ft
Side Yard (Right)*:	60 ft	53 ft
Rear Yard:	40 ft	119 ft
Distance from house	N/A ft	N/A ft
Building Height:	38 ft	ft
Parking Setback:	N/A ft	N/A ft

*As viewed from the street

Area Calculations

Principal Structure:	951.61	ft ²
Garage Accessory Structure:	482.85	ft ²
Deck Accessory Structure:	363.51	ft ²
Accessory Structure:		ft ²
Proposed Structure:		ft ²
Proposed Structure:		ft ²
Area of Disturbance:	0.04	acre/s

Technical Agencies

Public Health/OEPA	<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Date Submitted:		
Date of Action:		
County Engineer	<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Date Submitted:		
Date of Action:		
FSWCD	<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Date Submitted:		
Date of Action:		
ODOT	<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Date Submitted:		
Date of Action:		
	<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Date Submitted:		
Date of Action:		

Staff Action

Approved Approved with Conditions Denied

Austin Workman
Signature

03/29/2024
Date

Comments/Conditions of Approval

The addition of the house must not extend past the building line of Heritage Blvd (Section 302.45).
