



# Technical Review Committee Agenda

## Zoom Conference Meeting

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

Tuesday, May 21, 2024  
1:30 p.m.

### 1. New Business

#### A. Planning Commission

##### i. 788-V – Raimere Fitzpatrick

<b>Owner/Applicant:</b>	Robert Southard
<b>Township:</b>	Jefferson Township
<b>Site:</b>	7235 Havens Road (PID #170-001903)
<b>Acreage:</b>	10.880-acres
<b>Utilities:</b>	Private water and wastewater
<b>Request:</b>	Requesting a Variance from Section 501.05 of the Franklin County Subdivision Regulations for a lot split that does not comply with lot geometry standards.

#### B. Board of Zoning Appeals – No Cases

### 2. Adjournment of Meeting to June 25, 2024



Franklin County  
Board of Commissioners

**ECONOMIC DEVELOPMENT  
& PLANNING**

Economic Development & Planning Department  
James Schimmer, Director

Application for  
**Subdivision  
Variance**  
Page 1



**Property Information**

Site Address:  
7235 Havens Rd. Blacklick

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Parcel ID(s):  
170-001903-00 / 170-000225-00

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Total Acreage: 10.88 / 16.54	Current Zoning: Suburban Residential
Township: Jefferson Township	Subdivision: N/A

**Staff Use Only**

Case #
Date Filed:
Fee Paid:
Receipt #
Hearing Date:
Received By:

**Requested Variances/Decision or Interpretation Appealed**

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

Section 501.05	Description Request a variance to allow an existing flag-shaped lot to gain acreage through a lot line adjustment whereas the new resulting parcel does not improve compliance to section 501.05.
Section	Description
Section	Description

**The following shall govern the granting of the variance: (Provide explanation, use separate sheet if needed)**

Is the variance detrimental to the public health or safety or is it injurious to other property?

Yes      See item #1 on attached sheet

No

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Are the circumstances of the request unique to the property and not generally applicable to others?

Yes      See item #2 on attached sheet

No

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Due to physical surroundings, shape or characteristics of the property, would a hardship result, as distinguished from an inconvenience, if the strict letter of the Subdivision Regulations were enforced?

Yes      See item #3 on attached sheet

No



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# ECONOMIC DEVELOPMENT & PLANNING

Economic Development & Planning Department  
James Schimmer, Director

## Application for Subdivision Variance Page 2



### Property Owner Information

Name: Robert Southard

Address: 7235 Havens Rd. Blacklick OH 43004

Phone # 614-204-7751 Fax #

Email: bob.southard@halo.com

### Engineer/Surveyor Information

Name: Benchmark Land Surveying, LLC

Address:

Phone # (614) 794-9609 Fax #

Email: bmlsurveying@yahoo.com

### Applicant Information Same as property owner Same as engineer/surveyor

Name:

Address:

Phone # Fax #

Email:

### Water & Wastewater

#### Water Supply

Public (Central)

Private (On-site)

Other:

#### Wastewater Treatment

Public (Central)

Private (On-site)

Other:

### Checklist

Completed Application

Fee Payment (*checks only*)

Copy of denied application, if applicable

Site plan, max. size 11"x17"

Proof of Water/Wastewater



Franklin County  
Board of Commissioners

# ECONOMIC DEVELOPMENT & PLANNING

Economic Development & Planning Department  
James Schimmer, Director

## Application for Subdivision Variance

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### Applicant Signature

To the best of my/our knowledge and belief, information and materials submitted as a part of this Variance 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.

Applicant

Date

*Allen Bell*

*Benchmark Land Surveying, LLC*



*5-13-24*

Date

*R/SJ*  
*5-14-24*

Property Owner (Signature must be notarized)



J'SHON JOHNSON  
Notary Public  
State of Ohio  
My Comm. Expires  
January 5, 2027

Date

*5/14/24*

Property Owner (Signature must be notarized)

Date

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MAY 14 2024

Franklin County Planning Department  
Franklin County, OH

**Addendum: Subdivision Variance Application – 7235 Havens Rd.**

**Item 1: Is the variance detrimental to the public health or safety or is it injurious to other property?**

No.

The variance would not add or subtract public health/safety concerns. It would not alter current compliance of subdivision guidelines to the property losing acreage or any other neighboring property. It would not adversely affect the develop-ability of the involved properties or any neighboring property. It would not change the existing use of the property.

**Item 2: Are the circumstances of the request unique to the property and not generally applicable to others?**

Yes.

This request is essentially a continuation of the current property's deviation from section 501.05. The proposed lot line adjustment does not affect the sideline angle nor does it change the lot depth ratio as defined by section 501.05\*.

Furthermore, this is a specific transaction between two preexisting neighbors that would not be applicable to any third party, property or interest unless the exact same situation occurs between two identical by different contiguous property owners.

**Item 3: Due to physical surroundings, shape or characteristics of the property, would a hardship result as distinguished from an inconvenience if the strict letter of the subdivision regulations were enforced?**

Yes.

The acreage proposed to transfer is generally inaccessible and unusable by the current owner. The inaccessibility is due to the creek and steep terrain separating the acreage from the rest of the current owner's property. It cannot be subdivided and/or sold to anyone else due to lack of proximity to roadways. The new owner has good access to the acreage as well as intent to use it for expanded livestock grazing. Strict enforcement of subdivision regulations would prevent the transfer of acreage thereby depriving the current owner of any real estate value of that acreage, and would prevent the acreage from having usable value to the property gaining acreage.

Footnote:

\*Franklin County Subdivision Regulations, Section 501.05

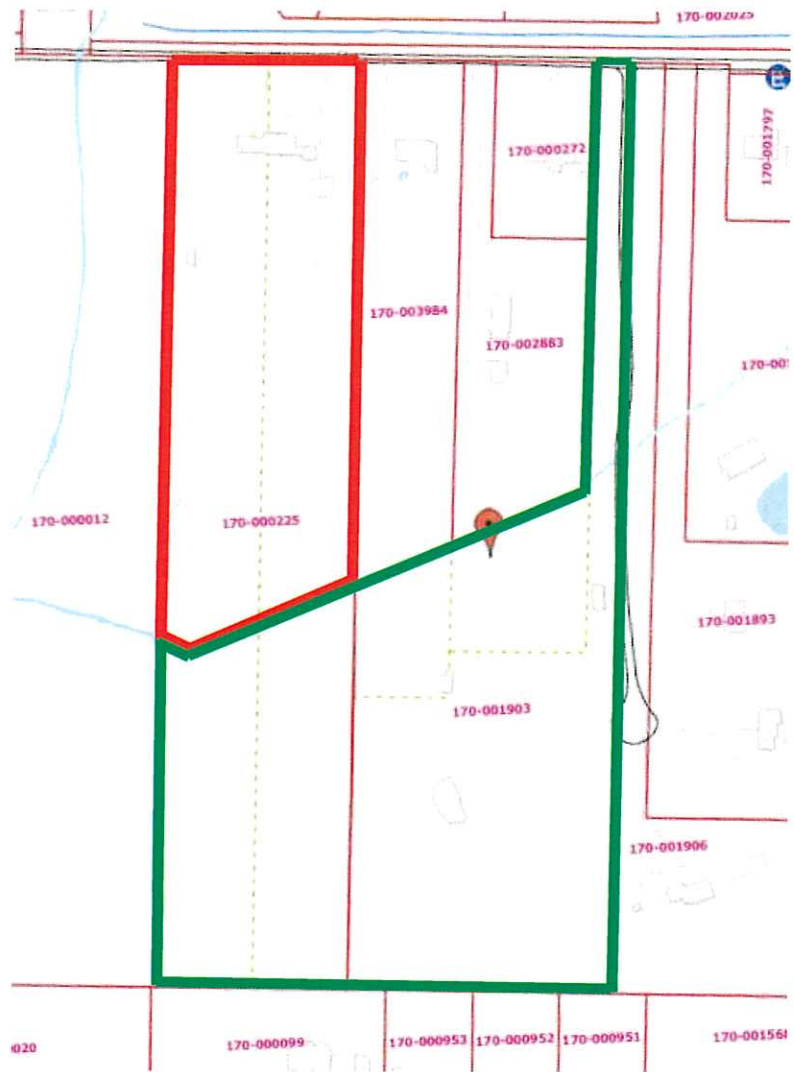
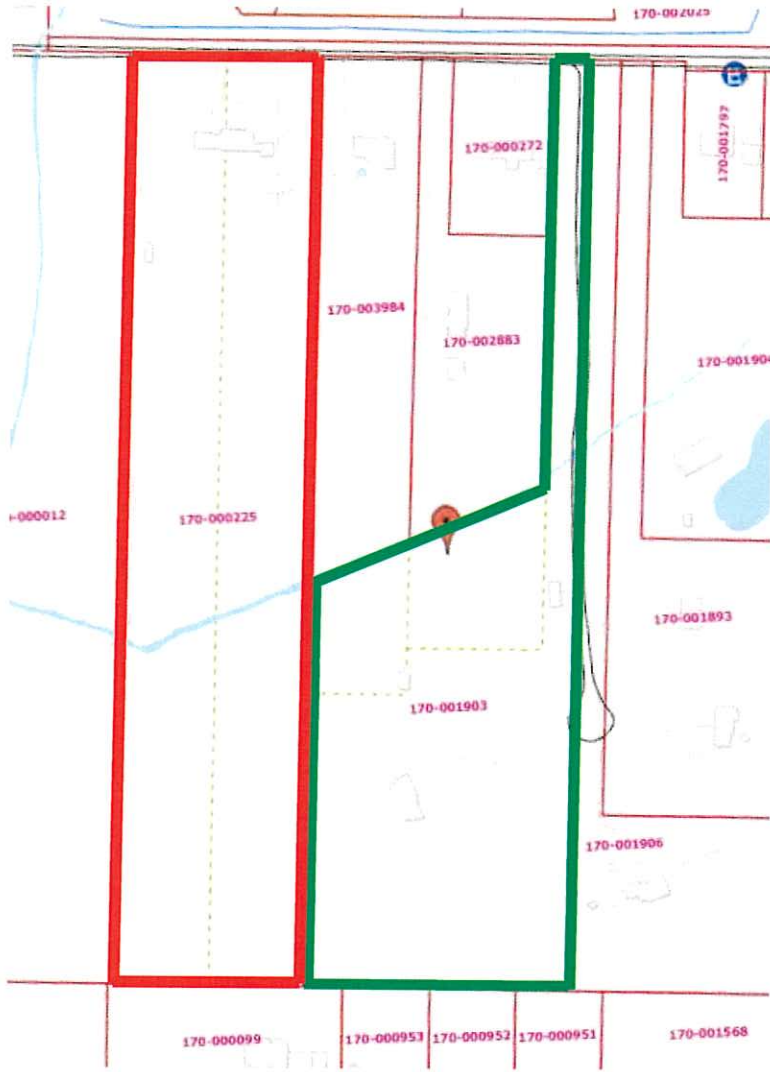
Side lot lines shall be within five degrees of being perpendicular or radial to street centerlines. Lot depth to width ratio shall not exceed 4 to 1. Depth shall be measured from the rear lot line to the street centerline. Width shall be measured parallel or tangent to the street centerline, 100 feet back from the street centerline.

Exhibits

Current

Proposed

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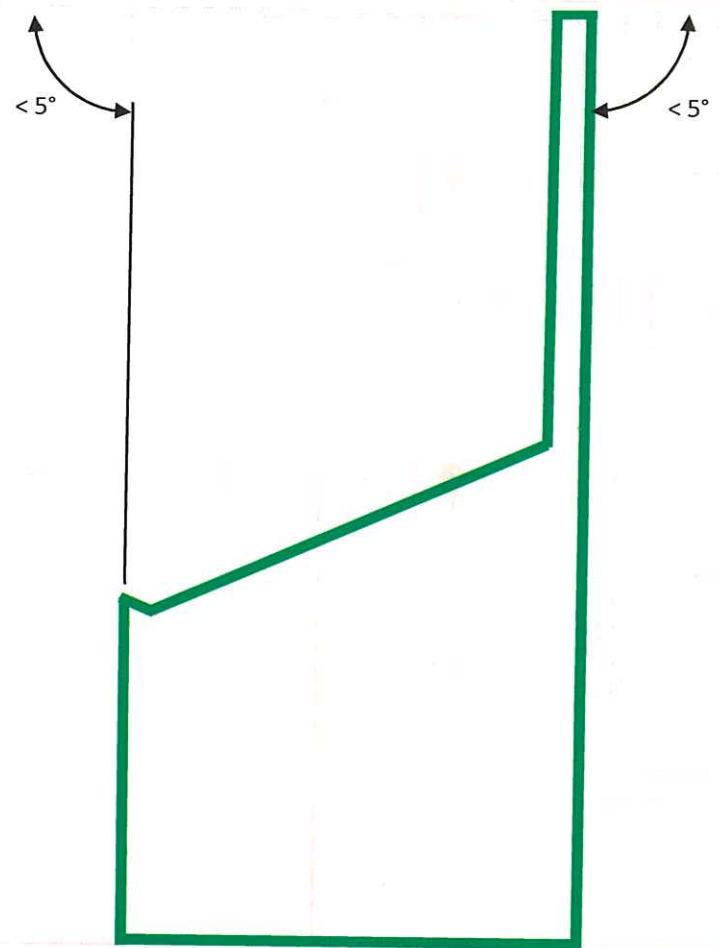
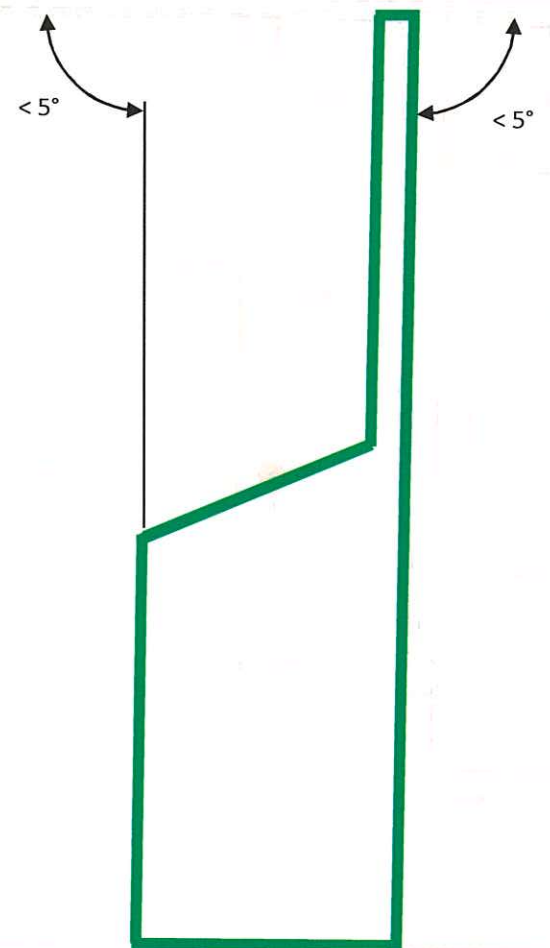
Proposed lot line adjustment between parcel #170-000225-00 and #170-001903-00

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Franklin County, OH

Exhibits

Current

Proposed



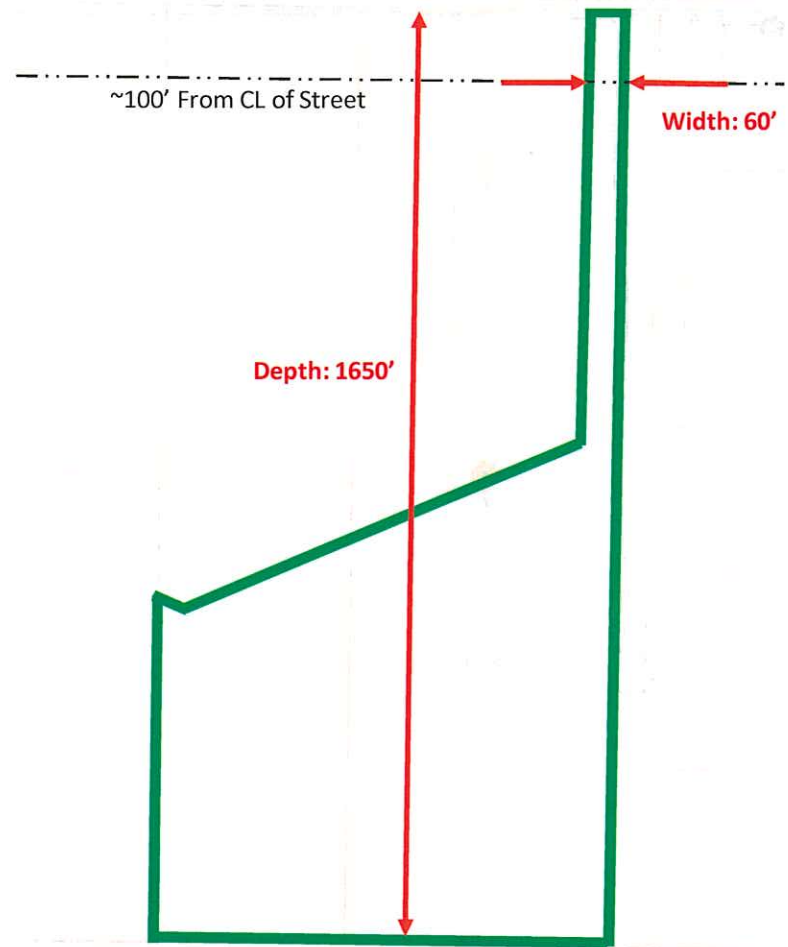
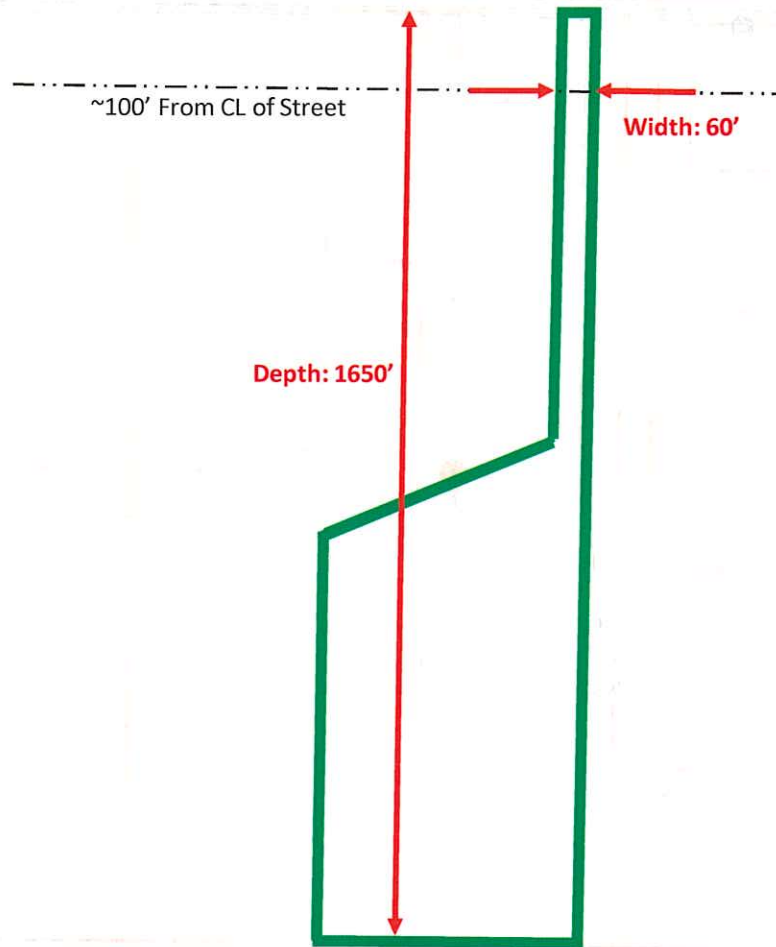
Side Lot Line Perpendicularity - Unchanged

Exhibits

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Current

Proposed



Lot Depth to Width Ratio - Unchanged





# Jefferson Township

6545 Havens Road  
Blacklick, OH 43004  
(614) 855-4265  
(614) 855-1759 fax  
www.jeffersontownship.org

## CERTIFICATE OF ZONING COMPLIANCE

This is to certify that the Lot Line Adjustment - No new lot created located at:

7175 HAVENS RD BLACKLICK, OH 43004  
Parcel ID: 170-000225

Description of Permitted Use: Lot Line Adjustment (5.662 acres +/- to PID 170-001903 owned by Southard)

***In Jefferson Township, Franklin County, Ohio owned by***

**BIRCHLER TERRY M BIRCHLER TERRI D**

is in compliance with the provision of the Jefferson Township Zoning Resolution governing the zoning district and Zoning Compliance # ZLS24-000002.

Approved April 02, 2024

A handwritten signature in blue ink, appearing to read "T. M. Birchler".

Zoning Administrator/Inspector

Property owners must submit an application for Zoning Compliance for any change to the lot (deck, patio, fence, hot tub, swimming pool, shed, etc.) in accordance with Jefferson Township Zoning Resolution, Article IX, Section 900.04:

"No occupied or vacant land shall hereafter be changed in its use in whole or part, including any structure as defined by the Zoning Resolution, until the Zoning Administrator/Inspector shall have issued the Certificate of Zoning Compliance. No existing or new building shall hereafter be changed in its use in whole or in part until the Zoning Administrator/Inspector shall have issued the Certificate of Zoning Compliance. A Certificate of Zoning Compliance is not required in the event of a change in ownership or tenancy only, without a change in use or intended use, provided that no structural alterations or additions are proposed for building."