



Franklin County Board of Zoning Appeals

Zoom Conference Meeting

(To participate: (929) 436-2866; Meeting ID: 990 8137 6741; Password: 504494)

Monday, October 19, 2020

1:30 p.m.

1. Call roll for board members
2. Introduction of staff
3. Approval of minutes from the September 21, 2020 meeting
4. Old Business:

i. CU-3972 – Brad Fisher

Owner:	Weston Town Centre, LLC.
Applicant:	Prime Social Group, LLC.
Township:	Franklin Township
Site:	211 Georgesville Road (PID #140-003370) 4411 W. Broad Street (PID #140-003418)
Acreage:	10.300-acres
Utilities:	Public water and sewer
Zoning:	Community Service (CS) & General Industrial (GI)
Request:	Requesting a Conditional Use from Section 328.031 of the Franklin County Zoning Resolution to allow for a drive-in use in an area zoned Community Service (CS).

*Swear in witnesses as needed

ii. VA-3973 – Brad Fisher

Owner:	Joshua Butcher
Applicant:	Chris Bartmess
Township:	Pleasant Township
Site:	5616 Harrisburg Georgesville Rd. (PID #230-000579)
Utilities:	Private water and wastewater
Acreage:	0.480-acres
Zoning:	Rural District
Request:	Requesting a Variance to Sections 504.012, 512.02(2), 512.02(2(a)) and 650.162(a) of the Franklin County Zoning Resolution to allow an accessory building to not meet the required parking setback, location and to be located within the Riparian Setback in an area zoned Rural.

*Swear in witnesses as needed

iii. CU-3974 – Brad Fisher

Owner/Applicant:	Troy Baise
Township:	Madison Township
Site:	8168 Pontius Road (PID #180-005073)
Utilities:	Private water and wastewater
Zoning:	Rural District
Request:	Requesting a Conditional Use from Sections 610.06(2) and 610.06(7) of the Franklin County Zoning Resolution to allow the construction of an accessory building, driveway, parking pad, inground pool, patio and the addition of fill in the Floodway Fringe.

*Swear in witnesses as needed

5. Adjournment of Meeting to November 16, 2020

MINUTES OF THE FRANKLIN COUNTY BOARD OF ZONING APPEALS

Monday September 21, 2020

The Franklin County Board of Zoning Appeals met via Zoom Videoconference, Columbus, Ohio, on Monday, September 21, 2020.

Present were:
Chris Baer, Chairperson
Tim Guyton
Paula Armentrout
Nancy Hunter
Joe Martin

Franklin County Economic Planning and Development Department:
Matt Brown, Planning Administrator
Brad Fisher, Planner

(All board members and witnesses appeared via teleconference due to COVID-19 policies.)

Mr. Baer opened the meeting.

The first item of business was the approval of the minutes from the July 20, 2020, meeting. Ms. Hunter made a motion to approve the minutes. It was seconded by Mr. Martin. The motion was approved by a two-to-zero vote with two abstentions.

OLD BUSINESS:

The next order of business being Conditional Use Case CU-3968. Mr. Baer made a motion to take Conditional Use Case CU-3968 off the table. It was seconded by Mr. Martin. The motion was approved by a four-to-zero vote. The owner and applicant is Bright Innovations, LLC. The agent is Jackson Reynolds, III, of Smith & Hale. The property is located in Madison Township at Corbett Road, which includes the three parcels. The total acreage is 0.81. The property is zoned Limited Industrial. The applicant is requesting a conditional use from Section 610.06(7) of the Franklin County Zoning Resolution to allow for the permanent placement of fill in the floodway fringe in an area zoned Limited Industrial. Mr. Brad Fisher read and presented the case to the Franklin County Board of Zoning Appeals. Mr. Guyton made a motion to conditionally approve Conditional Use Case CU-3968. It was seconded by Ms. Hunter. The motion was approved by a four-to-zero vote.

The next order of business being Conditional Use Case CU-3969. Mr. Baer made a motion to take Conditional Use Case CU-3969 off the table. It was seconded by Mr. Martin. The motion was approved by a four-to-zero vote. The owner and applicant is Bob Ward FLP. The agent is Jackson Reynolds, III, of Smith & Hale. The property is located in Madison Township at 541 Corbett Road. The property is 0.63 acres in size and zoned Limited Industrial. The applicant is requesting a conditional use from Section 610.069(7) of the Franklin County Zoning Resolution to allow for the permanent placement of fill in a floodway fringe

area zoned Limited Industrial. Mr. Brad Fisher read and presented the case to the Franklin County Board of Zoning Appeals. Mr. Martin made a motion to conditionally approve Conditional Use Case CU-3969. It was seconded by Ms. Hunter. The motion was approved by a four-to-zero vote.

The next order of business being Conditional Use Case CU-3970. The owner and applicant is Al Rahma Mosque. The property is located in Clinton Township at 2130 Mecca Road. The property is 0.65 acres in size. It is zoned Suburban Office and Institutional. The applicant is requesting a conditional use from Section 322.032 of the Franklin County Zoning Resolution to allow for the development of a funeral service in an area zoned Suburban Office and Institutional. Mr. Brad Fisher read and presented the case to the Franklin County Board of Zoning Appeals. Ms. Hunter made a motion to conditionally approve Conditional Use Case CU-3970. It was seconded by Mr. Martin. The motion was approved by a four-to-zero vote.

(Paula Armentrout joined the meeting.)

The next order of business being Variance Case VA-3971. The owner is Andrew Coleman Spann. The applicant is Matt Sheterom. Neither the owner or applicant were present for the meeting. The site is located in Madison Township on Columbus-Lancaster Road, Parcel ID No. 180-003045. The property is 19.4 acres in size and currently zoned Rural. The applicant is requesting a variance from Section 302.041(A) and 302.042 of the Franklin County Zoning Resolution to allow the creation of a lot that fails to meet the minimum lot size and lot width in an area zoned Rural. Mr. Matt Brown read and presented the case to the Franklin County Board of Zoning Appeals. Testimony was provided by Mike Sanderson, Barb Doyle, John Violand and Karen Pesquera. Mr. Martin made a motion to dismiss Variance Case VA-3971 without prejudice. It was seconded by Mr. Baer. The motion was approved by a five-to-zero vote.

There being no further business to come before the Franklin County Board of Zoning Appeals, Mr. Guyton made a motion to adjourn the hearing. It was seconded by Ms. Armentrout. The motion was approved by five-to-zero vote. The proceedings were adjourned at 3:57 p.m.

Signature

Minutes of the September 21, 2020, Franklin County Board of Zoning Appeals hearing were approved this 19th day of October, 2020



STAFF REPORT

Board of Zoning Appeals
October 19, 2020

Case: CU-3972

Prepared by: Brad Fisher

Owner:	Weston Town Center, LLC. and LGR Weston, LLC.
Applicant:	Prime Social Group, LLC.
Township:	Franklin Township
Site:	211 Georgesville Road (PID #140-003370) 4411 W. Broad Street (PID #140-003418)
Acreage:	58.162-acres
Zoning:	Community Service (CS) and General Industrial (GI)
Request:	Requesting a Conditional Use from Section 328.031 of the Franklin County Zoning Resolution to allow for a drive-in use in an area zoned Community Service (CS).

Summary

The applicant is requesting a Conditional Use to allow for a drive-in use in an area zoned Community Service (CS). The request does not satisfy the criteria necessary for granting a Conditional Use. Staff recommends ***denial***.

Request

The site is located at the southeast corner of West Broad Street and I-270 in Franklin Township. A portion of the Westland Mall was developed on the site in 1969; however, the mall has since closed. The site gains access from three (3) access drives along Georgesville Road.

The applicant has requested a Conditional Use from the Franklin County Zoning Resolution to allow for a drive-in event series scheduled to occur from September 10, 2020 to November 1, 2020. The event series will include live concerts, movie nights and comedy shows.

History

The property owner applied to rezone parcel number 140-003418, that is currently zoned General Industrial (GI), to Community Service (CS) on August 18, 2020. The rezoning case is scheduled to be heard by the Board of County Commissioners on October 13th. If the rezoning is approved the proposed drive-in use would be a conditional use on the property. If the rezoning is not approved, the use is not a permitted or conditional use of the GI district.

The applicant submitted a Zoning Compliance for the proposed use on September 9th, which was denied by Staff the same day. The drive-in use began operation on the site on September 10, 2020. Staff has received multiple noise complaints since the event series started and has issued a violation notice to the property owner. If approved, the conditional use would legitimize the use of the property.

Surrounding Land Use/Zoning

Properties to the north are zoned General Industrial (GI) and Community Service (CS) in Franklin Township. These lots are developed as part of the Westland Mall site and also includes small retail stores that front on West Broad Street and Georgesville Road. Properties to the east and south are zoned Community Service (CS) in Franklin Township and developed with portions of the old Westland Mall. Interstate I-270 is to the west and one (1) adjacent property that is zoned Medium Density Residential (R-6) in Prairie Township. The Prairie Township property had served as part of the Westland Mall parking lot.

Comprehensive Plan

The Westland Area Interim Development Framework, adopted in 2010, contains a Future Land Use Map that recommends this property for a full range of commercial and multi-family residential uses.

Corresponding zoning districts include: Suburban Apartment Residential (R-24), Suburban Office (SO), Neighborhood Commercial (NC), Community Commercial (CC), and Community Service (CS) districts.

The Interim Development Framework also includes Development Principles of Economic Revitalization, Urban Design Excellence, Community Quality of Live, and a Green Commitment. The first goal of the Urban Design Excellence principle is to create a plan for an attractive, sustainable district employing best planning practices for renovation of distressed commercial, industrial and residential areas. The first goal of the Community Quality of Life principle is to engage residents in the redevelopment efforts and ongoing commitment to a higher quality of life. The second goal of the Green Commitment principle states in part to embrace sustainable development strategies including light pollution reduction.

The request does not keep with the recommended land uses or development principles of the adopted plan. The proposed outdoor drive-in is more intense in nature than the recommended land uses. The proposed arrangement of development does not achieve the Urban Design Excellence principles of the adopted plan and the proposal will not improve the Quality of Life of those in the surrounding community. The proposal includes no improvements to renovate the distressed commercial site, includes no screening or landscaping to buffer adjacent uses, and adds to light pollution in the area.

Staff Review

A Conditional Use from Section 328.031 is permitted, provided it meets all applicable standards and requirements of the Zoning Resolution and any conditions attached by the Board in granting the Conditional Use Permit.

Conditional Use from Section 328.031 – Drive-in Facility:

- Drive-in, drive through, or outdoor service, or open display facility, developed in association with a permitted use when all of its lot lines are 25 feet or more from a Residential Zoning District or a Planned Residential Zoning District as listed in Section 201, Article II. No amplified voice menus shall be permitted within 100 feet of a residence.
 - The applicant is proposing an event series that will include live concerts, movie nights and comedy shows. A site plan and stage plan were submitted; however, it is unclear where speakers and lighting will be located and if the neighboring commercial and residential lots will be impacted by noise or light pollution.
 - The adjacent property to the south has been zoned General Industrial (GI) since 1948, however the property was developed with a multi-family apartment complex in approximately 1967 and is within 25 feet of the subject sites southern lot line.

Technical Review Committee Agency Review

Franklin Township Building Department, Franklin County Engineer's Office, Ohio Department of Transportation and Franklin Soil and Water Conservation District

Indicated no concerns with the request.

Staff Analysis

Section 815.041 – Approval of Conditional Use:

The Board of Zoning Appeals shall only approve an application for a Conditional Use if the following three (3) conditions are met:

- 1) *The proposed use is a Conditional Use of the Zoning District, and the applicable Development Standards established in this Zoning Resolution are met;*
 - » The proposed use is a Conditional Use in the Community Service district. However, the use is not a permitted or conditional use of the General Industrial (GI) district. If the property zoned GI is rezoned by the Board of Commissioners on October 13 to the CS district the use will be a conditional use on that property.
 - » The proposed use technically meets the development standards for a drive-in with property lines more than 25 feet from residential zoned districts and no amplified voice menus within 100 feet of a residence.
- 2) *The proposed development is in accordance with applicable plans or policies for the area;*
 - » The proposed use and development is not consistent with the Plan’s recommendations for land use or development strategies. The use is more intense in nature than the uses recommended by the adopted plan. The development includes no improvements to this distressed commercial property, includes no screening or landscaping to reduce impacts of noise and light on the surrounding area, and adds to light pollution in the area.
 - » The applicant indicated that the sound from the event will be streamed to each vehicle through an FM transmitter with a maximum sound level of 100 decibels. Staff is concerned that the sound from up to 707 car speakers will be difficult to control and the likelihood of exceeding 100 decibels is probable. If approved, the proposed use will require the constant attention of County personnel to ensure that noise levels remain within an acceptable level and staff does not support approving uses that can reasonably be expected to require such oversight.
- 3) *The proposed use will be in keeping with the existing land use character of the area.*
 - » The applicant stated that the proposed use will not be out of character with the surrounding area.
 - » Staff believes that based on personal observations of the use and complaints received from surrounding residents that the proposed use will have a negative impact on the land use character of the area. The applicant has provided no information detailing how the proposed use will protect surrounding areas from noise and light pollution.

Recommendation

Staff’s recommendation is that the Board of Zoning Appeals ***deny*** a Conditional Use from Section 328.031 of the Franklin County Zoning Resolution to allow for a drive-in use in an area zoned Community Service (CS).

Resolution

For your convenience, the following are proposed resolutions for the request:

Proposed Resolution for Conditional Use Request:

- (a) _____ moves to approve a Conditional Use from Section 328.031 of the Franklin County Zoning Resolution as outlined in the request above for the applicant identified in Case No. CU-3972.

Seconded by: _____

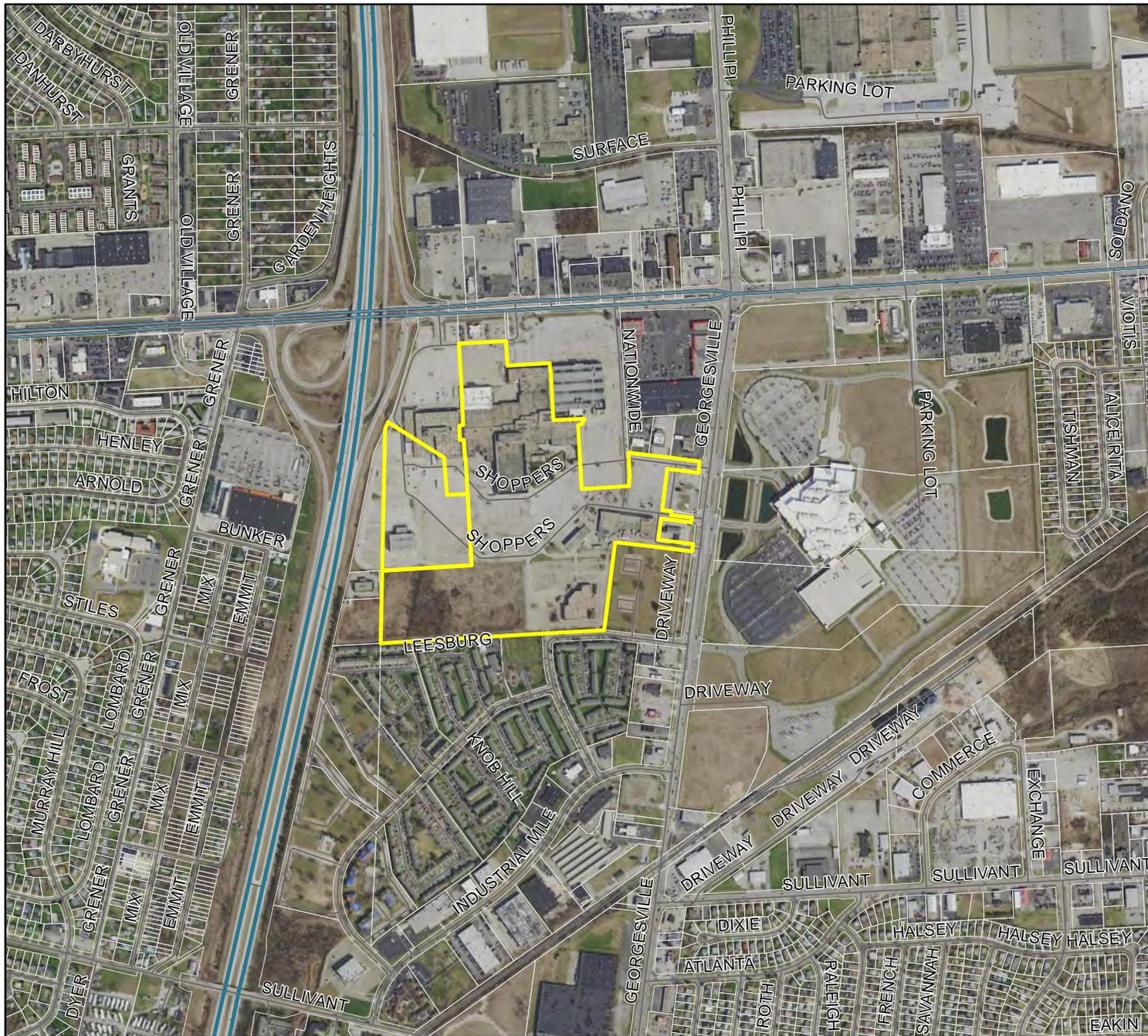
Voting:

(b) If the resolution for the Conditional Use request fails for lack of support, the following are proposed findings of fact for adoption by the BZA:

_____ moves that the basis for denying the applicant's request for the Conditional Use as outlined in the request above for Case No. CU-3972 results from the applicant's failure to satisfy the criteria for granting a conditional use under Section 815.041.

Seconded by: _____

Voting:

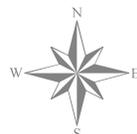
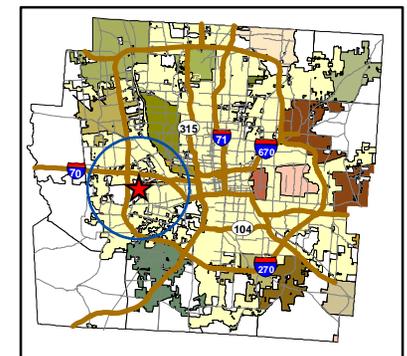


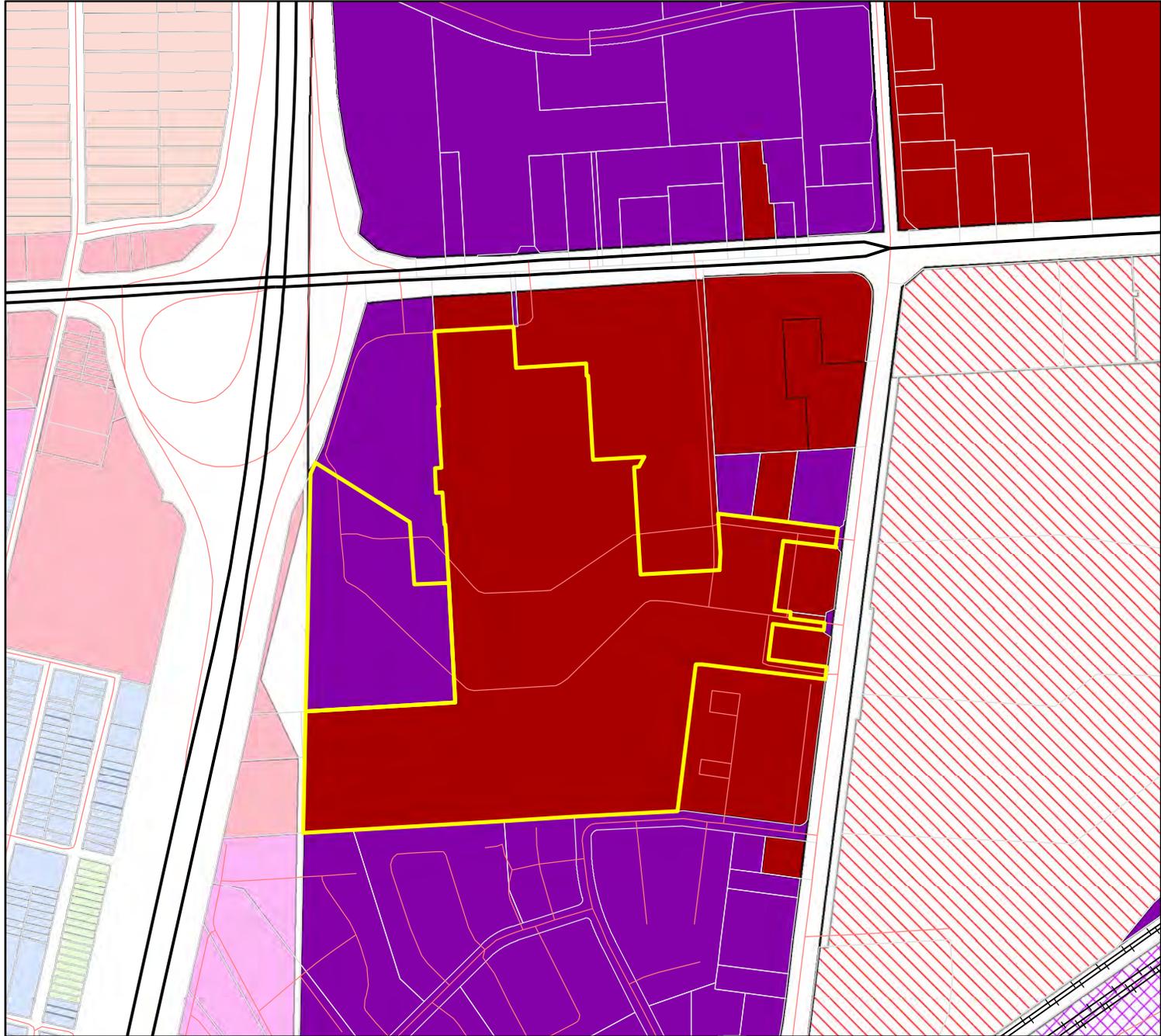
CU-3972

Requesting a Conditional Use from Section 328.031 of the Franklin County Zoning Resolution to allow for a drive-in use in an area zoned Community Service (CS).

Acres: 55.162
Township: Franklin

- 211 Georgesville Rd & 4411 W. Broad St
- Streets
- Parcels





CU-3972

Requesting a Conditional Use from Section 328.031 of the Franklin County Zoning Resolution to allow for a drive-in use in an area zoned Community Service (CS).

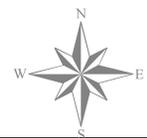
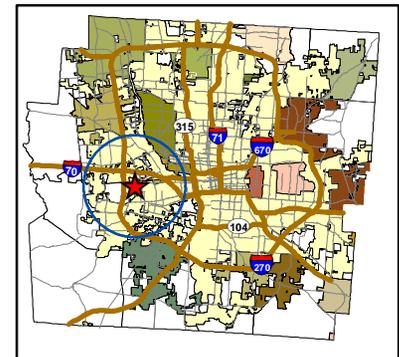
Acres: 55.162
Township: Franklin

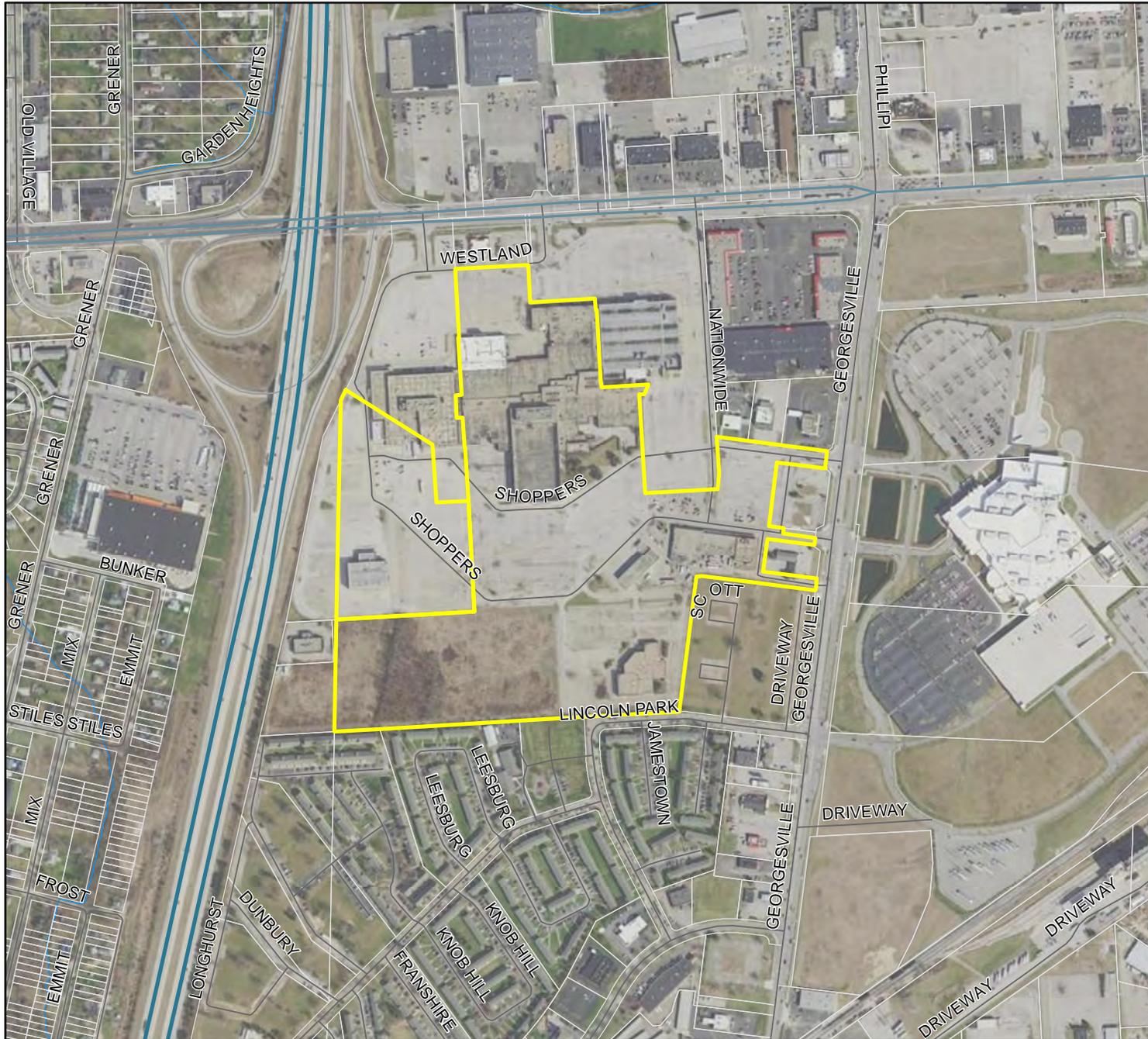
- 211 Georgesville Rd & 4411 W. Broad St
- Streets
- Parcels

- Franklin County Zoning**
- Community Service
 - General Industrial

- Prairie Township Zoning**
- EU
 - GB
 - MFR-12
 - R-4
 - R-6
 - RURAL

- Columbus Zoning**
- Commercial
 - Manufacturing





CU-3972

Requesting a Conditional Use from Section 328.031 of the Franklin County Zoning Resolution to allow for a drive-in use in an area zoned Community Service (CS).

Acres: 55.162
Township: Franklin

- 211 Georgesville Rd & 4411 W. Broad St
- Streets
- Parcels

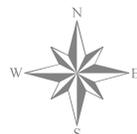
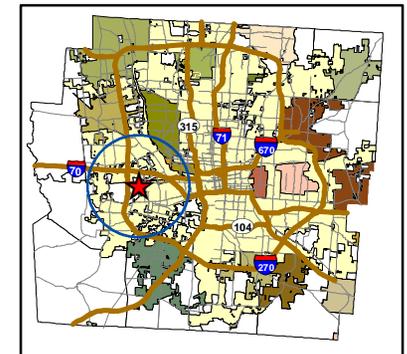




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SH-2	TICKET SCALING
SH-3	INGRESS PLAN
SH-4	EGRESS PLAN
SH-5	CAR SPOT DETAILS
SH-6	SATELLITE OVERLAY

CAR SPACES

Car Spot 21x18 707

ROW COUNTS

Name	Row	Count
Car Spot 21x18	1	29
Car Spot 21x18	2	58
Car Spot 21x18	3	58
Car Spot 21x18	4	58
Car Spot 21x18	5	52
Car Spot 21x18	6	48
Car Spot 21x18	7	44
Car Spot 21x18	8	35
Car Spot 21x18	9	31
Car Spot 21x18	10	34
Car Spot 21x18	11	33
Car Spot 21x18	12	32
Car Spot 21x18	13	33
Car Spot 21x18	14	31
Car Spot 21x18	15	31
Car Spot 21x18	16	26
Car Spot 21x18	17	30
Car Spot 21x18	18	28
Car Spot 21x18	19	19

TICKET SCALING

Name	Row	Ticket Scale
Car Spot 21x18	VPA	67
Car Spot 21x18	VPR	168
Car Spot 21x18	GA PREFERRED	208
Car Spot 21x18	GA	244

SITE INVENTORY

Symbol/Name	Count	Image
Stageline SAM 340	1	
150VA Generator	2	
Ticket Booth	6	
Port-o-Potties-H	6	
Food Truck	5	
Hand Washing Station	11	
Crush Barrier	20	
Port-o-Potties	28	
Ramp	76	
Black Rock P	84	

Job No 20.08.99.001 Rev No v0.7

AUTO CONCERT SERIES

Client Name and Address
WESTEND MALL
COLUMBUS, OHIO

Sheet No SH-6 of 6
 Sheet Title **SATELLITE OVERLAY**

Drawn By: Collyns Stewart Approved By: Approved By:
 This drawing represents visual appearance and dimensional appearance only. The designer is not responsible for determining the structural or electrical appropriateness of this design, and all necessary measures must be taken for proper engineering, construction, permitting or use. All sections and connections must comply with the most stringent applicable federal and local fire safety codes. Confidential and Proprietary Information. All information including artwork, schematic drawings, photo copies and photographs is confidential and is intended for the recipient's use only. The information, artwork, schematic drawings, photo copies and photographs contained within this document is the intellectual property of Culture Reserve & White Light Inc. The use of this information, artwork, schematic drawings, photo copies and photographs is prohibited without written approval from White Light Inc.
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SITE PLAN
 Scale: 1:1000

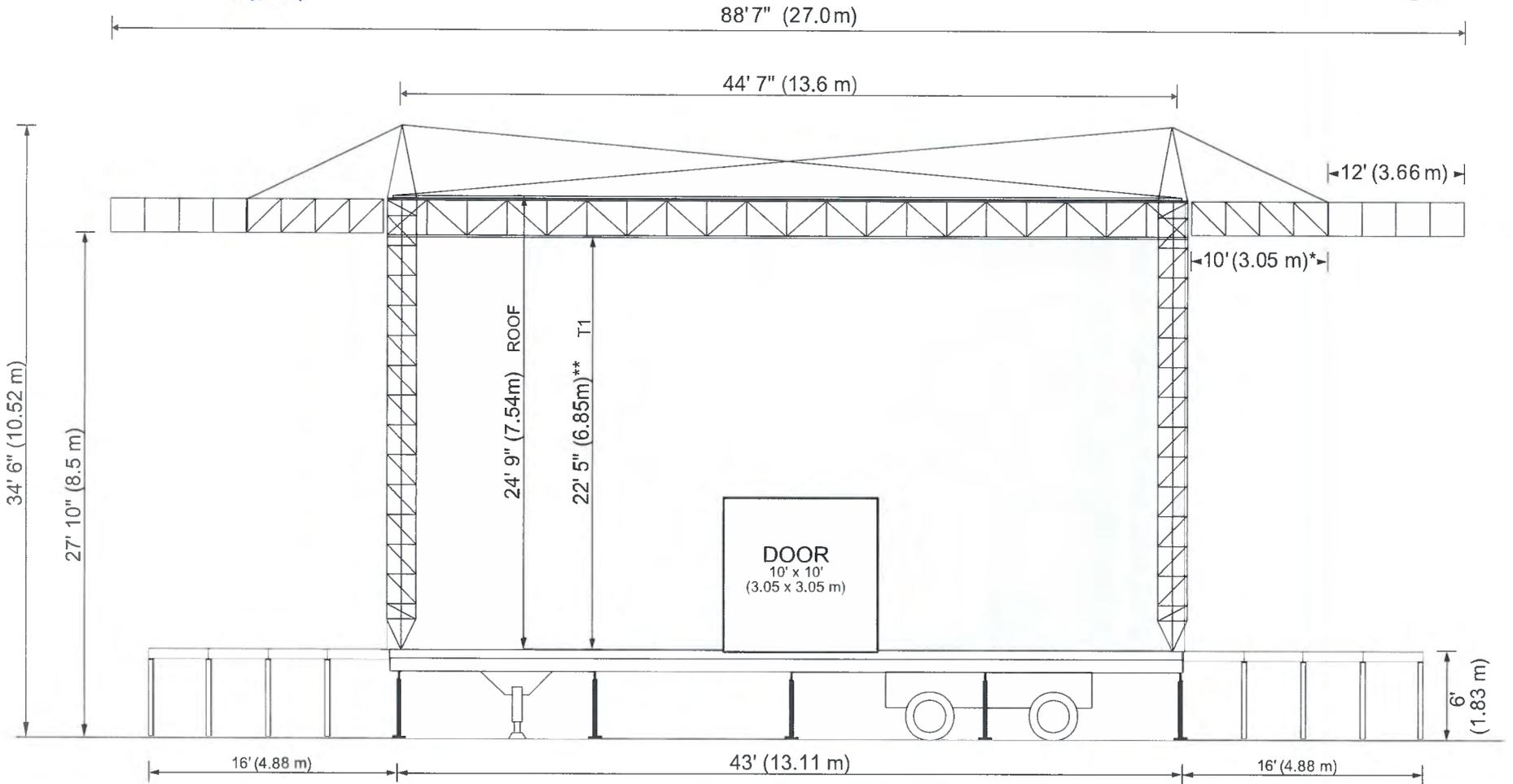
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 CU-3972
 Franklin County Planning Department
 Franklin County, OH



RECEIVED
SEP 10 2020
 Franklin County Planning Department
 Franklin County, OH

CU-3972

Stageline SAM 340



FRONT VIEW / WINDWALL

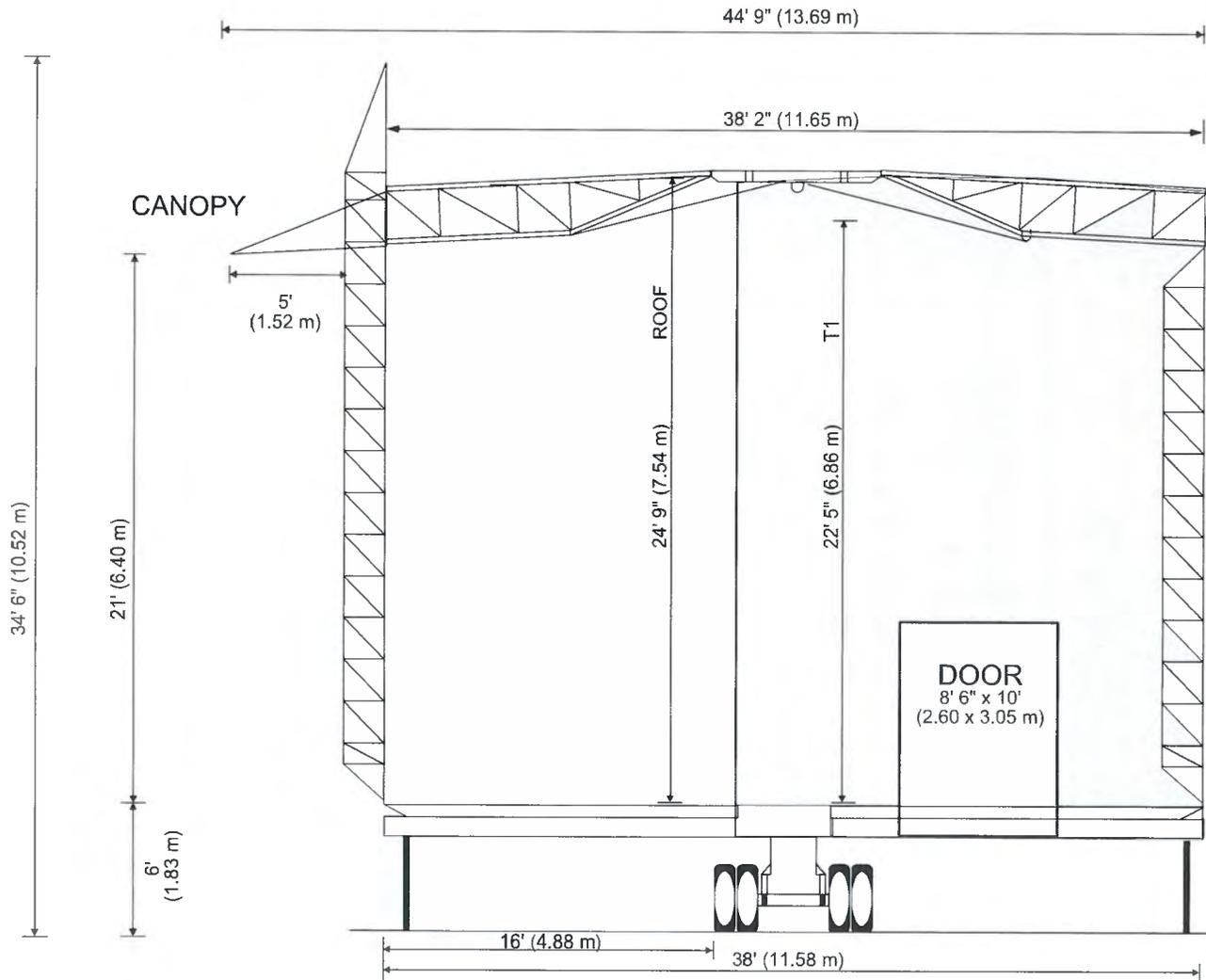
* UP TO 22' (6.7m) WITH EXTENSION FOR BANNERS
 ** T1 CLEARANCE, SEE "RIGGING PLAN"

Stage specifications subject to change without notice
 Figures are within inch or cm to actual size

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Date : 2013-10

Stageline SAM 340



SIDE VIEW / WINDWALL

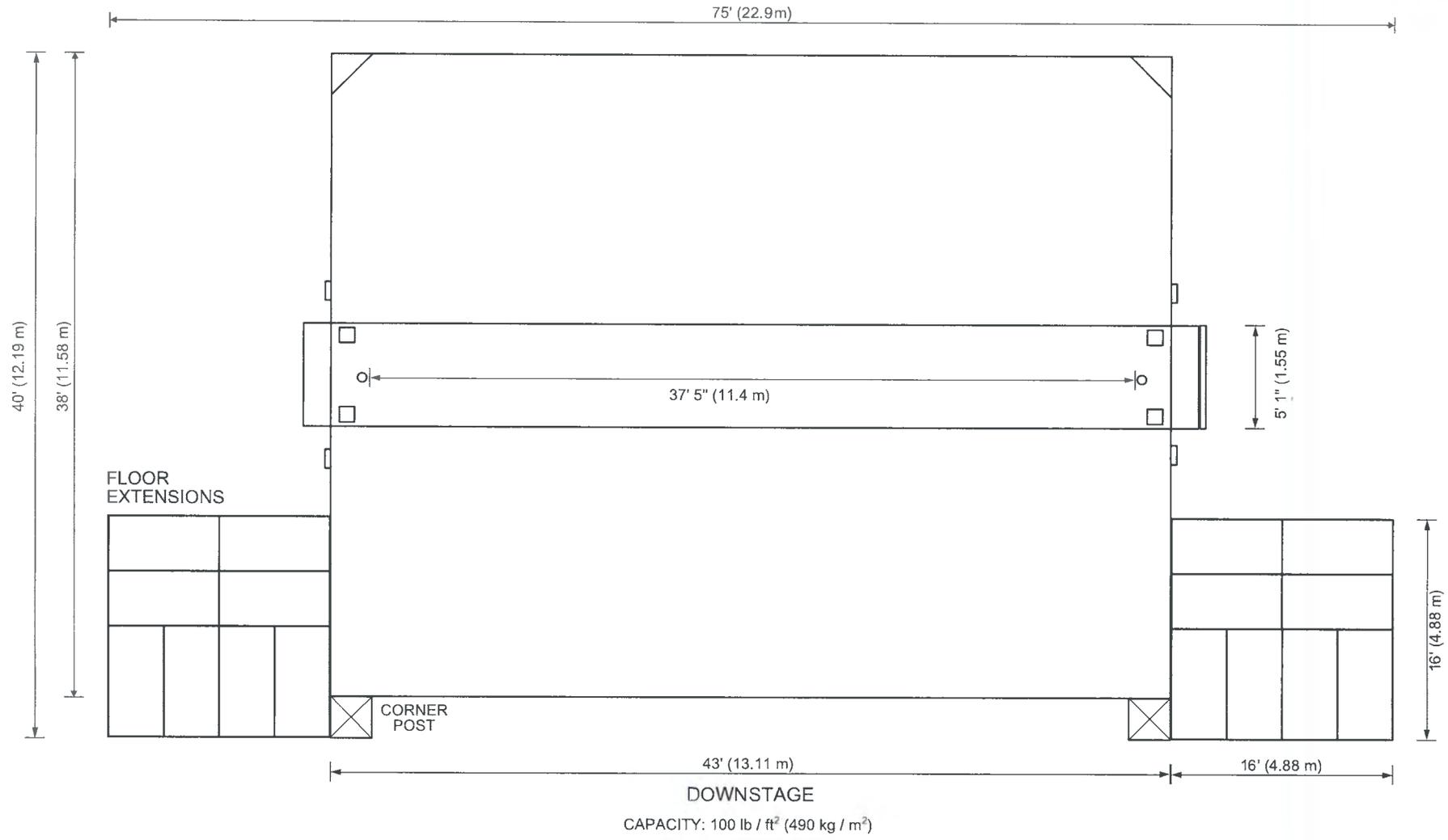
Stage specifications subject to change without notice
 Figures are within inch or cm to actual size

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Date : 00-06-07
 Ref no : D09-V-341-A
 Revision 5



Stageline SAM 340



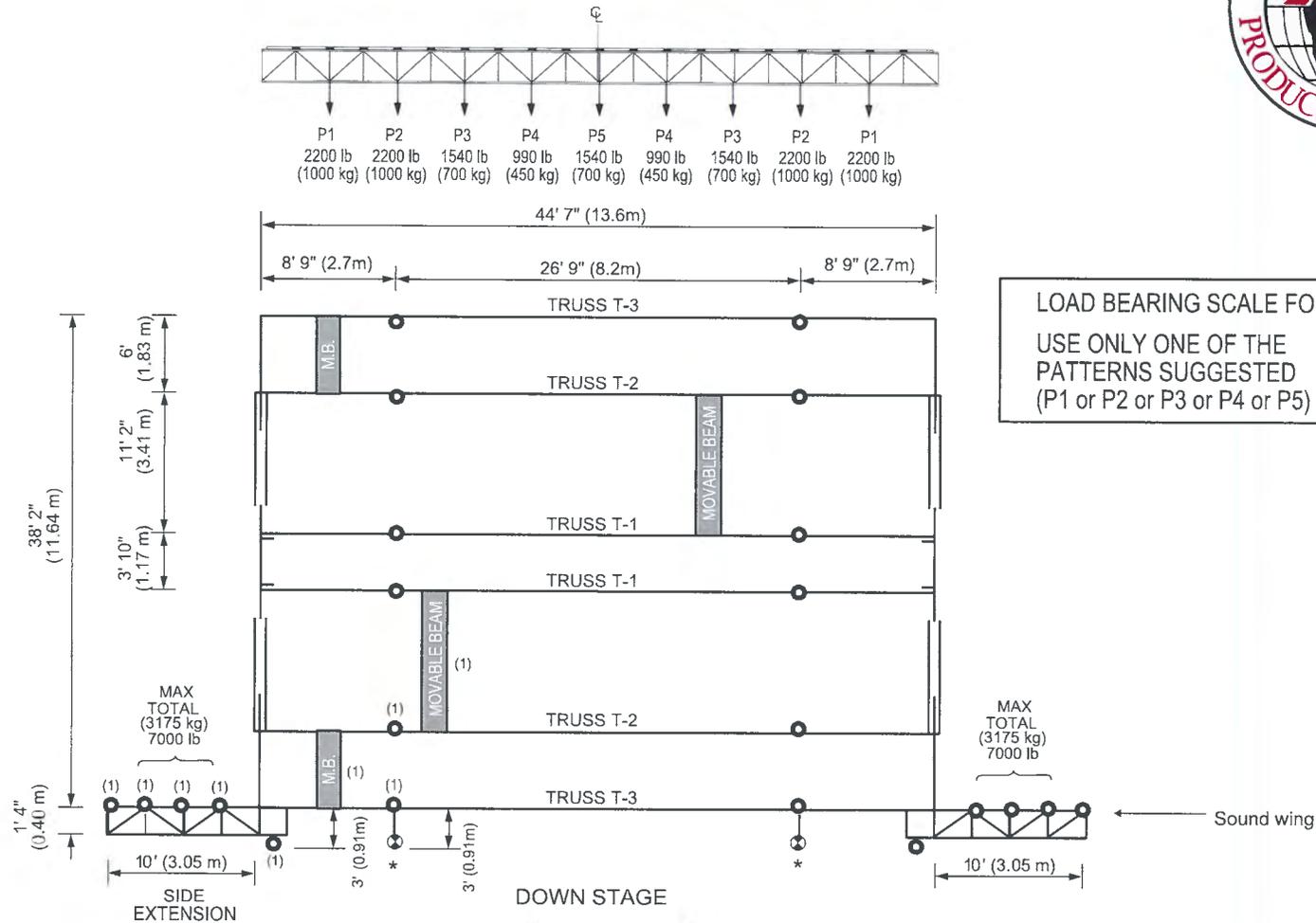
FLOOR VIEW

Stage specifications subject to change without notice
Figures are within inch or cm to actual size

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Date: 2013-10

Stageline SAM 340



LOAD BEARING SCALE FOR TRUSSES
 USE ONLY ONE OF THE PATTERNS SUGGESTED (P1 or P2 or P3 or P4 or P5)

- RIGGING POINT: 2200 lb (1000 kg)
- ⊗ RIGGING POINT*: 1000 lb (450 kg)
- * THIS LOAD CANNOT BE RIGGED CONCURRENTLY WITH ANY LOAD ON TRUSS T3.

MOVABLE BEAMS 6 MOVABLE RIGGING BEAMS MAX. 2200 lb (1000 kg) (each) STAGE LEFT/RIGHT
 - MAXIMUM LOAD BEARING CAPACITY: ROOF: 16 000 lb (7 300 kg)
 TRUSSES: 4400 lb (2000 kg) (each)

RIGGING PLAN

(1) The sum of all rigging points marked with (1) cannot exceed 9 000 lb (4090 kg) on each sides

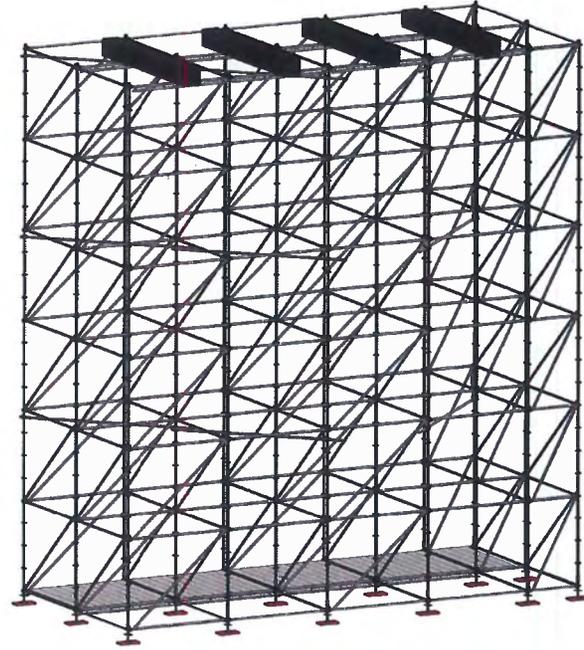
Stage specifications subject to change without notice
 Figures are within inch or cm to actual size

GENERAL NOTES

- 1) IT IS THE RESPONSIBILITY OF THE CONTRACTOR OR SCAFFOLD INSTALLER, TO ENSURE THE SCAFFOLD IS ERECTED IN ACCORDANCE WITH THIS DRAWING AND ALL LOCAL/ STATE/ PROVINCIAL CODES AND ORDINANCES.
- 2) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THE SUPPORTING SURFACE IS CAPABLE OF SUPPORTING THE SCAFFOLD SELF WEIGHT AND ANY ADDITIONAL APPLIED LOADS.
- 3) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THE SCAFFOLD IS INSPECTED PRIOR TO EACH USE.
- 4) THIS DRAWING IS BASED ON INFORMATION PROVIDED BY OTHERS. IT IS INTENDED TO REPRESENT JOB SITE CONDITIONS AS PRESENTED. AT PAC TECHNICAL SERVICES MUST BE NOTIFIED OF ANY ALTERATIONS TO THE SCAFFOLD.
- 5) THIS DRAWING WAS DESIGNED IN PART, BASED ON THE SIAI "CODES OF SAFE PRACTICE" 2011
- 6) PERSONNEL MUST VACATE SCAFFOLD FOR SUSTAINED WIND SPEEDS OF 30 MPH, OR GUST OF 35MPH. WIND SPEED MUST BE MONITORED TO ENSURE COMPLIANCE.
- 7) USER MUST REGULATE ACCESS AND USE OF SCAFFOLD IN ACCORDANCE TO SPECIFIED DUTY CLASSIFICATION, NUMBER OF WORKING PLATFORMS, NUMBER OF DECKED PLATFORMS AND SPECIFIED THE LOAD REQUIREMENTS
- 8) SCAFFOLD MAY NOT BE ENCLOSED WITH SCRIM, NETTING, SHRINK WRAP OR ENCLOSURE OF ANY KIND.
- 9) SCAFFOLD MUST BE PLANKED WITH SCAFFOLD GRADE TIMBER PLANK OR HOOK PLANK ONLY AS SHOWN ON PLAN VIEW(S). CONTRACTOR IS RESPONSIBLE FOR ADEQUATE WIRING OR SECURING PLANKS TO SCAFFOLD.
- 10) ALL TIES MUST BE ABLE TO WITHSTAND PUSH/PULL LOADS. TIES ARE TO BE CONNECTED TO 2 STANDARDS USING RIGHT ANGLE CLAMPS. CLAMPS MUST BE INSTALLED AND TORQUED PER THE REQUIREMENTS OF THE MANUFACTURER.
- 11) SCAFFOLD TUBES FOR TIES SHALL BE MINIMUM 1.9" OD X 0.098" THICK, SOKSI STEEL PIPE.
- 12) SCAFFOLD MUST BE RIGIDLY TIED TO PERMANENT STRUCTURE IN ACCORDANCE WITH MINIMUM OSHA REQUIREMENTS UNLESS NOTED OTHERWISE.
- 13) PROVIDE EVEN, LEVEL AND STABLE BEARING CONDITIONS FOR ALL LEGS. BEARING SURFACE MUST BE VERIFIED TO TAKE THE REQUIRED LEG LOADS.
- 14) SCAFFOLD LEGS SHALL BE PINNED TOGETHER USING "PIG TAIL PINS", "TOGGLE PINS", OR M10 GRADE 8.8 BOLTS.
- 15) SCREW JACKS SHALL BE LIMITED TO A MAXIMUM EXTENSION OF 12".
- 16) AT PAC SHALL NOT SUPERVISE, DIRECT, CONTROL, HAVE AUTHORITY OVER, NOR BE RESPONSIBLE FOR CONTRACTOR'S MEANS, METHODS, TECHNIQUES OR PROCEDURES OF CONSTRUCTION. CONTRACTOR MUST ENSURE ALL MEANS AND METHODS ARE IN COMPLIANCE WITH LOCAL REGULATIONS.
- 17) EXISTING STRUCTURE MUST BE VERIFIED BY ENGINEER OF RECORD PRIOR TO COMMENCING OF WORK TO ENSURE IT CAN SUPPORT IMPOSED LOADS.

BOM Scaffold			
Count	Part #	Part Description	Length
21	01 03 HHH 00	LEDGER O TYPE	4' 0"
152	01 03 HHH 00	LEDGER O TYPE	8' 0"
44	08 02 HHH	SYSTEMS STEEL HOOK PLANK	8' 0"
24	CRA19	RIGHT ANGLE TUBE CLAMP	
18	Mud Sill	TIMBER MUD SILL	
18	RS88xx	BAY BRACE WEDGE	4' 0"
96	RS88xx	BAY BRACE WEDGE	8' 0"
18	SBC	SYSTEMS BASE COLLAR LEG STARTER	
72	S5300	VERTICAL LEG 6 RING	
3	ST105G	SCAFFOLD TUBE	10' 0"
9	ST135G	SCAFFOLD TUBE	13' 0"
16	STL_LENGTH	TRUSS DOUBLE LEDGER	8' 0"
18	STS11	LEVELING JACK W/ BASEPLATE	
Grand total: 509			

THIS DRAWING HAS NOT BEEN APPROVED FOR CONSTRUCTION. IT IS ISSUED FOR BIDDING AND ESTIMATING PURPOSES ONLY. DESIGN IS SUBJECT TO CHANGE DUE TO DESIGN ENGINEERING.



1 ISOMETRIC VIEW
SCALE: NOT TO SCALE (IN 1:1)

GENERAL DRAWING NOTES-SCAFFOLD

1. AT PAC COPYRIGHT
2. BASIS OF DESIGN
3. DESIGN CHANGES
4. MODIFICATION
5. FOUNDATION/SUPPORT
6. TYPING AND BRACING
7. ELECTRICAL
8. CALCULATIONS AND RESPONSIBILITIES

DO NOT TAKE RISKS IF IN DOUBT ASK!
 CHECK DIMENSIONS!
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FOR APPROVAL

ATPAC
 COLUMBUS, OH
 1455 OLD ALABAMA RD.
 SUITE 100
 ROSWELL, GA 30076
 800-263-0444
 WWW.AT-PAC.COM

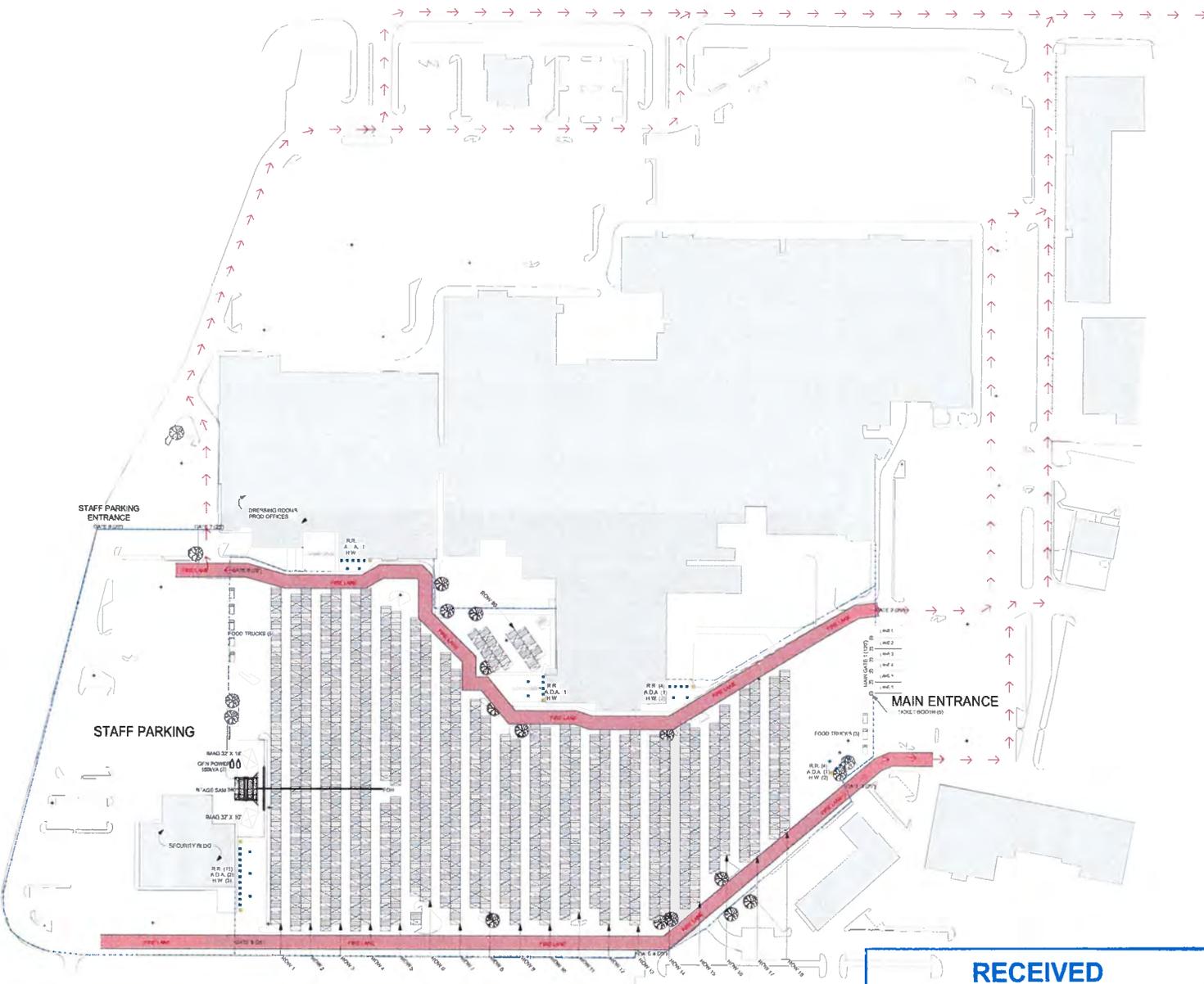
TITLE SHEET & GENERAL NOTES

VIDEO WALL SCAFFOLD
 COLUMBUS, OH

WHITE LIGHT INC

DATE: 08/05/2020
 AS NOTED: 22 x 34
 TBM: 46
 AP USA 289-01-01
 1

ALL EGRESS EAST BOUND ONLY



STAFF PARKING ENTRANCE

STAFF PARKING

MAIN ENTRANCE



SITE PLAN
Scale: 1:1000



TABLE OF CONTENTS

Sheet #	Sheet Title
SH-1	OVERVIEW
SH-2	TICKET SCALING
SH-3	INGRESS PLAN
SH-4	EGRESS PLAN
SH-5	CAR SPOT DETAILS
SH-6	SATELLITE OVERLAY

CAR SPACES

Car Spot 21x18 707

ROW COUNTS

Name	Row	Count
Car Spot 21x18	1	29
Car Spot 21x18	2	56
Car Spot 21x18	3	58
Car Spot 21x18	4	58
Car Spot 21x18	5	52
Car Spot 21x18	6	48
Car Spot 21x18	7	44
Car Spot 21x18	8	35
Car Spot 21x18	9	31
Car Spot 21x18	10	34
Car Spot 21x18	11	33
Car Spot 21x18	12	33
Car Spot 21x18	13	33
Car Spot 21x18	14	31
Car Spot 21x18	15	31
Car Spot 21x18	16	26
Car Spot 21x18	17	30
Car Spot 21x18	18	28
Car Spot 21x18	19	16

TICKET SCALING

Name	Row	Ticket Scale
Car Spot 21x18	VP A	87
Car Spot 21x18	VP B	158
Car Spot 21x18	GA PREFERRED	206
Car Spot 21x18	GA	244

SITE INVENTORY

Symbol/Name	Count	Image
Stagnatio SAM 340	1	
ISOVA Generator	2	
Ticket Booth	6	
Port-o-Potty-H	6	
Food Truck	8	
Hand Washing Station	11	
Crush Barrier	20	
Port-o-Potties	28	
Ramp	76	
Blue Rack #	84	

Job No: 20.08.99.001 Rev No: v0.7

AUTO CONCERT SERIES

Client Name and Address
**WESTEND MALL
COLUMBUS, OHIO**

Sheet No: SH-4 of 6

EGRESS PLAN

Drawn By: Colina Sanchez Approved By: [Signature]

This drawing represents a conceptual site plan and construction suggestions only. The design is intended to illustrate the general location and orientation of the building, and not to provide a detailed site plan. All construction must comply with the applicable codes and local fire codes. The information shown on this drawing is for informational purposes only and does not constitute a contract. The information shown on this drawing is for informational purposes only and does not constitute a contract. The information shown on this drawing is for informational purposes only and does not constitute a contract.

RECEIVED
SEP 10 2020
Franklin County Planning Department
Franklin County, OH
CU-3972

RECEIVED

SEP 10 2020

Franklin County Planning Department
Franklin County, OH

CU-3972

Westland Mall Drive-In Event Series

Overview: As one of the industry's most experienced and well-respected concert promoters, Prime Social Group (PSG), a locally owned and operated business, has detailed a plan to open a temporary drive-in event venue to bring live entertainment back to the community in a safe and socially distant manner. The concept is simple — a traditional drive-in movie theater-style venue fit for live concerts and entertainment. We envision producing concerts of multiple genres coupled with local talent, comedy nights, and charity events.

Location: West Broad Street & Georgesville Road across from the Hollywood Casino (Westland Mall)

Operational Dates: September 10, 2020 - November 1, 2020

Car Capacity: Approximately 550+

Event Types: Live concerts (local and national artists), movie nights, comedy shows, and charity events.

Designated Event Compliance Officer: Zach Ruben

Our Plan

Tickets and Parking Spaces

- Tickets will be on sale for each event.
- Each ticket will be valid for one vehicle (Car, Truck, Van, or SUV) with four patrons, including the driver. Additional tickets are available for purchase with a maximum capacity of six people per vehicle, provided that they are members of the same household. All vehicles must have legal seats and seat belts for every passenger inside the vehicle.
- A single ticket includes one parking space that is outlined and striped at 15 feet wide x 20 feet deep.
- Parking spaces will be staggered and set six feet apart on both sides from the next adjacent space.
- Patrons may stand or sit outside of their vehicle but must remain within their designated parking space. If there is a need to leave the parking space, we will have marked walking lanes that are socially distanced to guide the patrons.
- Patrons are restricted from leaving their parking spaces except to use the restroom, access the concession area, or seek medical attention.
- Patrons must wear a cloth mask or face covering at all times while outside of their vehicle.

Staffing and Security

- We plan to work with the Franklin County Sheriff to provide off duty deputies to assist with in-venue security and provide support to our general security staff.
- Highland Security will provide perimeter security and crowd control during the events. In addition to providing general security services, they will enforce COVID-19 regulations and ensure all patrons stay within their designated parking spaces, maintain social distance, and wear face masks or coverings while outside of their vehicle.
- Patrons who do not follow event guidelines and COVID-19 regulations will be removed according to our zero-tolerance policy. Removal includes the entire vehicle.

- Event staff will undergo temperature checks and symptom screening upon arrival. We will maintain a log recording the results of the temperature checks and symptom screening. Additionally, event staff will wear masks or face coverings at all times.

Traffic Flow

- We will work with the Franklin County Sheriff to assist with traffic entry and departure. Inside the venue, a third-party event parking company will manage internal traffic flow to direct vehicles into their parking spaces and out of the venue.
- The required minimum of two off-duty traffic deputies will manage traffic during the event.
- Temporary six-foot fencing with windscreens will restrict access to the venue. The temporary fencing will comply with Franklin Township's minimum requirement of three ingress and egress access points for the venue.

Production/Performance

- Performances will occur on a mobile stage trailer/mobile hydraulic stage that is set twelve feet back from the audience.
- Scaffolding towers for video screens.
- Artists and staff accompanying the artist are not permitted on the site until the time of their scheduled performance. Artists will have minimal contact with event staff and cannot physically interact with the audience. Any act consisting of more than one person must adhere to the social distancing guidelines and stay six feet apart.

Concessions and Vending

- Food Truck vendors will serve concessions and nonalcoholic beverages. All vendors will be required to abide by all local permitting and Board of Health requirements.
- To maintain social distance and limit contact, we will implement a mobile order and delivery app for food and merchandise. Should technical difficulties occur or the patron declines to use the app, waiting areas will be marked and vendors will be encouraged to use a credit card or debit card as the preferred method of payment.

Restrooms

- Strategic placement of portable restroom trailers with individual stalls (no common areas) and single-unit Porta-johns will limit contact during the event. To comply with COVID-19 regulations, we plan to clean restrooms hourly, space Porta-johns six feet apart, and provide socially distant markings in the waiting area.
- Disposable toilet seat covers will be available in the stalls.

COVID-19 Compliance

- Additional protocols will be taken to minimize the threat of COVID-19:
 - We will coordinate with a local medical facility to refer staff and patrons demonstrating COVID-19 symptoms.
 - Regular event staff must undergo weekly COVID-19 screenings.
 - All patrons are required to conduct self-screening before each event. Patrons that show symptoms are encouraged to stay home.
 - All patrons must show masks or face coverings before gaining entry into the venue. Patrons that do not have a mask or face covering will be provided one at the gate.

- We will provide one trash bag per vehicle upon entry to limit contact and alleviate the need to leave the designated parking space. Our waste management staff will retrieve all trash bags following the event.
- Medical staff will be onsite adjacent to our medical tent.
- Hand sanitizing stations will be set up throughout the venue.
- Signage encouraging compliance with COVID-19 regulations will be posted throughout the venue. Additionally, our video screens will post reminders to comply with COVID-19 regulations, wear masks or face coverings, and maintain social distancing.

FAQS (To Be Included on Venue and Event Websites and Ticketing Pages)

Can I get out of my car?

Yes, but you **MUST** stay with your group within the confines of your vehicle and designated parking space as much as possible. You may stand or sit next to your vehicle, lay in the bed of your truck, or the back of your van. Folding chairs are permitted. Remember, if you are outside of the vehicle, you must wear your mask or face covering at all times.

Are masks or face coverings required?

Yes, cloth face masks and coverings are required anytime you are outside of your vehicle and in all public areas.

Are restrooms available at the venue?

Yes, portable restrooms will be available with plenty of hand soap and sanitizer. Also, protective toilet seat covers are available in each stall. We ask that you do **NOT** flush the toilet seat covers down the toilet and dispose of them in the small garbage can in each stall. Restrooms will be cleaned and sanitized hourly and markers will be placed on the ground six feet apart to maintain social distancing. Please act responsibly and maintain social distance and follow all applicable COVID-19 regulations.

How do I purchase concessions or merch?

You may leave your designated parking space to purchase concessions or merch; however, you are required to wear a mask or face covering and follow social distancing guidelines. Please act responsibly and maintain social distance and follow all applicable COVID-19 regulations.

Are tickets sold per vehicle, per person, or dedicated space?

A single ticket includes entry for one vehicle with four people per vehicle, including the driver. Remember, there must be a legal seat and seat belt for every passenger inside the car. Subject to the availability of legal seats and seat belts within your vehicle, you may purchase two discounted tickets. The maximum capacity per vehicle is six people provided that they are from the same household. Everyone in the group must arrive together in the same vehicle.

There is no minimum passenger requirement. However, you will not receive a discounted price if you bring less than four people. If you have space and can join your quaranteam safely, we recommend that you do so. It will offset the price to be cheaper per person in the group too!

No parking available for oversized vehicles (i.e. large vans, buses, motorhomes, etc.)

Can we purchase extra tickets when we arrive and for a full car at the gate?

We **STRONGLY** encourage you to purchase your vehicle ticket and extra passenger tickets in advance to limit unnecessary contact and allow for efficient entry into the venue. We will have

multiple entry lanes with one lane dedicated to upgrades and tickets purchased on the day of the event.

Please follow the directional signage upon entry. If you enter into the wrong lane and do not have all of your tickets, you'll be asked to go to the back of the main entry line. Please don't be that group.

Full vehicle day of show purchases on-site will only be offered while space lasts.

What ticket types are available?

We have three ticket types – GOLD VIP, SILVER VIP, and General Admission.

The first eight rows in front of the stage — set twelve feet back from the stage — are designated for GOLD VIP ticket holders. The next eight rows are designated for SILVER VIP ticket holders.

Sections are parked on a first-come, first-served basis. So, we encourage everyone to plan on arriving early.

Age Restrictions?

Age restrictions vary per show.

Is there re-entry?

There is no re-entry.

How does sound work?

We will broadcast the event over an FM transmitter. So roll down your windows, open the trunk/back hatch, and crank it up to your liking. This will create a uniform sound across the venue regardless of where your vehicle is located.

Test the radio in your vehicle before entering the venue. If it does not work or if you have trouble getting a strong radio signal, we recommend bringing an additional radio from your home. External radios will **NOT** be available to rent on-site.

What time should we arrive?

We encourage everyone to check the door time before each event and arrive early to provide sufficient time to get situated in your parking space before the show begins.

Each section will be parked in order of arrival. So, we recommend arriving early.

Can we bring food?

Yes, we welcome and encourage you to bring pre-cooked food and nonalcoholic beverages. Grills, BBQ pits, open fires, tents, and the like are **NOT** permitted. If you choose not to bring food or beverages, Food Trucks will be on-site offering both for purchase.

What concessions are available?

Each event will have a variety of rotating Food Trucks that will offer options from their unique menus along with nonalcoholic beverages.

What steps are being taken to enforce social distancing and safe dancing?

We will follow all local, state and federal COVID-19 guidelines. We plan to take the following precautions:

- Require patrons to wear masks or face coverings;
- Require patrons to maintain social distance outside of their vehicle;
- Make hand sanitizing stations available throughout the venue;
- Clean and sanitize restrooms every hour;
- Mark designated parking spaces and waiting areas six feet apart;
- Require our working staff to undergo temperature checks upon arrival, pre-shift symptom screenings, and wear gloves and cloth masks or face coverings;
- Provide disposal masks upon request;
- Use of an app to order and deliver concessions; and
- Require credit cards or debit cards to be used as the only form of payment.

Are flow toys allowed?

Flow toys are permitted. However, they must stay within the borders of your designated parking space and not bother or endanger anyone in (or out of) your party. Again, you are required to wear a mask or face covering while outside of the vehicle.

What forms of payment do we accept?

Debit or Credit Card.

What if it rains?

The event will go on rain or shine. In the event of inclement weather, we will broadcast updates on video screens throughout the venue and on our social media platforms.

Can I bring my dog?

Only service animals will be allowed on-site. No dogs or other pets will be permitted into the event.

Fisher, Brad X.

From: Ingram, David <DIngram@keglerbrown.com>
Sent: Tuesday, September 22, 2020 3:30 PM
To: Fisher, Brad X.
Cc: lgr1538@aol.com; Zach Ruben
Subject: RE: FW: Canceled - Technical Review Committee Meeting (CU-3972)

Mr. Fisher,

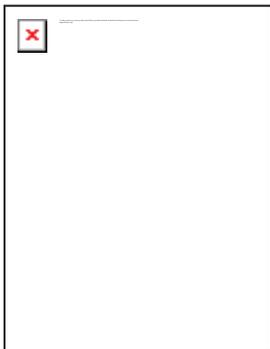
Good afternoon. We would like to thank you and the technical review committee for reaching out with the following questions below:

- Are there trash cans? Where and how many?
- Are there dumpsters to empty cans in after events? How many and where?
- What are the post-event clean-up procedures? Will there be a sweeper truck to sweep the parking area?

Prime Social Group has implemented a comprehensive waste management program to mitigate and manage waste inside the venue. Upon arrival at the ticketing gate, every vehicle will receive a minimum of one trash bag for use during the event – managing waste at the individual level. On a large scale, there will be 24 trash receptacles strategically placed throughout the venue to receive any additional waste. Our waste management company – an independent contractor – will remove any remaining waste after each event or the next morning. Waste from the individual trash bags, trash receptacles, and venue grounds will be consolidated into a Boren Brothers Waste Services 10-yard roll off dumpster. The roll off dumpster will be removed when its full or every Monday, whichever comes first.

Please let me know if you have any additional questions.

Best regards,



David A. Ingram

Of Counsel

65 East State Street | Suite 1800 | Columbus, OH 43215
direct (614) 462-5487 | mobile (614) 595-2189
dingram@keglerbrown.com

[my bio](#) + [vCard](#) + [email](#)



----- Forwarded message -----

From: Fisher, Brad X. <bradfischer@franklincountyohio.gov>

Date: Sat, Sep 19, 2020 at 1:25 PM

Subject: FW: Canceled - Technical Review Committee Meeting (CU-3972)

Ingram, David

From: Ingram, David
Sent: Tuesday, August 18, 2020 11:33 AM
To: 'Zach Ruben'
Cc: Barsotti, Steve
Subject: FW: Westland Mall Connection

Zach,

Good morning. I spoke with the Township Administrator and he will connect with the building department to schedule a meeting with us. He stated that he will reach out to a Laura Commick to close the loop on communication regarding the mall.

I will follow up when I get more details about the meeting.

Best regards,

David

From: Mark Potts <mpotts@franklin-township.com>
Sent: Tuesday, August 18, 2020 11:24 AM
To: Ingram, David <DIngram@keglerbrown.com>; AryehAlex@gmail.com
Subject: RE: Westland Mall Connection

External E-Mail: Do not click links or open attachments unless you recognize the sender and know the content is safe.

David,

Thank you for the email. I am in the process of having our Building Department give you a call to discuss this, but I would like to make sure that you can speak with Trustee Alex and myself as well.

I have been in a webinar this morning but will be calling you soon.

Thank you,

Mark

From: Ingram, David <DIngram@keglerbrown.com>
Sent: Tuesday, August 18, 2020 11:23 AM
To: AryehAlex@gmail.com
Cc: mpotts@franklin-township.com
Subject: RE: Westland Mall Connection

Aryeh,

Good morning. I am working with a client to plan a drive-in concert/event series similar to the drive-in series at Polaris. Our plan is to use the Westland Mall parking lot as the venue.

I am reaching out to see if we can set up a call or meeting to discuss the details of our plan and required permits?

Best regards,

David

From: Gwin, Zachary S. <ZSGwin@columbus.gov>
Sent: Tuesday, August 18, 2020 9:33 AM
To: AryehAlex@gmail.com
Cc: Ingram, David <DIngram@keglerbrown.com>
Subject: Westland Mall Connection

External E-Mail: Do not click links or open attachments unless you recognize the sender and know the content is safe.

Aryeh,

Hope all is well! I wanted to connect you to a friend and former co-worker of mine who now represents the ownership of Westland Mall. David had mentioned to me that his client is proposing an event in the parking lot of the mall and since it is in Township property, I figured it might help to make the connection. I'll leave the rest to you and David.

Best,

Zach Gwin

Assistant City Attorney-Zone Initiative
Columbus City Attorney Zach Klein's Office
375 S. High St., 17th Floor
Columbus, OH 43215
Direct: 614-645-8928
ZSGwin@Columbus.gov
www.columbuscityattorney.org

Ingram, David

From: Ingram, David
Sent: Tuesday, August 18, 2020 3:38 PM
To: 'Zach Ruben'
Cc: Barsotti, Steve
Subject: Franklin County Sheriff's Office - Event Security/Staffing

Zach,

Good afternoon. I reached out to the Franklin County Sheriff's Office (FCSO) and learned the following:

- FCSO must post a bid for the job internally
- Two traffic Deputy Sheriff's and two cruisers are required to manage traffic for the event
 - The rate for a traffic Deputy Sheriff is \$51/hour with a three-hour minimum requirement
 - The rate for a cruiser is \$20/hour with no minimum hourly requirement
- If more than three Deputy Sheriff's are required, a supervisor must attend the event
 - The rate for a supervising Deputy Sheriff is \$56/hour with a three-hour minimum requirement
- Non-traffic Deputy Sheriff's are available to assist security
 - The rate for a non-traffic Deputy Sheriff is \$48/hour with a three-hour minimum requirement
- We must provide 48-hour notice to give FCSO time to post the bid
- FCSO will bill PSG after the event. Payment is due within 30 days after receipt of the invoice.

Please let me know if you have any questions.

Best regards,



David A. Ingram
Of Counsel

65 East State Street | Suite 1800 | Columbus, OH 43215
direct (614) 462-5487 | mobile (614) 595-2189
dingram@keglerbrown.com

my blo + vCard | email



Ingram, David

From: Ingram, David
Sent: Wednesday, August 26, 2020 10:39 AM
To: 'tbroecker@franklin-township.com'
Subject: Update

Mr. Broecker,

Thank you for taking the time to speak with me on the phone. I wanted to give an update on a recent development regarding the Westland Mall Drive-In Event Series that may help when you connect with your contact. Following further discussions with Mr. Ruben, the company will now use a mobile stage trailer/mobile hydraulic stage and scaffolding for video screens.

Thank you for working with us on this. I hope this helps.

Best regards,



David A. Ingram
Of Counsel

65 East State Street Suite 1800 Columbus, OH 43215
direct (614) 462-5487 mobile (614) 595-2189
dingram@keglerbrown.com

[my bio](#) [vCard](#) [email](#)



Ingram, David

From: Ingram, David
Sent: Monday, September 7, 2020 11:55 AM
To: 'Todd Broecker'
Subject: RE: Prime Social Group - Westland Mall Drive-in Event (Overview and Satellite Overlay)

Mr. Broecker,

Good morning. I can bring the completed application to you any time after 2:30 today. I will not have the check until tomorrow because our offices are closed until tomorrow.

Let me know what works best for you. I understand today is a holiday and I do not want to interfere with any plans with friends or family. 2020 has been a bit rough!

Best regards,



David A. Ingram
Of Counsel

65 East State Street | Suite 1800 | Columbus, OH 43215
direct (614) 462-5487 | mobile (614) 595-2189
dingram@keglerbrown.com

my bio + vCard + email



From: Todd Broecker <tbroecker@franklin-township.com>
Sent: Sunday, September 6, 2020 10:30 PM
To: Ingram, David <DIngram@keglerbrown.com>
Subject: Re: Prime Social Group - Westland Mall Drive-in Event (Overview and Satellite Overlay)

External E-Mail: Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr. Ingram,

I need your permit application as soon as possible as it needs to be review by the Chief Building Official and have an inspection done before an event can use the kind of plans you discussed with me.

Our office is closed tomorrow, but I can meet you at an arrange a time for you to drop it off. If not tomorrow, possible Tuesday.

Thank you,

Sent from my iPhone

On Sep 4, 2020, at 9:29 AM, Ingram, David <DIngram@keglerbrown.com> wrote:

Terry,

Good morning. Thank you for your help this morning. A single file with all of the layouts is too large so I will have to send separate emails. I apologize.

Best regards,



David A. Ingram
Of Counsel

65 East State Street | Suite 1800 | Columbus, OH 43215
direct (614) 462-5487 | mobile (614) 595-2189
[dingram@keglerbrown.com](mailto:d Ingram@keglerbrown.com)

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<20.08.99.001 AUTO CONCERT SERIES Sht-1 OVEVIEW v0.7.pdf>

<20.08.99.001 AUTO CONCERT SERIES Sht-6 SATELLITE OVERLAY v0.7.pdf>

Ingram, David

From: Todd Broecker <tbroecker@franklin-township.com>
Sent: Tuesday, September 8, 2020 12:58 PM
To: Ingram, David
Subject: Re: Prime Social Group - Westland Mall Drive-in Event (Overview and Satellite Overlay)

External E-Mail: Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr. Ingram,

Please call today and schedule your inspection for tWednesday for your upcoming event at the old Westland Mall.

If you have any questions please let me know.

Todd Broecker
614-348-1140

On Fri, Sep 4, 2020 at 9:29 AM Ingram, David <DIgram@keglerbrown.com> wrote:

Terry,

Good morning. Thank you for your help this morning. A single file with all of the layouts is too large so I will have to send separate emails. I apologize.

Best regards,



David A. Ingram
Of Counsel

65 East State Street Suite 1800 Columbus, OH 43215
direct (614) 462-5487 mobile (614) 595-2189

dingram@keglerbrown.com

[my bio](#) • [vCard](#) • [email](#)



--
Capt. Todd Broecker

Franklin Township F.D.

2193 Frank Rd.

Columbus, Ohio 43223

614-279-9411 Office

614-348-1140 Cell

tbroecker@franklin-township.com

Ingram, David

From: Noesner, Arielle L. <ArielleNoesner@franklincountyohio.gov>
Sent: Wednesday, September 2, 2020 4:19 PM
To: Ingram, David; Zach Ruben
Cc: Gibbs, Richard J.; Jones, Alexandria N.; McAdams, Jennie W.
Subject: RE: Drive-In Event Series Plan Discussion

External E-Mail: Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi David,

Thanks for signing up. I will send you and Zach a calendar invite shortly. If you'd like to share the meeting invite with additional individuals, feel free to forward it, or send their email to me and I'll get them added.

Best,
Arielle

From: Ingram, David <DIngram@keglerbrown.com>
Sent: Wednesday, September 2, 2020 4:02 PM
To: Noesner, Arielle L. <ArielleNoesner@franklincountyohio.gov>; Zach Ruben <zach@primesocial.com>
Cc: Gibbs, Richard J. <JeffGibbs@franklincountyohio.gov>; Jones, Alexandria N. <alexjones@franklincountyohio.gov>; McAdams, Jennie W. <Jenniemcadams@franklincountyohio.gov>
Subject: RE: Drive-In Event Series Plan Discussion

Arielle,

We selected September 9, 2020, at 1 pm. I will likely have two additional people on the call.

Thank you so much for the fast response. We really appreciate it!

Best regards,



David A. Ingram
Of Counsel

65 East State Street Suite 1800 | Columbus, OH 43215
direct (614) 462-5487 | mobile (614) 595-2189
d Ingram@keglerbrown.com

[my bio](#) + [vCard](#) + [email](#)



From: Noesner, Arielle L. <ArielleNoesner@franklincountyohio.gov>
Sent: Wednesday, September 2, 2020 3:25 PM
To: Ingram, David <DIngram@keglerbrown.com>

Cc: Gibbs, Richard J. <JeffGibbs@franklincountyohio.gov>; Jones, Alexandria N. <alexjones@franklincountyohio.gov>;
McAdams, Jennie W. <Jenniemcadams@franklincountyohio.gov>
Subject: Drive-In Event Series Plan Discussion

External E-Mail: Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi David,

Thank you for sharing your drive-in series event plan. We'd like to set a time to discuss your plan and answer any plan and event related questions you may have. Please utilize the sign up link below to select a best fit time to have a meeting with FCPH.

Sign up link (week of 9/7/20): <https://www.signupgenius.com/go/904044dadaf2ba0f85-plan8>

Once a time slot is reserved, I will send you a link for a virtual meeting via Microsoft Teams.

If you have any questions, feel free to let me know.

Best,
Arielle

Arielle Noesner, MPH
Emergency Preparedness Coordinator
Franklin County Public Health
280 East Broad Street
Columbus, Ohio 43215-4562
ArielleNoesner@franklincountyohio.gov
Cell: (614) 653-3480
Office: (614) 525-4261

Prevent the spread of COVID-19!

wash your hands often – wear a face covering – physical distance 6 feet – get tested!

covid-19.myfcph.org

The information contained in this electronic mail message, medical or otherwise, is intended for the personal and confidential use of the designated recipient(s) named above. If you have received this information in error, NOTIFY FRANKLIN COUNTY PUBLIC HEALTH at (614) 525-3160. If you are not the designated recipient(s), do not review or copy any of the message text or attached document(s). Disclosure of this information to any party other than the intended recipient(s) and the use of this information for other than the stated purpose(s) is prohibited. When your records are destroyed or archived, this electronic mail and attached document(s) must be stored or disposed of in the same manner.

From: McAdams, Jennie W. <Jenniemcadams@franklincountyohio.gov>

Sent: Wednesday, September 2, 2020 12:11 PM

To: Ingram, David <DIngram@keglerbrown.com>

Cc: Gibbs, Richard J. <JeffGibbs@franklincountyohio.gov>; Noesner, Arielle L. <ArielleNoesner@franklincountyohio.gov>;
Jones, Alexandria N. <alexjones@franklincountyohio.gov>

Subject: FW: Prime Social Group - Drive-In Event Series

Thank you! We will review.

Jennie McAdams, MPH

Sustainability Supervisor
Franklin County Public Health
280 East Broad Street
Columbus, Ohio 43215-4562

JennieMcAdams@franklincountyohio.gov
Office: (614) 525-3746
Cell: (614) 679-8540

Prevent the spread of COVID-19!

wash your hands often – wear a face covering – physical distance 6 feet – get tested!
covid-19.myfcph.org



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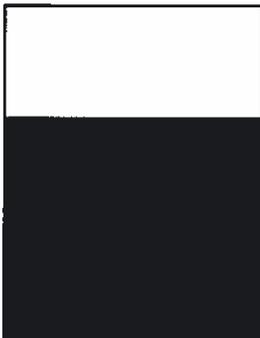
From: Ingram, David <DIngram@keglerbrown.com>
Sent: Wednesday, September 2, 2020 12:00 PM
To: McAdams, Jennie W. <Jenniemcadams@franklincountyohio.gov>
Subject: Prime Social Group - Drive-In Event Series

Ms. McAdams,

Good afternoon. I have attached Prime Social Group's plan to host a drive-in event series for review by Franklin County Public Health. We look forward to your feedback and discussing our overall plan with you.

Thank you for working with us on this project!

Best regards,



David A. Ingram
Of Counsel

65 East State Street | Suite 1800 | Columbus, OH 43215
direct (614) 462-5487 | mobile (614) 595-2189
d Ingram@keglerbrown.com

my bio + vCard + email





STAFF REPORT

Board of Zoning Appeals
October 19, 2020

Case: VA-3973

Prepared by: Brad Fisher

Owner:	Joshua A. Butcher
Applicant:	Chris W. Bartmess
Township:	Pleasant Township
Site:	5616 Harrisburg-Georgesville Road (PID #230-000579)
Acreage:	0.48-acres
Zoning:	Rural
Utilities:	Private water and wastewater
Request:	Requesting a Variance to Sections 504.012, 512.02(2), 512.02(2(a)) and 650.162(a) of the Franklin County Zoning Resolution to allow a parking pad to not meet the required parking setback and an accessory building to not meet the required building size, location and be located within the Riparian Setback in an area zoned Rural.

Summary

The applicant is requesting a Variance to allow a parking pad to not meet the required parking setback and an accessory building to not meet the required building size, location and be located within the Riparian Setback in an area zoned Rural. The request does not satisfy the criteria necessary for granting a Variance. Staff recommends *denial*.

Description of the Request

The subject site is located on the east side of Harrisburg-Georgesville Road, just north of London-Groveport Road in Pleasant Township. The property was developed in 1961 with a 1,632 square foot single-family home that includes an attached 2-car garage.

The proposed parking pad must be setback 24 feet from the street right-of-way and the accessory building must be setback 5 feet from the side property line and 10 feet from the principle structure (house). The proposed parking pad is setback 17 feet from the street right-of-way and the proposed accessory building is setback 2 feet from the side property line and 7 feet 10 inches from the house. Accessory buildings must be located to the side or rear of the house and may not exceed 720 square feet in size. The proposed building will be 7 feet in advance of the house and 864 square feet in size. Accessory buildings are prohibited in the Riparian Setback and the entire accessory building is located within the Riparian Setback. The applicant constructed the 864 square foot accessory building in 2018 prior to receiving approval of a Zoning Compliance.

A variance is needed to reduce the parking pad setback by 7 feet, exceed the permitted building size by 144 square feet, reduce the side yard setback by 3 feet, reduce the principal structure setback by 2 feet and 2 inches, to be located forward of the principle structure and allow for an accessory building to be located within the Riparian Setback.

Surrounding Area and Zoning

The subject site and surrounding area are zoned Rural and developed with low-density residential uses in Pleasant Township.

Comprehensive Plans

The Pleasant Township Comprehensive Plan, adopted in 2009, includes a Future Land Use Map and Conservation Strategy Tiers Map that identifies the site as a stream buffer and recommends protecting the area. Development is not recommended in the stream buffer area.

The Big Darby Accord Watershed Master Plan, adopted in 2006, includes a Future Land Use Map and Conservation Strategy Tiers Map that identifies the site as an Environmental Conservation Zone, Tier 1 land and recommends protecting the area. Tier 1 land is significant in maintaining the overall health of the watershed and is recommended for protection through land acquisition.

The request does not keep with the land use recommendations of the adopted Plan's.

Staff Review

Variance from Section 504.12 – Parking Setback:

- Open parking or loading spaces shall be permitted to extend toward the street right-of-way from the established building line a distance equal to 40 percent of the required setback distance.
 - The required setback to the street right-of-way is 24 feet.
 - The proposed setback to the street right-of-way is 17 feet.
 - A Variance is requested to reduce the setback by 7 feet.

Variance from Section 512.02(2) – Location and Size of Residential Accessory Buildings:

- For lots that are under 1 acre in size, the setback from property lines is 5 feet and the maximum permitted size is 720 square feet.
 - The proposed setback to the southern property line is 2 feet.
 - A Variance is requested to reduce the setback by 3 feet.
 - The proposed accessory building size is 864 square feet.
 - A Variance is requested to exceed the permitted size by 144 square feet.

Variance from Section 512.02(2(a)) – Location of Residential Accessory Buildings:

- An accessory building shall be located to the side or rear of the principle structure and shall be no closer than 10 feet from any part of the principal structure.
 - The proposed setback to the home is 7 feet 10 inches.
 - A Variance is requested to reduce the setback by 2 feet, 2 inches.
 - The proposed location of the accessory building is 7 feet forward of the home.
 - A Variance is requested to allow the accessory building to be located forward of the principle structure.

Variance from Section 650.162(a) – Prohibited Uses in Riparian Setbacks:

- Construction of buildings or structures of any kind or size are prohibited. This restriction applies to new construction and does not apply to existing residential structures and associated accessory structures.
 - The entire 864 square foot proposed accessory building is located within the Riparian Setback.
 - A Variance is requested to allow the accessory building to be located in the Riparian Setback.

Technical Review Committee Agency Review

Expressed no concerns with the proposed development.

Staff Analysis

Section 810.041 – Approval of Variance:

The Board of Zoning Appeals shall only approve a variance if all of the following findings are made.

- 1) *Special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the same zoning district;*
 - » The applicant did not identify a special condition or circumstance. The applicant indicated the building will be used for personal storage and they intend to move the 864 square foot building to the adjacent 0.333-acre.
 - » Staff notes that the entirety of the subject site is located in the Riparian Setback, restricting the ability to develop an accessory building. However, the applicant has made no attempt to request the minimum variances necessary to allow for a building to be constructed for personal storage.
 - » Additionally, the applicant should be aware that the entirety of the 0.333-acre lot to the east is located in the Riparian Setback and it is landlocked. Variances would be required to allow for an accessory building to be located on a lot without a principle structure and not meet road frontage requirements. A stream bisects the subject site and the 0.333-acre lot, and the stream has associated regulatory floodplain that could restrict a stream crossing that's needed to gain access to the 0.333-acre lot.

- 2) *A literal interpretation of the provisions of this Zoning Resolution would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Zoning Resolution;*
 - » The applicant believes that other properties in the general area could receive a variance if similar development were proposed.
 - » Staff agrees that other properties could receive approval of similar variance requests provided a valid special condition or circumstance is presented. No special condition or circumstance has been identified by the applicant in this case.

- 3) *The special conditions and circumstances do not result from the action of the applicant;*
 - » No special condition or circumstance has been identified by the applicant.

- 4) *Granting the variance requested will not confer on the applicant any special privilege that is denied by this Zoning Resolution to other lands or structures in the same Zoning District;*
 - » Staff believes that granting the variance request would confer on the applicant a special privilege as no special condition or circumstance was identified by the applicant.

- 5) *Granting the variance will not 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;*
 - » Staff believes that granting the variance could adversely impact the general health, safety or welfare of the community. The applicant provided no information on how they would mitigate against possible stream degradation, increased run-off, pollution, and erosion of the stream bank.
 - » Staff also notes that granting the variance request could set a precedence for approving a variance without a valid special condition or circumstance.

Recommendation

Staff's recommendation is that the Board of Zoning Appeals ***deny*** a Variance from Sections 504.012, 512.02(2), 512.02(2(a)) and 650.162(a) of the Franklin County Zoning Resolution to allow a parking pad to not meet the required parking setback and an accessory building to not meet the required building size, location and be located within the Riparian Setback in an area zoned Rural.

Resolution

For your convenience, the following is a proposed resolution:

Proposed Resolution for Variance Request:

_____ moves to approve a Variance from Sections 504.012, 512.02(2), 512.02(2(a)) and 650.162(a) of the Franklin County Zoning Resolution as outlined in the request above for the applicant identified in Case No. VA-3973.

Seconded by: _____

Voting:

Findings of Fact

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

If the resolution fails for lack of support, the following are proposed findings of fact for adoption by the BZA:

_____ moves that the basis for denying the applicant's request for the Variance from Sections 504.012, 512.02(2), 512.02(2(a)) and 650.162(a) of the Franklin County Zoning Resolution as outlined in the request above for the applicant identified in Case No. VA-3973 results from the applicant's failure to satisfy the criteria for granting a Variance under Section 810.041.

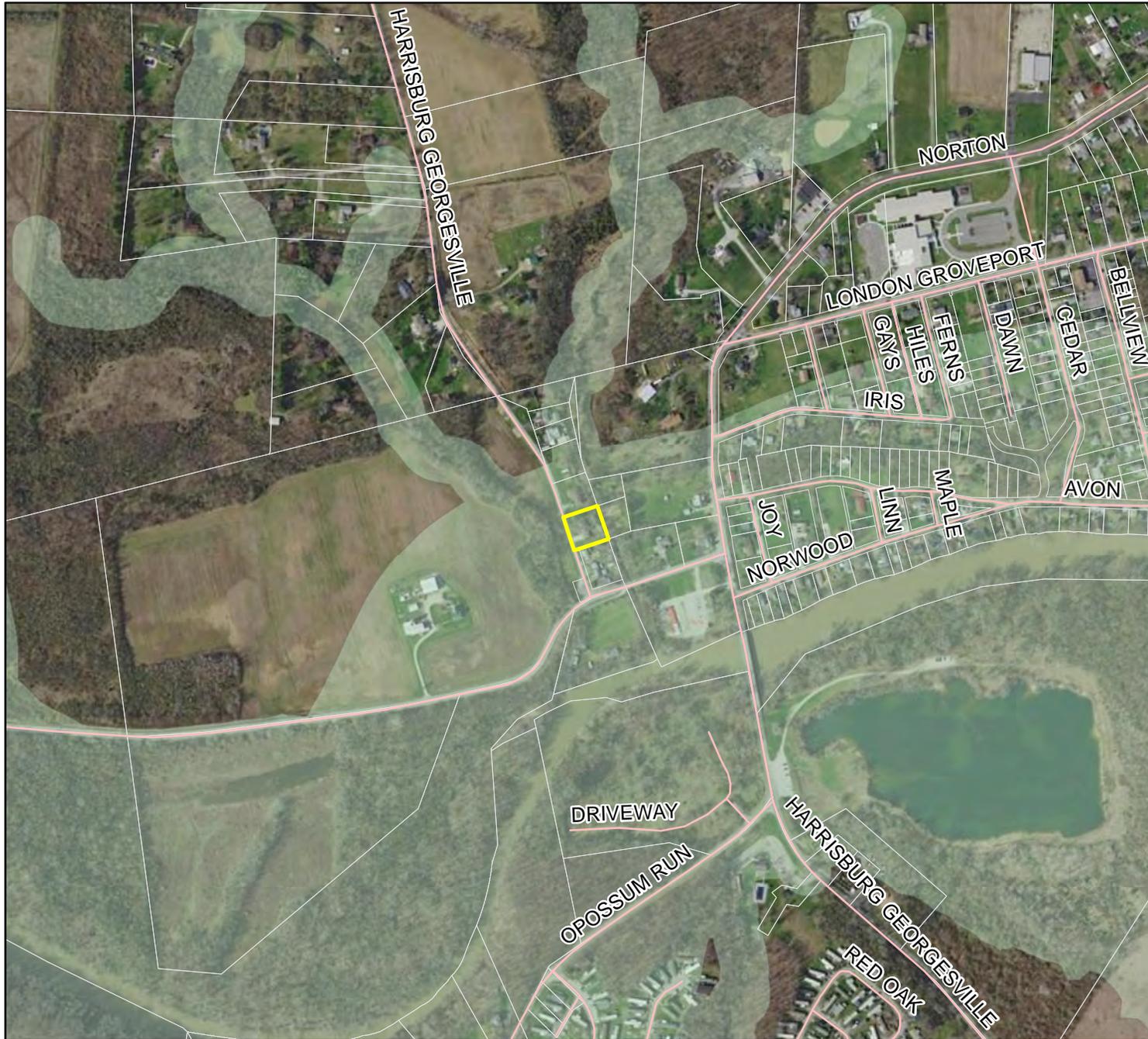
Seconded by: _____

Voting:

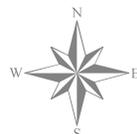
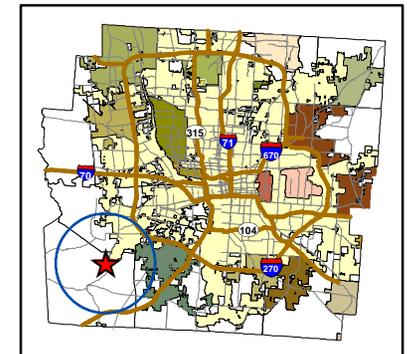
VA-3973

Requesting a Variance to Sections 504.012, 512.02(2), 512.02(2(a)) and 650.162(a) of the Franklin County Zoning Resolution to allow a parking pad to not meet the required parking setback and an accessory building to not meet the required building size, location and be located within the Riparian Setback in an area zoned Rural.

Acres: 0.48-acres
Township: PleasantTownship



-  5616 Harrisburg-Georgesville Road
-  Streets
-  Parcels
-  Riparian Setback



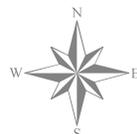
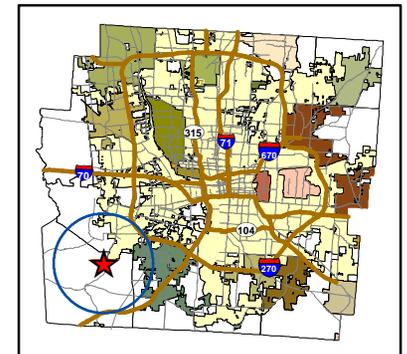


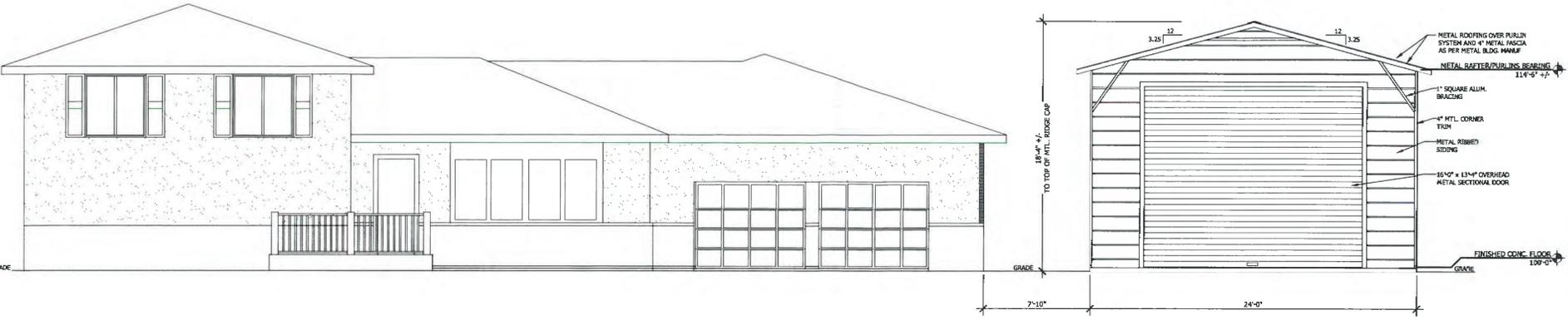
VA-3973

Requesting a Variance to Sections 504.012, 512.02(2), 512.02(2(a)) and 650.162(a) of the Franklin County Zoning Resolution to allow a parking pad to not meet the required parking setback and an accessory building to not meet the required building size, location and be located within the Riparian Setback in an area zoned Rural.

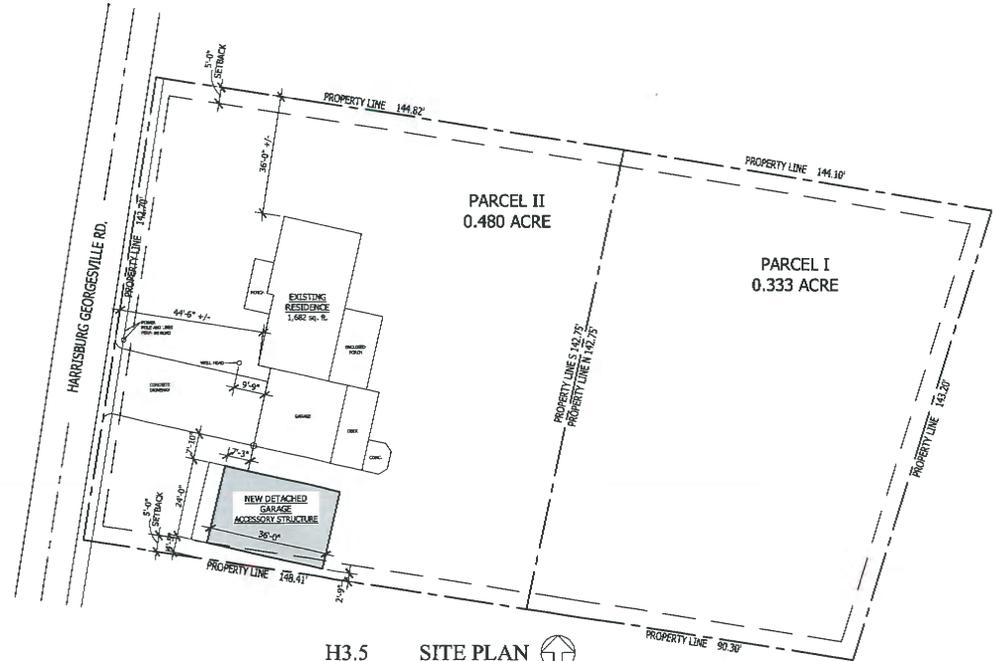
Acres: 0.48-acres
Township: PleasantTownship

-  5616 Harrisburg-Georgesville Road
-  Streets
-  Parcels
-  Proposed Structure
-  Proposed Parking Pad





WEST ELEVATION
 1/8" = 1'-0"



H3.5 SITE PLAN
 1" = 40'-0"
 NORTH

RECEIVED
SEP 10 2020
 Franklin County Planning Department
 Franklin County, OH

VA-3973



STAFF REPORT

Board of Zoning Appeals
October 19, 2020

Case: CU-3974

Prepared by: Brad Fisher

Applicant/Owner:	Troy Baise
Township:	Madison Township
Site:	8168 Pontius Road (PID #180-005073)
Acreage:	10.0-acres
Zoning:	Rural
Utilities:	Private water and wastewater
Request:	The applicant is requesting a Conditional Use from Section 610.06(2) and 610.06(7) of the Franklin County Zoning Resolution to allow the construction of an accessory building, driveway, parking pad, inground pool, patio and the addition of fill in the Floodway Fringe.

Summary

The applicant is requesting a Conditional Use from Section 610.06(2) and 610.06(7) of the Franklin County Zoning Resolution allow the construction of an accessory building, driveway, parking pad, inground pool, patio and the addition of fill in the Floodway Fringe. The request meets the criteria necessary for granting a Conditional Use. Staff recommends ***conditional approval***.

Description of the Request

The subject site is located on the east side of Pontius Road just east of Rickenbacker Airport in unincorporated Madison Township. A large portion of the subject site, in front of and behind the principal structure, is located in the Floodway Fringe. The site includes a 5,528 square foot single-family home with a 4-car attached garage, two ponds and a woods on the rear of the property.

The proposed development will include the following: 85-foot by 50-foot (4,250 sq. ft.) accessory building, concrete driveway and parking pad associated with the building, 40-foot by 20-foot (800 sq. ft.) inground pool, and concrete patio surrounding the pool. All proposed development would be located totally in the Floodway Fringe. The accessory building is proposed to be elevated on fill for protection from flooding.

Surrounding Area

The subject site is located in the southeastern part of the County in unincorporated Madison Township. Parcels in the surrounding area are primarily unincorporated residential lots, most of which are impacted by the floodplain. Rickenbacker Airport is located to the west, along with the commercial and industrial properties that surround it. All immediately adjacent parcels are zoned Rural in unincorporated Madison Township.

Comprehensive Plan

The Blacklick-Madison Area Plan, adopted in 2011, recommends the site for low-density residential uses. Pontius Road is part of the southwest boundary of this Plan and the subject site is just inside that boundary on the east side of Pontius Road. The Plan's Vision for Healthy Living recommends that when a proposal requires approval from a decision-making Board, the applicant must provide information on how they will offset lost storage capacity. One possible method is to remove an equal amount of material from the floodplain as is added to the floodplain.

The proposed development does not change the existing residential land use; however, the applicant's proposal includes fill in the floodplain. The proposal does not include removal of soil from the floodplain to offset the fill being placed in the floodplain. The survey submitted indicates that the pond in front of the house will be deepened to 8 feet to provide compensatory storage during a flood event. The proposed pool is also intended to provide compensatory during a flood event.

Staff notes that if the pond and pool are always intended to be full, they would not provide the compensatory storage as identified on the survey. As proposed, the application does not keep with the Plan's recommendation. Provided the conditions of approval are addressed, Staff is in support of the request.

Staff Review

Conditional Use from Section 610.06(2) – Structures or Buildings in the Floodway Fringe:

- Residential, commercial, industrial, manufacturing, or similar structures or buildings, with the exception of mobile/modular or manufactured homes or structures which are prohibited uses in special flood hazard areas and are Conditional Uses in the Floodway Fringe.
 - The proposed development includes a residential accessory structure and inground pool in the Floodway Fringe.
 - A Conditional Use to allow a residential accessory structure and pool in the Floodway Fringe is required.

Conditional Use from Section 610.06(7) – Placement of Fill in the Floodway Fringe:

- Temporary or permanent placement of material, fill, or soil of any type or other such mounding or embankment or additions or extensions thereto are Conditional Uses in the Floodway Fringe.
 - The proposed development includes the placement of fill associated with the accessory building, driveway, parking pad, pool, and patio in the Floodway Fringe.
 - A Conditional Use to allow the placement of fill in the Floodway Fringe is required.
 - Staff notes that the Comprehensive Plan recommends that fill be removed from the floodplain to offset the loss of storage capacity.

Technical Review Committee Agency Review

Franklin County Engineer's Office

Expressed no concerns with the proposed development.

Franklin Soil and Water Conservation District

Concerned that compensatory storage may not be attainable being that almost the entire lot is located in the Floodway Fringe and Floodway.

Staff Analysis

Section 815.041 – Approval of Conditional Use:

The Board of Zoning Appeals shall only approve an application for a Conditional Use if the following three (3) conditions are met:

- 1) *The proposed use is a Conditional Use of the Zoning District, and the applicable Development Standards established in this Zoning Resolution are met;*

- » The applicant stated that the proposed accessory building would be used to store equipment for maintaining the property and ponds, vehicles and recreational vehicles.
 - » Staff notes that the proposed use is a Conditional Use in the Rural zoning district and the applicable development standards have been met.
- 2) *The proposed development is in accordance with applicable plans or policies for the area;*
- » The Blacklick-Madison Area Plan states: “To prevent increased flooding, development proposals in floodplains requiring approval from decision making boards must provide information on how the proposal will offset lost storage capacity. One possible method is to remove an equal amount of material from the floodplain on the site as is added for the project. This will protect nearby areas from increased flooding.”
 - » The survey submitted indicates that the pond in front of the house will be deepened to eight (8) feet to provide compensatory storage during a flood event. The proposed pool is also intended to provide compensatory during a flood event. Staff does not believe that the deepening of an existing pond and proposed pool would mitigate the addition of fill in the floodplain if they are always intended to remain full. However, Staff’s recommended conditions will ensure the proposed development keeps with the Plan’s recommendations.
- 3) *The proposed use will be in keeping with the existing land use character of the area.*
- » The applicant stated that all neighboring properties have detached accessory buildings and the proposed building will not change the character of the area.
 - » Staff believes that the proposed development will not change the existing land use and will be in keeping with the existing character, conditioned upon efforts to mitigate loss of storage capacity in the floodplain.

Recommendation

Staff’s recommendation is that the Board of Zoning Appeals *conditionally approve* a Conditional Use from Sections 610.06(2) and 610.06(7) of the Franklin County Zoning Resolution to allow the construction of an accessory building, driveway, parking pad, inground pool, patio and the addition of fill in the Floodway Fringe. The conditions are as follows:

1. The applicant must apply for and receive approval of a Certificate of Zoning Compliance and Building Permit with the Franklin County Economic Development and Planning Department.
2. The applicant must apply for and receive approval of a National Floodplain Program (NFIP) Permit with the Franklin County Economic Development and Planning Department.
3. The applicant must mitigate loss of storage capacity in the floodplain to the satisfaction of the Franklin Soil and Water Conservation District by removing an equal amount of material from the Floodplain as is being added.

Resolution

For your convenience, the following is a proposed resolution:

Proposed Resolution for Request:

_____ moves to approve a Conditional Use from Section 610.06(2) and 610.06(7) of the Franklin County Zoning Resolution as outlined in the request for the applicant identified in Case No. CU-3974.

Seconded by: _____

Voting:

Findings of Fact

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

If the resolution fails for lack of support, the following are proposed findings of fact for adoption by the BZA:

_____ moves that the basis for denying the applicant's request for the variance from Sections 610.06(2) and 610.06(7) of the Franklin County Zoning Resolution as outlined in the request for the applicant identified in Case No. CU-3974 results from applicant's failure to satisfy the criteria for granting a variance under Section 815.041.

Seconded by: _____

Voting:

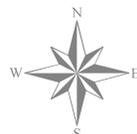
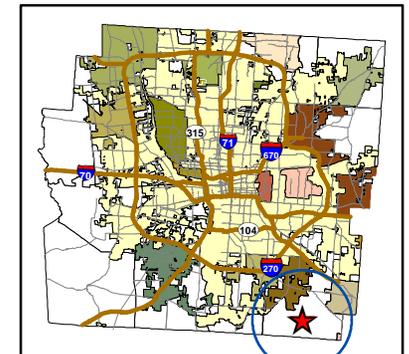


CU-3974

The applicant is requesting a Conditional Use from Section 610.06(2) and 610.06(7) of the Franklin County Zoning Resolution to allow the construction of an accessory building, driveway, parking pad, inground pool, patio and the addition of fill in the Floodway Fringe.

Acres: 10-acres
 Township: Madison Township

-  8168 Pontius Road
-  Streets
-  Parcels
-  Floodway Fringe
-  Floodway
-  County Line





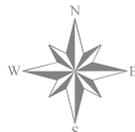
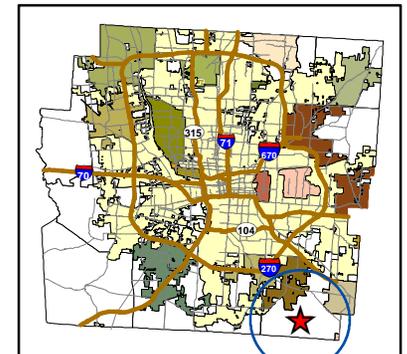
PONTIUS

CU-3974

The applicant is requesting a Conditional Use from Section 610.06(2) and 610.06(7) of the Franklin County Zoning Resolution to allow the construction of an accessory building, driveway, parking pad, inground pool, patio and the addition of fill in the Floodway Fringe.

Acres: 10-acres
Township: Madison Township

-  8168 Pontius Road
-  Streets
-  Parcels
-  Proposed Structure
-  Proposed Pool
-  Floodway Fringe
-  Floodway

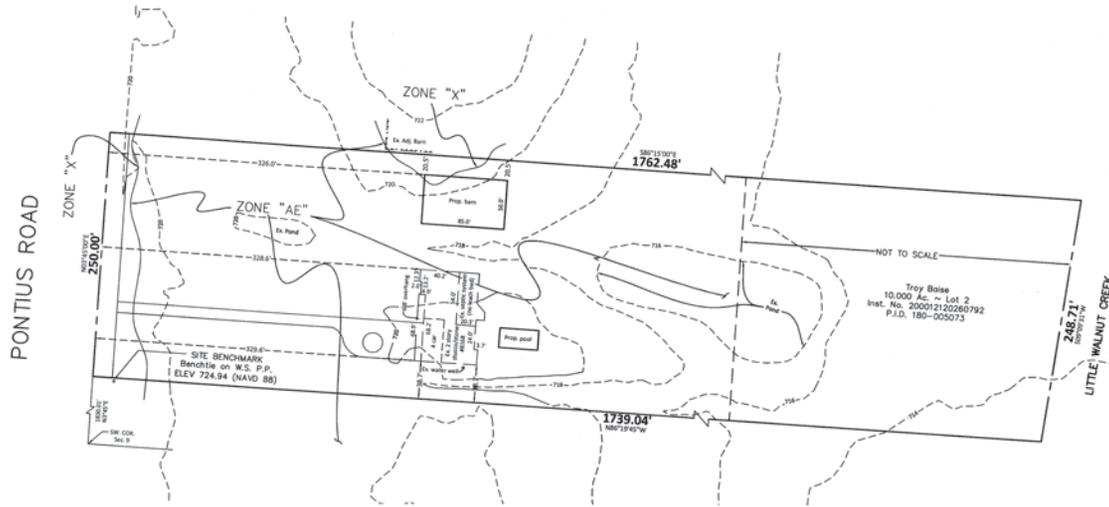




Vicinity Map

Source Benchmark
Description of Monument
ALUMINUM PLUG IN CONCRETE MONUMENT, 179 FEET SOUTH OF THE INTERSECTION OF LONDON & LANCASTER ROAD WEST AND PONTIUS ROAD, 42.6 FEET WEST OF THE CENTERLINE OF PONTIUS ROAD, 99.7 FEET NORTHWEST OF OBT/POLE #9000, 18.2 FEET SOUTHWEST OF A POWER POLE, SOUTH OF AN ASPHALT DRIVE, 1 FOOT EAST OF A WITNESS POST, 1 INCH BELOW THE GROUND.
ELEV. 720.202' (NAVD 88)

PROPOSED SITE PLAN
LOCATION OF BARN



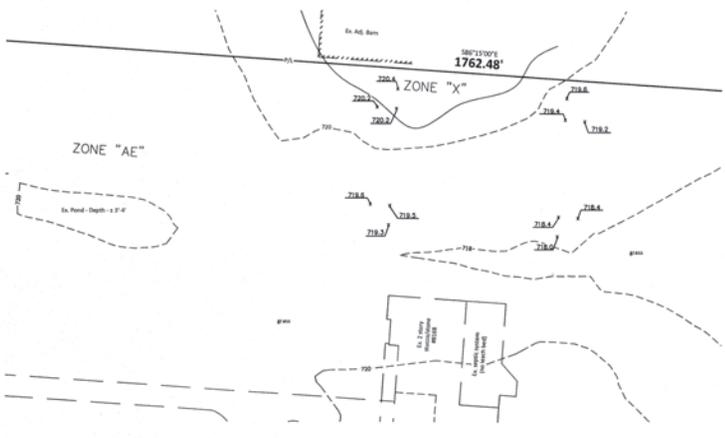
REVISIONS:			
No.	Date	Description	By

SITE COMPLIANCE PLAN
Scale: 1" = 60'
September 25, 2020

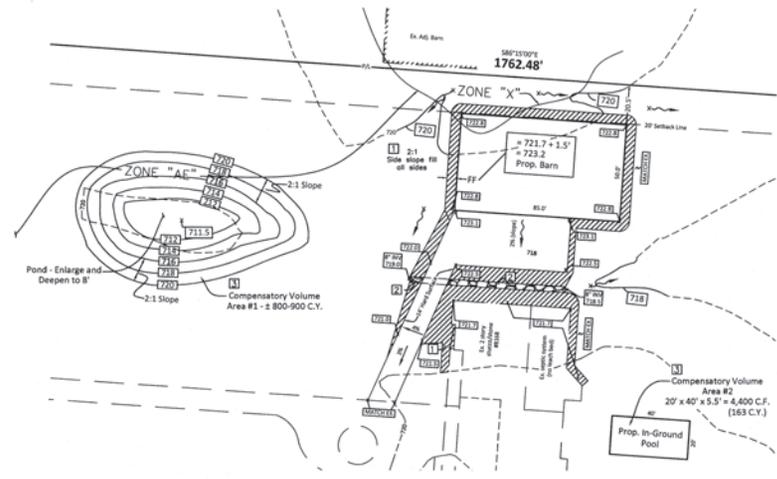
General Zoning Information
Address: 8168 Pontius Road, Groveport, OH 43125
Owner: Troy Boise (614) 207-9950, Email: troy@boiseprints.com
Legal Description: Situated in the State of Ohio, County of Franklin, Township of Madison, Being 10.000 Acres, (Lot 2) Part of Section 9, Township 10, Range 21
Parcel Number: 180-005073
Zoning Classification District: Rural
Total Site Area: 10.000± Acres
Flood Zone Insurance Rate Map Number: Zone "X" & "AE" 390167 0445K
Base Flood Elevation (BFE): 721.7 (NAVD 88)

General Notes
1. Contour lines and adjoining building locations are from Franklin County Auditor G.I.S.

Detail Scale 1"=30'



EXISTING



PROPOSED

- Legend/Key Notes
- 720.2 = Measured Spot Elevation in September, 2020
 - 720.2 = Proposed Spot Elevation based on NAVD88
 - 1 = 2:1 Sideslope Fill Areas Around Barn and House = ± 1000 C.Y. of Fill
 - 2 = ± 80 L.F. French Drain with 8" dia. perforated pipe - by owner =
 - 3 = Compensatory Volume Locations - Ex. Pond and Proposed Pool
 - = Direction of proposed grading
 - FF = Finished Floor

Legend

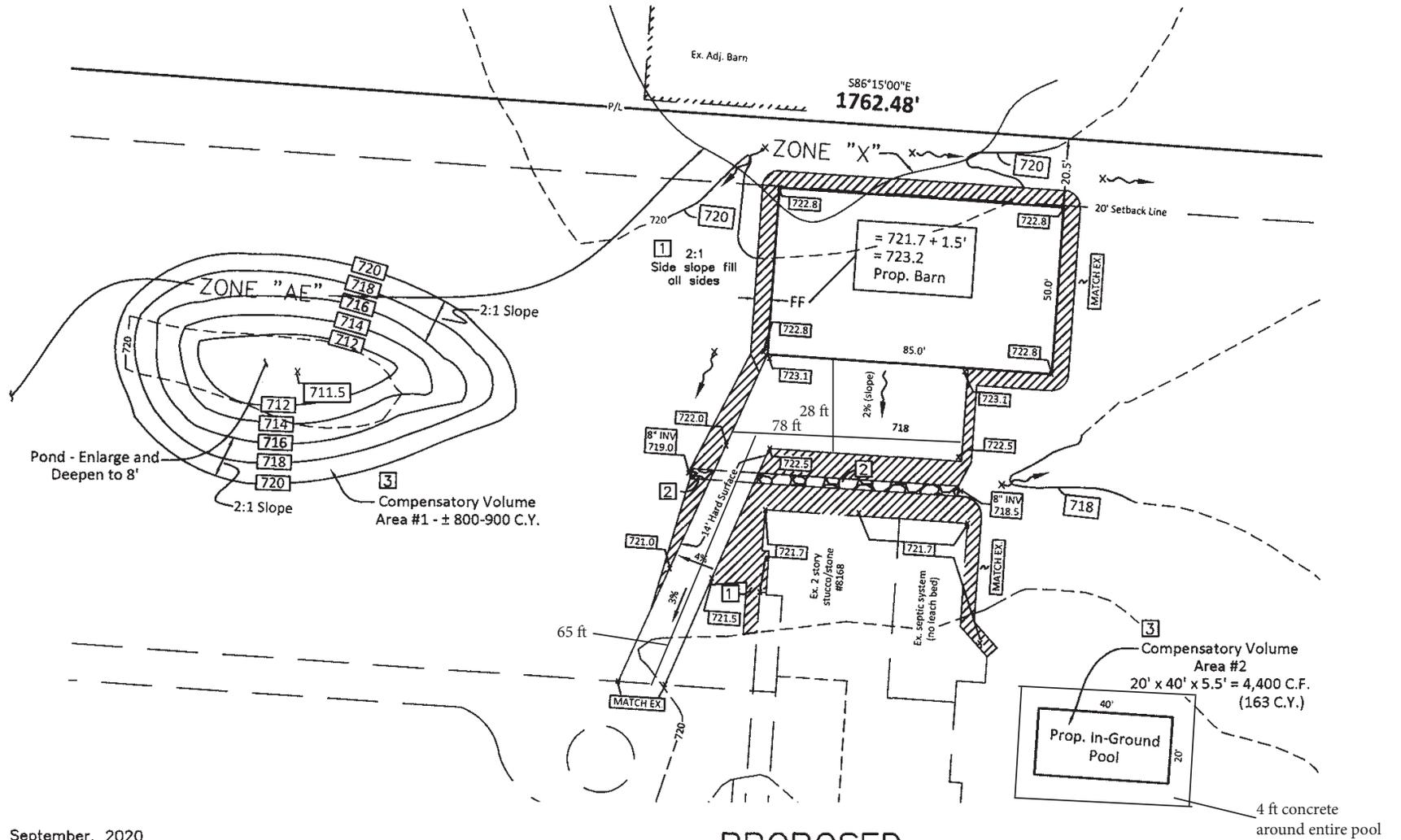
- P.B. = Post Box
- D.B. = Deed Book
- O.B.V. = Official Record Volume
- Inst.No. = Instrument Number
- L.P. = Iron Pipe
- R.R. Sp. = Railroad Spike
- C.C. = Centerline
- R/W = Right-of-Way
- L.A. R/W = Limited Access Right-of-Way
- M.H. = Manhole
- C.B. = Catch Basin
- F.H. = Fire Hydrant
- U.P. = Utility Pole
- L.P. = Light Pole
- E. = Electric
- U.E. = Underground Electric
- E.M. = Electric Meter
- E.T. = Electric Transformer
- G.M. = Gas Meter
- G.V. = Gas Valve
- W. = Well
- M.M. = Meter Meter
- W.V. = Water Valve
- T.P. = Telephone Pedestal
- T. = Telephone
- O.B.T. = Ohio Bell Telephone
- CASB. = C.A. & S. Southern Ohio Electric
- CATV = Cable Television
- R.F. = Recessed Floor
- Son. = Sonar
- Shm. = Storm Sewer
- Comb. = Combination Sewer
- T.C. = Top of Ceiling
- RV. = Inset
- c.w. = Concrete Walk
- c.a. = Concrete Stoop/Steps
- c.d. = Cleared
- d.a. = Downspout
- e.l. = Existing Item
- Prop. = Proposed Item
- B.F.E. = Base Flood Elevation
- S.F.H.A. = Special Flood Hazard Area
- Z. = Zoning District (Code 3907)



Project: New Barn, In-Ground Pool and Fill along portion of house for letter of Map Revision - based on Fill

Joseph P. Myers, Professional Surveyor No. 7361
Date: 10/02/2020

Myers Surveying
2760 E. Main St., Bayley, Ohio 43209-2577
(614) 335-8677 - (614) 335-6550 fax
info@myerssurveying.com



Key Notes

measured Spot Elevation in September, 2020

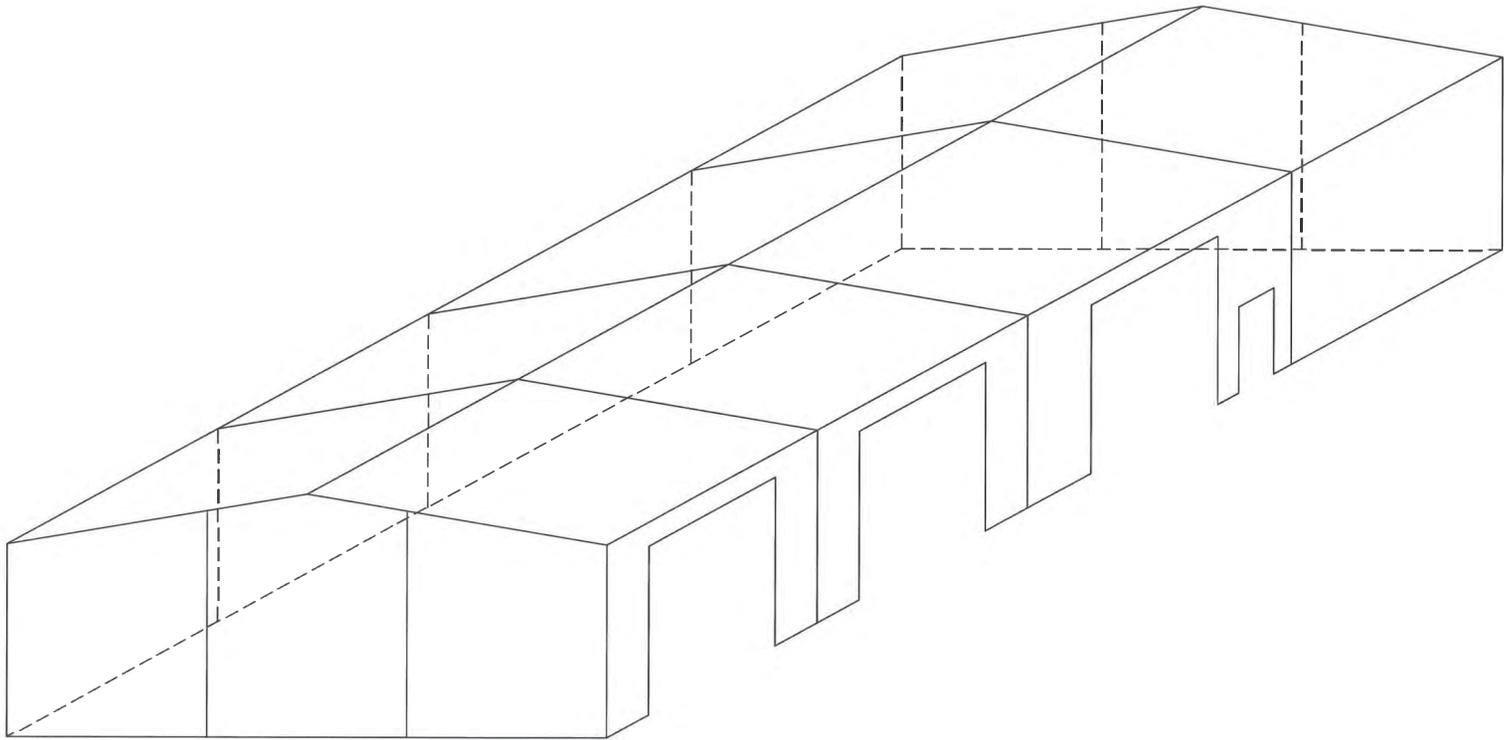
Proposed Spot Elevation based on NAVD88

1:1 Sideslope Fill Areas Around Barn and House =  = ± 1000 C.Y. of Fill



PROPOSED

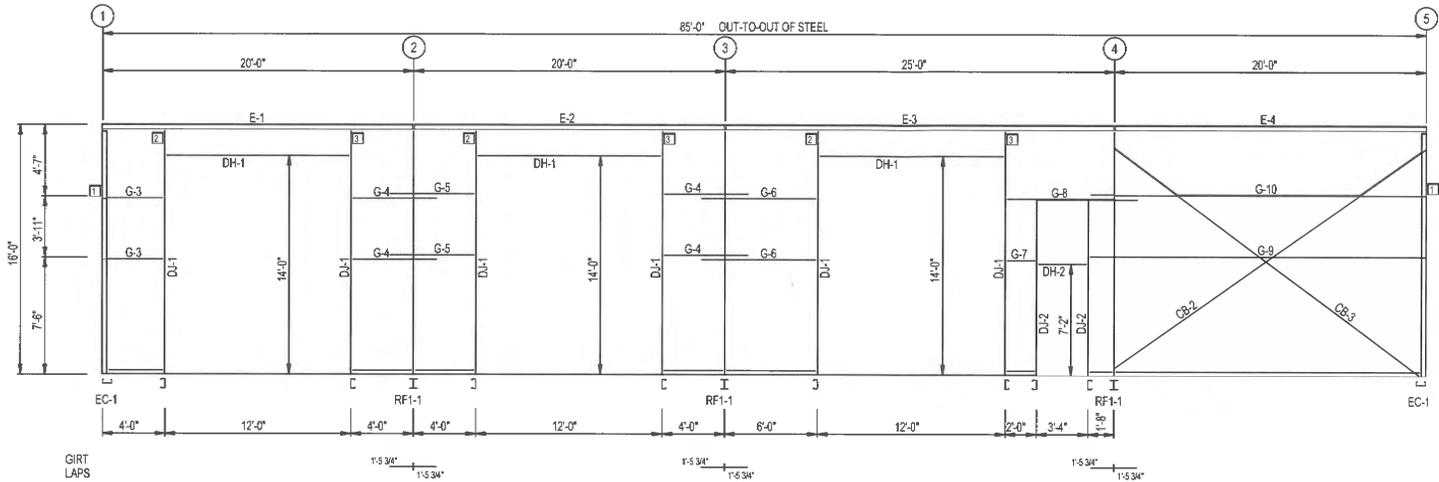
Project: New Barn, In-Ground Pool and



242002847

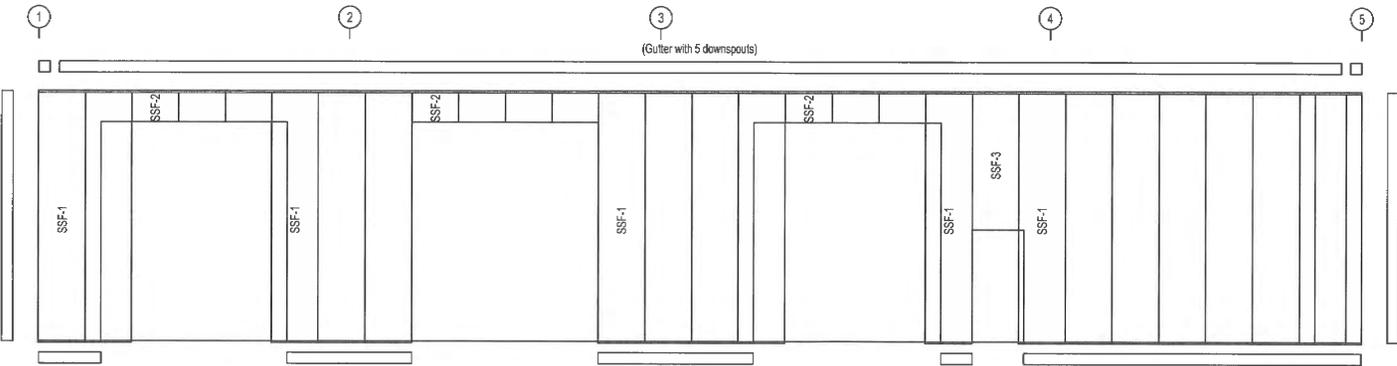
Building Layout

9/ 2/20



SIDEWALL FRAMING: FRAME LINE A

CONNECTION PLATES	
FRAME LINE A	
ID	MARK/PART
1	SC-5
2	SC585 L
3	SC585 R

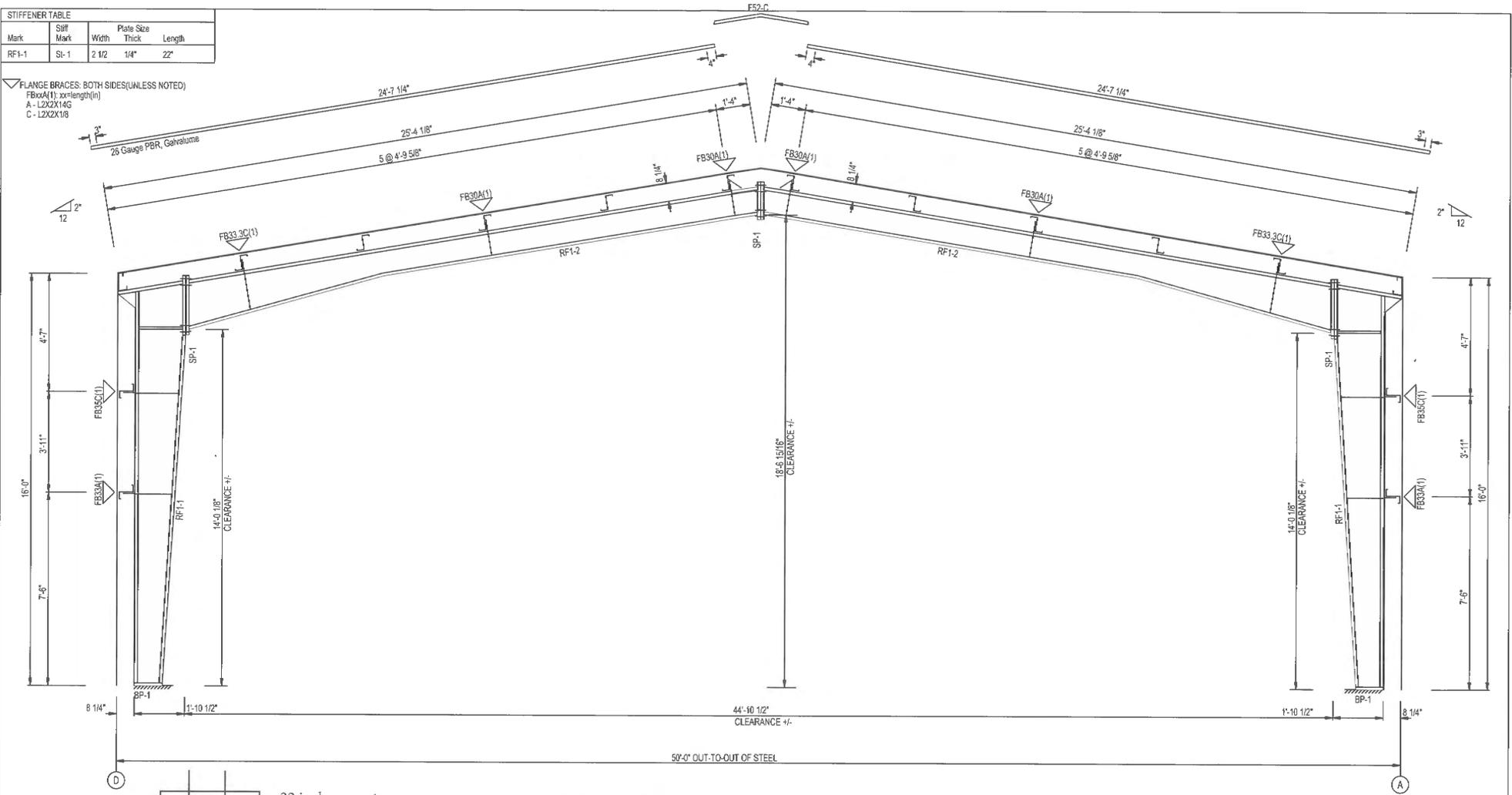


SIDEWALL SHEETING & TRIM: FRAME LINE A

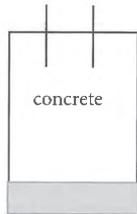
PANELS: 26 Gauge PBR - Polar White

STIFFENER TABLE				
Mark	Stiff Mark	Width	Thick	Plate Size Length
RF1-1	St-1	2 1/2	1/4"	22"

FLANGE BRACES: BOTH SIDES (UNLESS NOTED)
 FB30A(1); xx=length(in)
 A - L2X2X1/4G
 C - L2X2X1/8

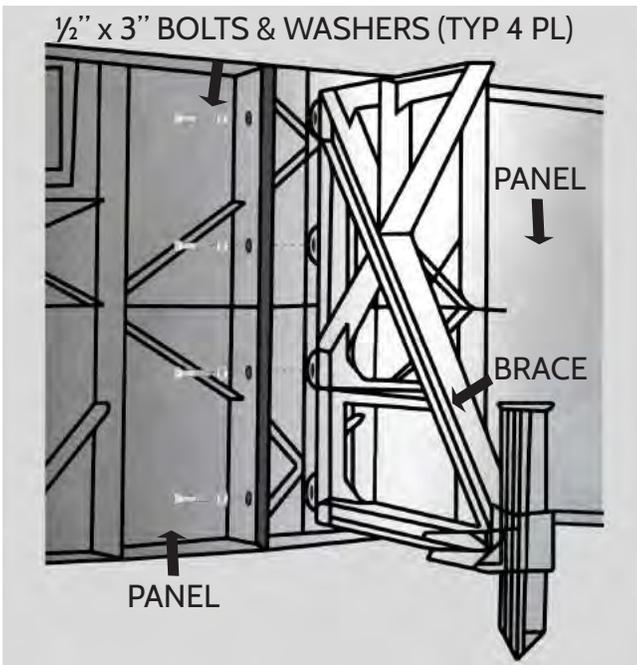


4 wet set anchors



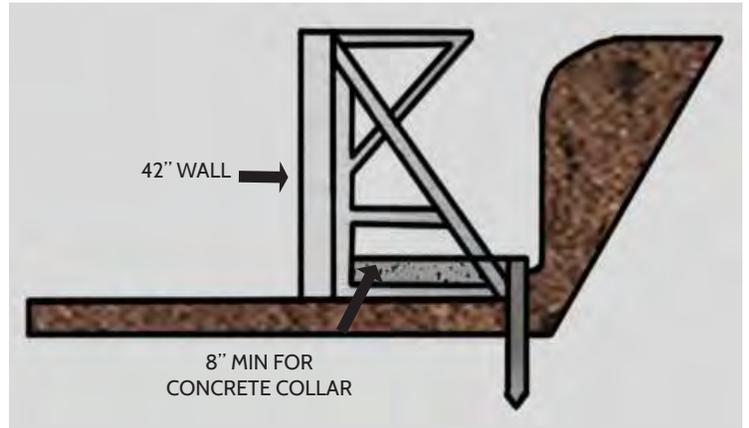
32 inch concrete
 36 inch depth
 under every
 outside column
 total 8
 3 inch gravel

FRAME CROSS SECTION: FRAME LINE 2 3 4



BASIC BRACE INSTALLATION ON POLYMER

↑ For 100 and 200 series panels uses old style bolts, ↓
the 400 and 500 series uses round bolts. ↑



1 yard or concrete per 12-14 linear feet or pool.
8 inch thick

POLYMER WALL DIAGRAM

