



Technical Review Committee Agenda

Franklin County Engineer's Office
970 Dublin Road
Columbus, OH 43215

December 24, 2019
1:30 p.m.

1. New Business

A. Planning Commission

i. 712-V Brad Fisher

| | |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Owner: | Weston Town Centre, LLC |
| Applicant: | Jackson B. Reynolds III |
| Township: | Prairie Township |
| Site: | Westport Rd. (PID #240-006570) |
| Acreage: | 2.130-acres |
| Request: | Requesting a Variance from Section 502.01 of the Franklin County Subdivision Regulations to allow the creation of a lot would not have access to or front on a publicly maintained roadway. |

ii. ZON-19-08 Brad Fisher

| | |
|-------------------|------------------------------------------------------------------------------------------------------|
| Owner: | Al Rahma Mosque |
| Applicant: | Abdulahi Warsame |
| Township: | Clinton Township |
| Site: | Parkwood Ave. (PID #130-001579, 130-001602, 130-011912) |
| Acreage: | 0.420-acres |
| Zoning: | Rural District |
| Request: | Requesting to rezone from the Rural district to the Suburban Office and Institutional (SO) district. |

B. Board of Zoning Appeals

i. VA-3957 – Brad Fisher

| | |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Owner: | Sun Valley Management, LLC |
| Applicant: | Archer Sign/Tim Pence |
| Township: | Pleasant Township |
| Site: | 6997 Harrisburg Pike (PID #230-001119) |
| Acreage: | 1.150-acres |
| Zoning: | Community Service District (CS) |
| Request: | Requesting a Variance from Section 541.03(B) of the Franklin County Zoning Resolution to allow a free standing sign to exceed the maximum permitted height in an area zoned Community Service (CS). |

ii. VA-3958 – Brad Fisher

| | |
|-------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Owner/Applicant: | Sarah Aldridge |
| Township: | Sharon Township |
| Site: | 309 Westview Ave. (PID #254-151310) |
| Acreage: | 0.930-acres |
| Utilities: | Private water and wastewater |
| Zoning: | Restricted Urban Residential District (R-8) |
| Request: | Requesting a Variance from Section 512.02(2(h)) of the Franklin County Zoning Resolution to allow for the construction of an accessory building that exceeds the maximum allowable size permitted on a property under 1-acre in size. |

iii. VA-3959 – Brad Fisher

| | |
|-------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Owner/Applicant: | Joshua Pierre |
| Township: | Pleasant Township |
| Site: | 5236 Lambert Rd. (PID #230-002831) |
| Acreage: | 6.268-acres |
| Utilities: | Private water and wastewater |
| Zoning: | Rural District |
| Request: | Requesting a Variance from Section 512.02(2(a)) of the Franklin County Zoning Resolution to allow the construction of an accessory building that would not be located to the side or rear of the principle structure in an area zoned Rural. |

iv. CU-3960 – Brad Fisher

| | |
|-------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Owner/Applicant: | James Collins & Judy Reimer |
| Township: | Madison Township |
| Site: | 5767 Ebright Rd. (PID #180-004735) |
| Acreage: | 0.460-acres |
| Utilities: | Private water and wastewater |
| Zoning: | Rural District |
| Request: | Requesting a Conditional Use from Section 511.03 of the Franklin County Zoning Resolution to allow a home occupation for automotive sales in an area zoned Rural. |

2. Adjournment of Meeting to January 22, 2020.



Franklin County
Board of Commissioners

**ECONOMIC DEVELOPMENT
& PLANNING**

Economic Development & Planning Department
James Schimmer, Director

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Franklin County, OH

Application for
**Subdivision
Variance**
Page 1



Property Information

| | |
|---------------------------------------------------------------------------|-------------------------------------------------------------------|
| Site Address: <p style="text-align: center;">Westport Road</p> | |
| Parcel ID(s): <p style="text-align: center;">240-0006570</p> | |
| Total Acreage: <p style="text-align: center;">proposed 0.065 acres</p> | Current Zoning: <p style="text-align: center;">GB district</p> |
| Township: <p style="text-align: center;">Prairie</p> | Subdivision: <p style="text-align: center;">N/A</p> |

| Staff Use Only | |
|----------------|----------|
| Case # | 712-V |
| Date Filed: | 12/16/19 |
| Fee Paid: | \$350 |
| Receipt # | 19-04677 |
| Hearing Date: | 1/8/20 |
| Received By: | BMF |

Requested Variances/Decision or Interpretation Appealed

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

| Section | Description |
|---------|---------------------------------------------------|
| 502.01 | To create a lot without frontage on a public road |
| | |
| | |

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?

| | |
|----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Yes | No, the proposed lot would not be detrimental to the public's health or safety nor injurious to other property, rather it is creating a stand alone lot for a cell tower facility that exists today. |
| <input checked="" type="checkbox"/> No | |

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

| | |
|-----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Yes | Yes, as the existing mother lot does not abut a publicly dedicated road so there is no way to create a lot split that would have a new parcel that would abut a public road so this instance is not applicable to others. |
| <input type="checkbox"/> No | |

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?

| | |
|-----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Yes | The current lot does not abut on a publicly dedicated road as required by code so the creation of the new lot is not creating a new lot that does not abut a public road. |
| <input type="checkbox"/> No | |



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Economic Development & Planning Department
James Schimmer, Director

Application for Subdivision Variance

Page 2



Property Owner Information

Name: Weston Town Center LLC

Address: 3016 Maryland Avenue

Columbus, OH 43209

Phone # (614) 237-3726

Fax # (614) 237-3219

Email: nickv@plazaproperties.com

Engineer/Surveyor Information

Name: EP Ferris & Associates

Address: 880 King Avenue

Columbus, OH 43212

Phone # (614) 299-2999

Fax # (614) 299-2992

Email: msloat@epferris.com

Applicant Information

Same as property owner

Same as engineer/surveyor

Name: Jackson B. Reynolds, III

Address: c/o Smith & Hale LLC

37 West Broad Street, Suite 460

Columbus, OH 43215

Phone # (614) 221-4255

Fax # (614) 221-4409

Email: jreynolds@smithandhale.com

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 Page 3



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.

James M. Reynolds III
Applicant

12/13/19
Date

Engineer

Date

B. J. [Signature]
Property Owner (Signature must be notarized)

12-13-19
Date

Property Owner (Signature must be notarized)

Date

Sonya L. Barlow 12-13-19
Notary Public



SONYA L. BARLOW
Notary Public, State of Ohio
My Commission Expires 04-25-2021



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Economic Development & Planning Department
James Schimmer, Director

Application for Subdivision Variance Page 3



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 _____

Matthew Lee Short
Engineer _____

12/13/19
Date _____

Property Owner (Signature must be notarized) _____

Date _____

Property Owner (Signature must be notarized) _____

Date _____

Variance Statement
Westport Road

The owner/applicant is seeking to split out a 0.065 acre tract out of a 2.692 acre tract to sell the existing cell tower and its ancillary buildings. The existing 2.692 acre tract has no frontage on a publicly improved right of way as it fronts on I-270 and is otherwise undeveloped except for the cell tower and its ancillary building. The requested split of 0.65 acres will not be creating a new lot without frontage but will be mimicking the existing condition of the 2.692 acre tract.

The 0.065 acre tract will continue to be served by an easement access drive created in 2001 when the lease for the cell tower site was established. The legal description for the access easement and lease terms are attached as Exhibit A and the site plan for the easement over the 2.692 acre tract is shown on Exhibit B and finally the access easement over the abutting property to the south is shown in Exhibit C.

The applicant/owner wishes to sell the site and the purchaser wants to own the property so the request to the Board is to approve the variance that will create a lot with no frontage on a public right of way. The granting of the variance will not create a hardship on abutting properties nor will the requested split create a situation that does not already exist.

- LEGEND**
- PL Property Line
 - R/W Right-of-Way
 - POC Point of Commencement
 - POB True Point of Beginning
 - Mag Spike set (if denoted) or Iron Pin Set
 - Iron Pin Found (IPF)

0.066 ACRE LOT SPLIT

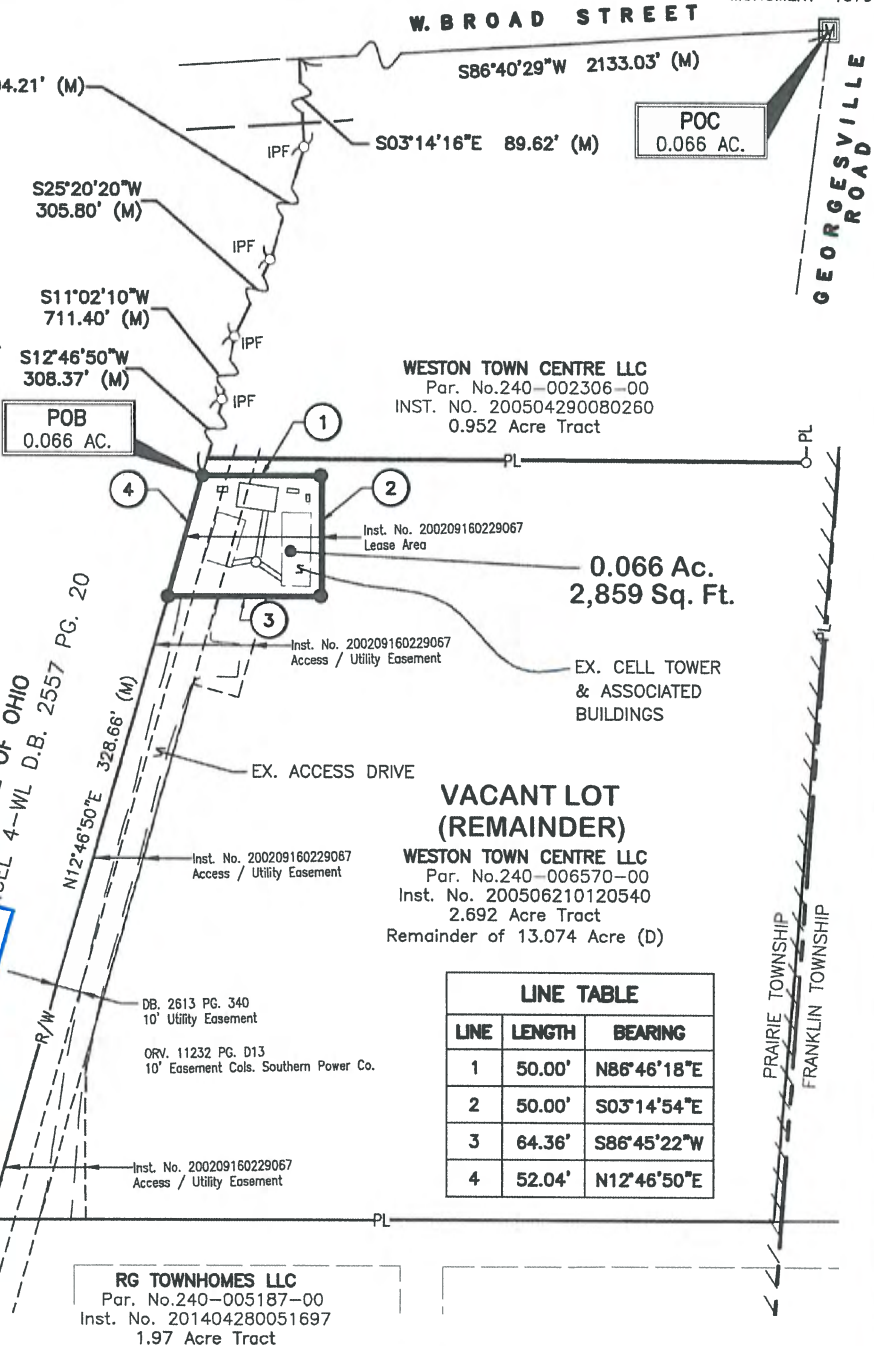
STATE OF OHIO, COUNTY OF FRANKLIN, TOWNSHIP OF PRAIRIE,
AND BEING IN VIRGINIA MILITARY DISTRICT SURVEY NUMBER
1425, AND PART OF LOT 17 OF M.L. SULLIVANT'S LAND AS
RECORDED IN PLAT BOOK 11, PAGE 21

Scale: 1"=60'

INTERSTATE ROUTE 270
 (PUBLIC ROADWAY)
 (No Access Permitted)

PARCEL 4-WL D.B. 2557 PG. 20
 N12°46'50"E 328.66' (M)

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 Franklin County, OH
 712-V



LINE TABLE

| LINE | LENGTH | BEARING |
|------|--------|-------------|
| 1 | 50.00' | N86°46'18"E |
| 2 | 50.00' | S03°14'54"E |
| 3 | 64.36' | S86°45'22"W |
| 4 | 52.04' | N12°46'50"E |

BASIS OF BEARINGS:
BEARINGS REFERENCED HEREIN ARE BASED ON A PORTION OF THE EASTERLY LINE OF INTERSTATE ROUTE 270 AS BEING NORTH 12° 46' 50" EAST AS DETERMINED BY GPS OBSERVATIONS UTILIZING OHIO DEPARTMENT OF TRANSPORTATION'S VIRTUAL REFERENCE STATION, BASED ON OHIO STATE PLANE SOUTH ZONE (NAD 83, 2011 ADJUSTMENT).

All set Iron pins set are 5/8" rebar, 30" in length with a yellow plastic cap with "EP FERRIS SURVEYOR 8342" inscribed on top.

Field survey was conducted from 12-13-17 to 03-14-19.

We hereby certify that the foregoing Boundary Survey was prepared from actual field measurements in accordance with Chapter 4733-37 Ohio Administrative

CONTACT:
880 KING AVENUE
COLUMBUS, OHIO 43212
(614) 299-2899
(614) 299-2892 (Fax)
www.EPFERRIS.com

E. P. FERRIS
AND ASSOCIATES
INC.

Consulting Civil Engineers and Surveyors



BY: Matthew Lee Sloat 12/11/19
Matthew Lee Sloat, P.E., P.S.
Registered Surveyor No. 8342

0.066 ACRE
LOT SPLIT - CELL TOWER
WESTON TOWN CENTRE
TOWNSHIP OF PRAIRIE, OHIO

| | |
|--------------|----------|
| JOB NO. | 984.015 |
| DRAWN BY: | CK |
| CHECKED BY: | MLS |
| APPROVED BY: | MLS |
| DATE: | 12-09-19 |

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Franklin County Planning Department
Franklin County, OH

8: Indemnification; Waiver of Subrogation

712-V

Landlord and Tenant hereby agree to indemnify, defend and hold each other harmless from and against any claim of liability or loss from personal injury or damage to the property of others in connection with the Leased Property or resulting from or arising out of the use and occupancy of the Leased Property by the indemnifying party or its agents, excepting, however, such claims or damages as may be due to or caused by the acts of the indemnified party or its agents. Neither party shall have any obligations under this Paragraph unless notified in writing of any such claim or loss within sixty (60) business days of receipt by the other party of notice of such claim or loss.

Landlord and Tenant hereby release each other from any and all liability or responsibility (to the other or anyone claiming through or under them by way of subrogation or otherwise) for any loss or damage to property caused by fire or any other casualties insured against or required to be insured against hereunder (including deductible portions), even if such fire or other casualty shall have been caused by the fault or negligence of the other party, or anyone for whom such party may be responsible, and each party hereby waives any right of subrogation for all or any insurance maintained by either party. Each party shall cause each insurance policy carried by it hereunder to be written in such manner to provide that the insurer waives all right of recovery by way of subrogation against the other party hereunder in connection with any loss or damage covered by such policy. Tenant shall, at its sole cost and expense, keep in full force and effect during the Term of this Lease, and any extension thereof, or any holdover by Tenant, (a) combined single limit policy of bodily injury and property damage insurance, with a limit of not less than Two Million Dollars (\$2,000,000.00) insuring Landlord and Tenant against all liability arising out of the use, occupancy, or maintenance of the Leased Property, and (b) special form insurance, written at replacement cost, covering Tenant's Equipment. Such policies shall name Landlord as an additional insured. A certificate of insurance shall be delivered to Landlord prior to the date Tenant enters the Leased Property, and on each annual renewal thereafter. Such policies shall provide for written notice to Landlord not less than thirty (30) days prior to the expiration or termination of such policies. If Tenant's acts or omissions or use of the Leased Property causes an increase in insurance rates for insurance Landlord maintains for the Leased Property, Tenant shall pay to Landlord, within thirty (30) days after receipt of a demand therefor together with satisfactory evidence of the increase, such increased premiums. Tenant shall not maintain anything within the Leased Property which would invalidate Landlord's insurance for the Leased Property.

9: The Parties' Representations

The parties represent as follows:

9.1 Authority. Landlord is solvent and the owner of the Leased Property in fee simple. Landlord has full authority to execute, deliver, and perform this Lease. Tenant is solvent and Tenant has full authority to execute, deliver, and perform this Lease.

9.2 No Condemnation. Landlord has received no written notice of any condemnation or eminent domain proceedings or negotiations for the purchase of the Leased Property, or any part, instead of condemnation.

10: Easements

10.1 Granted. For the Term of this Lease, Landlord grants Tenant the use of the non-exclusive Access and Utility Easements, if any, described in Exhibits A or B of this Lease and the Rider to the Memorandum of Lease, provided that Landlord shall have the right, from time to time, to relocate such easements, at Landlord's cost and Tenant shall execute such documents as may be necessary to accomplish such relocation.

11: Assignment; Sublease

With the prior written approval of Landlord, Tenant may assign this Lease or any of its rights under this Lease, in whole or in part, or sublet all or any part of the Leased Property, provided that (a) Tenant remains liable for fulfillment of payments and performance of all obligations under this Lease, (b) the nature of the use is not changed, and (c) the assignee or subtenant has a tangible net worth equal to or greater than the greater of (i) the tangible net worth of Tenant as of the date of this Lease or (ii) the tangible net worth of Tenant as of the effective date of such assignment. For purposes of this Lease, a co-locator agreement shall be deemed a sub-lease. Notwithstanding anything to the contrary contained herein, in no event shall Tenant be released from liability as a result of an assignment or sublease. If, in connection with any sublease or assignment, Tenant receives rent (except the cost recoveries such as the cost to construct Tenant's equipment, but not in excess of the

RIDER A TO MEMORANDUM OF LEASE
AND GRANT OF EASEMENTS
LEGAL DESCRIPTION OF LEASED PROPERTY
AND EASEMENTS (continued)

DESCRIPTION OF ACCESS AND UTILITY EASEMENT

Situated in the State of Ohio, County of Franklin, Township of Prairie, part of VMS 1425, and being part of a 13.074 acre tract conveyed to Columbus West Joint Venture of record in Official Record 18825 H03 of the Franklin County Recorder's Office, and being more particularly described as follows:

Beginning at the southwesterly corner of the said 13.074 acre tract on the Limited Access line of Interstate 270;

Thence N12°43'16"E, along the westerly line of the said 13.074 and the said Limited Access line, 268.96 feet to an iron pin set at the southwesterly corner of the Lease Area;

Thence N86°41'32"E, along the southerly Lease line, 41.62 feet;

Thence S12°43'16"W, 43.77 feet;

Thence N77°16'44"W, 20.00 feet;

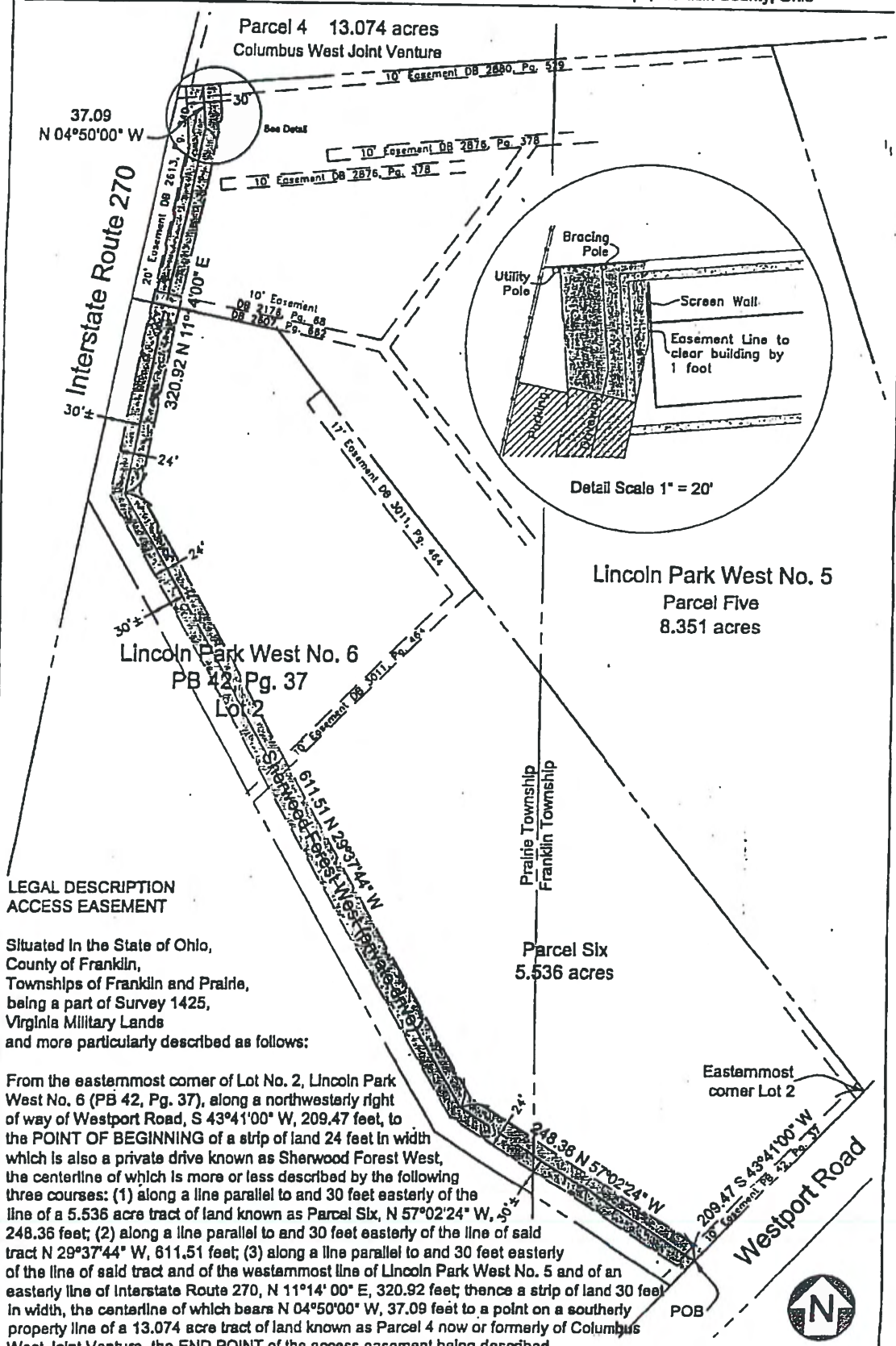
Thence S12°43'16"W, 161.43 feet;

Thence S03°18'28"E, 66.80 feet to a point on the southerly line of the said 13.074 acre tract;

Thence S86°41'32"W, along the said southerly line, 40.00 feet to the true point of beginning, containing 0.1569 Acres, more or less.

PLAT ACCESS EASEMENT

A part of Survey 1425, Virginia Military Lands, Franklin and Prairie Townships, Franklin County, Ohio



**LEGAL DESCRIPTION
ACCESS EASEMENT**

Situated in the State of Ohio,
County of Franklin,
Townships of Franklin and Prairie,
being a part of Survey 1425,
Virginia Military Lands
and more particularly described as follows:

From the easternmost corner of Lot No. 2, Lincoln Park West No. 6 (PB 42, Pg. 37), along a northwesterly right of way of Westport Road, S 43°41'00" W, 209.47 feet, to the POINT OF BEGINNING of a strip of land 24 feet in width which is also a private drive known as Sherwood Forest West, the centerline of which is more or less described by the following three courses: (1) along a line parallel to and 30 feet easterly of the line of a 5.536 acre tract of land known as Parcel Six, N 57°02'24" W, 248.36 feet; (2) along a line parallel to and 30 feet easterly of the line of said tract N 29°37'44" W, 611.51 feet; (3) along a line parallel to and 30 feet easterly of the line of said tract and of the westmost line of Lincoln Park West No. 5 and of an easterly line of Interstate Route 270, N 11°14' 00" E, 320.92 feet; thence a strip of land 30 feet in width, the centerline of which bears N 04°50'00" W, 37.09 feet to a point on a southerly property line of a 13.074 acre tract of land known as Parcel 4 now or formerly of Columbus West Joint Venture, the END POINT of the access easement being described.


 **The Richard E Jacobs Group**
2525 Center Ridge Road Cleveland, Ohio 44145-4122
Phone: 440-871-4800

Exhibit **B**
Access
Easement
CONT'D

Center Ridge Design Services, Inc.
Architects - Engineers
2525 Center Ridge Road Cleveland, Ohio 44145-4122
Phone: 440-871-4800

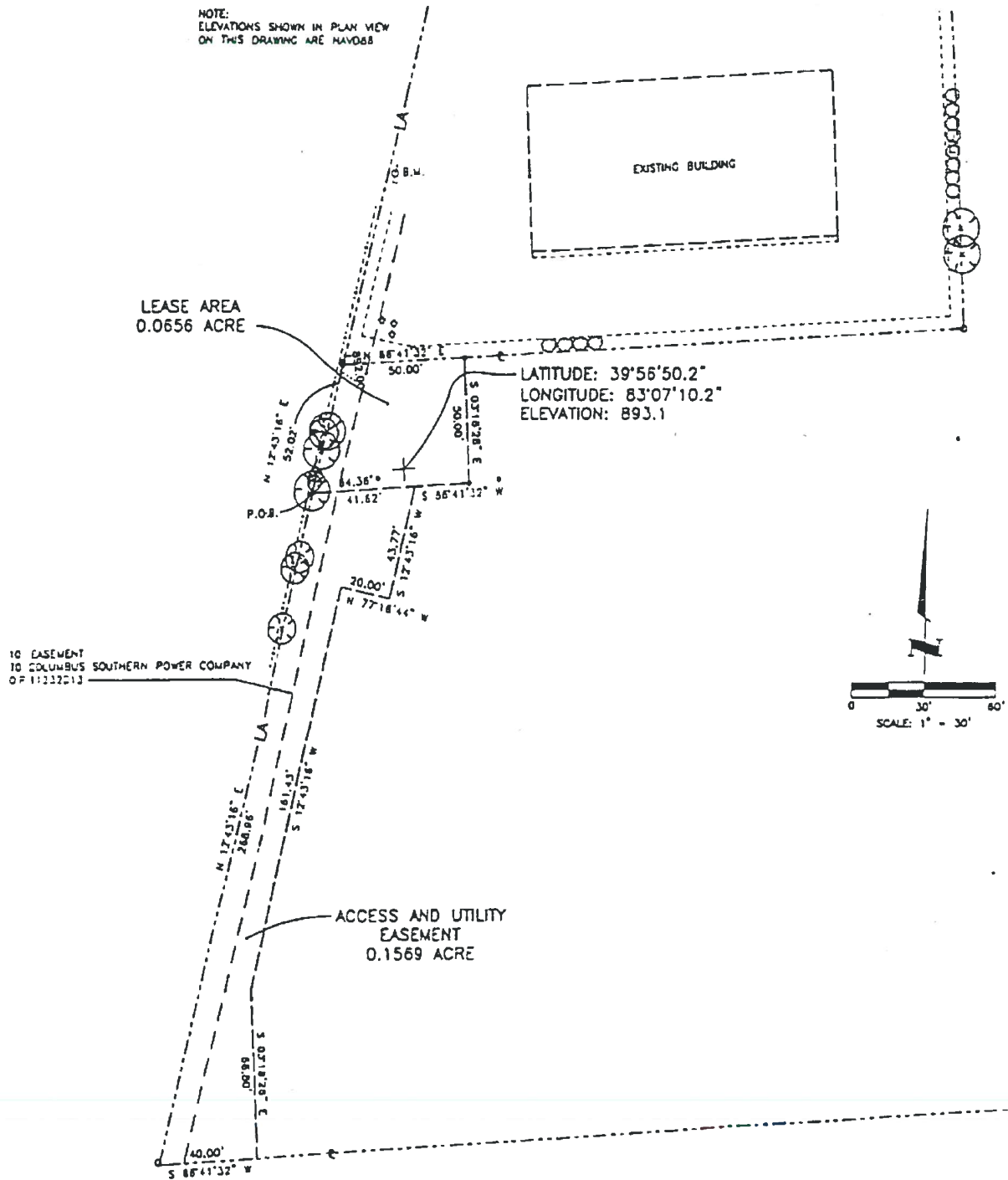
| | |
|--------------------------------|---------------------|
| DRWN BY CFF | DATE 07/16/01 |
| SCALE 1"=100' | REVISED 07/25/01 |
| CAD FILE NAME WL-FL-exhibit | |
| DRIVING NUMBER WL-FL-EX.A | |

COL-AAFD122

LEASE AGREEMENT

EXHIBIT B

SKETCH OF THE LEASED PROPERTY





Franklin County
Board of Commissioners

**ECONOMIC DEVELOPMENT
& PLANNING**

Economic Development & Planning Department
James Schimmer, Director

Application for
Rezoning
Page 1

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Franklin County Planning Department
Franklin County, OH



Property Information

Site Address: 2130 Mecca Rd Columbus, OH 43024
Parcel ID(s): 130-001579, 130-001602, 130-011912
Total Acreage: .42 Township: Clinton Township

Property Description

Acres to be rezoned: .42
Current Land Use: None
Surrounding Land Uses:
North: Mosque
South: Vacant
East: Residential
West: Vacant.

Rezoning Request

Current Zoning: Residential (Rural)
Proposed Zoning: SO
Proposed Land Use: parking
Purpose for Request:

We need to combine with Lot-
parcel # 130-004347-00

Staff Use Only

Case # ZON-19-08
Date Filed: 12/16/19
Fee Paid: 1000.00
Receipt # 19-04705
Received By: TB
Technical Review Date: 12/24/19
Big Darby Panel Date: N/A
Planning Commission Date: 1/8/20
Rural Zoning Commission Date: 1/16/20
Commissioners Date: 2/11/20

Checklist

- Fee Payment (checks only)
- Completed Application
- Notarized Affidavit
- Legal description of property
- Location/Area map
- Water/Wastewater Information
- Development Plan (if a planned district request)

Water & Wastewater

Water Supply

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

Wastewater Treatment

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



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Economic Development & Planning Department
James Schimmer, Director

Application for Rezoning Page 2



Property Owner Information

Name: Alrahme mosque

Address: 2205 Albert Ave.
Columbus, OH 43224

Phone # 614-962-1524 Fax #

Email: alrahmamosque23@yahoo.com

Applicant Information

Same as property owner

Name: Abdulahi Warsame

Address: 2205 Albert Ave
Columbus, OH 43224

Phone # 614-962-1524 Fax #

Email: alrahmamosque23@gmail.com



Signatures

To the best of my/our knowledge and belief, information and materials submitted as a part of this Rezoning 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. I/we understand that delays or tablings may impact the hearing schedule.

Abdulah Warsame
Applicant

12/16/2019
Date

Alrahma Mosque (Abdulah)
Property Owner (Signature must be notarized)

12/16/2019
Date

Property Owner (Signature must be notarized)

Date



Shirwa M. Abdi
Notary Public, State of Ohio
Commission Expires Jan. 19, 2020

Shirwa M. Abdi
16th day of Dec 2019



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Economic Development & Planning Department
James Schimmer, Director

Application for **Rezoning** Page 4



Rezoning/Text Amendment Application

General Application Requirements

Any applicant who requests a zoning change is solely responsible for filing all materials required by the application in its entirety. Please consult with the Economic Development and Planning Department to obtain a copy of pertinent development standards prior to filing a rezoning request.

The following items are required with each application:

1. The completed application form.
2. The notarized affidavit with current property owner signature.
3. Legal description of the property. Current property survey to include acreage, all bearings and distances, and referencing an established beginning point.
4. Location/Area map. Engineering base maps to scale (example: 1"=100') are required. You can obtain this information from the Franklin County Auditor's website, <https://www.franklincountyauditor.com/>
5. All information that pertains to sanitary services and water supply must be provided. If services are to be provided by a private or public entity, a letter must be provided verifying that the services exist and that the applicant will have access to such services. If an on-lot septic system and/or well are proposed, information from the Franklin County Board of Health (or appropriate agency) must be provided.
6. Any additional information or exhibits deemed necessary for proper consideration of the application.

Note: When a planned district is requested, a development plan must be prepared by a registered architect, engineer, surveyor or landscape architect. The development plan must include all information identified in the Franklin County Zoning Resolution for the applicable planned zoning district being requested. This plan is to demonstrate the engineering feasibility of the proposed project. The Rural Zoning Commission makes no exceptions to these requirements. All other issues in the performance standards must be addressed, even if they do not appear to pertain to your particular site.

An incomplete application will not be placed on an agenda until it is determined to be complete, having all relevant issues addressed in plan or text form.



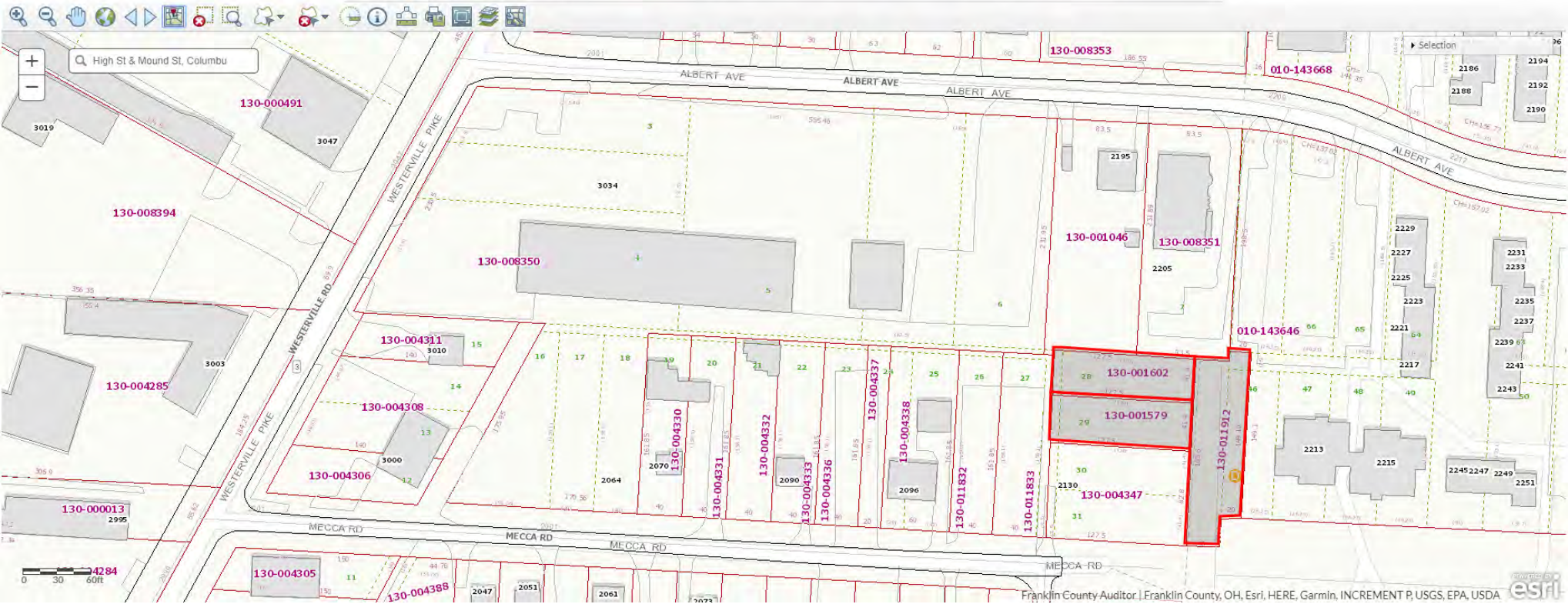
OUR OFFICE

SEARCH

ONLINE TOOLS

REFERENCE

CONTACT US





MAP(GIS)

Generated on 12/17/2019 at 10:51:44 AM

| Parcel ID | Map Routing No | Owner | Location |
|-------------|-------------------|-----------------|-------------|
| 13000157900 | 130M185L 02100 | AL RAHMA MOSQUE | PARKWOOD AV |

GIS



Disclaimer

This drawing is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this drawing are notified that the public primary information source should be consulted for verification of the information contained on this drawing. The county and the mapping companies assume no legal responsibilities for the information contained on this drawing. Please notify the Franklin County GIS Division of any discrepancies.

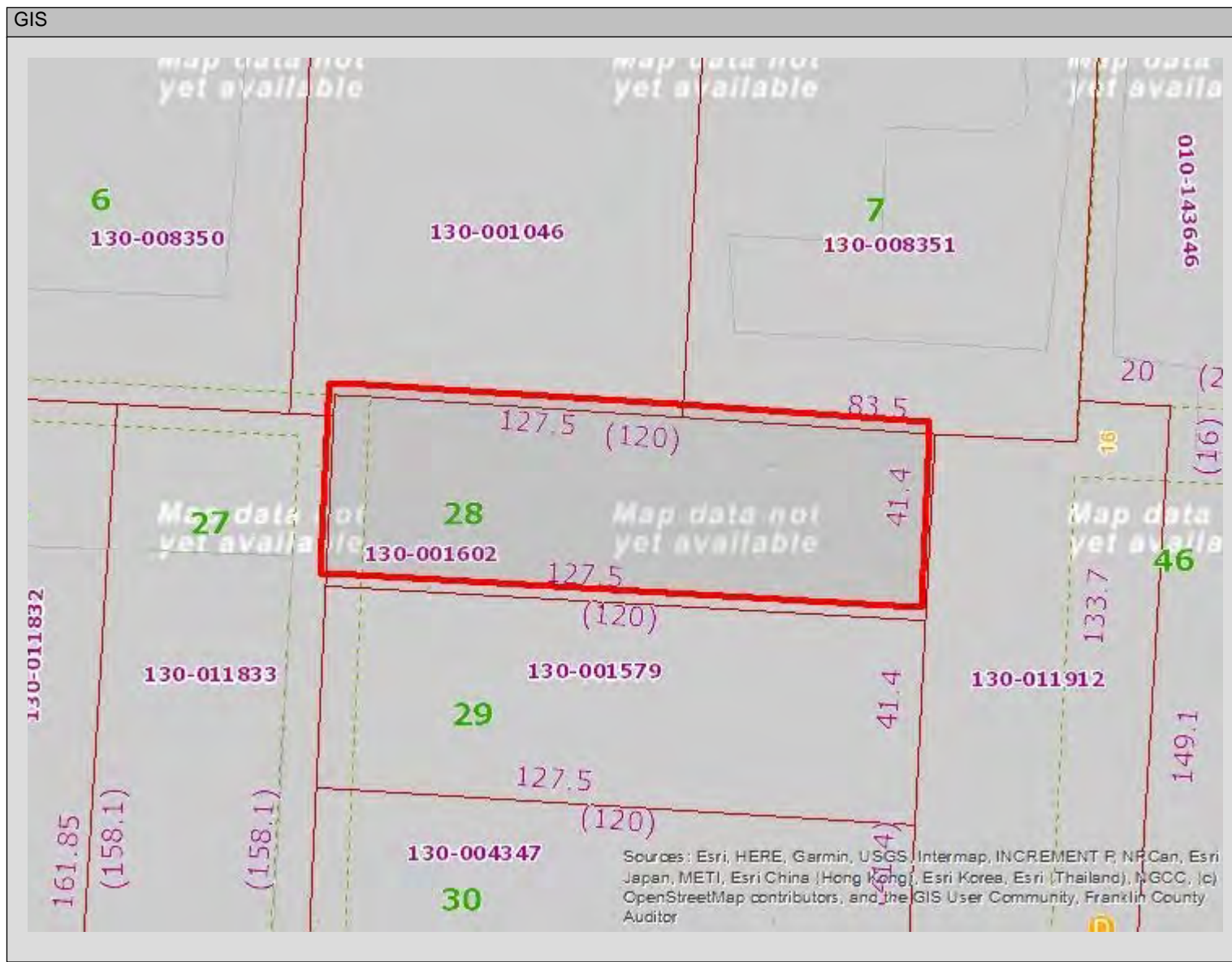
The information on this web site is prepared for the real property inventory within this county. Users of this data are notified that the public primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities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



MAP(GIS)

Generated on 12/17/2019 at 10:50:32 AM

| Parcel ID | Map Routing No | Owner | Location |
|-------------|-------------------|-----------------|-------------|
| 13000160200 | 130M185L 02200 | AL RAHMA MOSQUE | PARKWOOD AV |



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MAP(GIS)

Generated on 12/17/2019 at 10:52:24 AM

| Parcel ID | Map Routing No | Owner | Location |
|-------------|----------------|-----------------|----------|
| 13001191200 | 13001191200 | AL RAHMA MOSQUE | |



Disclaimer

This drawing is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this drawing are notified that the public primary information source should be consulted for verification of the information contained on this drawing. The county and the mapping companies assume no legal responsibilities for the information contained on this drawing. Please notify the Franklin County GIS Division of any discrepancies.

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

Barr, Terry N.

From: Kreager, Gillian D.
Sent: Wednesday, October 02, 2019 10:59 AM
To: Barr, Terry N.
Cc: Stowe, Ryan J.
Subject: RE: ZC-18-045 2130 Mecca

Terry,

The site does have access to sanitary sewer and water. They will need a sanitary permit from my office. They will also need to add a signature block to the Title Page for "Franklin County Sanitary Engineer." Please ask them to submit a set of plans once the Title Page is updated to our office for review & approval.

Thanks, Gil

Gillian D Kreager
Utility Compliance Supervisor
Franklin County Department of Sanitary Engineering
280 East Broad Street 2nd Floor Columbus OH 43215
614-525-4718 (o)
614-531-4213 (c)
614-525-5210 (f)
gdkreage@franklincountyohio.gov

From: Barr, Terry N.
Sent: Wednesday, September 25, 2019 1:44 PM
To: Kreager, Gillian D.
Subject: ZC-18-045

Gil,

We have an application in for a funeral home on 2130 Mecca Rd. Does the site have access to county sewer and water? Please let me know if the applicants need to apply for any permits with your office. If you have any concerns or comments please let me know.

Thank you,

Terrence N. Barr
Planning Project Coordinator



Lazarus Building

150 South Front Street, FSL Suite 10
Columbus, Ohio 43215-7104
Tel: 614-525-4879
Fax: 614-525-7155
www.franklincountyohio.gov/edp



Franklin County
Board of Commissioners

**ECONOMIC DEVELOPMENT
& PLANNING**

Economic Development & Planning Department
James Schimmer, Director

Application for

Zoning Variance

Pursuant to Section 810 of the Zoning Resolution

Page 1 of 7



(revised 7.13.19)

Property Information

Site Address: 6997 HARRISBURG PIKE

Parcel ID: 230-001119-00 Zoning District: CS

Lot Acreage: 1.15 Township: PLEASANT

Property Owner Information

Name: SUN VALLEY MANAGEMENT LLC

Address: 6997 HARRISBURG PIKE
ORIENT, OH 43146

Phone # _____ Fax # _____

Email: _____

Applicant Information

Same as property owner

Name: ARCHER SIGN / TIM PENCE

Address: 1917 HENRY AVE. SW
CANTON, OH 44706

Phone # 330-455-9995 Fax # 330-455-9994

Email: TIM.PENCE@ARCHER SIGN.COM

Agent Information - N/A

Name: _____

Address: _____

Phone # _____ Fax # _____

Email: _____



Staff Use Only

Case # VA-3957

Date Filed: 11/19/19

Received By: BMP

Fee Paid: \$650

Receipt Number: 19-04346

Hearing Date: 1/21/20

Technical Review: 12/24/19

Zoning Compliance #: 19-055

Checklist

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

Water & Wastewater

Water Supply

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

Wastewater Treatment

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



Zoning Variance



Case# VA-

Variance(s) Requested:

Section:

541.03(B)

Description:

ON-PREMISED FREE STANDING SIGN HEIGHT

Section:

Description:

Section:

Description:

Describe the project:

THE SIGNAGE THAT WAS LOCATED AT 6997 HARRISBURG PIKE HAS BEEN CONVERTED TO MARATHON. THE EXISTING HIGH RISE Pylon SIGN CURRENTLY HAS A SIGNAGE AT THE TOP, WHICH IS PROPOSED TO BE REPLACED WITH A MARATHON SIGN. THIS HIGH RISE IS LOCATED ADJACENT TO I-71 AND IS USED TO NOTIFY TRAVELERS OF THE MARATHON AT THE EXIT. THE OTHER EXISTING SIGNS AT THE SITE HAVE BEEN CHANGED TO MARATHON.

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

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

THE EXISTING HIGH RISE Pylon SIGN IS LOCATED ADJACENT TO I-71 AND SERVES ONLY THE SERVICE STATION LOCATED AT THE HARRISBURG PIKE EXIT. THE HIGH RISE SIGN NOTIFIES THE TRAVELING PUBLIC OF THE STATION'S LOCATION AT THE EXIT.



Zoning Variance



Case# VA-

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

THE OTHER PROPERTIES LOCATED IN THE VICINITY OF LA 917 HARRISBURG PIKE DO NOT OFFER AUTOMOTIVE SERVICES AND ARE THEREFORE NOT ADVERSELY AFFECTED BY THE ZONING RESOLUTION. ENFORCING THE RESOLUTION FOR THE EXISTING HIGH RISE PYLON WOULD MAKE IT USELESS TO THE PROPERTY OWNER.

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

SINCE THE FUEL SOLD AT THE SERVICE STATION HAS CHANGED FROM SUNOCO TO MARATHON THE PROPERTY OWNER DESIRES TO CONTINUE TO USE THE HIGH RISE PYLON IN THE SAME MANNER WITH THE NEW FUEL BRAND.

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

THE APPROVAL OF THE VARIANCE WILL ALLOW THE PROPERTY OWNER TO CONTINUE TO USE THE HIGH RISE PYLON IN THE SAME MANNER IT HAS BEEN PREVIOUSLY USED FOR.

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

GRANTING THE VARIANCE WOULD NOT ADVERSELY AFFECT HEALTH OR SAFETY BECAUSE THE HIGH RISE PYLON SIGN IS EXISTING AND WOULD CONTINUE TO BE USED IN ITS CURRENT CAPACITY.

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

THE PROPERTY WOULD STILL BE OF BENEFICIAL USE TO THE OWNER, HOWEVER THERE MAY BE A LOSS OF BUSINESS FROM MOTORISTS USING I-71 NOT REALIZING THERE IS A SERVICE STATION AT THE EXIT.



Zoning Variance



Case# VA-

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

THE EXISTING HIGH RISE Pylon SIGN IS APPROXIMATELY 80' IN HEIGHT
VS. THE ALLOWED HEIGHT OF 20'.

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

THE CHARACTER OF THE NEIGHBORHOOD WOULD NOT BE ALTERED DUE TO
THE FACT THE SIGN EXISTS AND IS PROPOSED TO BE RE-USED IN THE
SAME MANNER FOR THE OWNER'S NEW FUEL SUPPLIER

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

THE DELIVERY OF GOVERNMENT SERVICES WOULD NOT BE AFFECTED
BY APPROVAL OF THE VARIANCE

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

THE OWNERSHIP OF THE PROPERTY DID NOT CHANGE, HOWEVER THE
FUEL PRODUCTS SOLD AT THE SERVICE STATION HAS CHANGED FROM
SUNOCO TO MARATHON. THE OWNER WAS NOT AWARE OF THE RESTRICTION
WHEN THE FUEL BRANDS CHANGED.

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

THE USE OF THE HIGH RISE Pylon CANNOT BE REPLACED WITH
ANOTHER METHOD.

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

THE SPIRIT AND INTENT WOULD NOT BE OBSERVED BECAUSE THE HIGH
RISE Pylon IS EXISTING AND TO DENY THE VARIANCE REQUEST IS TO
DENY THE PROPERTY OWNER THE USE OF THE SIGN THEY HAVE
ENJOYED IN THEIR 10 YEARS OF OWNERSHIP.

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



Case# VA-

Affidavit **

I hereby certify that the facts, statements, and information presented within this application form are true and correct to the best of my knowledge and belief. I hereby understand and certify that any misrepresentation or omissions of any information required in this application form may result in my application being delayed or not approved by the County. I hereby certify that I have read and fully understand all the information required in this application form and all applicable requirements of the Franklin County Zoning Resolution. The affiant further acknowledges that a Certificate of Zoning Compliance may only be issued for an approved Variance within the period of one (1) year from the date of final approval by the Board of Zoning Appeals; if an approved Variance has not been used within one (1) year of its date of issuance, meaning there has not been active and substantial improvement to a property in accordance with a valid Variance, then the Variance shall expire and no work may commence or continue without either renewing the Variance or receiving a new Variance approval from the Board of Zoning Appeals in accordance with Section 810 of the Franklin County Zoning Resolution.



 Applicant/Authorized Agent *

9/30/19

 Date

SEE SEPARATE PAGE

 Property Owner (signature must be notarized)


 Date

 Property Owner (signature must be notarized)

 Date

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

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

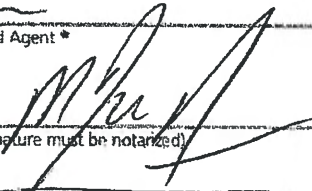

 Case# VA-

Affidavit **

I hereby certify that the facts, statements, and information presented within this application form are true and correct to the best of my knowledge and belief. I hereby understand and certify that any misrepresentation or omissions of any information required in this application form may result in my application being delayed or not approved by the County. I hereby certify that I have read and fully understand all the information required in this application form and all applicable requirements of the Franklin County Zoning Resolution. The affiant further acknowledges that a Certificate of Zoning Compliance may only be issued for an approved Variance within the period of one (1) year from the date of final approval by the Board of Zoning Appeals; if an approved Variance has not been used within one (1) year of its date of issuance, meaning there has not been active and substantial improvement to a property in accordance with a valid Variance, then the Variance shall expire and no work may commence or continue without either renewing the Variance or receiving a new Variance approval from the Board of Zoning Appeals in accordance with Section 810 of the Franklin County Zoning Resolution.


 Applicant/Authorized Agent *

9/30/19
 Date


 Property Owner (signature must be notarized)

10/23/19
 Date

Property Owner (signature must be notarized)

10/23/19
 Date

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

Signed by Imran Zaheer on 10-23-19







ARCHER SIGN

1077 HENRY AVE. SW CANTON, OH 44705
P: 330-458-9335 F: 330-458-9334
www.archersign.com

Letter of Authorization

Property Owner/Agent Information

Name: Imran Zaheer

Address: 6997 harrishwy P.16
orient OH 43146

Phone: 443-804-3737

Email: orientsunoco@gmail.com

Site/Property Information

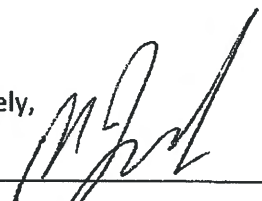
Name: _____

Address: _____
same

Phone: _____

Email: _____

I, (print name) Imran Zaheer, the owner/agent representative for the property located at the above referenced address, hereby give Archer Sign Corp. (sign contractor) the authorization to apply for the necessary municipal approvals and permits and to install signs on my behalf.

Sincerely, 
_____ Owner/Agent

Date: 11-10-19

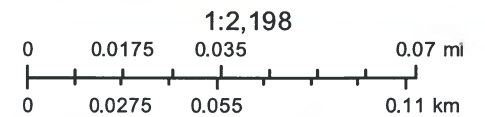
Franklin County Auditors Office



September 27, 2019

RECEIVED
NOV 19 2019
Franklin County Planning Department
Franklin County, OH

VA-3957



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri

230-000985

E

92.9

194.5

187.9

157.9

6997

230-001119

188.01

HARRISBURG PIKE

113.4

142

001

357.8

HIGH RISE
PYLON SIGN

RAMP





Franklin County
Board of Commissioners

**ECONOMIC DEVELOPMENT
& PLANNING**

Economic Development & Planning Department
James Schimmer, Director

Application for
**Certificate of
Zoning Compliance**

On-Premise Sign
Page 1 of 5



(revised 5.30.19)

Property Information

Site Address: 6997 HARRISBURG PIKE

Parcel ID: 230-001119-00 Township: PLEASANT

Lot Acreage: 1.15 Name of Establishment: MARATHON

Property Owner Information

Name: SUN VALLEY MANAGEMENT LLC

Address: 6997 HARRISBURG PIKE
ORIENT, OH 43146

Phone # _____ Fax # _____

Email: _____

Applicant Information Same as property owner

Name: ARCHER SIGN / TIM PENCE

Address: 1917 HENRY AVE, SW
CANTON, OH 44706

Phone # 330-455-9995 Fax # _____

Email: TIM.PENCE@ARCHERSIGN.COM

Sign Information SIGN #4

Height: 6'9" Sign Clearance (ft.) _____

of Facings 2 Total Face Area: 71.4 ft²

Ground Wall/Window Roof Projecting

Temporary Sign: Yes No Illuminated Sign: Yes No

Building Information - Calculating Allowable Sign Area

Height of Building 14' X Width of Building 65' = Area 910 sq. ft.

Square Root of Area 30.2 X Mass Factor * 3 = Allowable Sign Area 90.6 sq. ft.

* Mass factors are listed in the table of elements found in Section 541 of the Franklin County Zoning Resolution

Staff Use Only

ZC # 19-055

Date Filed: 8/21/19

Fee Paid: 125.00

Receipt # 1903170

Received By: TB

Submittal Checklist

- Completed Application Form
- Signed and Notarized Affidavit
- Fee Payment (check/money order only)
- Site Plan (max. 11"x17") - see page 4
- Sign Details - see page 5



VA-3957



Franklin County
Board of Commissioners

**ECONOMIC DEVELOPMENT
& PLANNING**

Economic Development & Planning Department
James Schimmer, Director

Application for
**Certificate of
Zoning Compliance**
On-Premise Sign
Page 3 of 5



ZC# 19-055

Staff Use Only

Development Standards

| | | |
|-----------------------|--------------------------------------------------|----------------------------------------|
| Zoning District: | Community Service (CS) | |
| Smart Growth Overlay: | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Non-Conforming: | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| Floodplain: | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Riparian Setbacks: | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Variance Required: | <input checked="" type="checkbox"/> Yes, Case #: | <input type="checkbox"/> No |

| | Permitted | Proposed |
|-------------------|-----------|----------|
| Sign Setback: | 15 ft | 20 ft |
| Allowable Area: | 90.6 ft | 71.4 ft |
| Clearance Height: | 20 ft | 80 ft |
| Road Frontage: | N/A ft | 440 ft |
| Lot Width: | N/A ft | 163 ft |
| Max Height: | 20 ft | 80 ft |

Allowable Area Calculation

| | | |
|-------------------------------|------|-----------------|
| Mass Factor: | 3 | |
| Square Root of Building Area: | 30.2 | ft ² |
| Total Sign Area Allowed: | 90.6 | ft ² |

Technical Agencies

| | | |
|---------------------|-----------------------------------|---------------------------------|
| Public Health/OEPA: | <input type="checkbox"/> Approved | <input type="checkbox"/> Denied |
| Date Submitted: | N/A | |
| Date of Action: | N/A | |
| County Engineer: | <input type="checkbox"/> Approved | <input type="checkbox"/> Denied |
| Date Submitted: | | |
| Date of Action: | | |
| PSWCD: | <input type="checkbox"/> Approved | <input type="checkbox"/> Denied |
| Date Submitted: | | |
| Date of Action: | | |
| ODOT: | <input type="checkbox"/> Approved | <input type="checkbox"/> Denied |
| Date Submitted: | | |
| Date of Action: | | |
| | <input type="checkbox"/> Approved | <input type="checkbox"/> Denied |
| Date Submitted: | | |
| Date of Action: | | |

Staff Action

Approved Approved with Conditions Denied

Staff

Date

Comments/Conditions of Approval

• No Zoning Compliance found for Tall Pylon sign. Sign constructed illegally. Current sign does not meet development standards for a New Sign. Sign exceed permitted height for free standing sign in Community Service district.

DENIED

TB

ZC-19-055

8/29/19



4 D/F PYLON SIGN CABINET REPLACEMENT WITH FLEX FACES
 SCALE: 1/2"=1'-0"
 SQ.FT.: 71.43

FLEX FACES WITH DIGITAL GRAPHICS
 CABINET PAINTED WHITE
 WHITE LED ILLUMINATION
 MOUNTED ON EXISTING HIGH RISE STRUCTURE

WHITE
 PMS 485 RED
 PMS 286 BLUE

CLIENT REVIEW STATUS
 APPROVED APPROVED AS NOTED
 REVISIONS CHANGE IS REQUIRED

DATE: _____

THIS IS NOT A SHOP DRAWING

ARCHER SIGN CORPORATION
 137 HENRY AVE. CANTON, OH 44704
 P. 330.450.9935 F. 330.455.5911
 WWW.ARCHERSIGN.COM

| | | | |
|-----------------------------|------------------------------------|----------------------------------------------------------------------------------|--------------------------|
| CUSTOMER MARATHON | LOCATION ORIENT, OH | INSTALLER JERRY ARCHER | DATE 7-17-19 |
| STATUS 7-17-19 | CONTACT PERSON TIM PENCE | PROJECT FLEX FACE CABINET REPLACEMENT FOR EXISTING HIGH RISE STRUCTURE | PROJECT NO. PS |

THIS DRAWING IS THE PROPERTY OF ARCHER SIGN CORPORATION. IT IS TO BE USED ONLY FOR THE PROJECT AND LOCATION SPECIFIED HEREON. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ARCHER SIGN CORPORATION. © 2019 ARCHER SIGN CORPORATION.

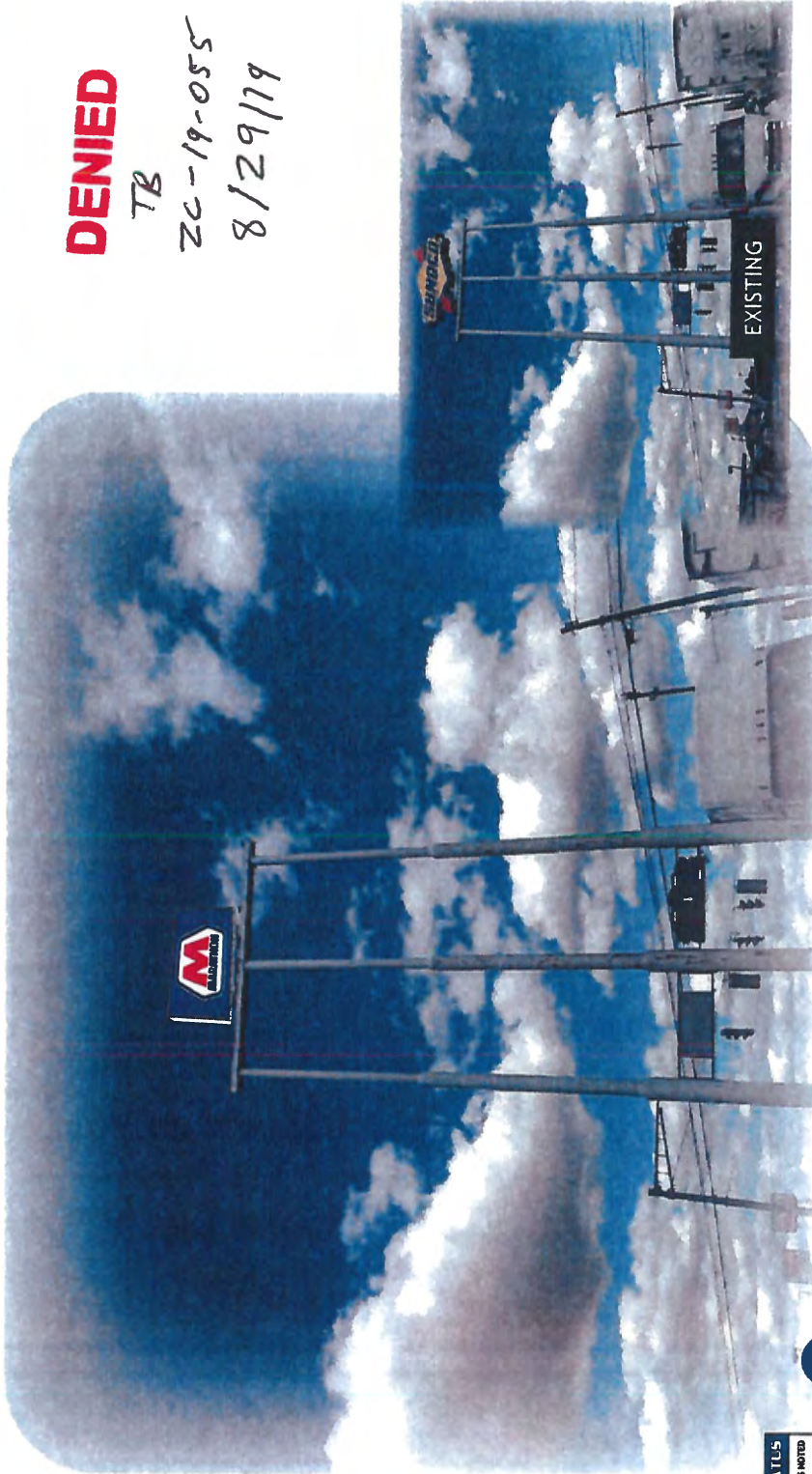
NOTE: ALL ILLUMINATED SIGNS (MANUFACTURED FOR 120V AC CIRCUIT (UNLESS SPECIFIED).

DENIED

TB

ZC-19-055

8/29/19



4

EXISTING PYLON SIGN CABINET REPLACEMENT / NOT TO SCALE

CLIENT REVIEW STATUS
 APPROVED
 APPROVED AS NOTED
 SERVICE & REQUIRMENT
 DATE: _____

THIS IS NOT A SHOP DRAWING

| | | | | | |
|--------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|----------------------|
| JRCHER SIGN CORP ORIGIN 1317 HERBY AVE SW CANTON, OH 44726 P. 330-460-9935 F. 330-495-2243 www.jrchersign.com | DATE: 7-17-19 CLIENTS: MARATHON | LOCATION: ORIENT, OH CONTACT PERSON: TIM PENCE | SALES PERSON: JERRY ARCHER CELL # (937) 230-1110 E-MAIL: JARCHER@JARCHERSIGN.COM PHONE: 330-460-9935 | OWNER: PS PROJECT: RECONSTRUCTION | PROFESSIONAL: |
| | <small>PLEASE NOTE: THIS DRAWING IS NOT A SHOP DRAWING. IT IS A PRELIMINARY DRAWING. IT IS NOT TO BE USED FOR CONSTRUCTION. THE CLIENT HAS REVIEWED AND APPROVED THIS DRAWING FOR THE PURPOSES OF THE PROJECT. THE CLIENT HAS REVIEWED AND APPROVED THIS DRAWING FOR THE PURPOSES OF THE PROJECT. THE CLIENT HAS REVIEWED AND APPROVED THIS DRAWING FOR THE PURPOSES OF THE PROJECT.</small> | | | | |

NOTE: ALL UNANNOTATED DIMS ARE APPROXIMATE FOR INFO. (UNLESS SPECIFIED)



Franklin County
Board of Commissioners

**ECONOMIC DEVELOPMENT
& PLANNING**

August 29, 2019

Tim Pence - Archer Sign
1917 Henry Ave SW.
Canton, OH 44706

Re: Commercial Zoning Compliance Application ZC# 19-055 (6997 Harrisburg Pike)

Mr. Pence,

This correspondence is regarding Commercial Zoning Compliance Application ZC-19-055, filed August 21, 2019 with the proposal for a free standing sign at 6997 Harrisburg Pike. (Parcel #230-001119). The property is located in the Community Service (CS) zoning district. The application has been reviewed for compliance with the applicable development standards set forth in Section 332, Article V of the Franklin County Zoning Resolution. The application fails to meet all applicable standards and has therefore been denied based on the following:

1. No zoning compliance on record for the tall pylon sign. Existing sign does not meet development standards for a new free standing sign in the Community Service (CS) district. Sign does not meet height requirements listed in the table in Section 541.03(b).

You may file a new Commercial Zoning Compliance Application with a new scaled site plan showing compliance with these standards with the \$125.00 application fee to resolve the deficiencies.

The other option is to apply for and receive approval of a variance request from the Board of Zoning Appeals (BZA) for all proposed development that fails to meet the development standards. Please note that there is no guarantee that a variance request will be granted. The BZA reviews and makes a decision on the request based on the criteria in Section 810.04 of the Franklin County Zoning Resolution. The fee to file a variance request is \$650.00 made payable to the Franklin County Treasurer.

Should you have any questions or require any additional information, please feel free to contact me at 614-525-4879 or tbarr@franklincountyohio.gov.

Respectfully,

Terry N. Barr
Planning Project Coordinator

CC: Paul Eberts -Zoning Code Enforcement Officer



Franklin County
Board of Commissioners

**ECONOMIC DEVELOPMENT
& PLANNING**

1803

Economic Development & Planning Department
James Schimmer, Director

Application for

Zoning Variance

Pursuant to Section 810 of the Zoning Resolution

RECEIVED

DEC 09 2019

Franklin County Planning Department
Franklin County, OH

Property Information

Site Address: 309 WESTVIEW AVENUE

Parcel ID: 254-151310 Zoning District: _____

Lot Acreage: .93 Township: SHARON TWP

Property Owner Information

Name: SARAH ALDRIDGE

Address: 309 WESTVIEW AVENUE
COLUMBUS OH 43214

Phone # 305-281-1921 Fax # _____

Email: SARMA23 @ YAHOO.COM

Applicant Information

Same as property owner

Name: SARAH ALDRIDGE / ANDREW HOLT (FIANCE)

Address: 309 WESTVIEW AVENUE

Phone # 614-579-2207 (ANDREW) Fax # _____

Email: ANDREW PHILLIPHOLT @ GMAIL.COM

Agent Information

Name: _____

Address: _____

Phone # _____ Fax # _____

Email: _____

Staff Use Only

Case # VA- 3958

Date Filed: 12/19/19

Received By: BMF

Fee Paid: \$350

Receipt Number: 19-04655

Hearing Date: 1/21/20

Technical Review: 12/24/19

Zoning Compliance #: 19-442

Checklist

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

Water & Wastewater

Water Supply

Public (Central) _____

Private (On-site) _____

Other _____

Wastewater Treatment

Public (Central) _____

Private (On-site) _____

Other _____



Application for

Zoning Variance

Pursuant to Section 810 of the Zoning Resolution

Case# VA-

Variance(s) Requested:

Section: 512.02 (2Ch) LOCATION, NUMBER, AND SIZE OF RESIDENTIAL ACCESSORY BUILDING

Description: MAX FOR .93 ACRE IS 720 SQ/FT. REQUEST VARIANCE OF 1260 SQ/FT TO

Section: MOVE MAXIMUM ALLOWED TO 1980 SQ/FT.

Description:

Section:

Description:

Describe the project:

★ PLEASE SEE ATTACHED DOCUMENT

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

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

★ PLEASE SEE ATTACHED DOCUMENT



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

1803

Economic Development & Planning Department
James Schimmer, Director

Application for

Zoning Variance

Pursuant to Section 810 of the Zoning Resolution

Case# VA-

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

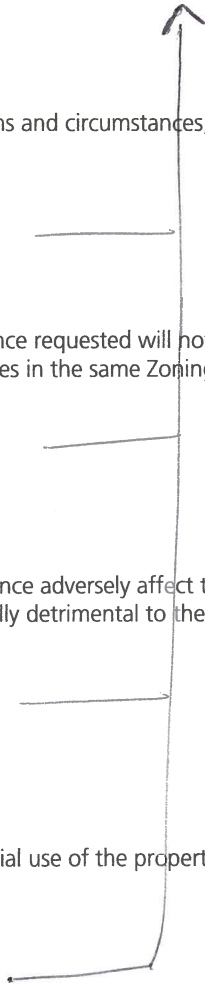
★ PLEASE SEE ATTACHED DOCUMENT

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

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

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

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





Franklin County Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

1803

Economic Development & Planning Department
James Schimmer, Director

Application for

Zoning Variance

Pursuant to Section 810 of the Zoning Resolution

Case# VA-

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

★ PLEASE SEE ATTACHED DOCUMENT

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



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



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



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



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





Franklin County Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

1803

Economic Development & Planning Department
James Schimmer, Director

Application for

Zoning Variance

Pursuant to Section 810 of the Zoning Resolution

Case# VA-

Affidavit **

I hereby certify that the facts, statements, and information presented within this application form are true and correct to the best of my knowledge and belief. I hereby understand and certify that any misrepresentation or omissions of any information required in this application form may result in my application being delayed or not approved by the County. I hereby certify that I have read and fully understand all the information required in this application form and all applicable requirements of the Franklin County Zoning Resolution. The affiant further acknowledges that a Certificate of Zoning Compliance may only be issued for an approved Variance within the period of one (1) year from the date of final approval by the Board of Zoning Appeals; if an approved Variance has not been used within one (1) year of its date of issuance, meaning there has not been active and substantial improvement to a property in accordance with a valid Variance, then the Variance shall expire and no work may commence or continue without either renewing the Variance or receiving a new Variance approval from the Board of Zoning Appeals in accordance with Section 810 of the Franklin County Zoning Resolution.

Applicant/Authorized Agent *

Property Owner (signature must be notarized)

Property Owner (signature must be notarized)



Amy M Holt

Notary Public, State of Ohio

My Commission Expires

June 18th, 2024

Date 12/8/19

Date 12/8/19



Amy M Holt

Notary Public, State of Ohio

My Commission Expires

June 18th, 2024

Date 12/8/19

Date 12/8/19

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

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

Describe the project:

Build a 30'x50' accessory building in the rear of the property at 309 Westview Avenue for secure storage of an enclosed trailer, tow vehicle, and an off-road automotive vehicle. This building is one piece of the construction project that also entails a room extension on the original home, removal of the original 24'x24' garage, and a new garage that is 24'x20'. Total square footage of accessory buildings at the finale of the project should be 1980sqft, with 480sqft of the smaller garage and 1500sqft of the larger rear building. Our goal is to build the larger building with our needs in mind, but also be extremely mindful of our neighbors and the neighborhood. The building will be built with the same exterior construction as the house, as to not appear to be a commercial-type structure which would certainly stand out. We are planning to place the property near the rear of the lot, providing enough set back to make the building basically non-visible from the street. The rear of the property has dense trees and cover to make it non-visible to the residents on the southern side of the property. We plan to place cover trees on both sides of the building to provide an additional camouflage.

In line with this logic, we are making a smaller garage near the home than what originally stood on the property to lessen the variance requested.

This building will be for secure storage for valuable personal property, allowing it to be out of sight and reducing clutter on our property. This building will not be used for any commercial endeavors or loud noise activities that would be bothersome to our neighbors.

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

The parcels on Westview Avenue are very unique in that they constitute .5 acre to .95 acre lots with minimal home setbacks, and are relatively deep lots of approximately 370ft of length. Most of the homes, including 309 Westview, are relatively small homes in the 1000-1500 square foot range. These unique lots allow more room to build accessory building or other structures that would generally not be acceptable in most urban R-8 zoning areas. Garages and sheds could be built much farther off the front property line, allowing minimal interference with the street appearance and general feeling of the neighborhood. Due to the dense trees and plant cover on the south side of Westview Avenue lot property lines, any structure would also be shielded from view in the rear. Our lot is one of these large lots, at .93 acre, and will eventually have a still relatively small home at approximately 1400 square feet. We feel that this strange lot/home size combination constitutes a special condition that allows consideration of a variance for the additional structure maximum size that would normally be applied in Urban R-8 zoning district.

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

A literal interpretation of this zoning requirement would certainly deprive of us rights commonly enjoyed by others on Westview Avenue. There is significant historical precedent for large or combinations of multiple accessory structures that violate the maximum allowable square footage requirement for 0-1 acre properties in R-8. In addition, many of these examples are on the smaller ~1/2 acre lots, and are much closer to the street than our variance proposes. **Please see the attached summary of example properties of this precedent.**

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

The special conditions regarding this property and Westview Avenue properties in general are a function of the historical layout and use of the land, not of any result of us as owners of the property in question.

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

As in Question 2, there is significant precedent for allowing the proposed variance. The variance would only follow that precedent, which would not constitute a special privilege for our property in question.

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

No issues that we are aware.

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

There will be beneficial use of course, but it will negatively impact our use of the property the way we would like to use it. We searched the city for a piece of land with enough room to store our personal property securely and without being an eyesore for our neighbors.

- 7. How substantial is the variance?**

We are limited to 720 square feet of total accessory structure coverage for a 0-1 acre lot. We request total combined structure coverage of 1980 square feet, requiring a variance of 1260 square feet. This seems substantial, but compared to structure coverage of many of the other properties on Westview, this request is not abnormal or the largest. In addition, we are making the near front garage smaller than was originally on the property, in an effort to minimize the variance needed.

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

We feel it would not. The building would purposely be built far off the front property line to keep it out of sight of our neighbors. In addition, we plan on camouflaging it with trees as much as possible. The rear of the property is covered in dense trees and plants, so the view from our rear neighbors would be minimal. In summary, we plan to build the structure with considerations in mind to minimize its disruption to our neighbors and people passing along the street, at more cost than if we did not consider these issues.

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

No issues that we are aware.

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

We did purchase the property with this knowledge, but also knowing the precedent of allowance above the maximum square footage coverage of accessory buildings.

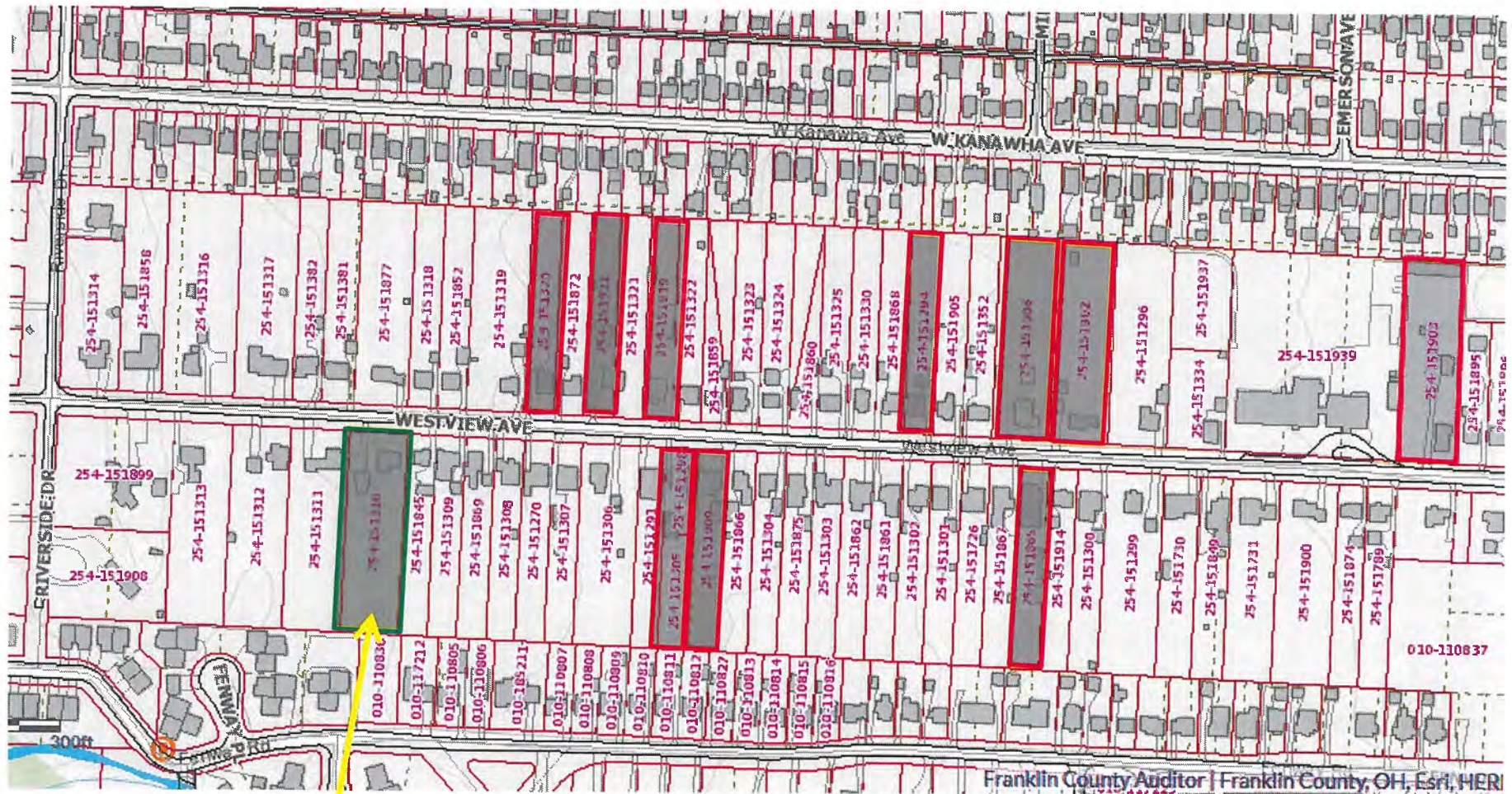
11. Could the applicants predicament feasibly be obtained through some method over than a variance?

No solution that we are aware.

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

Due to the unique land layout on Westview Avenue, a variance would still provide substantial justice, since the spirit of the zoning district applies more accurately to land that is much denser than these lots. In most R-8 zoning, a larger building would be much more visible from the street or rear, so it makes sense that it has more restrictive zoning in regards to this. These limitations are not the case with this property or street in question; therefore a variance would not alter this spirit or intent of the original zoning.

Examples of Comparable Parcels That Have Accessory Buildings Total Size Greater Than Code – This is only an assortment – Not the total list.



309 Westview – The property requesting the variance

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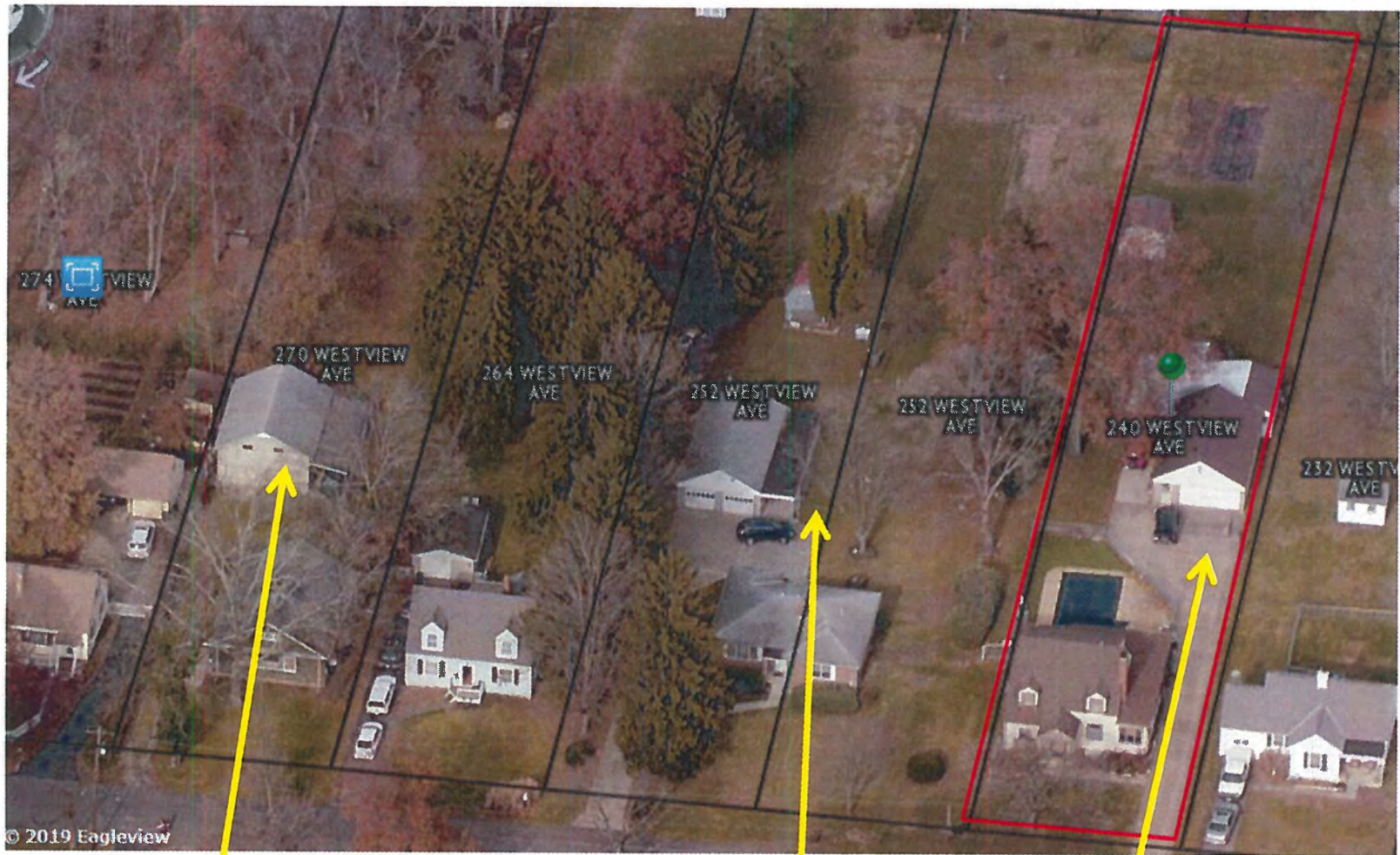
40 Westview
~2776 Ft² Total
0.95 Acre

The upper building is approximately 2200 Ft² and has very little setback on the sides or the rear property line.



40 Westview
~1910 Ft² Total
0.47 Acre

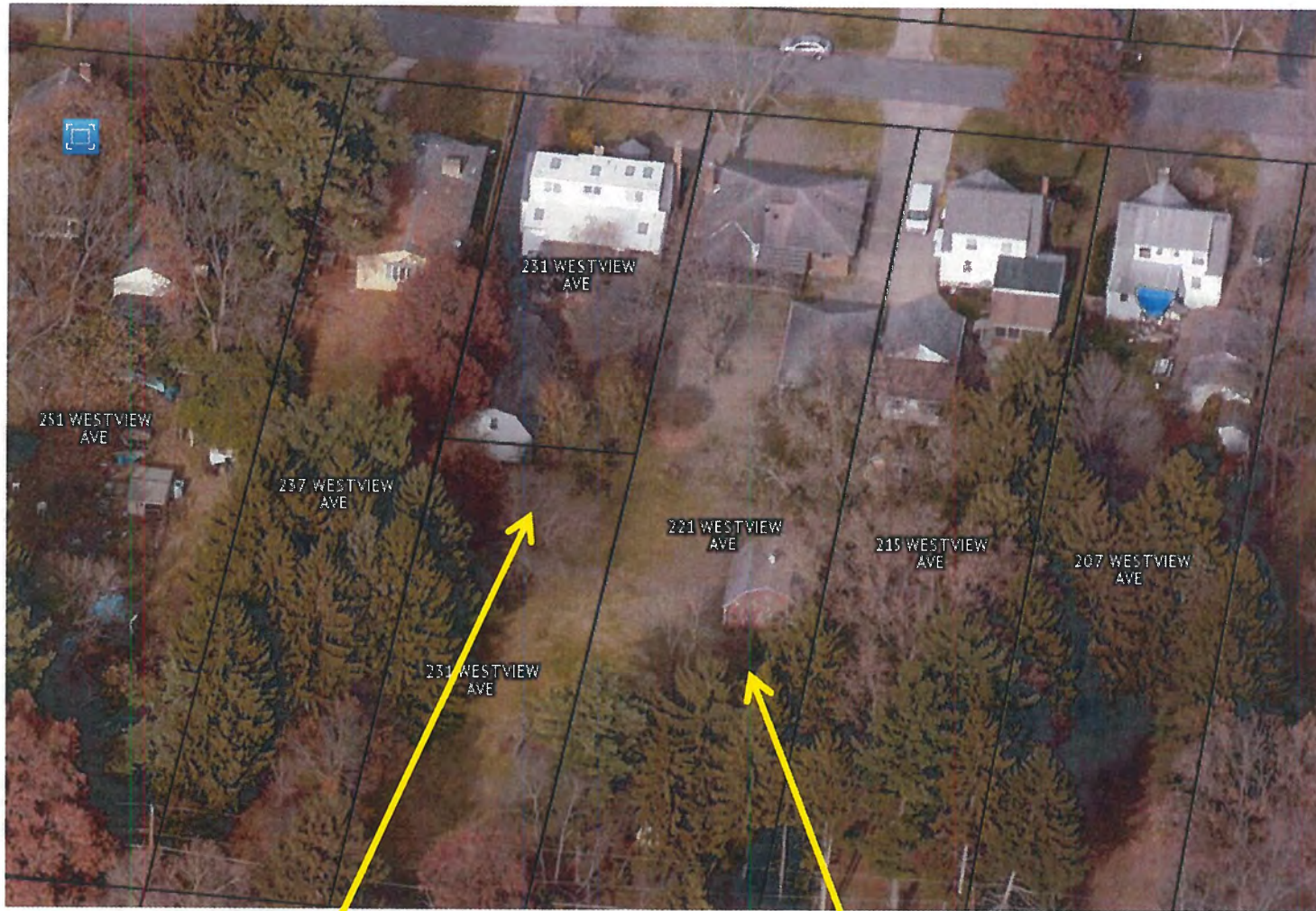
This property has almost
the same accessory
building total size as our
variance, yet on a lot
half the size.



270 Westview
1152 Ft² Total
0.47 Acre

252 Westview
904 Ft² Total
0.94 Acre

240 Westview
1654 Ft² Total
0.48 Acre



231 Westview
1264 Ft² Total
0.65 Acre (Combined 2
Parcels)

221 Westview
1344 Ft² Total
0.52 Acre



178 Westview
928 Ft² Total
0.47 Acre

150 Westview
1110 Ft² Total
0.94 Acre

136 Westview
774 Ft² Total
0.94 Acre

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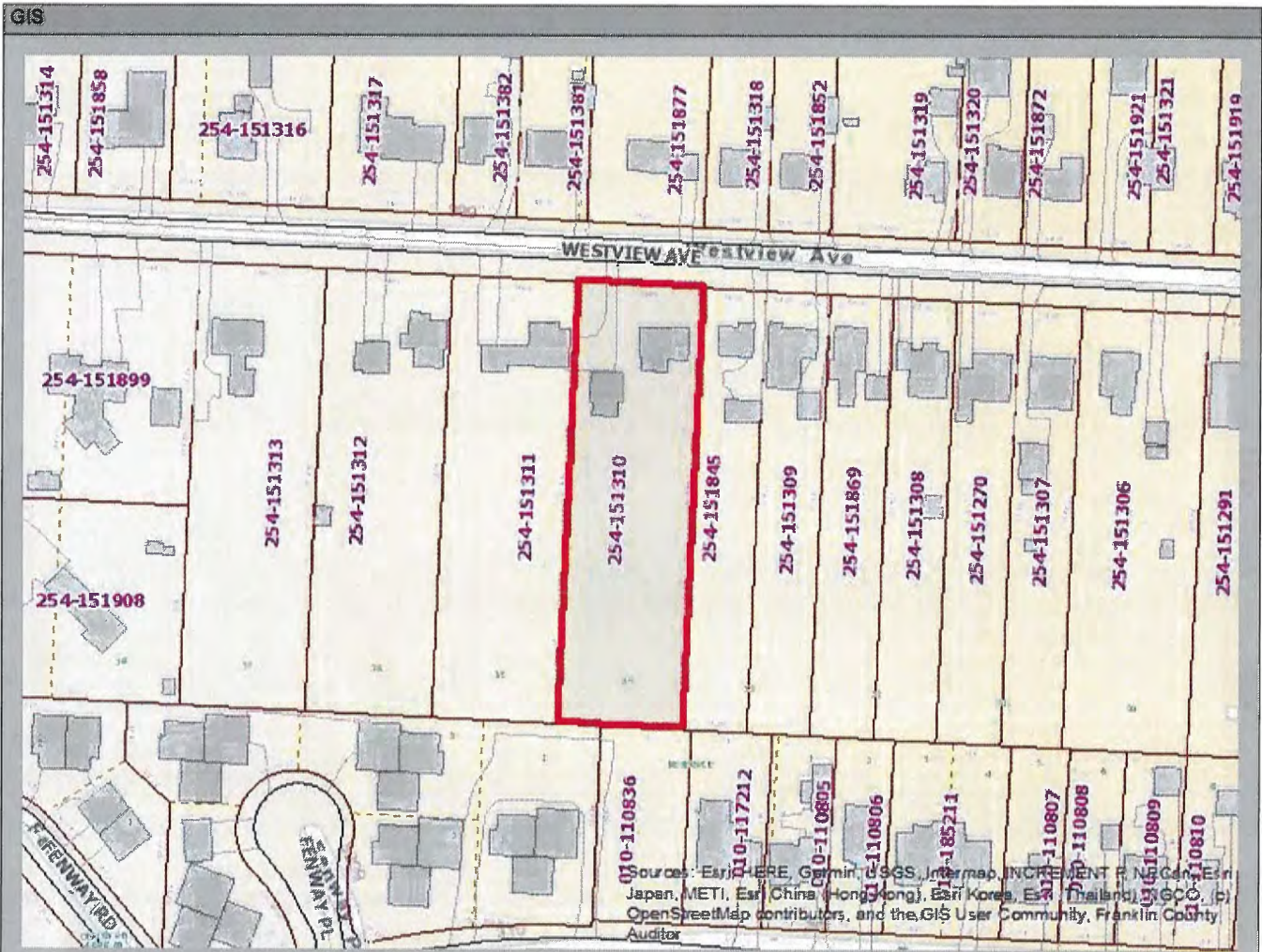


VA-3958

MAP(GIS)

Generated on 12/02/2019 at 09:28:48 PM

| Parcel ID | Map Routing No | Owner | Location |
|-------------|-------------------|----------------|-----------------|
| 25415131000 | 254N086L 01000 | ALDRIDGE SARAH | 309 WESTVIEW AV |

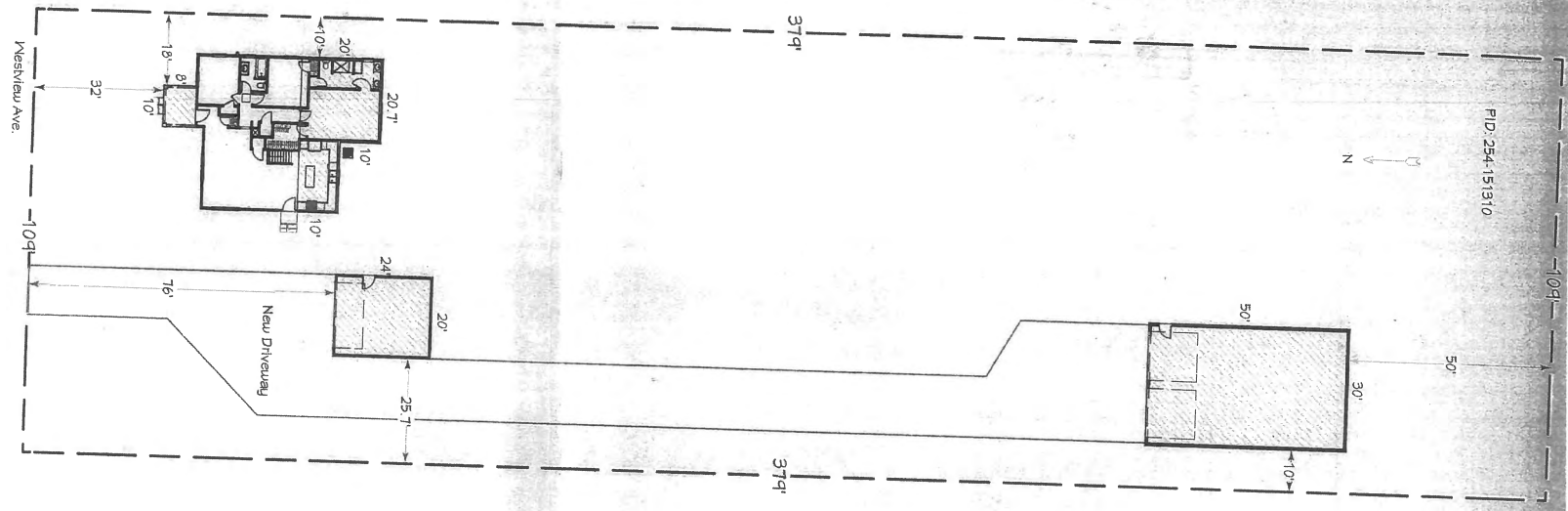


Disclaimer

This drawing is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this drawing are notified that the public primary information source should be consulted for verification of the information contained on this drawing. The county and the mapping companies assume no legal responsibilities for the information contained on this drawing. Please notify the Franklin County GIS Division of any discrepancies.

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

P.D. 254-151310



SITE PLAN 1" = 30'-0"

DENIED
 TB
 11/20/19
 RZ-19-942

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 Franklin County, OH

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Holt Residence
 309 Westview Ave.
 Columbus, OH. 43214

PERMIT SET

Date: 11/18/2019
 Revisions:

Page:

1



Franklin County Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Economic Development & Planning Department
James Schimmer, Director

Application for

Zoning Variance

Pursuant to Section 810 of the Zoning Resolution

Page 1 of 7



(revised 7.13.19)

Property Information

Site Address: 5236 Lambert Rd, Grove City, OH

Parcel ID: 230-002831-00 Zoning District: 43123

Lot Acreage: 6.18 Township: Pleasant

Property Owner Information

Name: Joshua Pierre

Address: 5236 Lambert Rd.
Grove City, OH 43123

Phone # 614.554.5971 Fax #

Email: jprocket70@hotmail.com

Applicant Information

Same as property owner

Name:

Address:

Phone # Fax #

Email:

Agent Information

Name:

Address:

Phone # Fax #

Email:

Staff Use Only

Case # VA- 3959

Date Filed: 12/10/19

Received By: BMF

Fee Paid: \$350

Receipt Number: 19-04658

Hearing Date: 1/21/20

Technical Review: 12/24/19

Zoning Compliance #:
19-417

Checklist

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

Water & Wastewater

Water Supply

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

Wastewater Treatment

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





Zoning Variance



Case# VA-

Variance(s) Requested:

Section: 512.02 (2(a)) - accessory building must be to rear or

Description: side of principle structure.

Section: Requesting variance to put in advance of

Description: principle structure

Section:

Description:

Describe the project:

To build a pole barn on the property as an additional storage building.

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

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

Yes. A decent amount of the rear property is within the flood plain.



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

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Case# VA-

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

Given the flood plain, slope of the back yard and the septic system/leech bed, the front of the property seems the best choice for pole barn placement.

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

N/a

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

The house sits 400 feet from door to road. Estimated distance between flood plain and pool is @165ft. Septic and leech bed run north to south in this section.

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

No

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

Of course we love the property but are limited to placement of the accessory building



Franklin County Board of Commissioners

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Economic Development & Planning Department
James Schimmer, Director

Application for

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Case# VA-

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

Between 50-100ft beyond the principle structure. But does not obscure the view of the house in any way given the property is \approx 250 ft side to side.

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

No

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

It would not.

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

NU

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

No.

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

Yes



Case# VA-

Affidavit **

I hereby certify that the facts, statements, and information presented within this application form are true and correct to the best of my knowledge and belief. I hereby understand and certify that any misrepresentation or omissions of any information required in this application form may result in my application being delayed or not approved by the County. I hereby certify that I have read and fully understand all the information required in this application form and all applicable requirements of the Franklin County Zoning Resolution. The affiant further acknowledges that a Certificate of Zoning Compliance may only be issued for an approved Variance within the period of one (1) year from the date of final approval by the Board of Zoning Appeals; if an approved Variance has not been used within one (1) year of its date of issuance, meaning there has not been active and substantial improvement to a property in accordance with a valid Variance, then the Variance shall expire and no work may commence or continue without either renewing the Variance or receiving a new Variance approval from the Board of Zoning Appeals in accordance with Section 810 of the Franklin County Zoning Resolution.

[Handwritten Signature]

 Applicant/Authorized Agent *

12/10/17

 Date

[Handwritten Signature]

 Property Owner (signature must be notarized)

12/10/19

 Date

[Handwritten Signature]

 Property Owner (signature must be notarized)

12/10/19

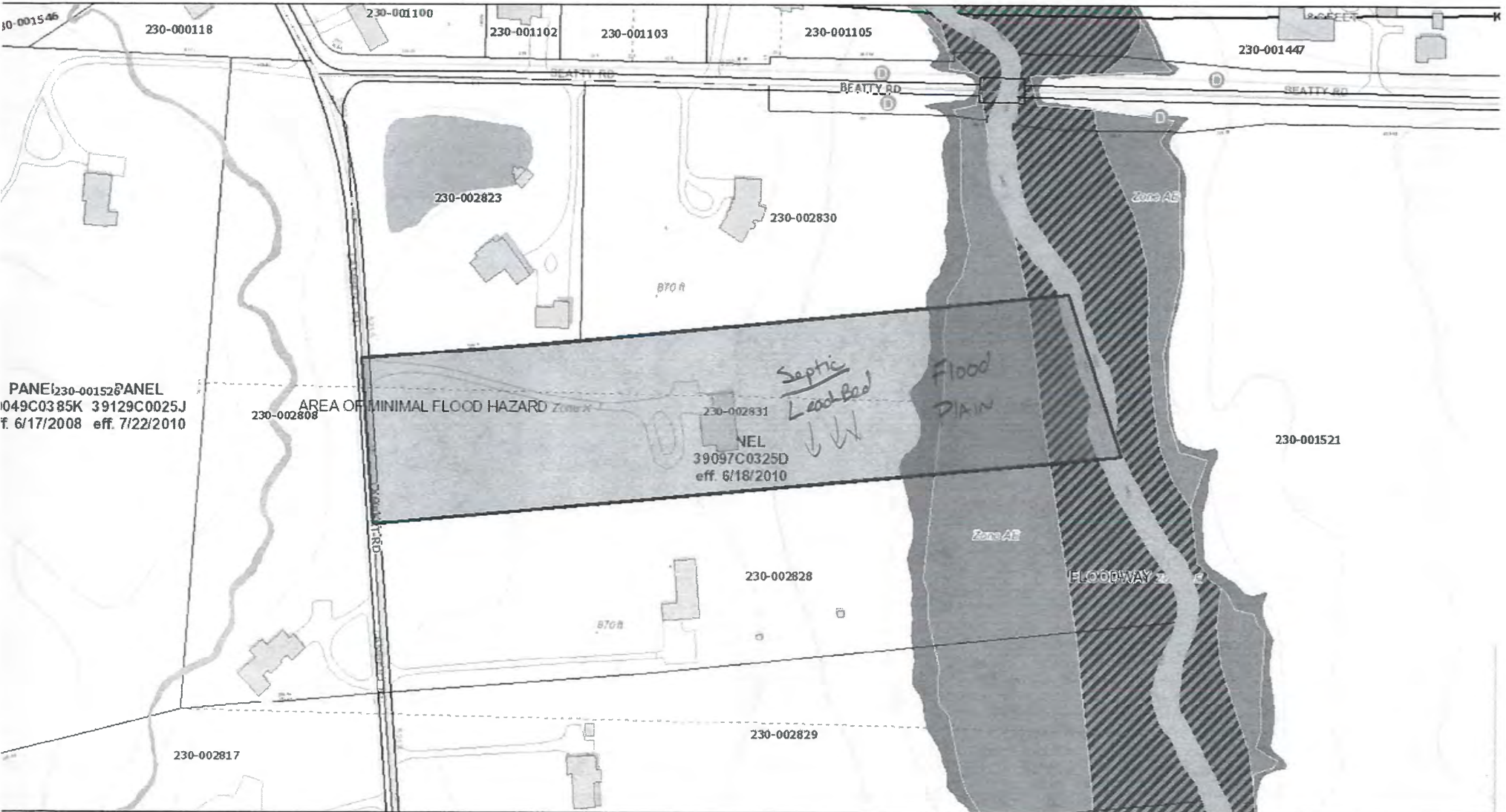
 Date

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



Jaimi Koester
 Jaimi Koester
 Commission expires 3-14-2023

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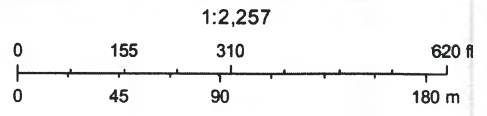
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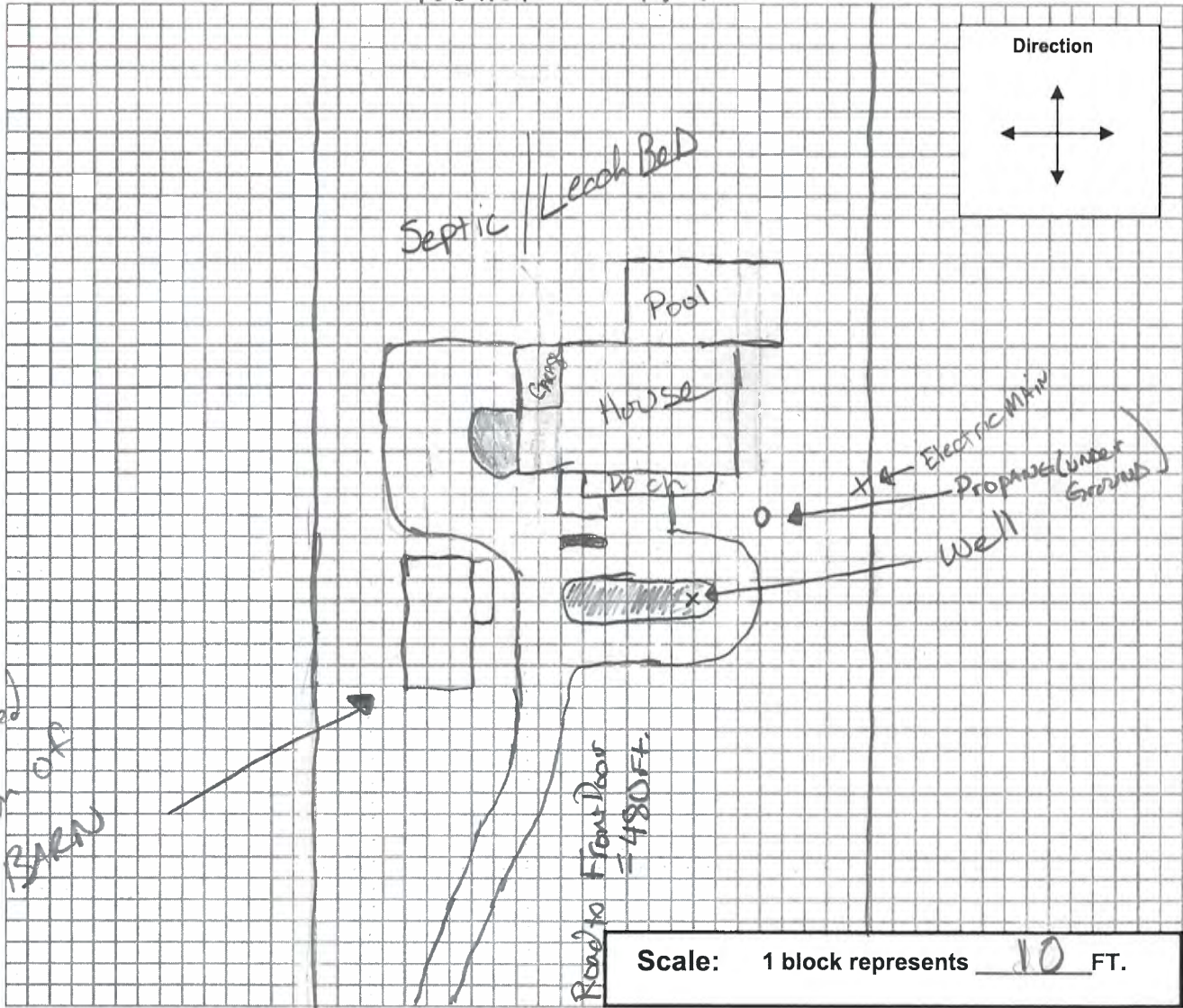
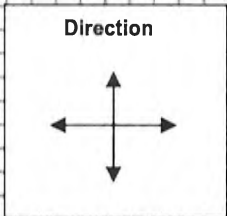
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Site Plan

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10042 FLOOD PL



Requested
 Location of
 Pole Barn

Name of Owner: Joshua Pierre Phone: (614) 554-5971

Name of Agent: (If Applicable) Phone: ()

Address of Property: City: State: Zip:

Zoned: NC RA RSA RU1 RU2 RU3 C-1 C-2 Other

Parcel ID:

Legal Description Attached Y N

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Waynes Building Supply Quotation Package

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QUOTATION FOR:

Josh Pierre
5236 Lambert Road
Grove City, OH 43123
614-914-6746

CONTACT:

Wayne Roark
17921 SR. 56
Laurelville, OH 43135
740-332-0658

CONSTRUCTION:

Post Frame

DIMENSIONS:

30' X 60' X 16'

EAVE1 PORCH

10' X 30' X 8'

SPECIFICATIONS FOR 30' X 60' X 16' POST FRAME PACKAGE:

• **MATERIAL PACKAGE**

- Pre-Engineered Wood Trusses (4/12 Pitch, 4' O/C)
- 4.5 x 5.5 Richland Columns 3 Ply Eave Posts (8' O/C)
- 4.5 x 5.5 Richland Columns 3 Ply Gable Posts (10' O/C)
- 2 x 6 Treated Tongue & Groove S.Y.P. Skirt Boards (2 Rows)
- 2 x 4 Wall Girts (24" O/C) and Roof Purlins (24" O/C)
- 2 x 12 Double Top Girt Truss Carrier
- 1/2" Polyshield Insulation on Walls and Roof
- White Plp Standard Steel Siding w/ 40 -Year Paint Warranty
- White Plp Standard Steel Roof w/ 40 -Year Paint Warranty
- 4 Bags of Concrete Mix per Post Hole

• **DOORS & WINDOWS**

- One 16' X 8' General Opening
- One 3' Standard Entry Door
- Five 84 Lumber 3' x 3' Single Hung Windows

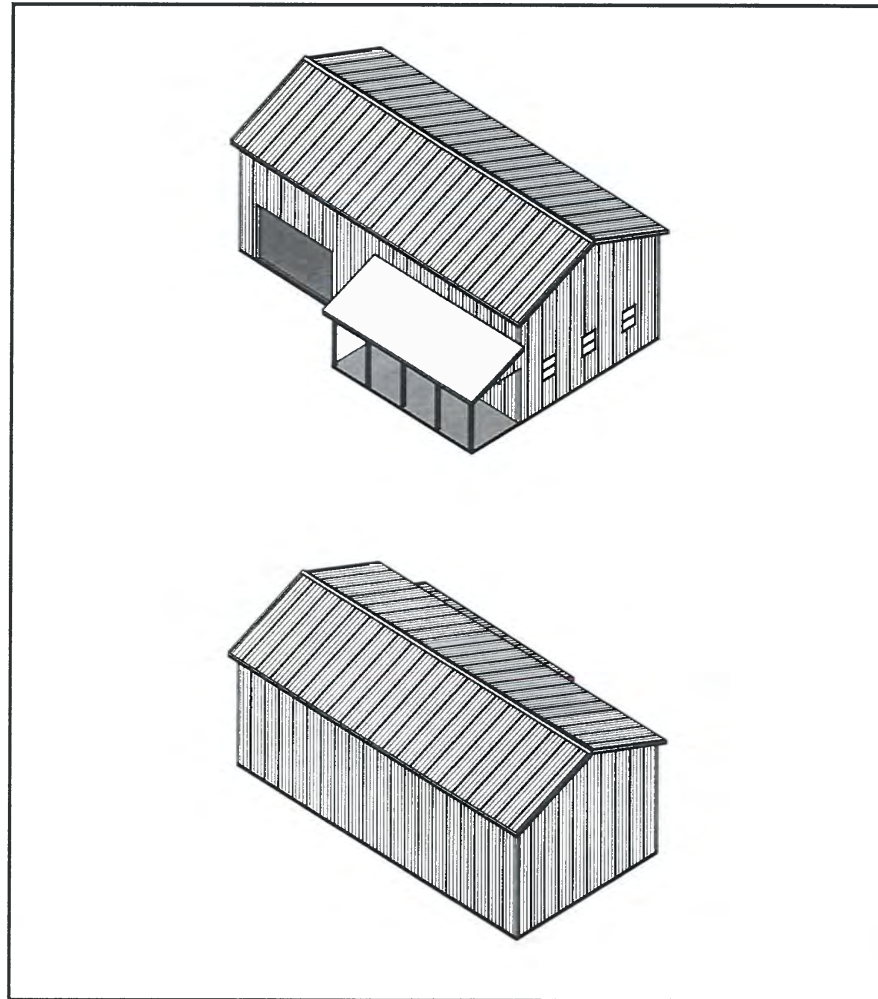
• **10' X 8' X 30' HALF MONITOR PORCH, EAVE 1**

• **12" OVERHANG ON ALL SIDES W/ VENTED VINYL SOFFIT**

• **FASTENERS**

- 1 1/2" Woodgrip Screws for Steel Wall Panel
- 2 1/2" Woodgrip Screws for Steel Roof Panel
- 5" Ledgerlok Fastner for Truss Carrier
- 16D Hd Spiral Deck Nails for Skirt Board
- Galvanized Steel Framing Nails

• **DETAILED BUILDING PLANS**



QUOTATION DATE: 10/24/2019

ESTIMATE NUMBER: 190

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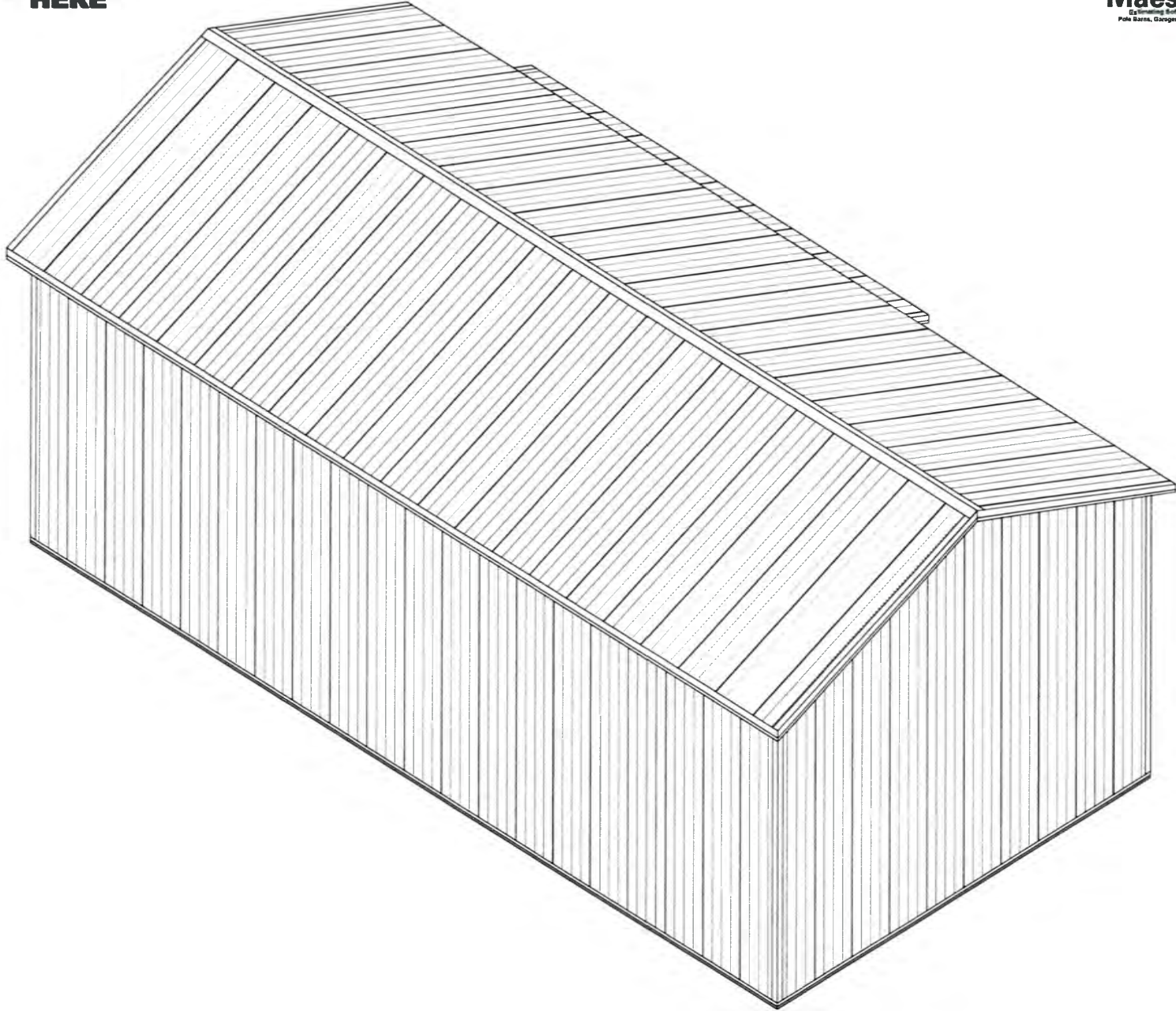
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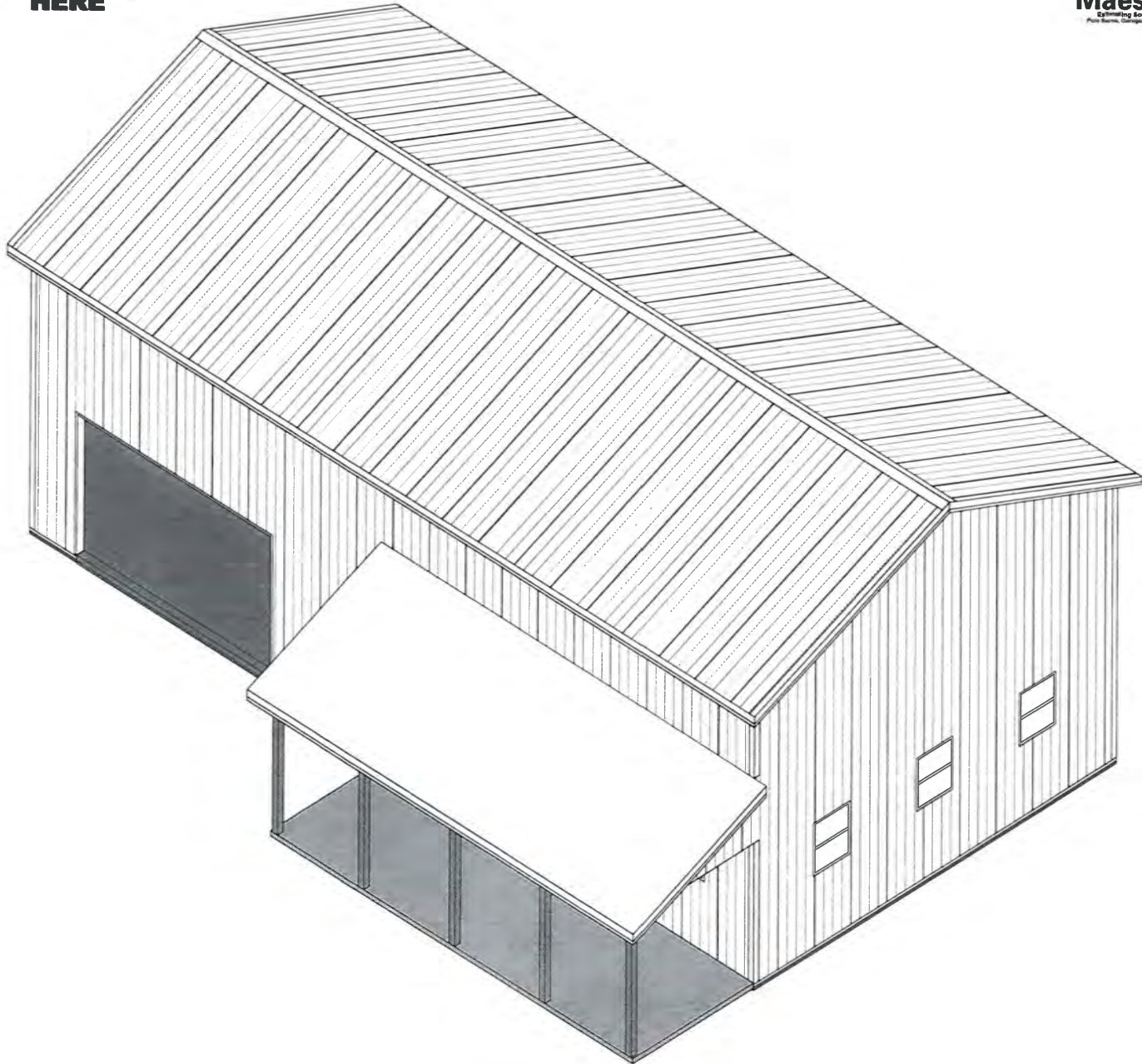
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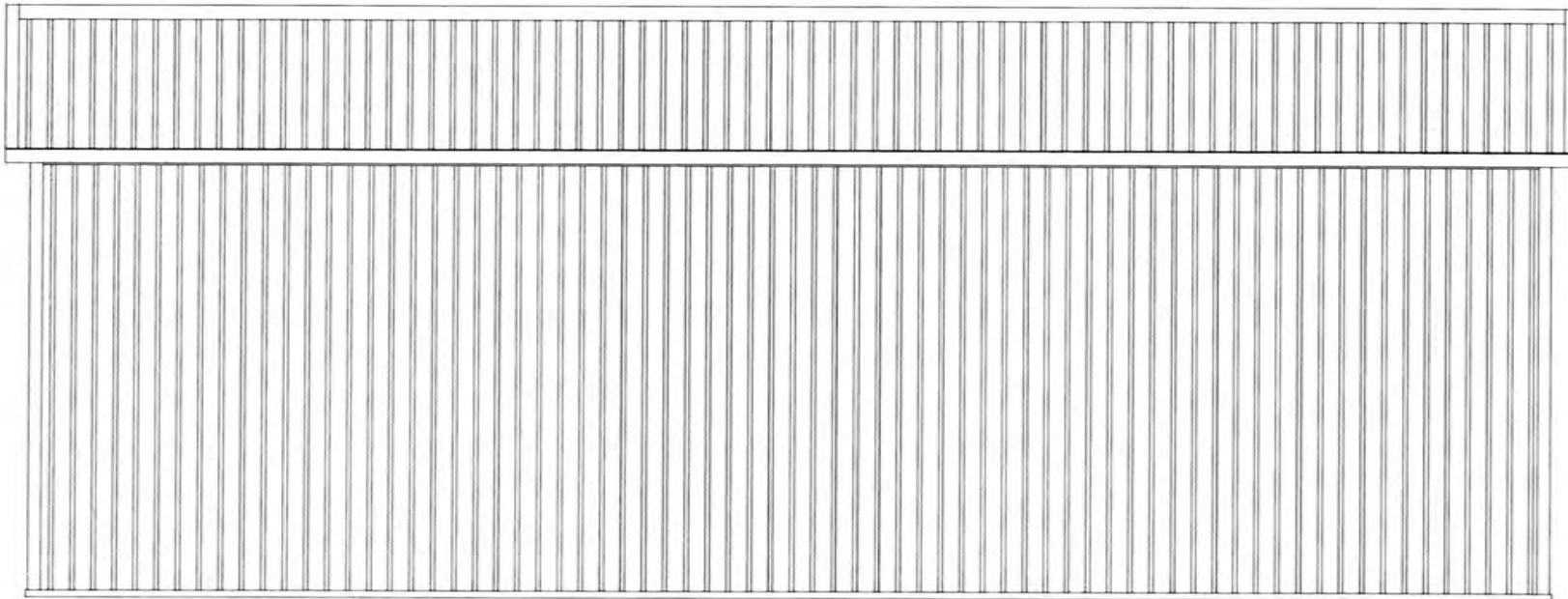
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NORTH SIDE-EAVE SIDE 2 ELEVATION

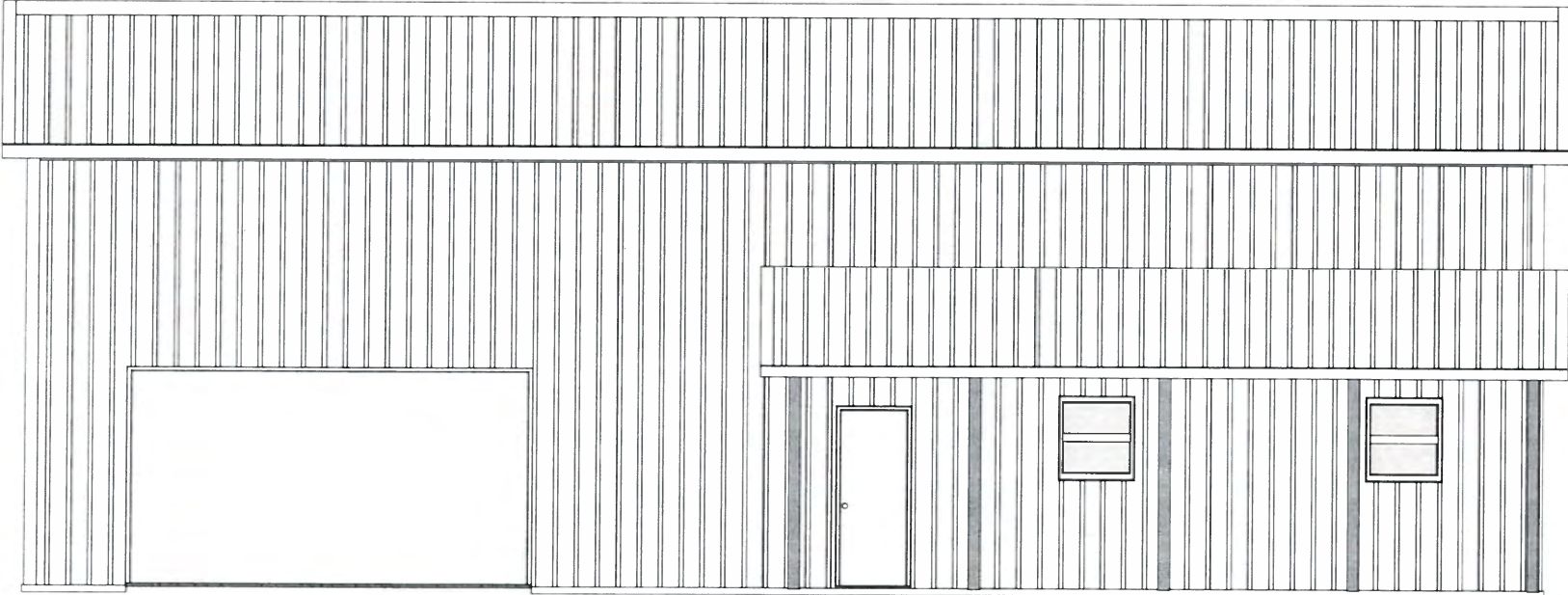
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Pete Laine, Gregori & Deke



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SOUTH SIDE-EAVE SIDE 1 ELEVATION

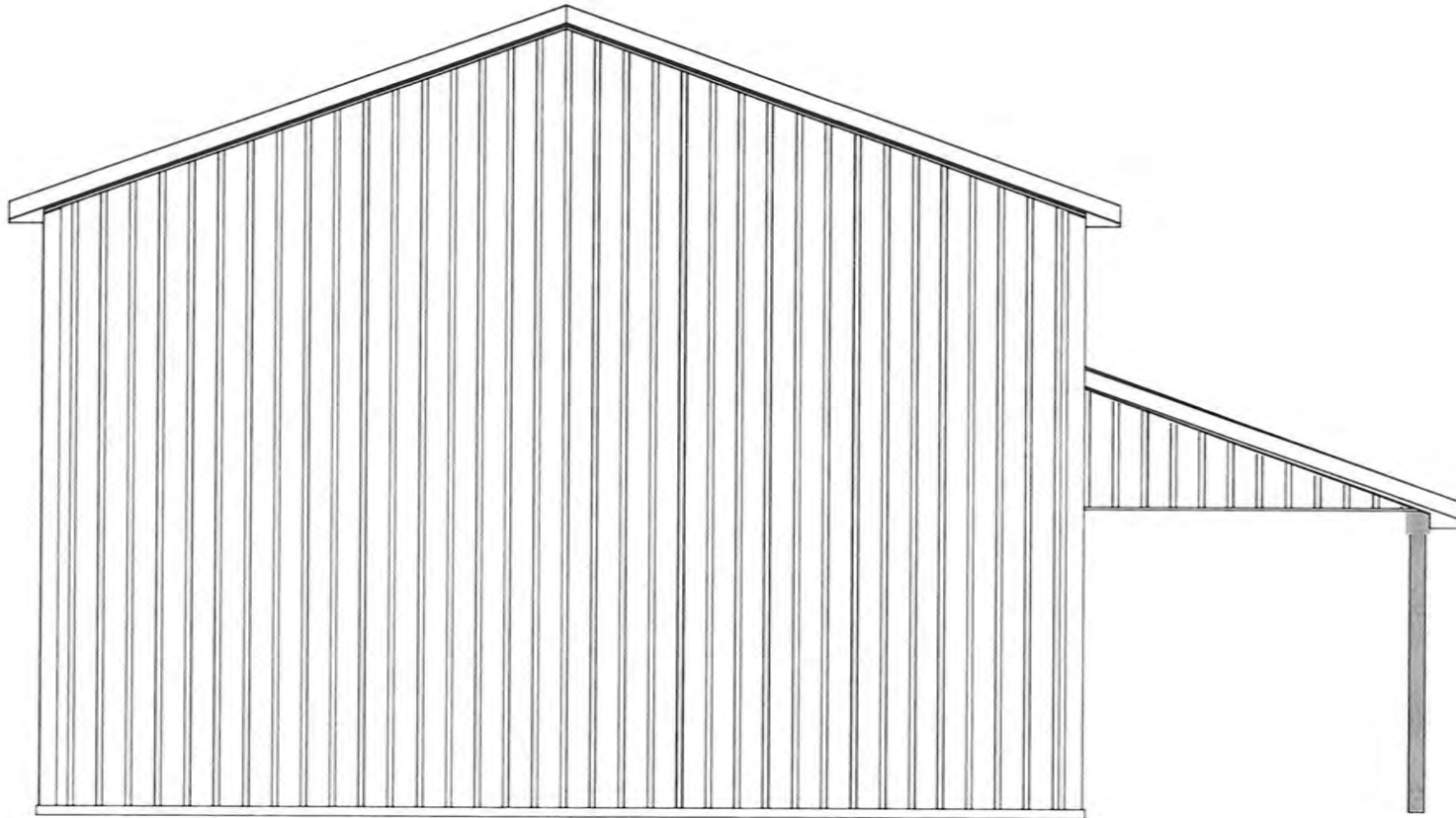
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Mike Borne, Ozgecan K. Dede



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WEST SIDE-GABLE SIDE 2 ELEVATION

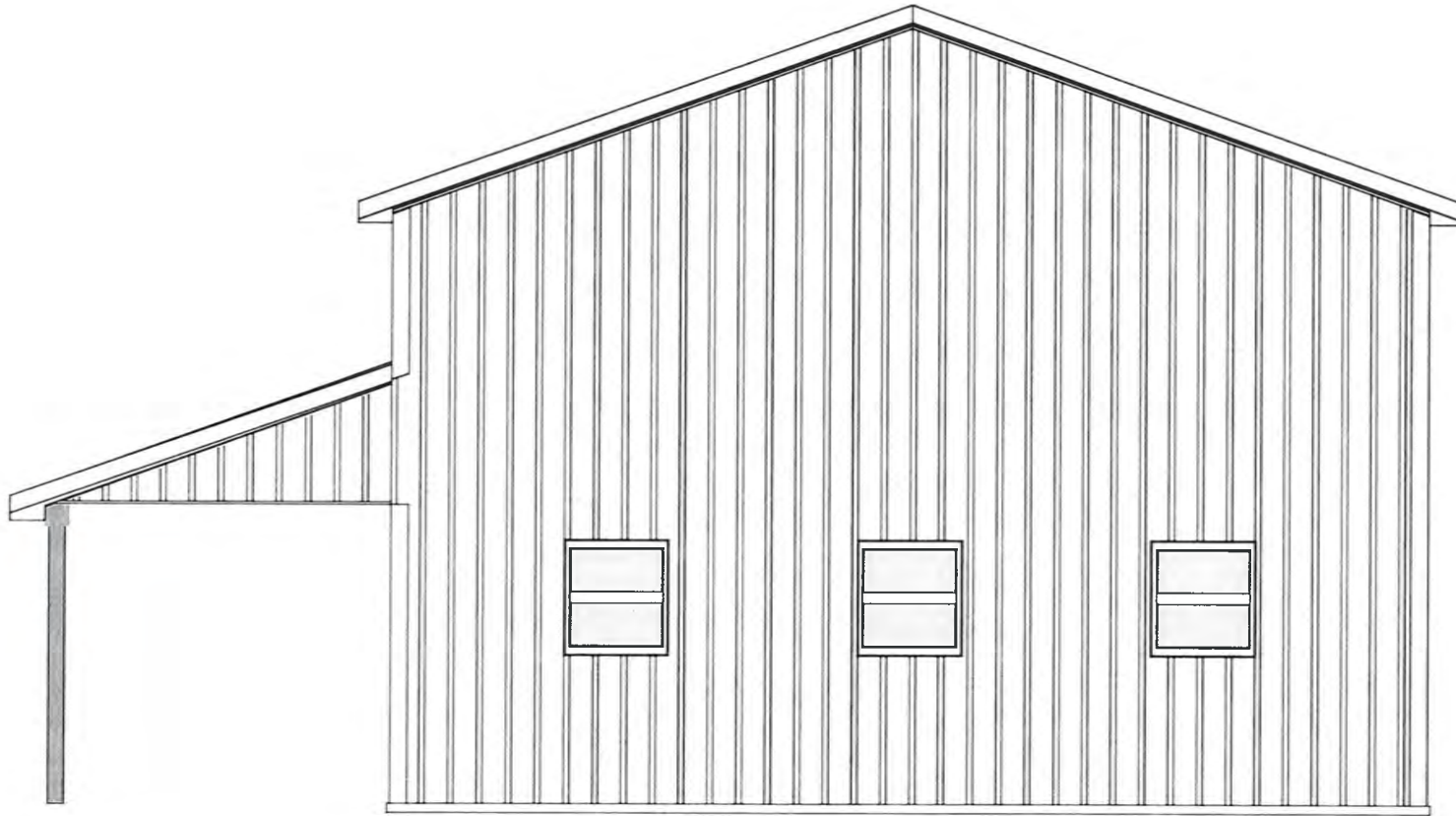
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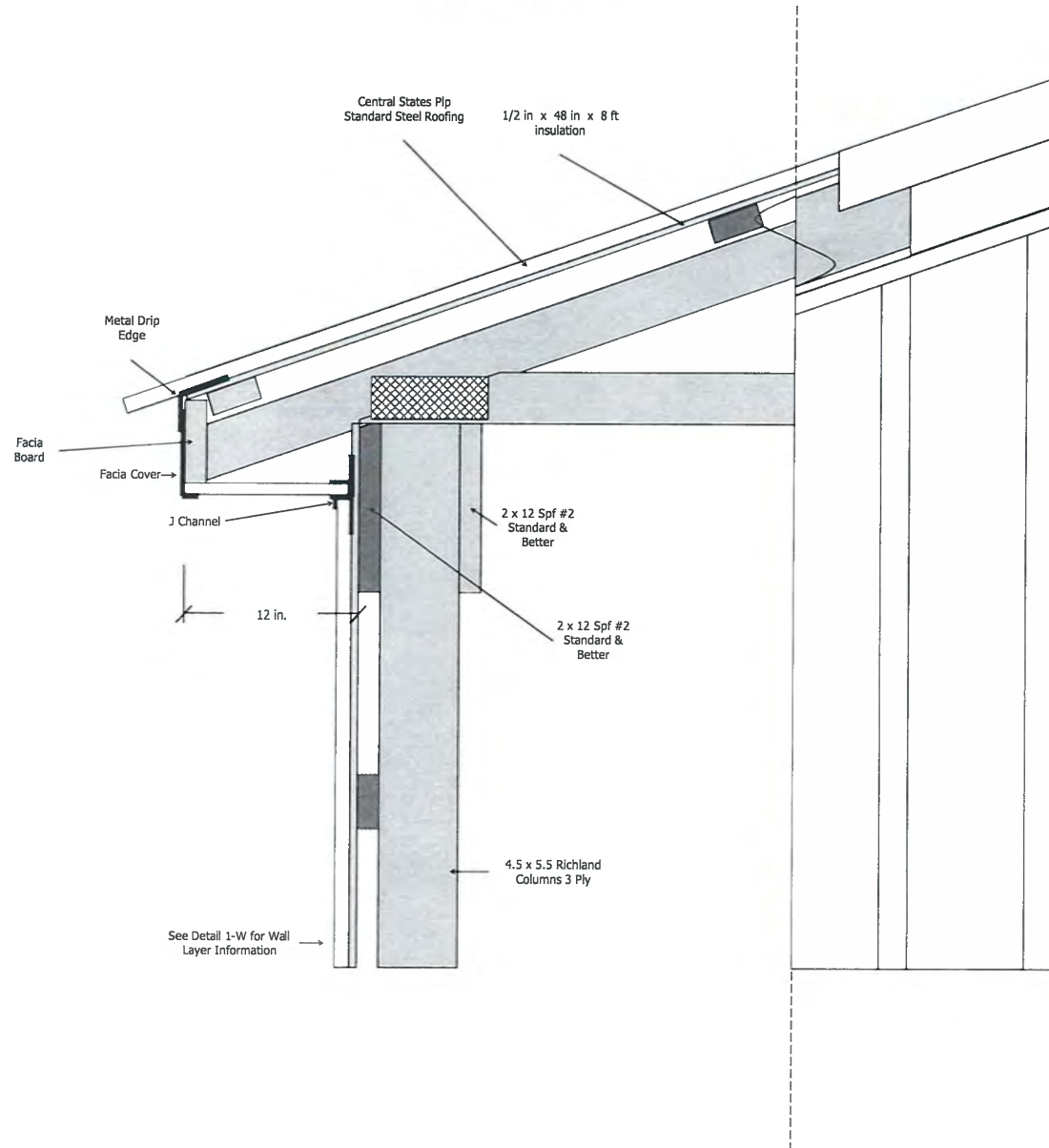
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EAST SIDE-GABLE SIDE 1 ELEVATION

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Overhang Detail





GABLE1 CROSS SECTION

ROOF LAYER 1: POLYSHIELD 1/2 IN X 48 IN X 8 FT
ROOF LAYER 2: WHITE PLP STANDARD STEEL PANEL

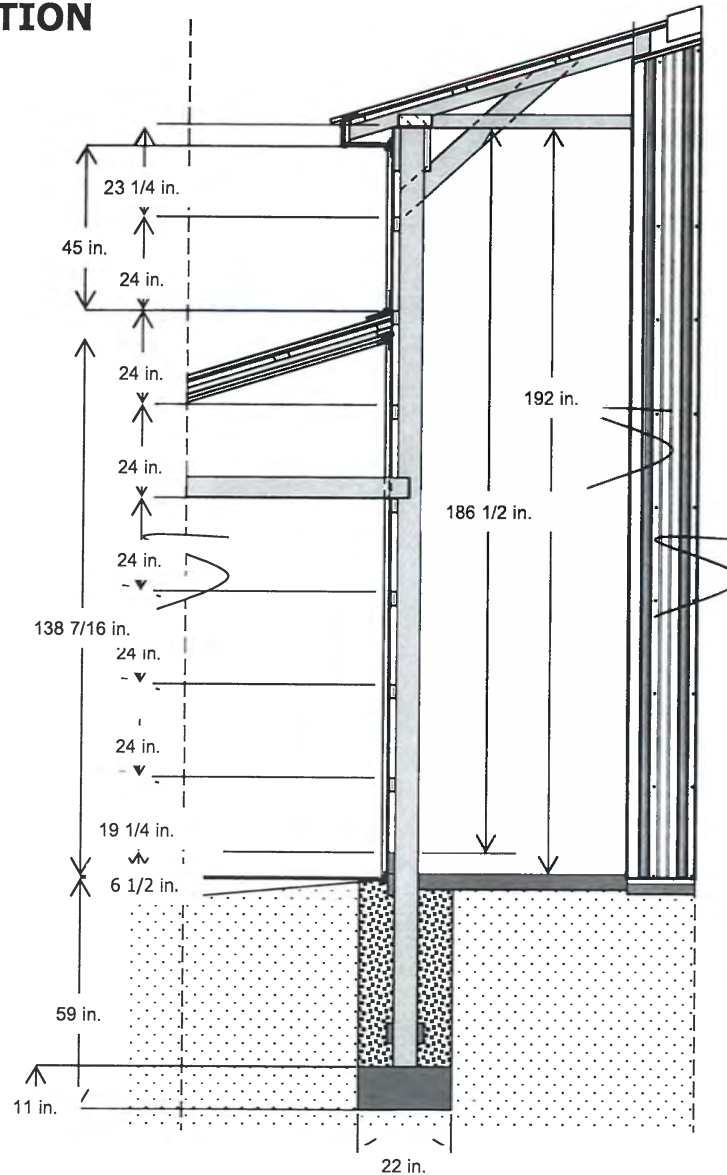
PURLINS: 2 X 4 SPF #2 STANDARD & BETTER FASTENED LAYING FLAT
SUB FACIA: 2 X 6 SPF #2 STANDARD & BETTER
FACIA COVERING: WHITE STEEL FASCIA/POST TRIM 6 X 10 FT 2 IN
UNDEREAVE: 84 LUMBER WHITE VINYL CENTER VENT SOFFIT 12 IN X 12 FT

CORNER POSTS: RICHLAND COLUMNS 3 PLY 4.5 X 5.5
INTERMEDIATE POSTS: RICHLAND COLUMNS 3 PLY 4.5 X 5.5 SPACING 8 FT O.C.
EXTERIOR CARRIER: SPF #2 STANDARD & BETTER 2 X 12
INTERIOR CARRIER: SPF #2 STANDARD & BETTER 2 X 12
EXTERIOR WALL GIRTS: SPF #2 STANDARD & BETTER 2 X 4
KNEE BRACING: SPF #2 STANDARD & BETTER 2 X 6
WALL LAYER 1: POLYSHIELD 1/2 IN X 48 IN X 8 FT
WALL LAYER 2: WHITE PLP STANDARD STEEL PANEL

EXTERIOR SKIRT BOARD: 2 ROWS OF TREATED TONGUE & GROOVE S.Y.P. 2 X 6

SIDING BEGINS 6 1/2 IN. BELOW THE TOP OF THE TOP SKIRT BOARD

EARTH GRADE BEGINS 7 IN. BELOW THE TOP OF THE TOP SKIRT BOARD



4/12 PITCH TRUSS SYSTEM WITH A STANDARD HEEL (HEEL HEIGHT: 0-3-15 OR 4 IN.)
TRUSS SPACING: 48 IN. O.C.
TRUSS LOADING INFORMATION: T CLL/TCDL/BCLL/BCDL 25-5-0-5
TOTAL TRUSS LOADING = 35 P.S.F.
BRACE PER TRUSS MANUFACTURER'S RECOMMENDATIONS

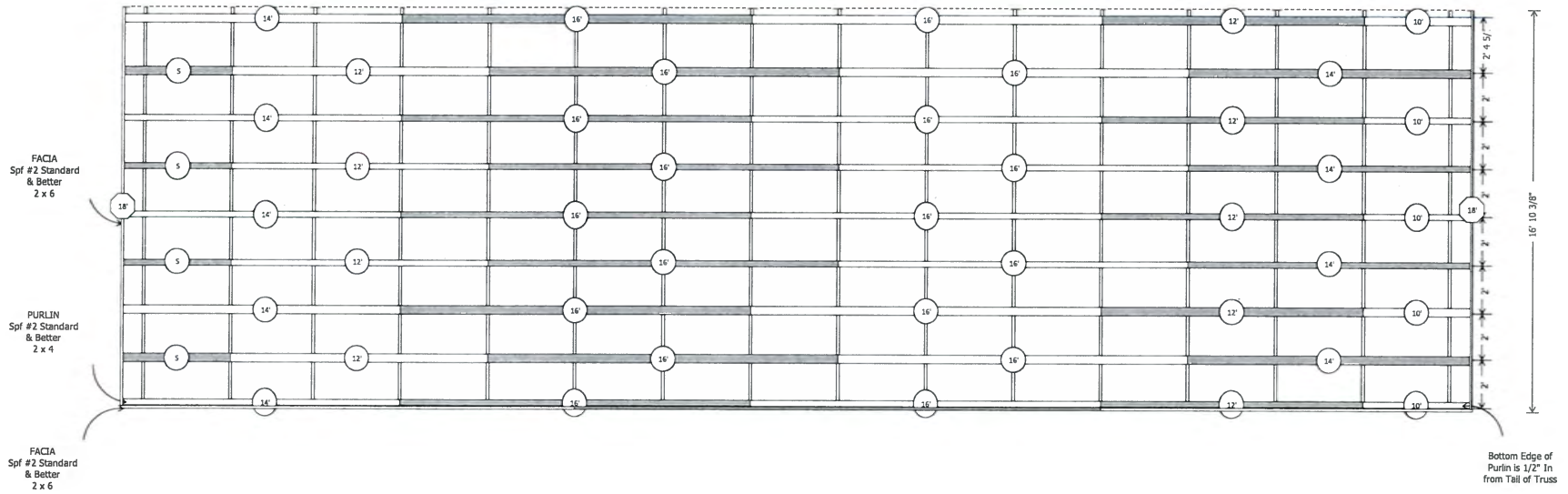
INTERIOR FINISHED FLOOR HT. WILL BE 5 1/2 in. BELOW THE TOP OF THE TOP SKIRT BOARD
BACKFILL 22 IN. HOLE WITH EXCAVATED SOIL.
22 IN. WIDE X 11 IN. THICK PIER FOOTING USING REDIMIX CONCRETE WITH MINIMUM STRENGTH/2500 P.S.I.

POST CLEATS: TREATED SOUTHERN YELLOW PINE 2 X 6 ON EACH SIDE OF POST STARTING 6 IN. ABOVE THE FOOTING

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NORTH SIDE-EAVE SIDE 2 TRUSS AND PURLIN LAYOUT

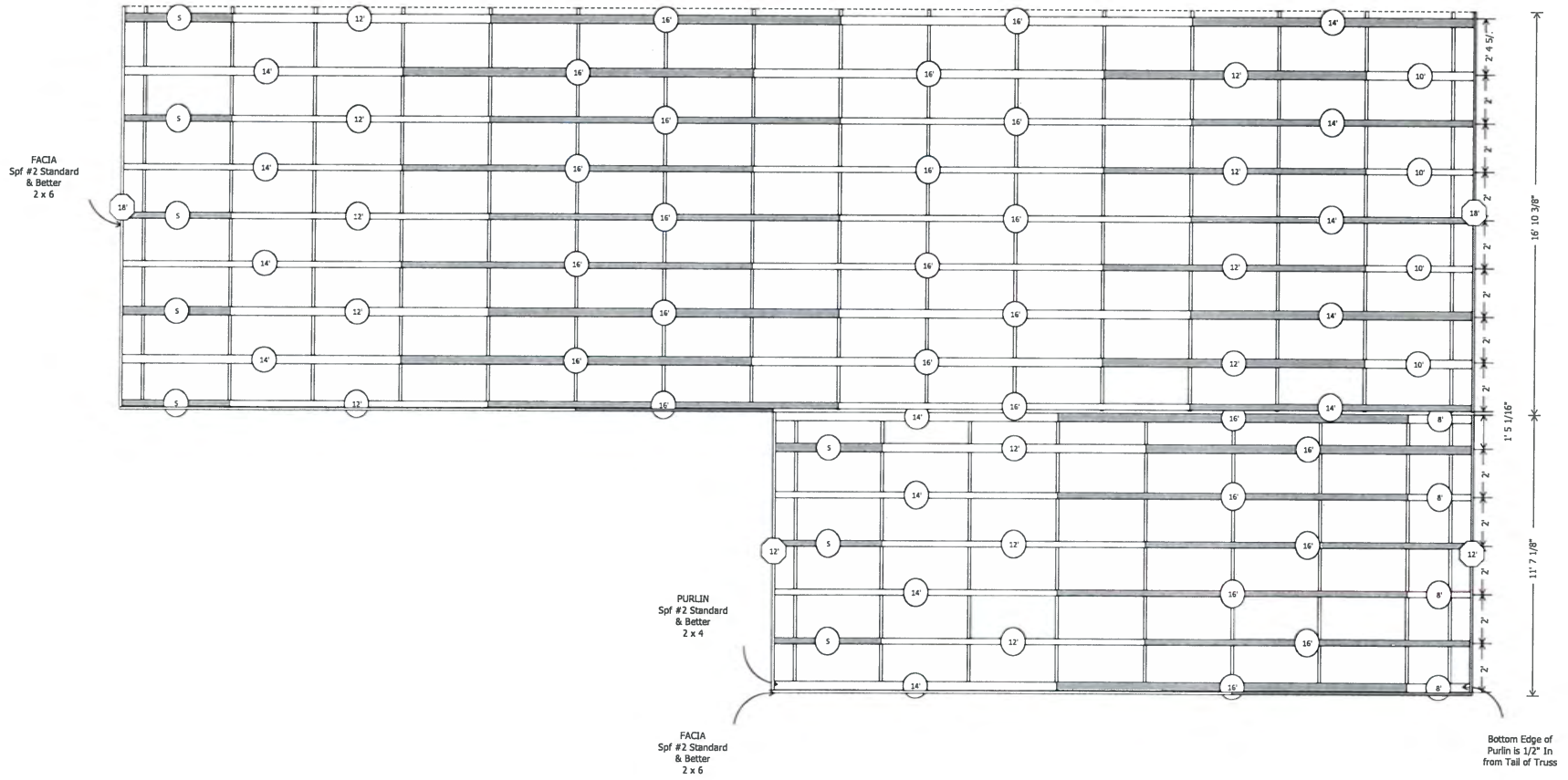
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SOUTH SIDE-EAVE SIDE 1 TRUSS AND PURLIN LAYOUT

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Estimating Software
For Home, Garage & Other

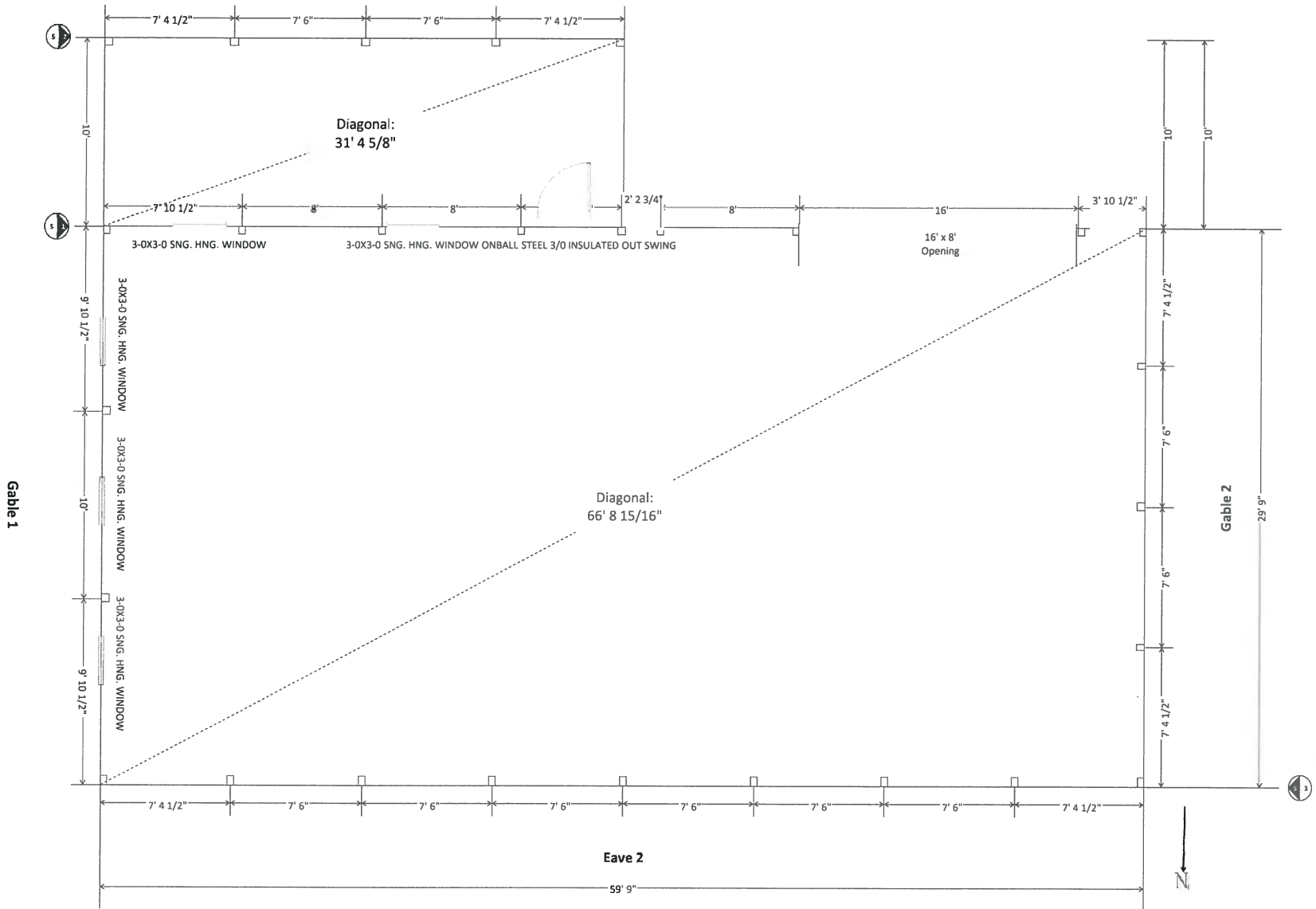


YOUR LOGO
HERE

POLE LAYOUT
Personal Use, 1800 sq. ft.



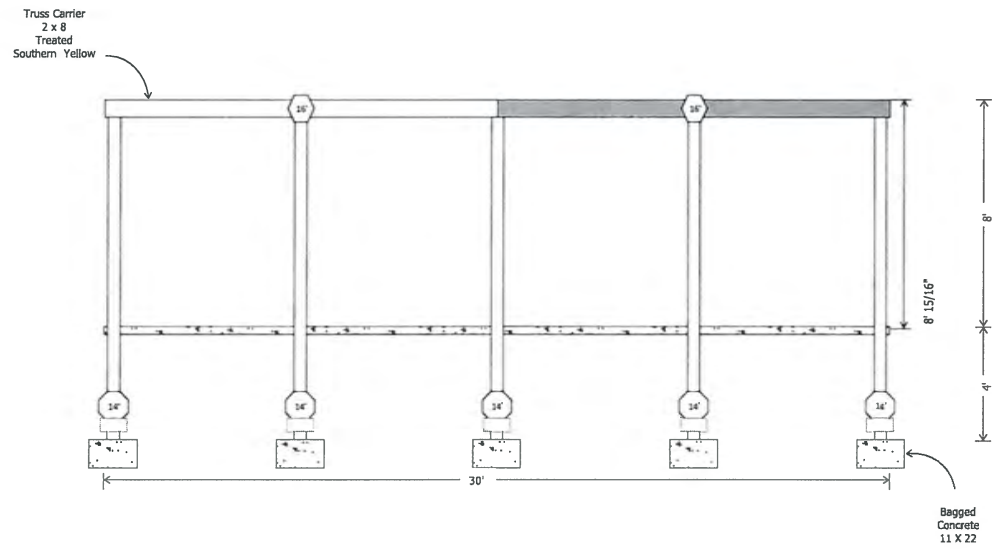
Eave 1



**YOUR LOGO
HERE**

SOUTH SIDE-EAVE SIDE 1 PORCH/LEAN TO WALL GIRT VIEW

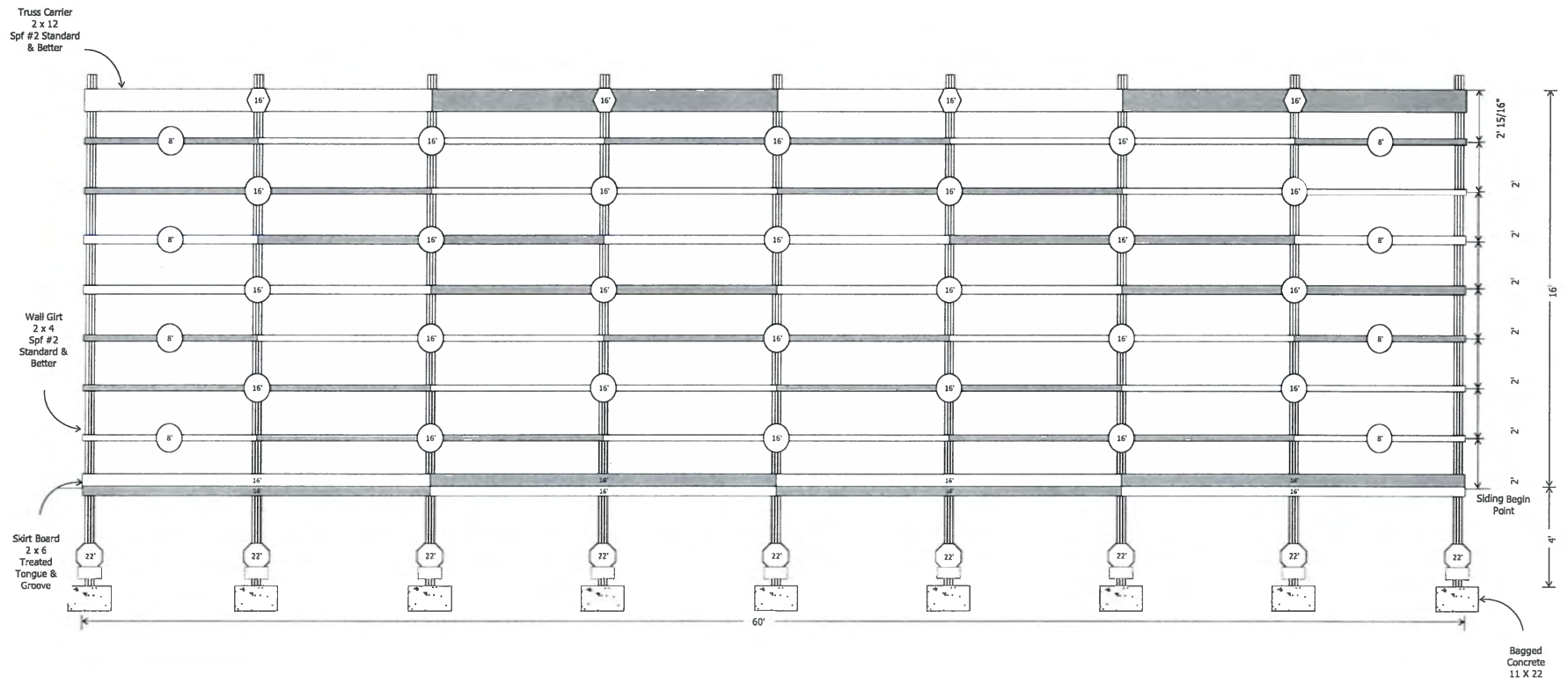
Construction
Maestro[®]
Estimating Software
Pole Barns, Garages & Decks



**YOUR LOGO
HERE**

NORTH SIDE-EAVE SIDE 2 WALL GIRT VIEW

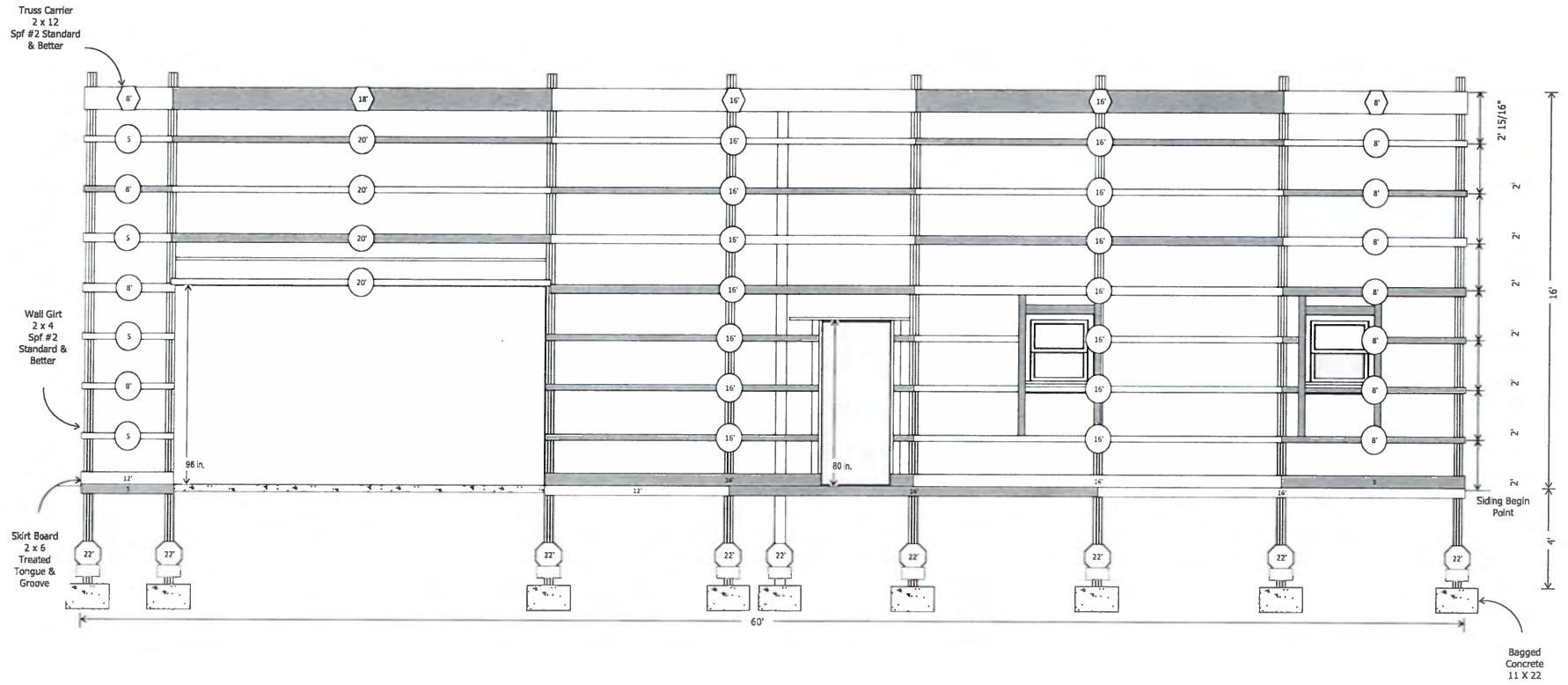
Construction
Maestro®
Estimating Software
Poly Barns, Garages & Decks



**YOUR LOGO
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SOUTH SIDE-EAVE SIDE 1 WALL GIRT VIEW

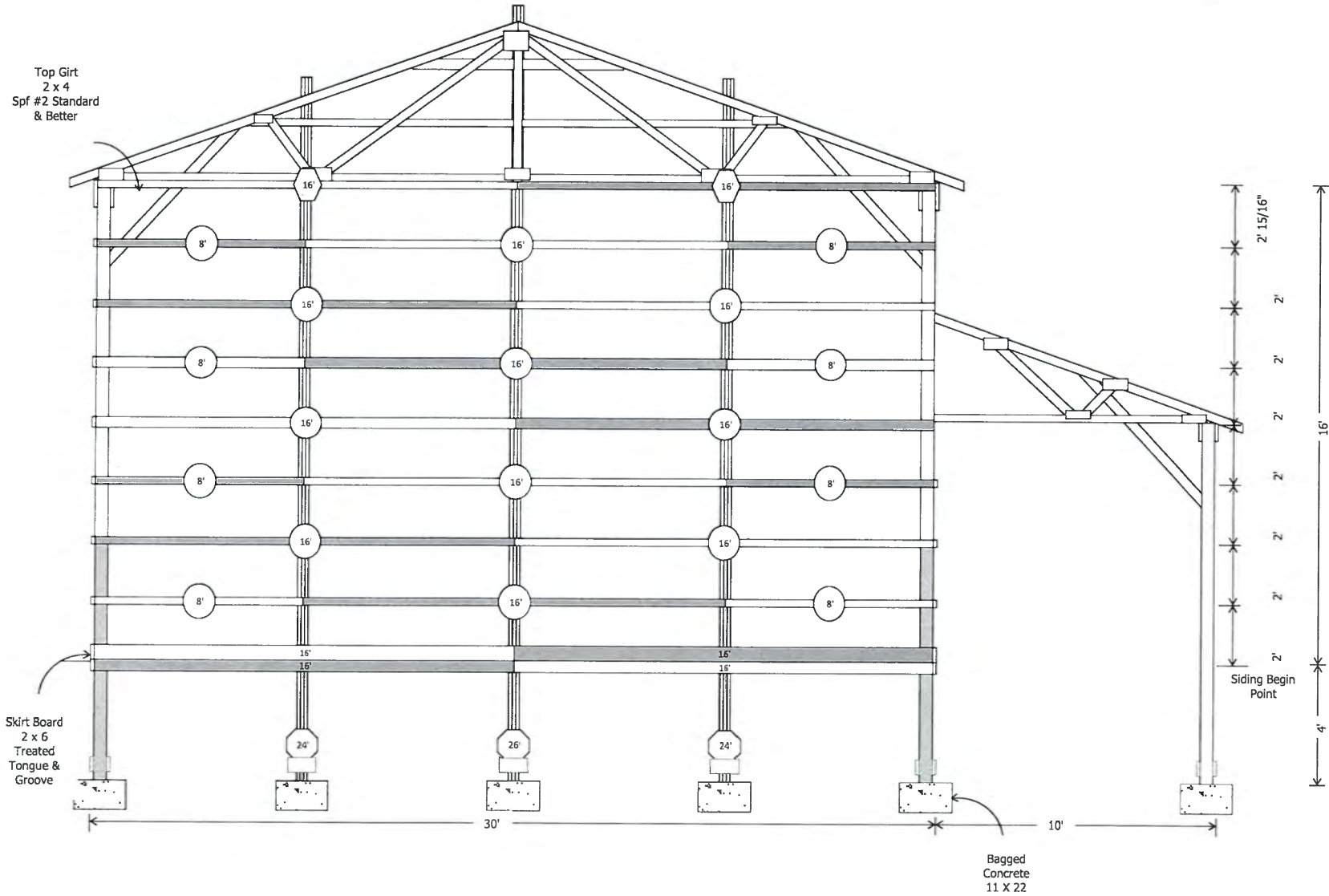
Construction
Maestro®
Estimating Software
Pole Barns, Garages & Decks



**YOUR LOGO
HERE**

WEST SIDE-GABLE SIDE 2 WALL GIRT VIEW

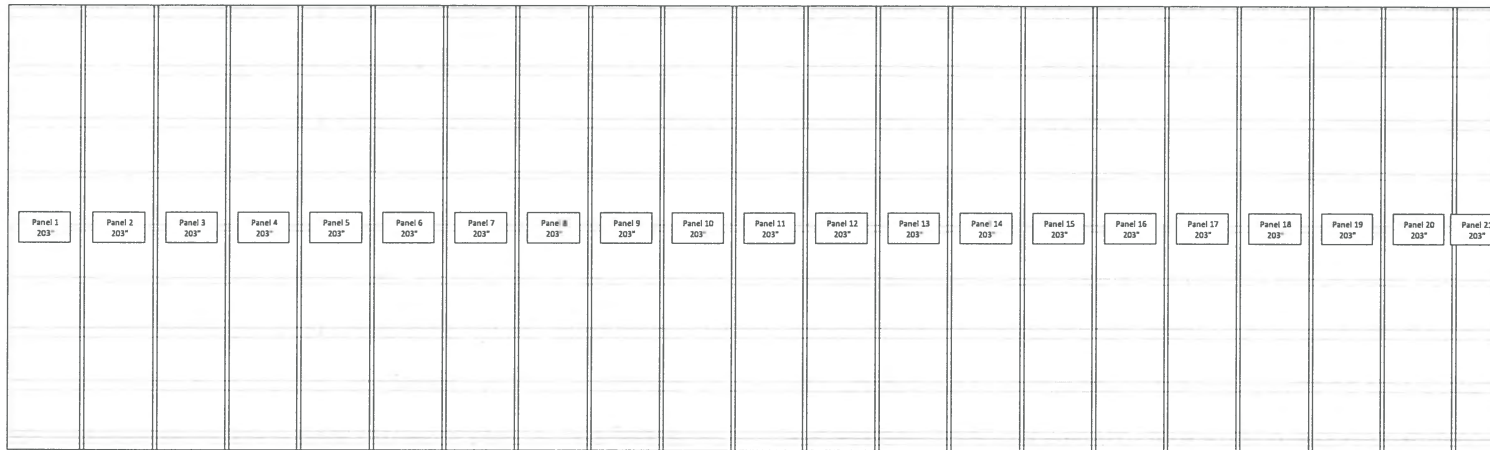
Construction
Maestro®
Estimating Software
Pole Barns, Garages & Decks



**YOUR LOGO
HERE**

NORTH SIDE-EAVE SIDE 2 STEEL ROOF EAVE2

Construction
Maestro[®]
Estimating Software
With Takeoff, Measure & Decide

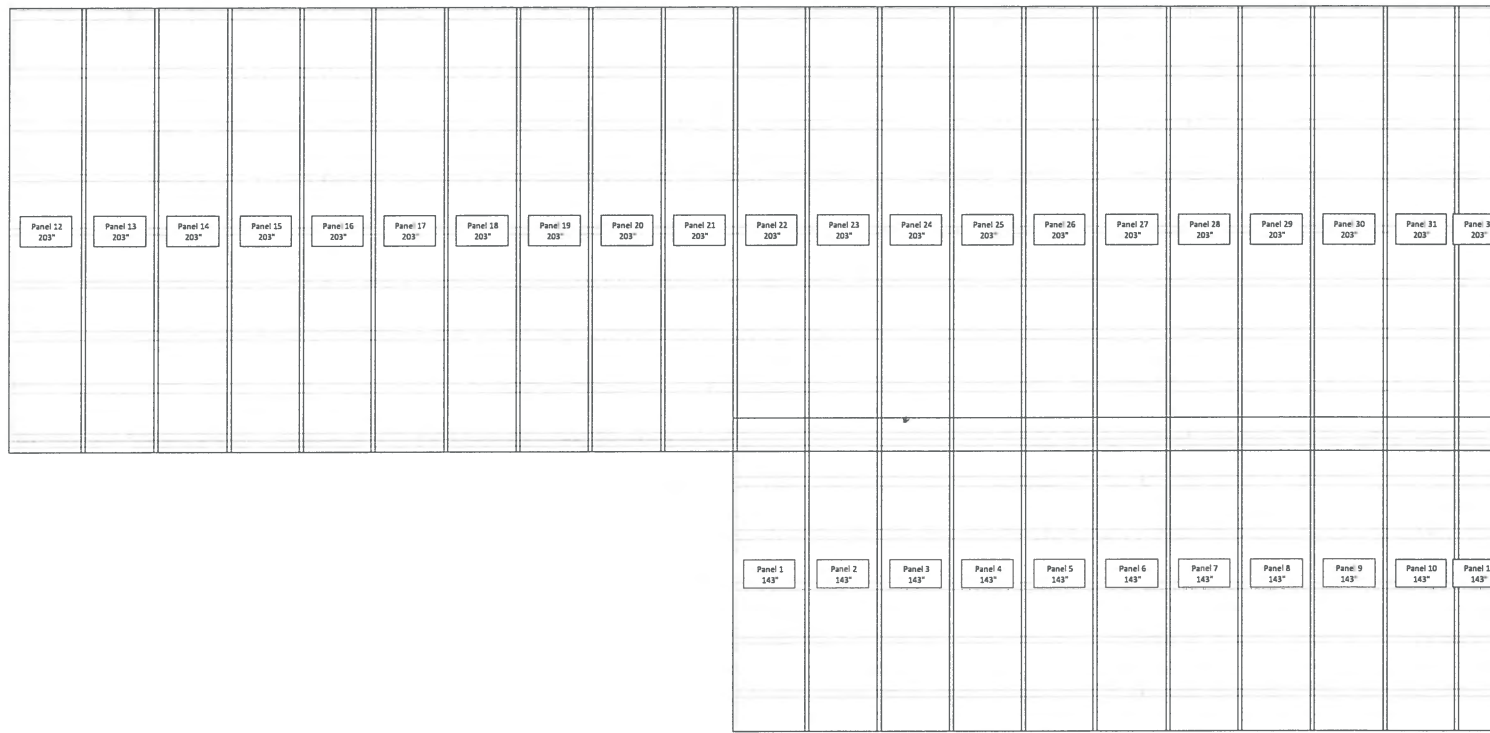


Cut 1 1/2 in. off the width of the first panel to compensate for a panel rib conflict at the opposite end of the building.

**YOUR LOGO
HERE**

SOUTH SIDE-EAVE SIDE 1 STEEL ROOF EAVE1

Construction
Maestro[®]
Estimating Software
Purlins, Rafters & Decks

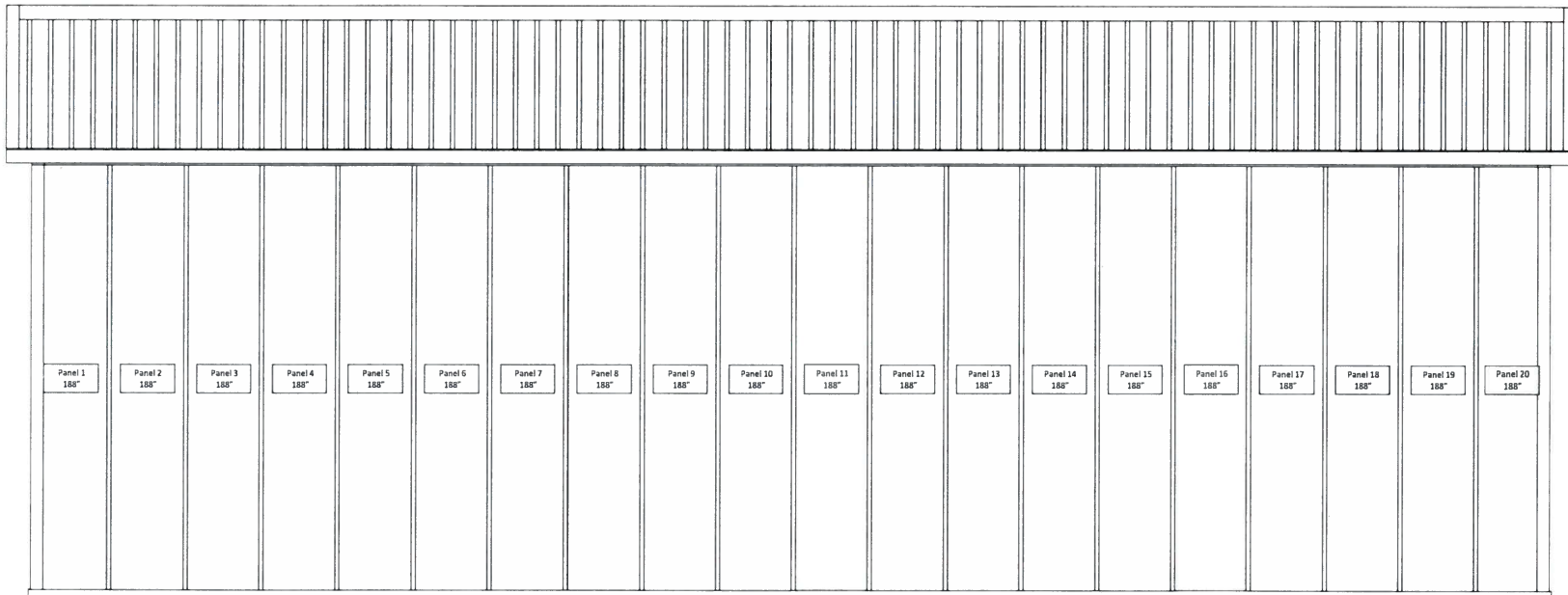


Cut 1 1/2 in. off the width of the first panel to compensate for a panel rib conflict at the opposite end of the building.

**YOUR LOGO
HERE**

NORTH SIDE-EAVE SIDE 2 STEEL WALL LAYOUT

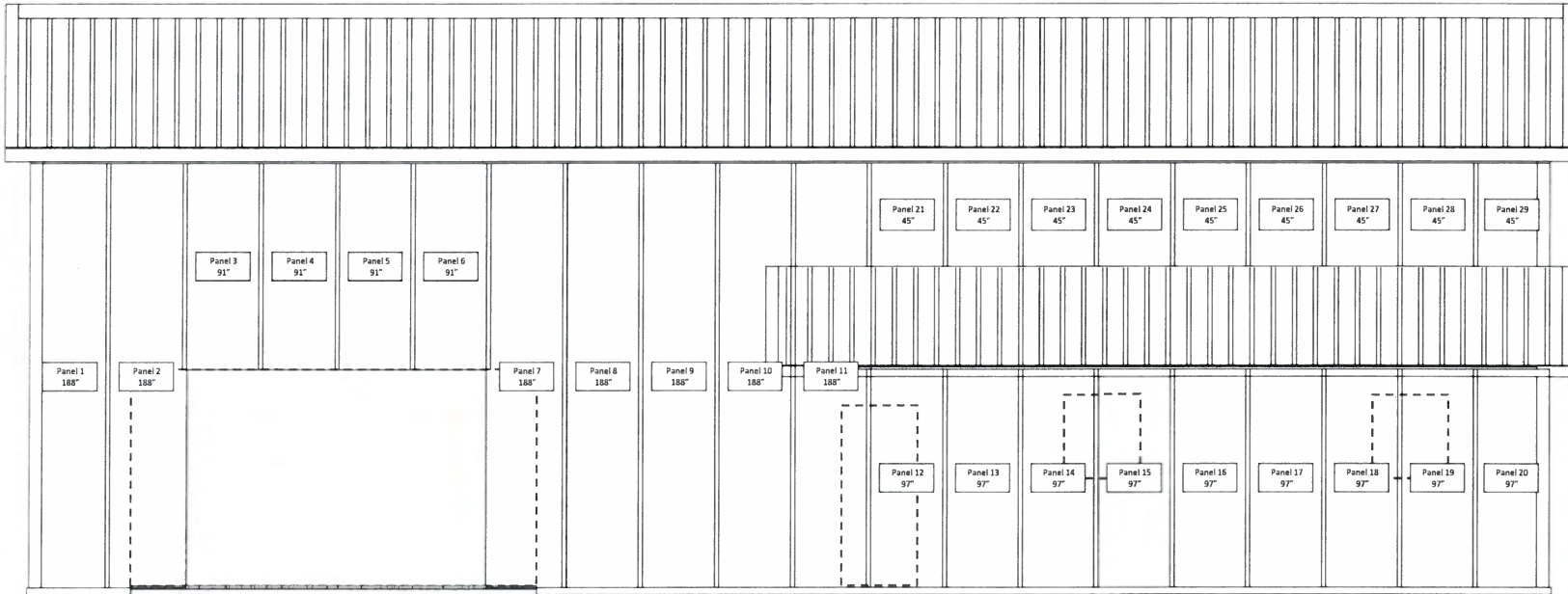
Construction
Maestro[®]
Estimating Software
Plus Labor, Material & Other



YOUR LOGO
HERE

SOUTH SIDE-EAVE SIDE 1 STEEL WALL LAYOUT

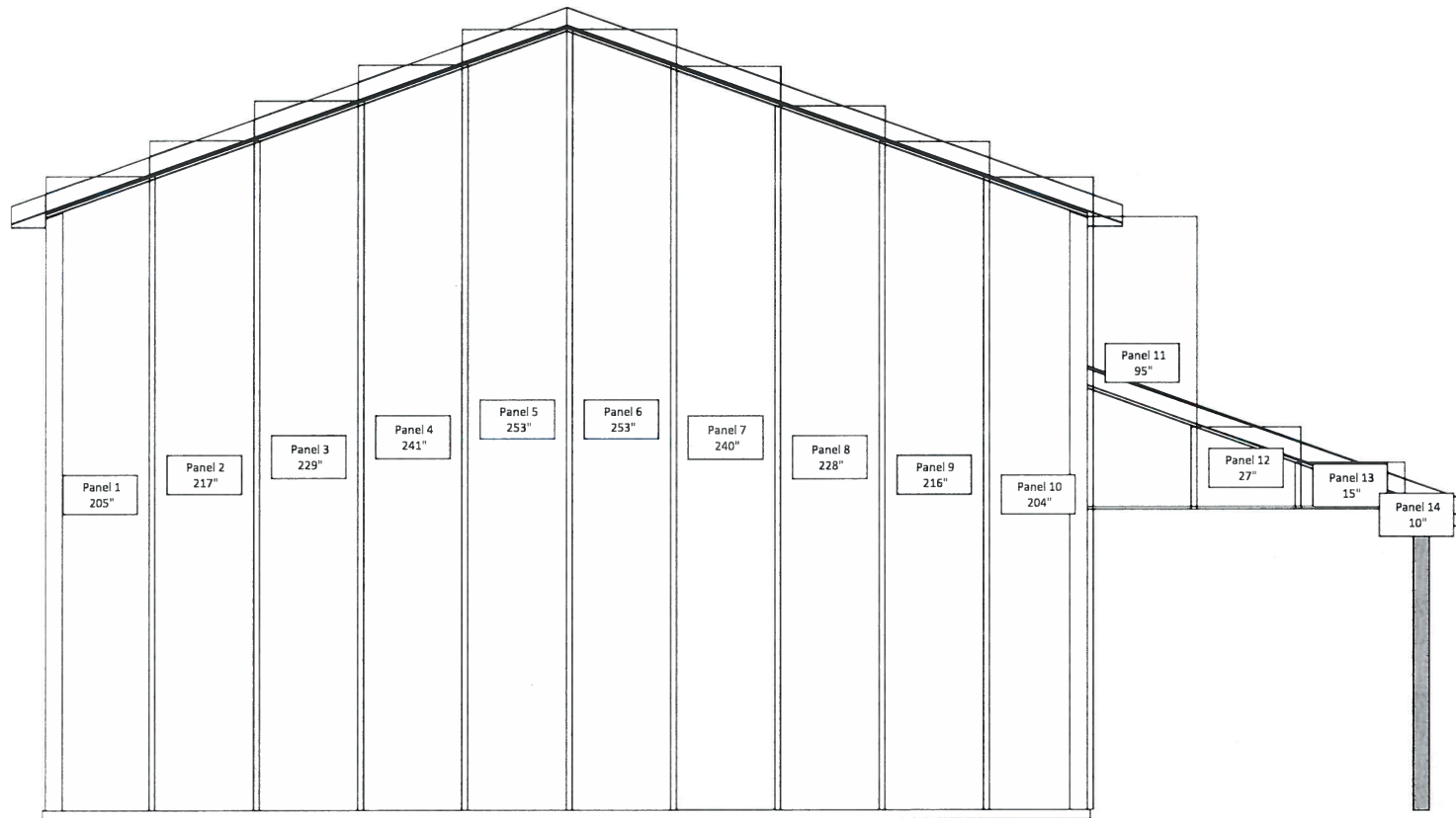
Construction
Maestro[®]
Estimating Software
Peter Mann, Gregor & Debra



**YOUR LOGO
HERE**

WEST SIDE-GABLE SIDE 2 STEEL WALL LAYOUT

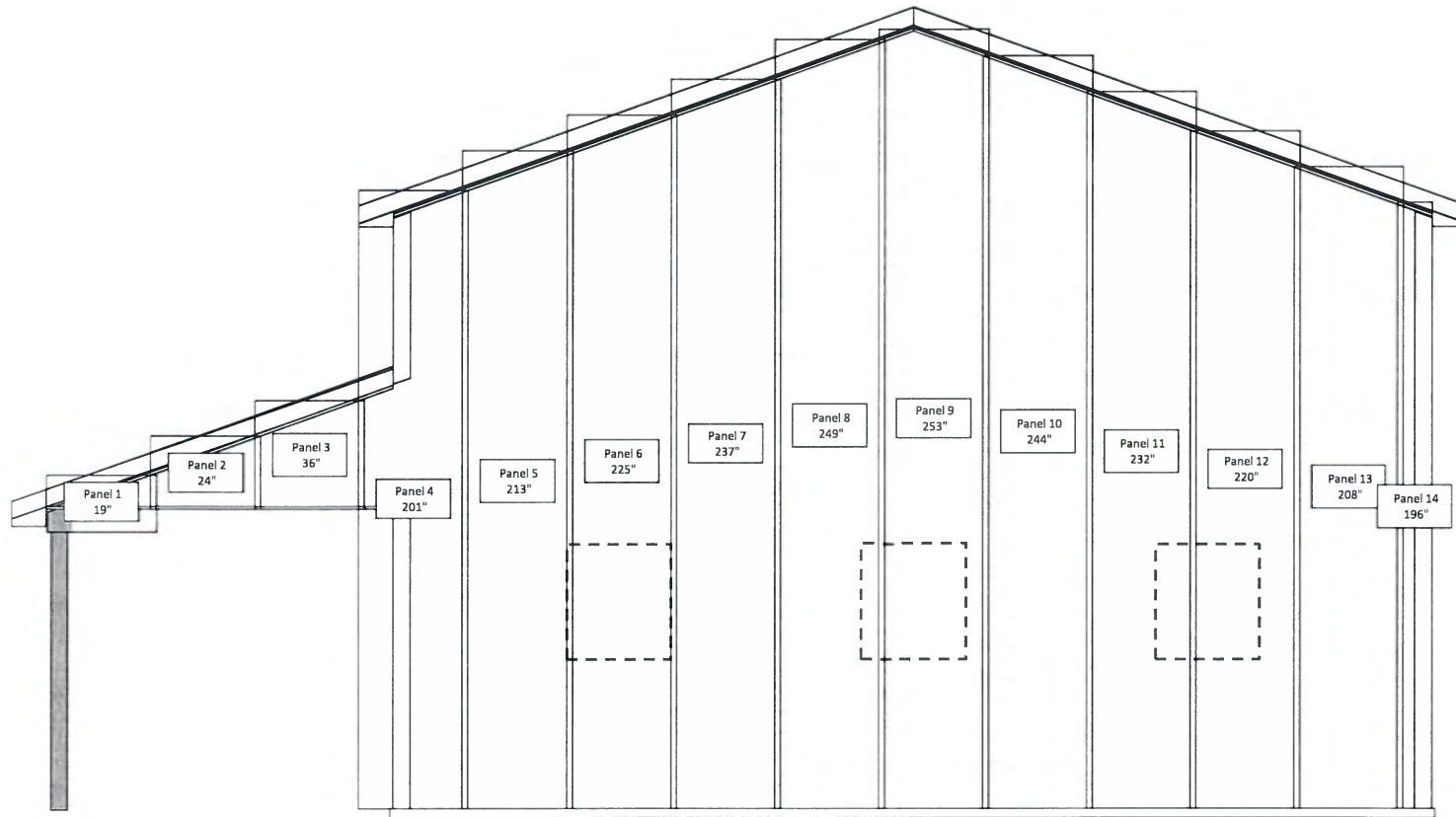
Construction
Maestro[®]
Estimating Software
Pete Barria, Garagos & Decks



**YOUR LOGO
HERE**

EAST SIDE-GABLE SIDE 1 STEEL WALL LAYOUT

Construction
Maestro[®]
Estimating Software
Pete Barris, Georges R. Dechs





Franklin County Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Economic Development & Planning Department
James Schimmer, Director

Application for

Conditional Use

Pursuant to Section 815 of the Zoning Resolution

Page 1 of 8



(revised 5.31.19)

Property Information

Site Address: 5767 EBRIGHT RD, GROVEPORT 43126

Parcel ID: 180-004735-00 Zoning District: _____

Lot Acreage: .46 Township: MADISON

Property Owner Information

Name: JAMES L. COLLINS

Address: 5767 EBRIGHT RD, GROVEPORT 43126

Phone # (614) 207-3855 Fax # N/A

Email: jacollins5767@gmail.com

Applicant Information

Same as property owner

Name: JUDY A. COLLINS

Address: _____

*call first**

Phone # (614) 270-2855 Fax # _____

Email: _____

Agent Information

Name: _____

Address: _____

Phone # _____ Fax # _____

Email: _____

Staff Use Only

Case # CU-3960

Date Filed: 12/9/19

Received By: BMF

Hearing Date: 1/21/20

Technical Review: 12/24/19

Zoning Compliance #: NA

Checklist

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

Water & Wastewater

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

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DEC 09 2019

Franklin County Planning Department
Franklin County, OH



Conditional Use



Case# CU-

Conditional Use(s) Requested:

Section:

511.03

Description:

Conditional Use Home Occupation

Section:

Description:

Section:

Description:

Describe the project:

Used motor vehicle sales, exclusively for the purpose of selling, offering for sale or dealing in motor vehicles. The 2-3 vehicles offered for sale will be housed in the 7-car garage at the back of property. There will be no increased traffic. No deliveries and no eq. semi trucks.

NOTE: The applicant must demonstrate that the proposal can satisfy all of the conditional use requirements of the respective zoning district in addition to all requirements under Section 815.04 of the Franklin County Zoning Resolution. Your answers to the following questions will help the Board of Zoning Appeals determine whether you meet the requirements for a conditional use. If you fail to answer any/all of the questions below, your application will be considered incomplete.

1. Proposed Use or Development of the Land:

~~_____~~
~~_____~~
~~_____~~



Case# CU-

Conditional Use-Expanded Home Occupation (Only)

The following questions must be addressed when applying for a Conditional Use from Section 511.03 (Conditional Use Home Occupation) of the Franklin County Zoning Resolution. If these questions are not answered, the application will be considered incomplete.

1. Enclose all details regarding the day-to-day operations of the home occupation (type of business, hours of operation, designated parking areas, etc.).

*Retail sales of vehicles - hrs. of operation: Tues, 2-5, Sat. 11-3
see attached A*

2. How many non-resident employees?

∅

3. Will the home occupation be conducted within a structure accessory to a dwelling unit and located on the same lot as the dwelling unit?

Yes. In office of 7 car garage at rear of property.

4. What type of commodities, if any, will be sold on the premises? If sales of commodities are not produced on site, please specify all commodities associated with the home occupation?

Used vehicles, not to include lg. trucks or semi-trucks.

5. Will there be outside storage of any kind associated with the conditional use home occupation? If so, what is proposed to be stored on site and how will the storage be completely screened from adjacent residential lots and abutting streets? This must be met!

NO

6. Will there be any organized instruction of pupils that would exceed six (6) pupils at any given time?

NO

7. Will there be any signage? Signage shall be consistent with the provisions of Section 541.03(8).

NO

8. Will the delivery traffic increase? Traffic shall be limited to not more than three (3) UPS or similar deliveries per week. No semi-tractor truck deliveries will be permitted at any time.

NO. There will be no deliveries or large semi trucks on site. We have dealer plates and will be bringing the vehicles one at a time.

Attachment A

Conditional Use-Expanded Home Occupation

Page 5

1. (continued)

The retail sales of used motor vehicles will be exclusively for the purpose of selling, offering for sale or dealing in motor vehicles. The 2-3 vehicles offered for sale will be housed in the 7 car garage at the rear of the property. There will be no maintenance, oil changes, vehicles up on lifts, etc. No deliveries or large semi trucks will be on site or delivering.



Franklin County Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Economic Development & Planning Department
James Schimmer, Director

Application for

Conditional Use

Pursuant to Section 815 of the Zoning Resolution

Page 6 of 8



Case# CU-

Affidavit

I hereby certify that the facts, statements, and information presented within this application form are true and accurate to the best of my knowledge and belief. I hereby understand and certify that any misrepresentation or omissions of any information required in this application form may result in my application being delayed or not approved by the County. I hereby certify that I have read and fully understand all the information required in this application form and all applicable requirements of the Franklin County Zoning Resolution. The affiant further acknowledges that a Certificate of Zoning Compliance may only be issued for an approved Conditional Use within the period of one (1) year from the date of final approval by the Board of Zoning Appeals; if a conditional use permit has not been used within one (1) year of its date of issuance, meaning there has not been active and substantial improvement to a property in accordance with a valid conditional use permit, then the conditional use permit shall expire and no work may commence or continue without either renewing the conditional use or receiving a new conditional use approval from the Board of Zoning Appeals in accordance with Section 815 of the Franklin County Zoning Resolution.

Judya A. Collins
Applicant/Authorized Agent

12/9/19
Date

James L. Collins
Property Owner (signature must be notarized)

12/9/19
Date

Judya A. Collins (Reimer)
Property Owner (signature must be notarized)

12/9/19
Date

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

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

Jennifer M. Lescalett

12-9-2019



JENNIFER M. LESCALETT
Notary Public, State of Ohio
My Commission Expires
March 21, 2022



OUR OFFICE

SEARCH

ONLINE TOOLS

REFERENCE

CONTACT US

- Summary
- Land Profile
- Residential
- Commercial
- Improvements
- Permits
- Mapping
- Sketch
- Photo
- StreetSmart
- Aerial Photos
- Transfers
- BOR Status
- CAUV Status
- Tax & Payments
- Tax Distribution
- Tax Calculators
- Value History
- Rental Contact
- Incentive Details
- Quick Links

Parcel ID: 180-004735-00
COLLINS JAMES L

Map Routing: 180-0045E -091-00
5767 EBRIGHT RD



Disclaimer:

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

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Franklin County Planning Department
Franklin County, OH

CU-3960

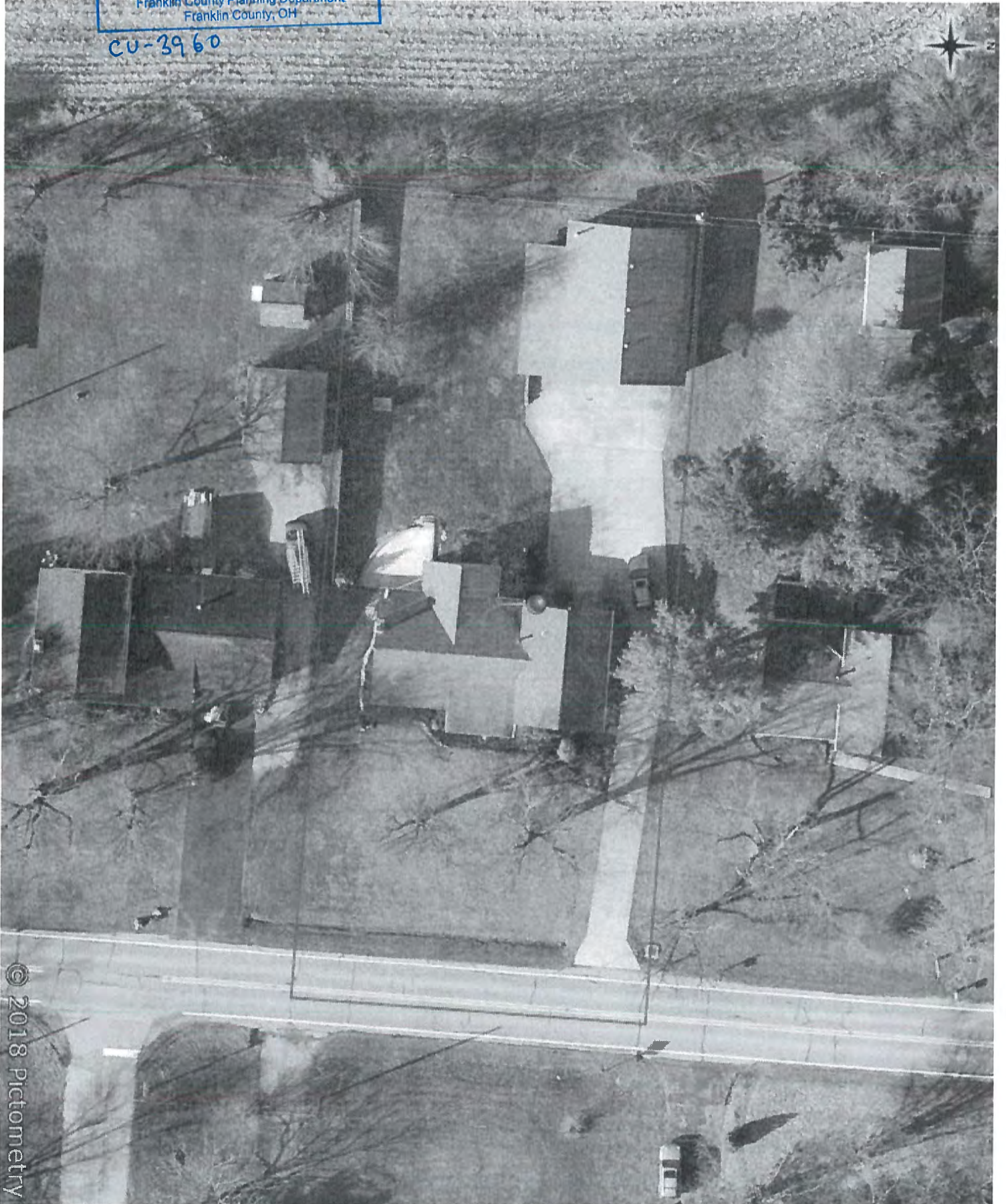
12/18/2018

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DEC 09 2019

Franklin County Planning Department
Franklin County, OH

CU-3960



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