



Commissioner Kevin L. Boyce • Commissioner Marilyn Brown • Commissioner John O’Grady  
President

Economic Development & Planning Department  
James Schimmer, Director

# Franklin County Board of Zoning Appeals

Franklin County Courthouse  
Commissioner’s Hearing Room – 26th Floor  
Columbus, OH 43215

Monday, October 15, 2018  
1:30 p.m.

1. Call roll for board members
2. Introduction of staff
3. Swearing in of witnesses
4. Approval of minutes from the September 17, 2018 meeting
5. New Business:

**i. VA-3904 – Brad Fisher**

<b>Owner/Applicant:</b>	James & Charlene Davison
<b>Agent:</b>	Rebecca Mott
<b>Township:</b>	Norwich Township
<b>Location:</b>	4180 Saturn Rd. (PID #200-001828)
<b>Acreage:</b>	4.400-acres
<b>Utilities:</b>	Private water and wastewater
<b>Request:</b>	Requesting a Variance from Sections 302.021(a(1)), 302.041(a) and 302.042 of the Franklin County Zoning Resolution to allow for the creation of two lots that would result in a residual lot of less than 5-acres and create two lots that fail to meet the minimum lot size requirement of 2.5 acres or provide for 150 feet of road frontage in an area zoned Rural.

**ii. VA-3915 – Phil Ashear**

<b>Owner/Applicant:</b>	Alejandro Canibe
<b>Township:</b>	Pleasant Township
<b>Location:</b>	5550 Grove City Rd. (PID #230-001847)
<b>Acreage:</b>	19.018-acres
<b>Utilities:</b>	Private water and wastewater
<b>Request:</b>	Requesting a Variance from Section 110.041 of the Franklin County Zoning Resolution to allow the construction of a conforming structure on a lot that does not have a minimum of 60 feet of road frontage.

iii. VA-3916 – Phil Ashear

<b>Owner/Applicant:</b>	Whitney Johns
<b>Township:</b>	Norwich Township
<b>Location:</b>	3640 Ridgewood Rd. (PID #200-002545)
<b>Acreage:</b>	0.290-acres
<b>Utilities:</b>	Public water and wastewater
<b>Request:</b>	Requesting a Variance from Section 308.042 of the Franklin County Zoning Resolution to allow the construction of a room addition that would cause the site to exceed the maximum lot coverage in an area zoned Suburban Residential (R-4).

iv. CU-3917 – Brad Fisher

<b>Owner/Applicant:</b>	1350 Emig Rd., LLC.
<b>Agent:</b>	Jackson B. Reynolds, III
<b>Township:</b>	Franklin Township
<b>Location:</b>	1350 Emig Rd. (PID #140-000386)
<b>Acreage:</b>	11.800-acres
<b>Utilities:</b>	Private water and public wastewater
<b>Request:</b>	Requesting a Conditional Use from Section 610.06(3), (4) and (7) of the Franklin County Zoning Resolution to allow storage and processing of materials, parking and loading areas and permanently place fill for a driveway in the floodway fringe.

v. VA-3918 – Phil Ashear

<b>Owner:</b>	Raymond & Michelle Baker
<b>Applicant:</b>	Kyle Schneider
<b>Township:</b>	Pleasant Township
<b>Location:</b>	6534 Rolling Hills Ln. East (PID #230-002878)
<b>Acreage:</b>	0.970-acres
<b>Utilities:</b>	Private water and wastewater
<b>Request:</b>	Requesting a Variance from Section 512.02(2) and 512.02(2(a)) of the Franklin County Zoning Resolution to allow the construction of an accessory building that exceeds the maximum permitted size and is not located completely to the side or rear of the principal structure in an area zoned Rural.

vi. VA-3919 – Phil Ashear

<b>Owner:</b>	Debbie Gabriel
<b>Applicant:</b>	12156 Buckeye Point, LLC.
<b>Township:</b>	Pleasant Township
<b>Location:</b>	2802 Adams St. (PID #230-001347)
<b>Acreage:</b>	0.340-acres
<b>Utilities:</b>	Private water and wastewater
<b>Request:</b>	Requesting a Variance from Section 512.02(2) of the Franklin County Zoning Resolution to allow the construction of an accessory structure that would exceed the maximum size and would not meet the required setback on a site smaller than one (1) acre in an area zoned Rural.

**vii. CU-3920 – Brad Fisher**

<b>Owner/Applicant:</b>	Continental Hills, LLC.
<b>Agent:</b>	Tom Warner
<b>Township:</b>	Sharon Township
<b>Location:</b>	7870 Olentangy River Rd. (PID #250-000023)
<b>Acreage:</b>	11.170-acres
<b>Utilities:</b>	Public water and wastewater
<b>Request:</b>	Requesting a Conditional Use from Section 610.06(1), (2), (4), and (7) of the Franklin County Zoning Resolution to allow the construction of underground water supply, sanitary sewer, and storm sewers and works, residential structures, parking and loading areas, and the placement of fill in the floodway fringe.

**viii. VA-3921 – Phil Ashear**

<b>Owner:</b>	CIVF V-OH1B01 LLC.
<b>Applicant:</b>	James Whitacre
<b>Township:</b>	Hamilton Township
<b>Location:</b>	1661 Rail Court North (PID #150-002698)
<b>Acreage:</b>	35.762-acres
<b>Utilities:</b>	Public water and wastewater
<b>Request:</b>	Requesting a Variance from Sections 501.012, 501.024(b), and 501.013 of the Franklin County Zoning Resolution to allow for the construction of a fence that would exceed the maximum fence height between the street and principal structure, would include chain link fence between a street and principal structure, and would include barbed wire in an area zoned General Industrial.

**6. Adjournment of Meeting to November 19, 2018**



**Commissioner** Kevin L. Boyce • **Commissioner** Marilyn Brown • **Commissioner** John O'Grady  
President

**Economic Development & Planning Department**  
James Schimmer, Director

## **MINUTES OF THE FRANKLIN COUNTY BOARD OF ZONING APPEALS**

**Monday, September 17, 2018**

The Franklin County Board of Zoning Appeals convened on the 26th floor, Franklin County Courthouse, 373 South High Street, Columbus, Ohio, 43215, on Monday, September 17, 2018.

Present were:

Christopher Baer, Chairperson  
Tim Guyton, Vice Chairperson  
Paula Armentrout  
Joe Martin

Franklin County Economic Development and Planning Department members:

Jenny Snapp, Assistant Director  
Matt Brown, Planning Administrator  
Phil Ashear, Planner

Chairperson Baer opened the hearing.

The first order of business being the roll call of members, the introduction of Staff, and the swearing in of witnesses. The next item of business was the approval of the minutes from the August 20, 2018, meeting. Mr. Guyton made a motion to approve the minutes of the August 20, 2018, meeting. It was seconded by Mr. Martin. The motion was approved by a four-to-zero vote.

**NEW BUSINESS:**

The next order of business being Case No. VA-3910. The applicant is Silas Max-Dixon. The township is Madison Township. The site is located at 3027 Winchester Pike. It is 0.57 acres in size, and it is serviced by private water and wastewater. The request is for a Variance from Sections 302.041(c), 502.021(3), 512.02(2), and 531.042(1) of the Franklin County Zoning Resolution to allow the construction of an accessory building, deck and driveway that exceeds the permitted lot area and coverage, exceeds the permitted number of principal uses, fails to meet the driveway setback, exceeds the permitted accessory building size and height, and exceeds the driveway width in an area zoned Rural. Mr. Phil Ashear read and presented the case to the Franklin County Board of Zoning Appeals. Chairperson Baer made a motion to approve a Variance from Section 302.041(c) of the Franklin County Zoning Resolution; that a property shall have only one principal use. It was seconded by Mr. Martin. The motion failed by a zero-to-four vote. Chairperson Baer made a motion to accept Findings of Fact that the applicant failed to satisfy the criteria for granting a Variance under Section 810.041 of the Franklin County Zoning Resolution. The motion was seconded by Mr. Martin. The motion was approved by a four-to-zero vote. Chairperson Baer made a motion to approve the Variance request from Section 512.02(2) to allow for an accessory building of 676

square feet, plus the existing 150-square-foot accessory building for a total accessory building size of 826 square feet. It was seconded by Mr. Guyton. The motion was approved by a four-to-zero vote. Chairperson Baer made a motion to approve the Variance requested from Sections 302.041(c), 531.042(1), and 502.021(3) pertaining to lot coverage, driveway width, and driveway setback from the property line. Mr. Martin seconded the motion. The motion failed by a vote of zero-to-four. Chairperson Baer made a motion to approve Findings of Fact that the reason for denying the requested Variances to Sections 302.041(c), 531.042(1), and 502.021(3) result from the applicant failing to meet the criteria for granting a Variance as identified in Section 810.041 of the Franklin County Zoning Resolution. The motion was seconded by Mr. Guyton. The motion was approved by a four-to-zero vote.

The next order of business being Case No. VA-3911. The applicants are Mitchell and Julie Neff. The township is Pleasant Township. The site is located at 5294 Kinglet Court. It is .065 acres in size, and it is serviced by public water and wastewater. The applicant is requesting a Variance from Section 512.02(2)(a) of the Franklin County Zoning Resolution to allow the construction of an accessory building that fails to meet the accessory building setback requirement and would not be located to the side or rear of the principal structure in an area zoned Suburban Residential (R-4). Mr. Phil Ashear read and presented the case to the Franklin County Board of Zoning Appeals. Chairperson Baer made a motion to approve Case No. VA-3911 from Section 512.02(2)(a) related to the accessory structure not being located completely to the side or rear of the principal structure. It was seconded by Mr. Martin. The motion was approved by a four-to-zero vote. Chairperson Baer made a motion to approve the Variance from Section 512.02(2)(a) related to the 10-foot setback of the accessory structure with Staff's condition. It was seconded by Mr. Martin. The motion failed by a zero-to-four vote. Chairperson Baer made a motion to accept the Findings of Fact that the reason for denying the applicant's request for a Variance from Section 512.02(2)(a) related to the 10-foot setback of an accessory building from a principal structure results from the applicant's failure to satisfy the criteria for granting a Variance and for the error of the builder in constructing the accessory building where it is located. It was seconded by Mr. Martin. The motion was approved by a four-to-zero vote.

The next item of business being Variance Application Case No. VA-3912. The applicant and owners are George and Carol Fraley. The township is Hamilton Township. The property is located at 1560 Rathmell Road. It is 1.515 acres in size and is serviced by private water and wastewater. The applicant is requesting a Variance from Section 512.02 of the Franklin County Zoning Resolution to allow for the construction of an accessory structure that would exceed the 1,440-square-foot maximum allowed on a property between 1 and 2 acres in size in an area zoned Rural. Mr. Phil Ashear read and presented the case to the Franklin County Board of Zoning Appeals. Ms. Armentrout made a motion to approve a Variance from 512.02 with the conditions in Staff's recommendation. It was seconded by Mr. Martin. The motion was approved by a four-to-zero vote.

The next item of business being Variance Application Case No. VA-3913. The applicant and owner is Ray Simmons. The applicant is requesting to table the case until the December 17, 2018, meeting. Mr. Guyton made a motion to accept the tabling at the applicant's request. The motion was seconded by Mr. Martin. The motion was approved by a four-to-zero vote.

The next item of business being Variance Application Case No. VA-3914. The applicant is Stimmel Properties, LLC. The agent is Al Bordelon. The township is Franklin Township. The site is located at 1380 Stimmel Road. The site is 1.01 acres in size and is serviced by private water and wastewater. The applicant is requesting a Variance from Sections 344.041(b)(1), 344.046, 501.013, and 504.012 of the Franklin County Zoning Resolution to allow the site to not meet fence opacity, front greenbelt, fence materials, and fencing and parking setback requirements in an area zoned Limited Industrial. Mr. Matt Brown and Mr. Phil Ashear presented the case to the Franklin County Board of Zoning Appeals. Mr. Martin made a motion to approve a Variance from Sections 344.041(b)(1) and 501.013 of the Franklin County Zoning Resolution with the condition that the applicant relocate 10.6 feet of a parking space closest to Stimmel Road to the side of the parking lot closest to the building. Mr. Guyton seconded the motion. The motion was approved by a four-to-zero vote.

There being no further business to come before the Franklin County Board of Zoning Appeals, Chairperson Baer made a motion to adjourn the hearing. The motion was seconded by Ms. Armentrout. The motion was approved by unanimous vote. The proceedings were adjourned at 4:36 p.m.

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Signature

Minutes of the September 17, 2018, Franklin County Board of Zoning Appeals hearing were approved this 15th day of October, 2018.





Commissioner Kevin L. Boyce • Commissioner Marilyn Brown • Commissioner John O’Grady  
President

Economic Development & Planning Department  
James Schimmer, Director

## STAFF REPORT

Board of Zoning Appeals  
October 15, 2018

### Case: VA-3904

Prepared by: Brad Fisher

<b>Owner/Applicant:</b>	James & Charlene Davison
<b>Agent:</b>	Donald T. Plank – Plank Law Firm, LPA
<b>Township:</b>	Norwich Township
<b>Site:</b>	4180 Saturn Rd. (PID #200-001828)
<b>Acreage:</b>	4.400-acres
<b>Zoning:</b>	Rural
<b>Utilities:</b>	Private water and wastewater
<b>Request:</b>	Requesting a Variance from Sections 302.021(a(1)), 302.041(a) and 302.042 of the Franklin County Zoning Resolution to allow for the creation of one lot that would result in a residual lot of less than 5-acres, both lots would not meet the minimum lot size requirement of 2.5-acres or provide for 150 feet of road frontage in an area zoned Rural.

### Summary

The applicant is requesting a Variance from Sections 302.021(a(1)), 302.041(a) and 302.042 of the Franklin County Zoning Resolution to allow for the creation of one lot that would result in a residual lot of less than 5-acres, both lots would not meet the minimum lot size requirement of 2.5-acres or provide for 150 feet of road frontage in an area zoned Rural. Staff recommends approval with conditions.

### History

Prior to 1962 the subject site was approximately 13-acres in size, and included the lots to the west and south that front on Schirtzinger Road. Between 1962 and 1964, eight lots were split ranging from 0.5 +/- acres to 2.5 +/- acres in size. In 1970 and 2013, two additional lots were split, both under 1.0 acre in size. All of the lots created between 1962 and 2013 have road frontage ranging from 100 to 239 feet.

### Description of the Request

The site is located on the east side of Schirtzinger Road, and currently gains access from the stub of Saturn Road. The applicant is proposing to create one new lot, and reduce the size of the residual lot, all of which would not meet the minimum lot size of 2.5-acres or road frontage of 150 feet along Schirtzinger Road and Saturn Road. The existing lot size is 4.4-acres with 50 feet of road frontage along Saturn Road and 50 feet along Schirtzinger Road. The proposed lot sizes and road frontages are as follows: 2.187-acres with 50 feet of frontage along Saturn Road and 2.1858-acres with 50 feet of frontage along Schirtzinger Road.



The proposal also requires Variances to the Franklin County Subdivision Regulations for not meeting the minimum depth to width ratio and a lot line being beyond five degrees from perpendicular to the street centerline. No Subdivision Variance Application has been submitted for the current proposal.

### **Surrounding Zoning and Land Use**

Properties to the south and west are zoned Rural, to the north is zoned Rural and Suburban Residential (R-4), and to the east zoned Limited Suburban Residential (R-2), all located in Norwich Township. The area has developed with medium density single-family lots.

### **Comprehensive Plan**

The Norwich Township Land Use Plan, adopted in 2001, makes no recommendations for this area.

The Hilliard Comprehensive Plan, adopted by the City of Hilliard in 2011, contains a Future Land Use Map that recommends the area for low-density residential development with a maximum net density of 2 dwelling units per acre.

The proposed lot split meets the Plan's recommendations.

### **Staff Review**

#### Variance from Section 302.021(a(1)) – Land Subdivision:

- The remaining portion of the lot split must be 5-acres in size or larger.
  - The lot sizes proposed are: 2.187-acres and 2.1858-acres, neither of which will meet the required remainder lot size
    - A variance of at least 2.813-acres is required

#### Variance from Section 302.041(a) – Lot Area and Coverage:

- Each lot shall be 2.5-acres in size or larger.
  - The lot split will allow for the creation of 2.1858 and 2.187-acre lots, neither meets the minimum lot size
    - A variance of 0.3142 and 0.313-acres is required

#### Variance from Section 302.042 – Minimum Lot Width:

- A one-family dwelling requires a lot width of 150 feet or more at the front line of the dwelling. The lot must have access to and abut on an improved, dedicated, publicly maintained street right-of-way for a distance of at least 150 feet
  - The proposed road frontage for the 2.1858-acre lot is 50 feet
    - A variance of 100 feet is required
  - The proposed road frontage for the 2.187-acre lot is 50 feet
    - A variance of 100 feet is required

### **Technical Review Committee Agency Review**

#### **Norwich Township Road Department and Franklin County Engineer's Office**

Indicated no concerns with the proposed lot split.

### **Franklin County Public Health**

Approved the proposed wastewater treatment system on August 9, 2018.

### **Franklin County Drainage Engineer's Office and Franklin Soil & Water Conservation District**

Indicated no concerns with the existing drainage provided by a swale and the proposed draining improvements.

## **Staff Analysis**

The Franklin County Zoning Resolution identifies five (5) criteria in Section 810.041 that must be satisfied to approve a variance request.

- 1) *Special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the same zoning district;*
  - » The applicant stated that the subject site is the largest lot in the area, is irregular in shape and has the ability to gain access to both Saturn Road and Schirtzinger Road.
  - » Staff agrees that the subject site is larger than all surrounding residential lots and is irregularly shaped.
- 2) *A literal interpretation of the provisions of this Zoning Resolution would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Zoning Resolution;*
  - » The applicant indicated that the proposed split would create lots more in line with the size of surrounding lots, and that there is no way to provide for the required road frontage.
  - » Staff agrees that the proposed lot sizes would be more in line with the surrounding lots, and that there is no way to increase the existing and proposed road frontage.
- 3) *The special conditions and circumstances do not result from the action of the applicant;*
  - » The applicant indicated that the existing lot configuration did not result from their actions.
  - » Staff does not believe the existing lot configuration is a result from any action made by the applicant.
- 4) *Granting the variance requested will not confer on the applicant any special privilege that is denied by this Zoning Resolution to other lands or structures in the same Zoning District;*
  - » Staff believes that the variance to the minimum 2.5-acre lot size is minimal, and the 5-acre residual lot size would be out of character with the surrounding properties.
  - » The subject site is the only property zoned Rural in the general area that has road frontage below 100 feet, and has two access points to roadways. Staff does not believe a special privilege would be conferred on the applicant for a reduced road frontage based on the submitted site plan.
- 5) *Granting the variance will not adversely affect the health or safety of persons residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare or injurious to private property or public improvements in the vicinity;*
  - » Staff believes that granting the variance will not adversely affect the health or safety of persons residing in the vicinity of the proposed lot split.

## **Recommendation**

Staff's recommendation is that the Board of Zoning Appeals approve with conditions a variance from Sections 302.021(a(1)), 302.041(a) and 302.042 of the Franklin County Zoning Resolution to allow two lots to not meet the minimum residual lot size, minimum lot size, and lot width in an area zoned Rural.

**Resolution**

For your convenience, the following is a proposed resolution:

**Proposed Resolution for Request:**

\_\_\_\_\_ moves to approve a variance from Sections 302.021(a(1)), 302.041(a) and 302.042 of the Franklin County Zoning Resolution as outlined in the request for the applicant identified in Case No. VA-3904.

Seconded by: \_\_\_\_\_

Voting:

**Findings of Fact**

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

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

\_\_\_\_\_ moves that the basis for denying the applicant’s request for the variance from Sections 302.021(a(1)), 302.041(a) and 302.042 of the Franklin County Zoning Resolution as outlined in the request for the applicant identified in Case No. VA-3904 results from applicant’s failure to satisfy the criteria for granting a variance under Section 810.041.

Seconded by: \_\_\_\_\_

Voting:

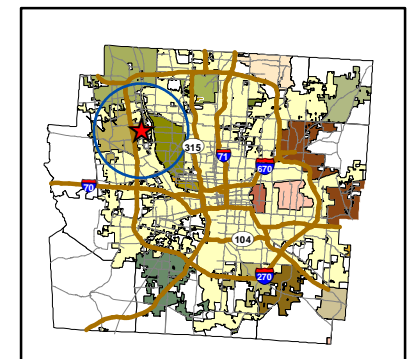


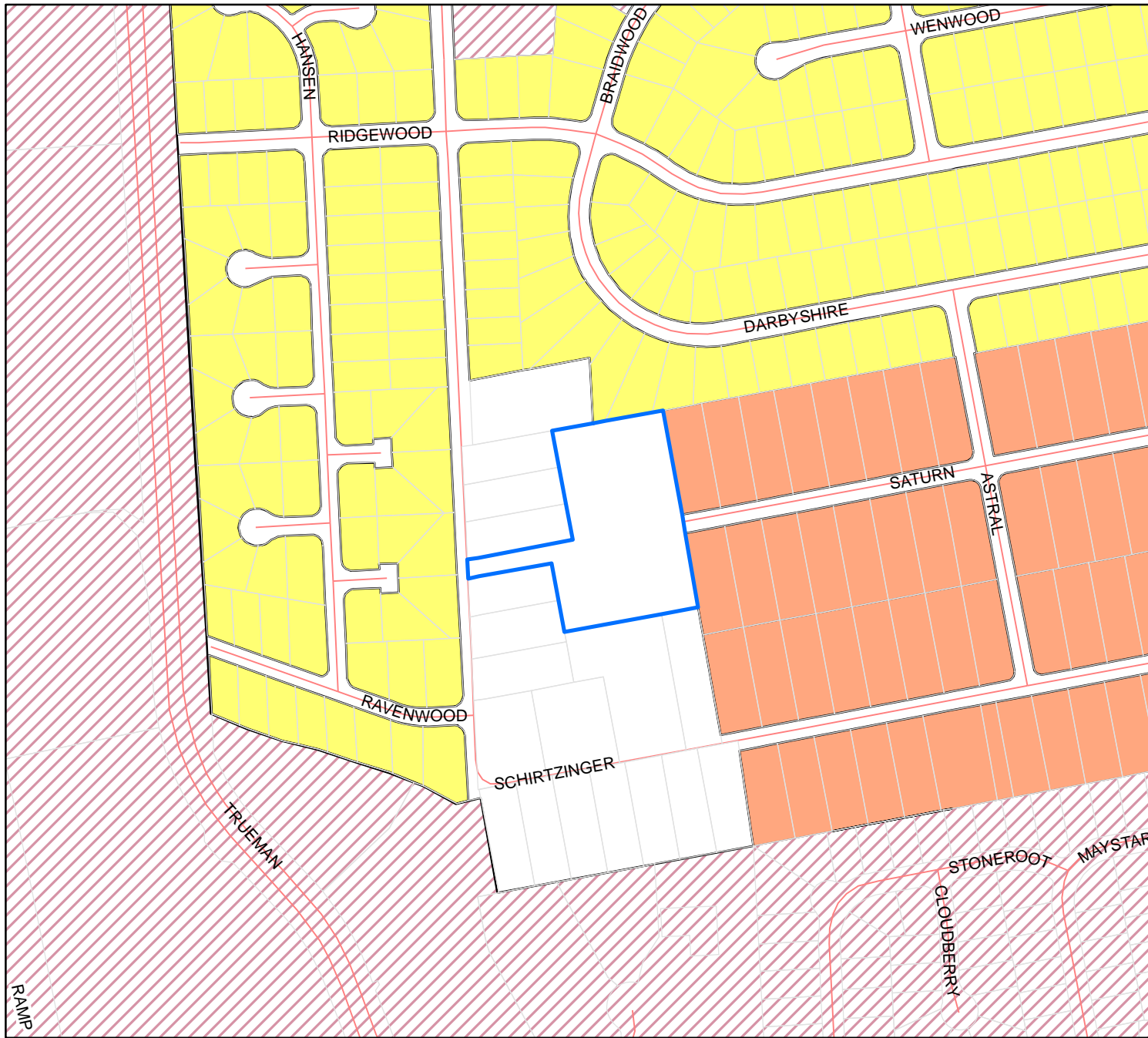
## VA-3904

Requesting a Variance from Sections 302.021(a(1)), 302.041(a) and 302.042 of the Franklin County Zoning Resolution to allow for the creation of [ ] ^ lot that would result in a residual lot of less than 5-acres [ ] [ ] , [ ] ^ } [ ] ^ meet the minimum lot size requirement of 2.5-acres or provide for 150 feet of road frontage in an area zoned Rural.

Acres: 4.400  
Township: Norwich

- 4180 Saturn Road
- Parcels
- Streets







## VA-3904

Requesting a Variance from Sections 302.021(a(1)), 302.041(a) and 302.042 of the Franklin County Zoning Resolution to allow for the creation of one lot that would result in a residual lot of less than 5-acres, both lots would not meet the minimum lot size requirement of 2.5-acres or provide for 150 feet of road frontage in an area zoned Rural.


Acres: 4.400  
Township: Norwich

 4180 Saturn Road


 Parcels

 Streets

### Franklin County Zoning

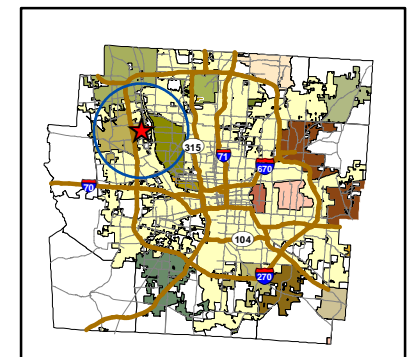
 Limited Suburban Residential

 Rural

 Suburban Residential

### City of Hilliard Zoning

 Planned Unit Development






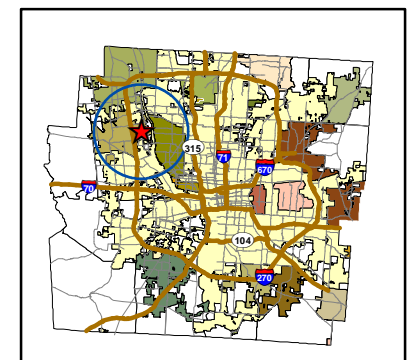


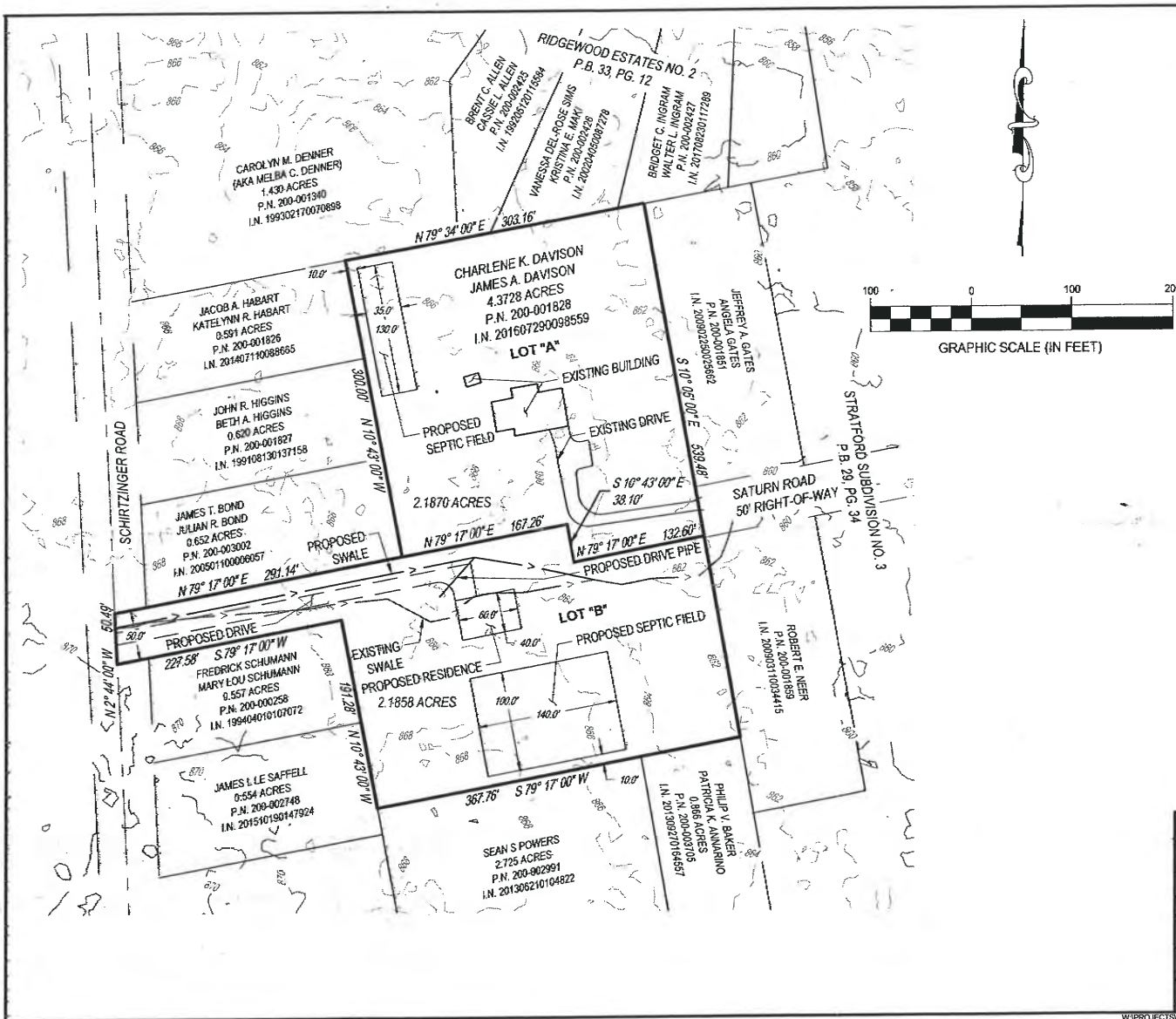
## VA-3904

Requesting a Variance from Sections 302.021(a(1)), 302.041(a) and 302.042 of the Franklin County Zoning Resolution to allow for the creation of [ ] ^ lot that would result in a residual lot of less than 5-acres [ ] ^ [ ] ^ [ ] ^ } [ ] ^ meet the minimum lot size requirement of 2.5-acres or provide for 150 feet of road frontage in an area zoned Rural.

Acres: 4.400  
Township: Norwich

-  4180 Saturn Road
-  Parcels
-  Streets



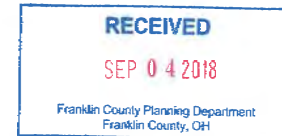


**PROPOSED LOT SPLIT OF PARCEL  
NO 200-001828 4180 SATURN ROAD,  
HILLIARD OHIO BEING PART OF  
SURVEY NO. 1406, VIRGINIA MILITARY  
LANDS**

FLOOD ZONE: X  
39049C0161K, 6/17/2008  
ZONING: R (RURAL)

NOTE:  
CURRENT SEPTIC SYSTEM LOCATED NORTHEAST OF THE  
EXISTING RESIDENCE WILL REMAIN IN SERVICE.

REFERENCES:  
EXISTING TOPOGRAPHY WAS DOWNLOADED FROM THE  
OHIO-GEOGRAPHICALLY REFERENCED INFORMATION  
PROGRAM ACCESSED ON 08/07/2018.  
EXISTING SWALE WAS DRAWN IN FOLLOWING FRANKLIN  
COUNTY AERIAL PHOTOGRAPHY AND LIDAR CONTOURS.



VA-3904

<b>PLANK LAW FIRM</b>	
<b>LOT SPLIT CHARLENE, DAVISON</b>	
4180 SATURN ROAD HILLIARD, OHIO	
SCALE: 1"=100'	DATE: 7/27/2018
DESIGN:	JOB NO.: TBD
DRAWN: AGP	SHEET NO.:
CHECKED: JAM	1 OF 1





Commissioner Kevin L. Boyce • Commissioner Marilyn Brown • Commissioner John O’Grady  
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Economic Development & Planning Department  
James Schimmer, Director

## STAFF REPORT

Board of Zoning Appeals  
October 15, 2018

### Case: VA-3915

Prepared by: Phil Ashear

<b>Applicant/Owner:</b>	Alejandro Canibe
<b>Township:</b>	Pleasant Township
<b>Site:</b>	5550 Grove City Road (PID #230-001847)
<b>Acreage:</b>	19.98 acres
<b>Zoning:</b>	Rural
<b>Utilities:</b>	Private water and wastewater
<b>Request:</b>	Requesting a Variance from Section 110.041 of the Franklin County Zoning Resolution to allow the construction of a conforming structure on a lot that does not have a minimum of 60 feet of road frontage.

### Summary

The applicant is requesting a Variance from Section 110.041 of the Franklin County Zoning Resolution to allow the construction of a conforming structure on a lot that does not have a minimum of 60 feet of road frontage. The request meets the criteria for granting a variance. Staff recommends approval with conditions.

### Description of the Request

The subject site is located on the north side of Grove City Road on a large flag lot. It includes 6 accessory structures all used for agricultural purposes. A single-family home previously existed on the site but it was torn down due to foundation damage that was unrepairable. The proposed home would be placed in the same location of the old structure which the applicant stated had been on the site for over 100 years. The County’s aerial imagery dates back to 1938 and confirms that there was a home in the proposed location at the time.

### Surrounding Area

The subject site is located in the southwest part of the County in unincorporated Pleasant Township. All surrounding parcels are zoned for Residential uses in Low Density Residential (LDR) and Rural zoning districts in unincorporated Pleasant Township. Residential uses in the City of Columbus border the site on the north and west. The surrounding land uses are primarily residential and agricultural.

### Comprehensive Plan

The subject site is located within the planning areas of the Big Darby Accord Watershed Master Plan and the Pleasant Township Comprehensive Plan. The Big Darby Accord Watershed Master Plan, adopted in 2006, recommends conservation development with at least 50% open space. The Pleasant Township



Comprehensive Plan, adopted in 2009, also recommends conservation development with at least 50% open space.

The proposed development does not change the existing residential land use and does conflict with these recommendations.

### **Staff Review**

#### Variance from Section 110.041– Non-Conforming Lots:

- The construction of a conforming structure and/or the conduct of a permitted use shall be allowed on a nonconforming lot of record having at least sixty (60) feet abutment on an improved, publicly maintained right-of-way.
  - The proposed home would be built on a lot with eighteen (18) feet of abutment on a public right-of-way.
    - A variance is required to allow the construction of a home on a lot with less than sixty (60) feet of abutment.

### **Technical Review Committee Agency Review**

No Technical Review Committee Agencies expressed concern.

### **Staff Analysis**

The Franklin County Zoning Resolution identifies five (5) criteria in Section 810.041 that must be satisfied to approve a variance request.

- 1) *Special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the same zoning district;*
  - » The applicant stated that the width of the access drive constitutes a special circumstance.
  - » Staff agrees that the shape of the lot and the width of the access constitute a special circumstance.
- 2) *A literal interpretation of the provisions of this Zoning Resolution would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Zoning Resolution;*
  - » The applicant stated that a literal interpretation would make the rebuild of the house impossible.
  - » Staff agrees that a literal interpretation would deprive the applicant of rights to rebuild that are commonly enjoyed by others.
- 3) *The special conditions and circumstances do not result from the action of the applicant;*
  - » The applicant indicated that the current site configuration existed at the time of purchase.
  - » Staff does not believe the existing lot configuration is a result from any action made by the applicant and that the proposed development is similar to that which existed at the time the applicant purchased the property in 2015.
- 4) *Granting the variance requested will not confer on the applicant any special privilege that is denied by this Zoning Resolution to other lands or structures in the same Zoning District;*
  - » The applicant stated that granting the variance would not confer special privileges and that an attempt to rehab the house was impossible due to the condition of the foundation and that a complete rebuild was the only option.
  - » Staff notes that the proposed development is in keeping with the historic use of the property.
- 5) *Granting the variance will not adversely affect the health or safety of persons residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare or injurious to private property or public improvements in the vicinity;*
  - » The applicant stated that the proposed development would not adversely affect the health or safety of persons residing or working in the area.
  - » Staff agrees that granting the variance will not adversely affect the health or safety of persons residing or working in the area.

**Recommendation**

Staff’s recommendation is that the Board of Zoning Appeals approve with conditions a Variance from Section 110.041 of the Franklin County Zoning Resolution to allow the construction of a conforming structure on a lot that does not have a minimum of 60 feet of road frontage. The conditions are as follows:

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

**Resolution**

For your convenience, the following is a proposed resolution:

**Proposed Resolution for Request:**

\_\_\_\_\_ moves to approve a variance from Sections 110.041 of the Franklin County Zoning Resolution as outlined in the request for the applicant identified in Case No. VA-3915.

Seconded by: \_\_\_\_\_

Voting:

**Findings of Fact**

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

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

\_\_\_\_\_ moves that the basis for denying the applicant’s request for the variance from Sections 110.041 of the Franklin County Zoning Resolution as outlined in the request for the applicant identified in Case No. VA-3915 results from applicant’s failure to satisfy the criteria for granting a variance under Section 810.041.

Seconded by: \_\_\_\_\_

Voting:

RECEIVED  
AUG 28 2018  
Franklin County Planning Department  
Franklin County, OH

VA-3915



RECEIVED  
AUG 27 2018  
Franklin County Planning Department  
Franklin County, OH



VA-3915

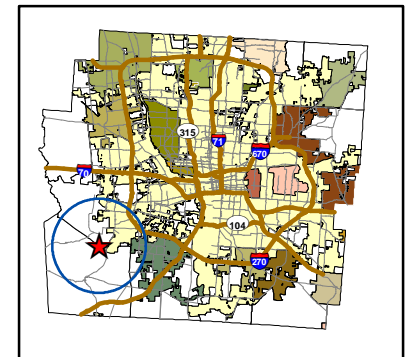


## VA-3915

Requesting a Variance from Section 110.041 of the Franklin County Zoning Resolution to allow the construction of a conforming structure on a lot that does not have a minimum of 60 feet of road frontage.

Acres: 19.018  
Township: Pleasant

-  5550 Grove City Road
-  Parcels
-  Streets






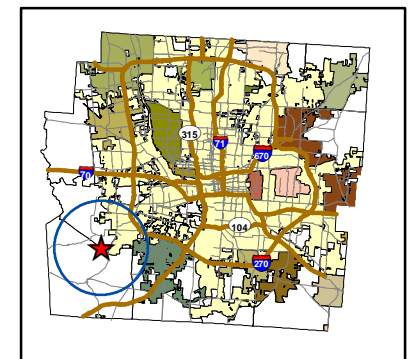


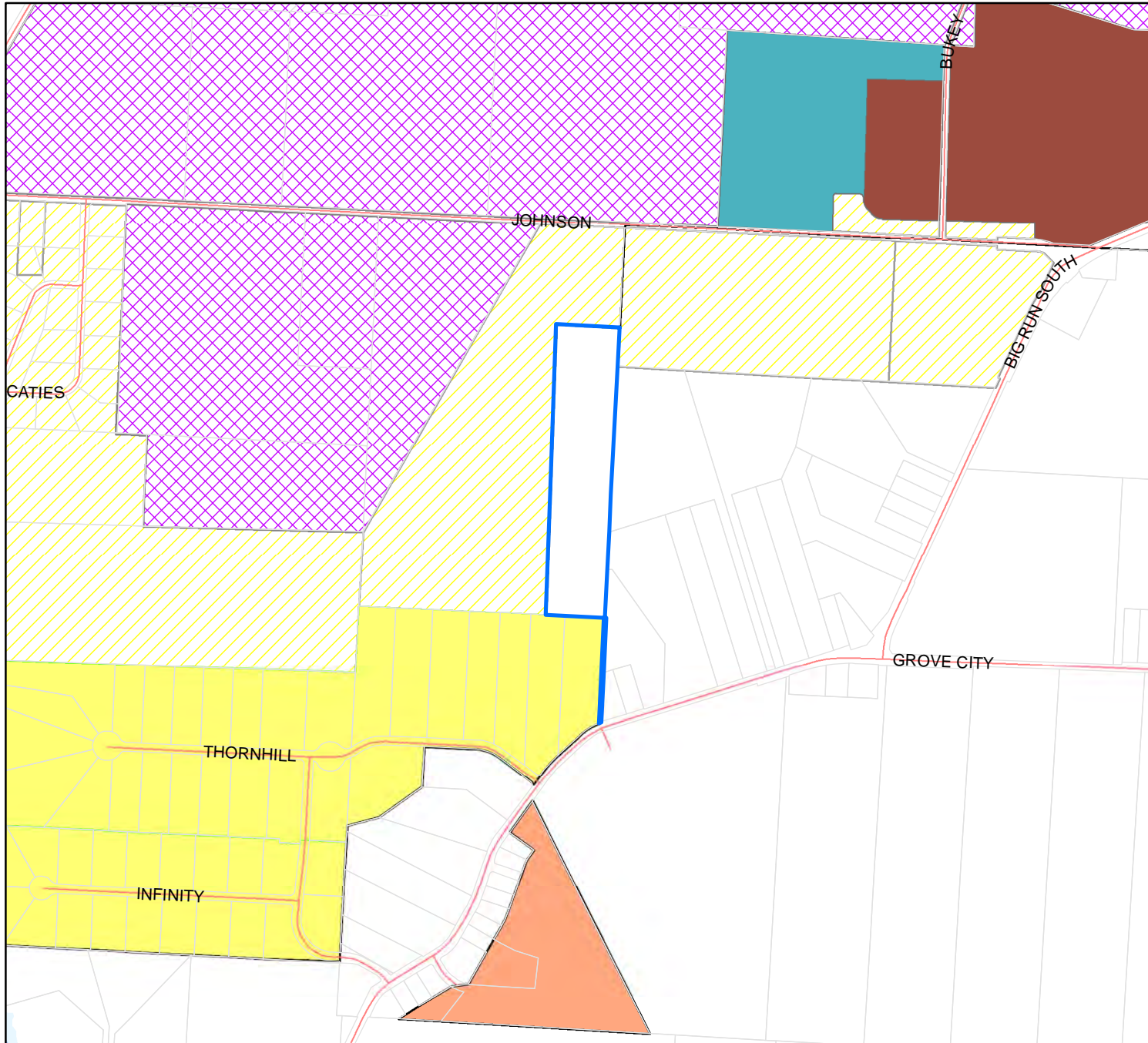
## VA-3915

Requesting a Variance from Section 110.041 of the Franklin County Zoning Resolution to allow the construction of a conforming structure on a lot that does not have a minimum of 60 feet of road frontage.

Acres: 19.018  
Township: Pleasant

-  5550 Grove City Road
-  Parcels
-  Streets






## VA-3915

Requesting a Variance from Section 110.041 of the Franklin County Zoning Resolution to allow the construction of a conforming structure on a lot that does not have a minimum of 60 feet of road frontage.


Acres: 19.018  
Township: Pleasant


 5550 Grove City Road

 Parcels

 Streets

### Franklin County Zoning


 Limited Suburban Residential


 Low Density Residential

 Rural

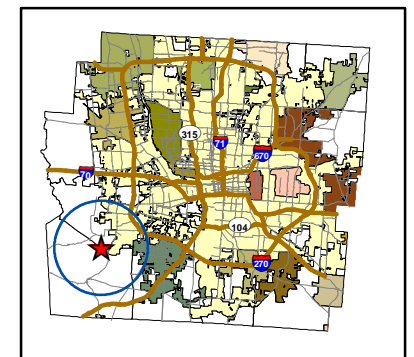
### Columbus Zoning

 Residential

 Manufacturing

 Neighborhood Center

 Neighborhood General





Commissioner Kevin L. Boyce • Commissioner Marilyn Brown • Commissioner John O’Grady  
President

Economic Development & Planning Department  
James Schimmer, Director

## STAFF REPORT

Board of Zoning Appeals  
October 15, 2018

### Case: VA-3916

Prepared by: Phil Ashear

<b>Applicant:</b>	Jerome Michael
<b>Owner:</b>	Whitney A. Johns
<b>Township:</b>	Norwich Township
<b>Site:</b>	3640 Ridgewood Drive (PID #200-002545)
<b>Acreage:</b>	.29 acres
<b>Zoning:</b>	Suburban Residential (R-4)
<b>Utilities:</b>	Public water and wastewater
<b>Request:</b>	Requesting a Variance from Section 308.042 of the Franklin County Zoning Resolution to allow the construction of a room addition that would cause the site to exceed the maximum lot coverage in an area zoned Suburban Residential (R-4).

### Summary

Requesting a Variance from Section 308.042 of the Franklin County Zoning Resolution to allow the construction of a room addition that would cause the site to exceed the maximum lot coverage in an area zoned Suburban Residential (R-4). The request meet the criteria for granting a Variance. Staff recommends approval with conditions of the request.

### Description of the Request

The subject site is located on the north side of Ridgewood Drive in unincorporated Norwich Township. It includes an approximately 2,200 sq. ft. single-family home, a 400 sq. ft. attached deck that will be screened in to create a three-season room. The proposed home addition would be 322 sq. ft. and would bring the total lot coverage to 21.7 percent.

### Surrounding Area

The subject site is located in the western part of the County in unincorporated Norwich Township. The site is part of the Ridgewood Estates No. 2 Subdivision, which was platted in 1960. Parcels surrounding the subject site are zoned Suburban Residential (R-4). Surrounding land uses are primarily single-family residential in varying zoning districts.

### Comprehensive Plan

The subject site is located within the planning areas of the Hilliard Comprehensive Plan. This plan was adopted by Hilliard City Council in 2011. The plan recommends that the current land use remain the

same in the area of the subject site. It also recommends a lot coverage of thirty percent (30%) for the parcels in the area.

The proposed development does not change the existing residential land use and does conflict with these recommendations.

### **Staff Review**

#### Variance from Section 308.042 – Lot Area and Coverage:

- Only one (1) principal use shall be permitted on a lot, and such lot shall not be covered by more than twenty percent (20%) by structure.
  - The proposed addition would bring to total lot coverage to 21.7%
    - A variance of 1.7% is required.

### **Technical Review Committee Agency Review**

No Technical Review Committee Agencies expressed concern.

### **Staff Analysis**

The Franklin County Zoning Resolution identifies five (5) criteria in Section 810.041 that must be satisfied to approve a variance request.

- 1) *Special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the same zoning district;*
  - » The applicant stated that the nature of the existing home is inadequate for serving the family and that it constitutes a special circumstance.
  - » Staff agrees that the nature of the home and its size in relation to other structures and parcels in the area constitute a special circumstance.
- 2) *A literal interpretation of the provisions of this Zoning Resolution would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Zoning Resolution;*
  - » Staff believes that a literal interpretation would limit the square footage of structures allowed due to the size of the site which is slightly smaller than parcels on either side.
  - » Staff notes that the parcels on either side of the subject site have similar square footages to the proposed square footage. However, those parcels remain slightly under the maximum lot coverage due to their size which is .02 acres larger than the subject site.
- 3) *The special conditions and circumstances do not result from the action of the applicant;*
  - » The applicant indicated that the special circumstance did not result from their actions.
  - » Staff does not believe the size of surrounding structures or the size of the lot are results of actions taken by the applicant.
- 4) *Granting the variance requested will not confer on the applicant any special privilege that is denied by this Zoning Resolution to other lands or structures in the same Zoning District;*
  - » The applicant stated that granting the variance would not confer special privileges as the addition would not be seen from the public right-of-way.
  - » Staff agrees that granting the variance would not confer special privileges on the applicant due to the special circumstances and the recommendation for a maximum lot coverage of thirty percent (30%) in the Hilliard Comprehensive Plan.
- 5) *Granting the variance will not adversely affect the health or safety of persons residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare or injurious to private property or public improvements in the vicinity;*
  - » The applicant stated that the proposed development would not adversely affect the health or safety of persons residing or working in the area.
  - » Staff agrees that granting the variance will not adversely affect the health or safety of persons residing or working in the area.



**Recommendation**

Staff’s recommendation is that the Board of Zoning Appeals approve with conditions a Variance from Section 308.042 of the Franklin County Zoning Resolution to allow the construction of a room addition that would cause the site to exceed the maximum lot coverage in an area zoned Suburban Residential (R-4). The condition is as follows:

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

**Resolution**

For your convenience, the following is a proposed resolution:

**Proposed Resolution for Request**

\_\_\_\_\_ moves to approve a variance from Sections 308.042 of the Franklin County Zoning Resolution as outlined in the request for the applicant identified in Case No. VA-3916.

Seconded by: \_\_\_\_\_

Voting:

**Findings of Fact**

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

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

\_\_\_\_\_ moves that the basis for denying the applicant’s request for the variance from Sections 308.042 of the Franklin County Zoning Resolution as outlined in the request for the applicant identified in Case No. VA-3916 results from applicant’s failure to satisfy the criteria for granting a variance under Section 810.041.

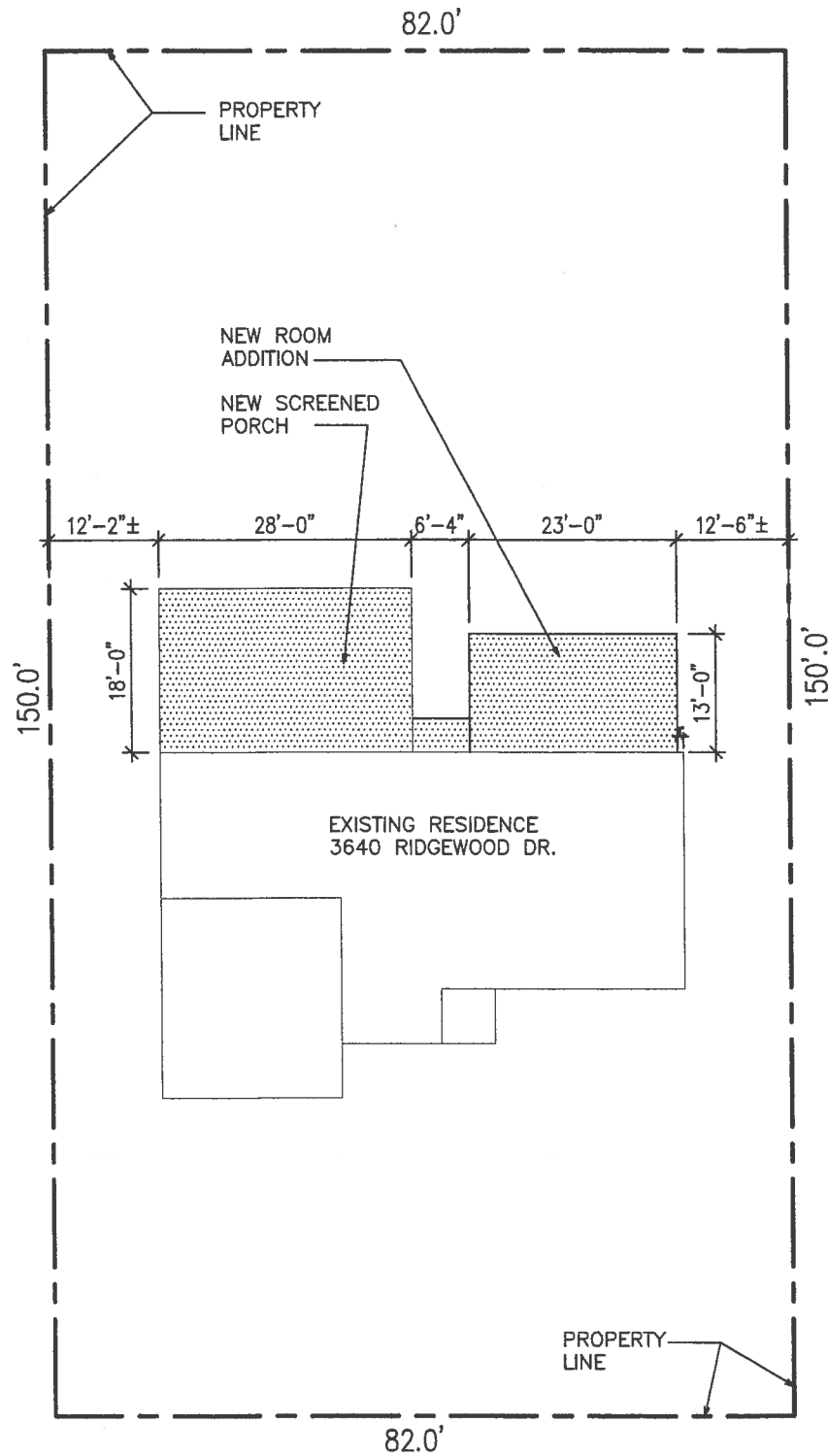
Seconded by: \_\_\_\_\_

Voting:

# JOHNS RESIDENCE

## 3640 RIDGEWOOD DR.

### COLUMBUS, OHIO 43026



SITE PLAN

SCALE: 1" = 20'



### DRAWING INDEX

- 00. SITE PLAN
- G1. GENERAL NOTES, SYMBOLS AND ABBREVIATIONS
- G2. WALL BRACING REQUIREMENTS AND DETAILS
- D. DEMOLITION AND FOUNDATION PLANS
- A1. FLOOR PLAN
- A2. EXTERIOR ELEVATIONS-ROOF PLAN
- A3. BUILDING DETAILS *Roof Plans*
- A4. BUILDING DETAILS*
- E. POWER AND LIGHTING PLAN

LOT COVERAGE: 21.76 %

LOT AREA: 12,300.00 S.F.  
 EXIST. RESIDENCE: 1850.00 S.F.  
 NEW ADDITION: 826.60 S.F.

### GENERAL NOTES:

ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL BUILDING CODES AND ORDINANCES.

CONTRACTOR TO COORDINATE ALL HEATING, AIR CONDITIONING, ELECTRICAL AND PLUMBING REQUIREMENTS CLEARANCES PRIOR TO CONSTRUCTION.

ALL FLOOR JOISTS, LEDGER BOARDS, BAND JOISTS, POSTS, COLUMNS AND ALL OTHER WOOD PERMANENTLY EXPOSED TO THE WEATHER SHALL BE PRESSURE TREATED UNLESS OTHERWISE NOTED.

NEW EXTERIOR WALLS SHALL BE 2X6 STUDS AT 16" C/C W/ R-21 MIN. INSULATION. INTERIOR PARTITIONS TO BE 2X4 STUDS AT 16" C/C W/ 1/2" GYP. BD. EACH SIDE

(X) DOOR SCHEDULE \* ADD 3/4" TO EACH DIMENSION FOR ROUGH OPENING SIZE

ITEM	TYPE	QTY	ROOM	* SIZE (WxH)	REMARKS
A	EXTERIOR DOOR	1	FAMILY	6'-0" X 6'-8"	PATIO DOOR
B	EXTERIOR DOOR	1	FAMILY	6'-0" X 6'-8"	PATIO DOOR
C	INTERIOR DOOR	1	SCREENED PORCH	3'-0"x6'-8"	SCREENED DOOR
D	INTERIOR DOOR	1	BATHROOM	2'-0"	TEMPERED
E	INTERIOR DOOR	1	M. BATHROOM	2'-4"x6'-8"	
F	INTERIOR DOOR	1	M. BATHROOM	2'-6"x6'-8"	
G	INTERIOR DOOR	1	M. BEDROOM	2'-8"x6'-8"	
H	INTERIOR DOOR	1	WALK IN CLOSET	2'-6"x6'-8"	

(X) WINDOW SCHEDULE \* ADD 3/4" TO EACH DIMENSION FOR ROUGH OPENING SIZE

ITEM	TYPE	QTY	* SIZE (WxH)	SILL HEIGHT	
1	AWNING	2	2'-1"WX2'-1"H		
2	DOUBLE HUNG	2	2'-2"WX2'-6"H		
3	DOUBLE HUNG	4	2'-10"WX3'-5"H		

- NOTE: 1. MATCH EXISTING DOORS AND WINDOWS- G.C. TO VERIFY ALL WINDOWS ROUGH OPENING PRIOR TO ORDERING  
 2. SAVE EXISTING DOORS AND WINDOWS TO BE REUSED




*Inverter garage light switch*

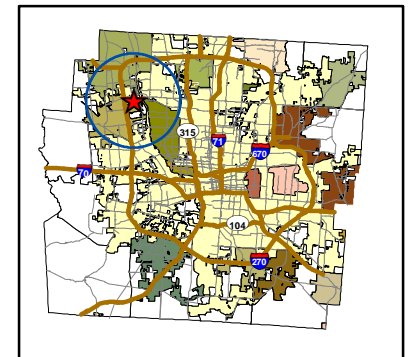


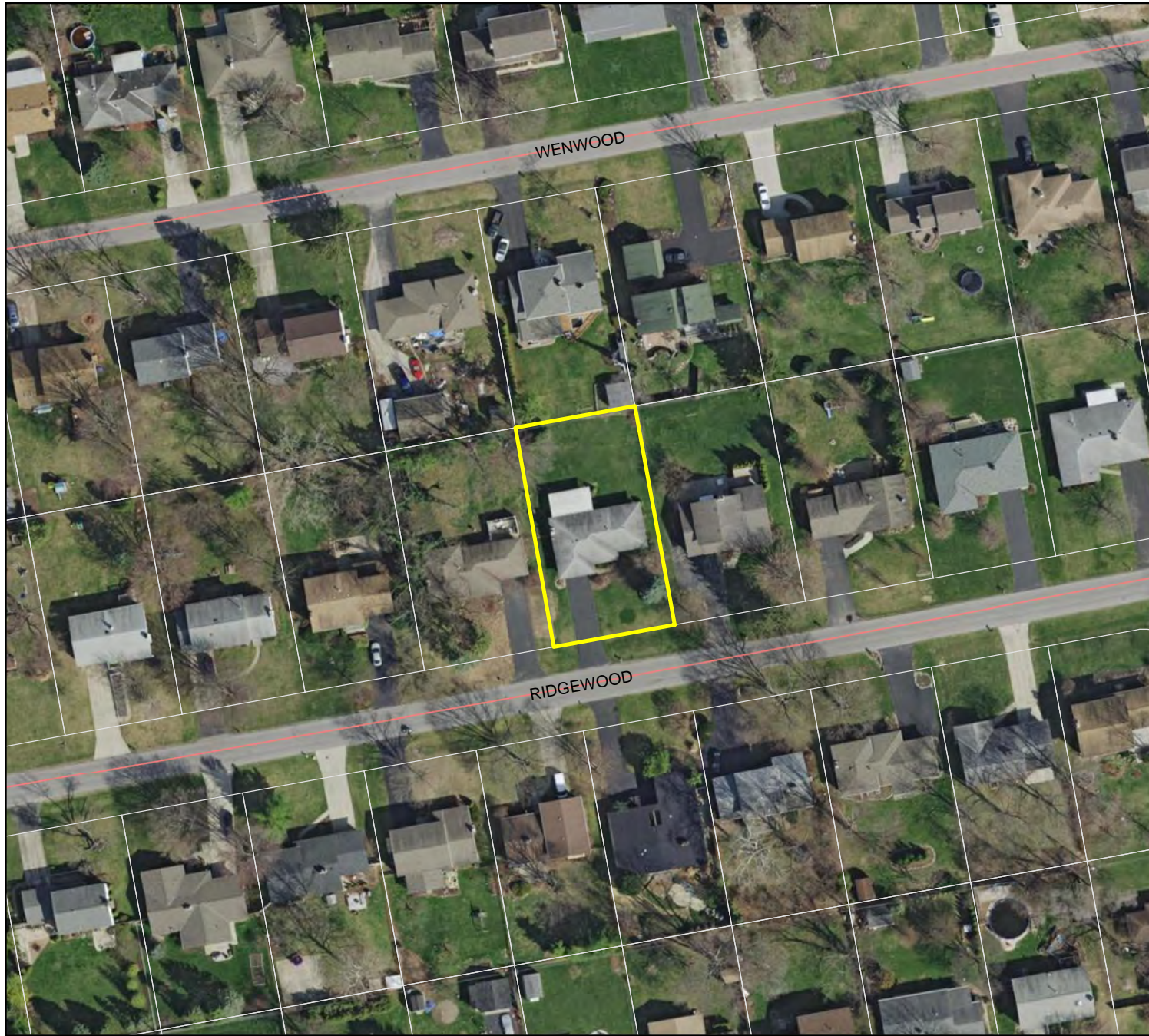
## VA-3916

Requesting a Variance from Section 308.042 of the Franklin County Zoning Resolution to allow the construction of a room addition that would cause the site to exceed the maximum lot coverage in an area zoned Suburban Residential (R-4).

Acres: 0.290  
Township: Norwich

-  3640 Ridgewood Drive
-  Parcels
-  Streets



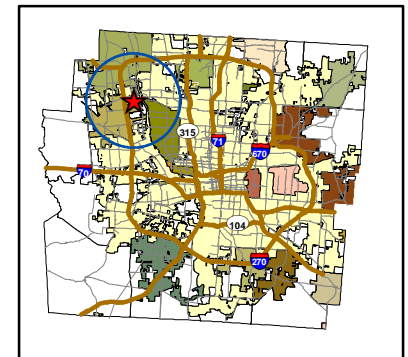


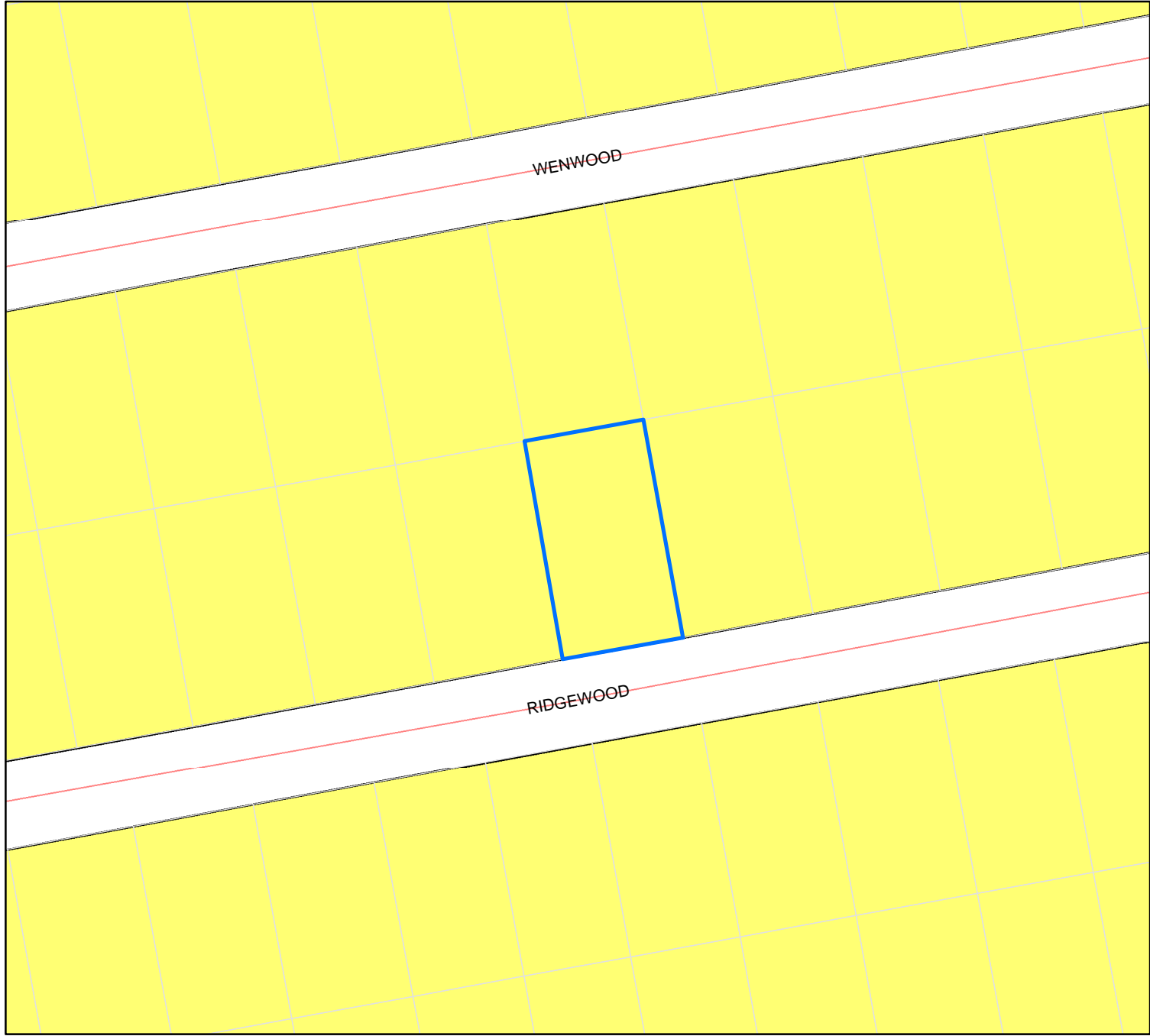
## VA-3916

Requesting a Variance from Section 308.042 of the Franklin County Zoning Resolution to allow the construction of a room addition that would cause the site to exceed the maximum lot coverage in an area zoned Suburban Residential (R-4).

Acres: 0.290  
Township: Norwich

-  3640 Ridgewood Drive
-  Parcels
-  Streets








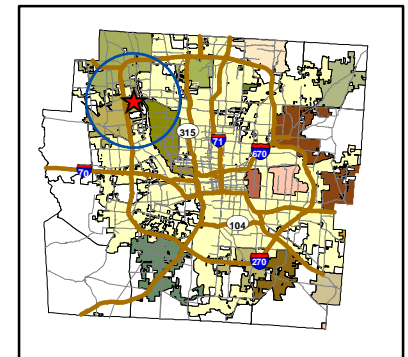


## VA-3916

Requesting a Variance from Section 308.042 of the Franklin County Zoning Resolution to allow the construction of a room addition that would cause the site to exceed the maximum lot coverage in an area zoned Suburban Residential (R-4).

Acres: 0.290  
Township: Norwich

-  3640 Ridgewood Drive
  -  Parcels
  -  Streets
- Franklin County Zoning**
-  Rural
  -  Suburban Residential





Commissioner Kevin L. Boyce • Commissioner Marilyn Brown • Commissioner John O'Grady  
President

Economic Development & Planning Department  
James Schimmer, Director

## STAFF REPORT

Board of Zoning Appeals  
October 15, 2018

### Case: CU-3917

Prepared by: Brad Fisher

<b>Owner/Applicant:</b>	1350 Emig Road LLC
<b>Township:</b>	Franklin Township
<b>Site:</b>	1350 Emig Road (PID #140-000386)
<b>Acreage:</b>	11.8-acres
<b>Zoning:</b>	General Industrial (GI)
<b>Utilities:</b>	Private water and public wastewater
<b>Request:</b>	Requesting a Conditional Use from Section 610.06(3), (4) and (7) of the Franklin County Zoning Resolution to allow storage and processing of materials, parking and loading areas and permanently place fill for a driveway in the floodway fringe.

### Summary

The applicant is requesting a Conditional Use to allow storage and processing of materials, parking and loading areas and permanently place fill for a driveway in the floodway fringe. Staff recommends approval with conditions.

### History

The subject site has been operating illegally as a tractor trailer storage facility and salvage yard for over 20 years without an approved Zoning Compliance. The applicant applied to rezone a portion of the subject site which was split zoned, and received the County Commissioners approval on September 11<sup>th</sup>, 2018, unifying it as a General Industrial (GI) zoned district. The applicant submitted a Zoning Compliance on June 29<sup>th</sup>, 2018 for the proposed development and received approval with conditions of variances on August 20<sup>th</sup>, 2018. A condition of the variance approval was that no parking is permitted in the floodplain areas unless, or until the necessary permits are issued to allow the use of the floodplain areas.

### Description of the Request

The subject site is located on the east side of Emig Road and west of Interstate 71. The applicant stated that they are in the process of clearing the existing tractor trailers and salvage items, that were left by the previous property owner, in order to redevelop the site as a vehicle impound lot and truck repair shop.

The applicant has requested a Conditional Use from the Franklin County Zoning Resolution to allow parking and storage of automobiles and tractor trailers, and the placement of fill associated with a driveway in the floodway fringe.

### **Surrounding Land Use/Zoning**

Properties to the north are zoned Manufacturing in the City of Columbus, and developed with warehousing and construction equipment rental. The Franklinton Floodwall and Interstate 71 are to the east. The property to the south and west is zoned Rural in Franklin Township, owned by the City of Columbus, and serves as their Division of Sewerage and Drainage Grid Pad Facility.

### **Comprehensive Plan**

The Southwest Area Plan, adopted in 2009, contains a Future Land Use Map and Guidelines that recommend this property for a broad range of Industrial uses. Corresponding zoning districts include: Limited Industrial (LI), General Industrial (GI) and Planned Industrial Park (PIP).

The Guidelines recommend preserving land located in the floodplain, however, the Industrial zoning district is intended for uses that are typically incompatible with surrounding areas that need a large amount of land for operations and should be separate from neighborhoods for public safety and environmental reasons. Proposed industrial uses should be designed to minimize adverse impacts on the surrounding community.

Staff notes that the request is not consistent with all of the Plan's future land use recommendations, however it is addressing the Guideline recommendations to locate industrial uses on a large amount of land, separating it from the surrounding neighborhoods. The applicant is also making improvements to a lot that has been utilized in a similar manner for over 20 years.

### **Staff Review**

A Conditional Use from Section 610.06 is permitted, provided it meets all applicable standards and requirements of the Zoning Resolution and any conditions attached by the Board in granting the Conditional Use Permit.

#### **Conditional Use from Section 610.06(3) – Floodway Fringe:**

- Storage or processing of materials is a Conditional Use in the floodway fringe provided that buoyant materials are stored one and one half feet above the Base Flood Elevation, or suitably flood-proofed and protected, and these measures must be approved by the Ohio Environmental Protection Agency (OEPA).
  - The applicant is requesting to store automobiles and tractor trailers for an indefinite period of time in the floodway fringe, however no information has been submitted to verify that any protection measures have been taken.

#### **Conditional Use from Section 610.06(4) – Floodway Fringe:**

- Parking and loading areas are a Conditional Use in the floodway fringe.
  - The applicant is requesting to load and park automobiles and tractor trailers in the floodway fringe.
  - The Franklin County Zoning Resolution requires parking in areas that would be inundated to a depth of one and one half feet or more, or if subject to flow velocities over four (4) feet per second the applicant must provide adequate flood warning devices and measures which must be approved by the Board.
  - Staff notes that the applicant has not provided information regarding the Base Flood Elevation or if adequate flood warning devices would be installed.

#### **Conditional Use from Section 610.06(7) – Floodway Fringe:**

- The permanent placement of material and fill is a Conditional Use in the floodway fringe.
  - The applicant is requesting to install a gravel driveway in the floodway fringe.
  - No development standards exist for such development and Staff has no concerns with the proposed gravel drive on the south side of the property.

## **Technical Review Committee Agency Review**

### **Franklin County Engineer's Office**

The Engineer's Office requires a Traffic Access Study (TAS) prior to the approval of a Certificate of Zoning Compliance. If any roadway improvements are deemed necessary by the TAS, those improvements will need to be constructed or bonded prior to receiving Zoning Compliance approval.

### **Franklin Soil and Water Conservation District**

Indicated no concerns with the request.

## **Staff Analysis**

### **Franklin County Zoning Resolution**

#### **Section 815.041 – Approval of Conditional Use:**

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

- 1) *The proposed use is a Conditional Use of the Zoning District, and the applicable Development Standards established in this Zoning Resolution are met;*
  - » The proposed use is a Conditional Use in the Floodplain district, however no safeguards are proposed for buoyant automobiles and tractor trailers.
  - » Staff requires that vehicles and tractor trailers stored in the floodplain be properly safeguarded to the satisfaction of the Ohio Environmental Protection Agency (OEPA).
- 2) *The proposed development is in accordance with applicable plans or policies for the area;*
  - » Staff notes that the proposed development is not consistent with all of the Plan's recommendations, however it is addressing the Guideline recommendations and making improvements to a lot that has been illegally utilized in a similar manner for over 20 years.
- 3) *The proposed use will be in keeping with the existing land use character of the area.*
  - » The applicant stated that the proposed use will not be out of character with the surrounding area.
  - » Staff believes the proposed use will not have a negative impact on the character of the area provided Staff recommendations are addressed.

## **Recommendation**

Staff's recommendation is that the Board of Zoning Appeals **approve** with conditions a Conditional Use from Section 610.06(3), (4) and (7) of the Franklin County Zoning Resolution to allow storage and processing of materials, parking and loading areas and permanently place fill for a driveway in the floodway fringe. The conditions of approval area as follows:

1. The applicant must work with the City of Columbus to ensure the Franklinton Floodwall is protected by suitable safety measures.
2. A Certificate of Zoning Compliance must be approved prior to the development of the subject site.
3. Buoyant materials must be stored one and one half feet above the Base Flood Elevation, or suitably flood-proofed and protected. Proof of these requirements must be provided prior to the approval of a Certificate of Zoning Compliance.



**Resolution**

For your convenience, the following is a proposed resolution for the Conditional Use request from Section 610.06(3), (4) and (7) of the Franklin County Zoning Resolution.

**Proposed Resolution for Request from Section 610.06(3), (4) and (7):**

\_\_\_\_\_ moves to approve a Conditional Use from Section 610.06(3), (4) and (7) of the Franklin County Zoning Resolution as outlined in the request above for the applicant identified in Case No. CU-3917.

Seconded by: \_\_\_\_\_

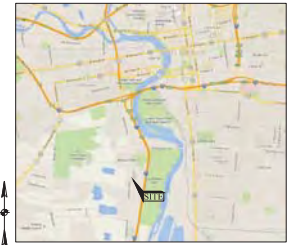
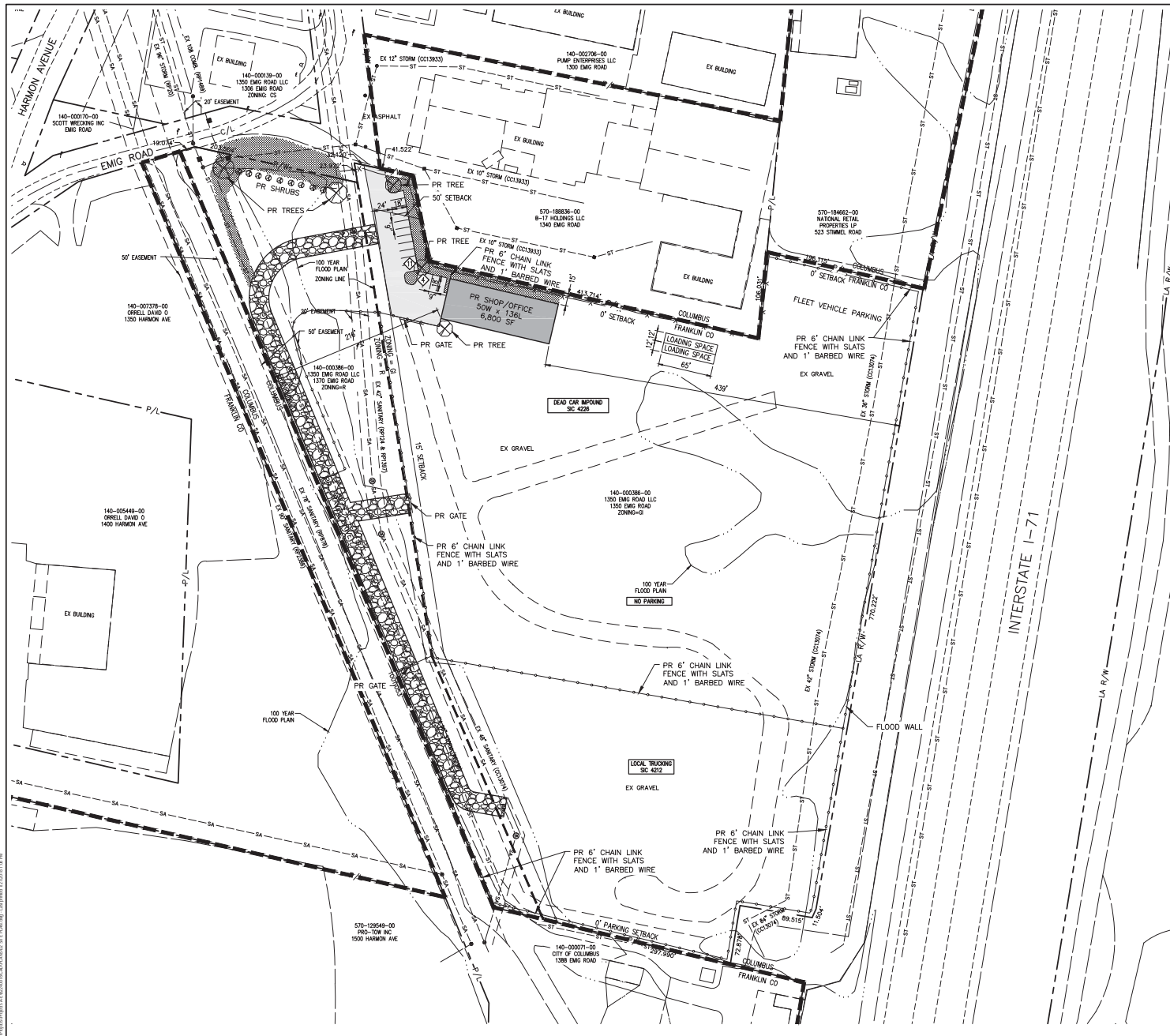
**Findings of Fact**

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

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

\_\_\_\_\_ moves that the basis for denying the applicant's request for a Conditional Use from Section 610.06(3), (4) and (7) of the Franklin County Zoning Resolution as outlined in the request above for Case No. CU-3917 results from the applicant's failure to satisfy the criteria for granting a Conditional Use under Section 815.041.

Seconded by: \_\_\_\_\_



VICINITY MAP  
NOT TO SCALE

**OWNERS**  
1350 EMIG ROAD LLC  
1350 EMIG ROAD  
COLUMBUS, OH 43223  
CONTACT: BRANDON HARRIS  
PHONE: 614-272-1800

**ENGINEER**  
THE MANNIK & SMITH GROUP, INC.  
1160 DUBLIN ROAD, SUITE 100  
COLUMBUS, OHIO 43214  
CONTACT: STEVEN E. FOX  
PHONE: 614-452-4626  
EMAIL: SFOX@MANNIKSMITHGROUP.COM

**SITE DATA**

ADDRESS: 1350 & 1370 EMIG ROAD  
PID: 140-000386-00  
TOTAL SITE AREA: 9.44± AC  
ZONING: GI - GENERAL INDUSTRIAL  
USE: OFFICE & STORAGE  
BUILDING HEIGHT: 100' MAXIMUM

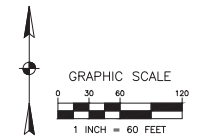
**FLOOD ZONE**

THE PROPERTY LIES WITHIN ZONE A & ZONE X, DETERMINED BY THE FEMA FLOOD INSURANCE RATE MAP #39049C0317K, PANEL 317 OF 465, EFFECTIVE ON 06/17/2008.

PERVIOUS AREA: 0.31 AC, 3.28%  
IMPERVIOUS AREA: 6.16 AC, 96.72%  
TOTAL AREA: 9.44 AC, 100%

**SITE DATA**

TOTAL SITE AREA: 9.44 AC  
DISTURBED AREA: 0.64 AC  
PRE DEVELOPED IMPERVIOUS AREA: 0.02 AC  
POST DEVELOPED IMPERVIOUS AREA: 0.36 AC



NO.	DATE	BY	DESCRIPTION

1160 DUBLIN ROAD COLUMBUS, OH 43215 TEL: 614-452-4626 FAX: 614-452-4626	PROJECT DATE: 08/20/18	PROJECT NO.: B32/016	PROJECT NAME: PAV SITE
PROJECT NO.: B32/016	PROJECT NAME: PAV SITE	DRAWN BY:	CHECKED BY:

PREPARED FOR:  
**CAPITAL TOWING & RECOVERY, INC.**  
114 WINDSOR AVENUE  
COLUMBUS, OH 43211

FRANKLIN COUNTY, OHIO  
SITE COMPLIANCE PLAN  
FOR  
**1350 & 1370 EMIG ROAD**  
COLUMBUS, OH 43223

**SITE PLAN**







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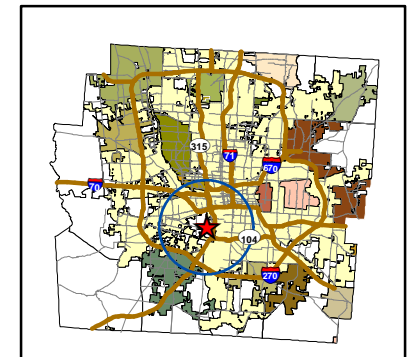


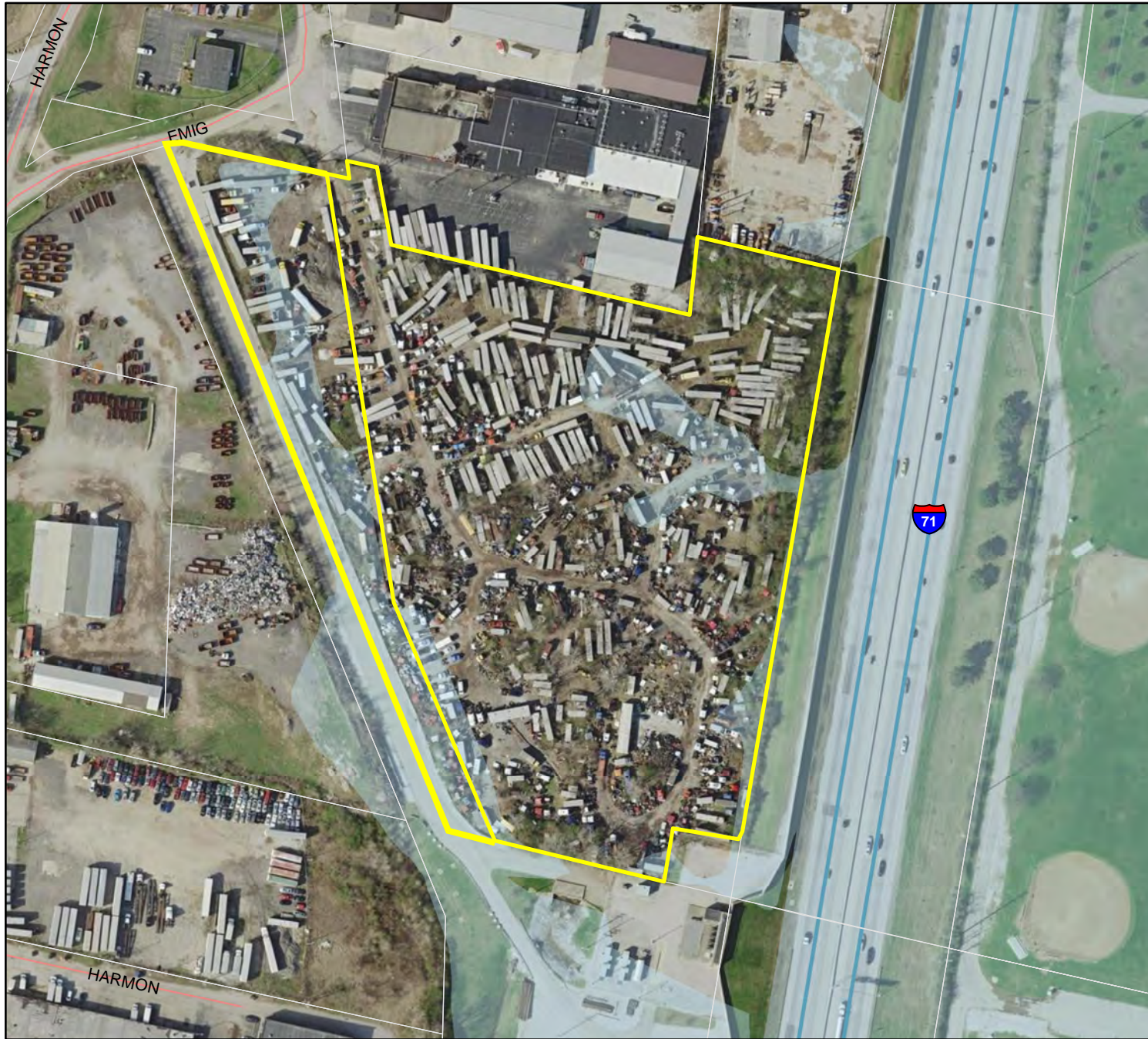
## CU-3917

Requesting a Conditional Use from Section 610.06(3), (4) and (7) of the Franklin County Zoning Resolution to allow storage and processing of materials, parking and loading areas and permanently place fill for a driveway in the floodway fringe.

Acres: 11.8  
Township: Franklin

-  1350 Emig Rd
-  Parcels
-  Interstate
-  Streets
-  Floodway Fringe (100 year)
-  Floodway



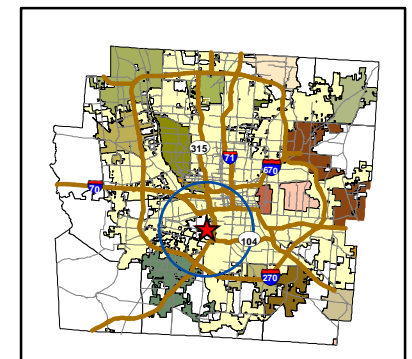


## CU-3917

Requesting a Conditional Use from Section 610.06(3), (4) and (7) of the Franklin County Zoning Resolution to allow storage and processing of materials, parking and loading areas and permanently place fill for a driveway in the floodway fringe.

Acres: 11.8  
Township: Franklin

- 1350 Emig Rd
- Parcels
- Interstate
- Streets
- Floodway Fringe (100 year)





Commissioner Kevin L. Boyce • Commissioner Marilyn Brown • Commissioner John O’Grady  
President

Economic Development & Planning Department  
James Schimmer, Director

## STAFF REPORT

Board of Zoning Appeals  
October 15, 2018

### Case: VA-3918

Prepared by: Phil Ashear

<b>Applicant:</b>	Kyle Schneider
<b>Owner:</b>	Michelle Baker
<b>Township:</b>	Pleasant Township
<b>Site:</b>	6534 Rolling Hills Lane East (PID #230-002878)
<b>Acreage:</b>	.97 acres
<b>Zoning:</b>	Rural
<b>Utilities:</b>	Private water and wastewater
<b>Request:</b>	Requesting a Variance from Section 512.02(2) and 512.02(2(a)) of the Franklin County Zoning Resolution to allow the construction of an accessory building that exceeds the maximum permitted size and is not located completely to the side or rear of the principal structure in an area zoned Rural.

### Summary

The applicant is requesting a Variance from Sections 512.02(2) and 512.02(2(a)) of the Franklin County Zoning Resolution to allow for the construction of an accessory structure that would exceed the maximum permitted size and would not be located completely to the side or rear of the principal structure in an area zoned Rural. Staff recommends denial of the request from section 512.02(2). Staff recommends approval with conditions of the request from Section 512.02(2(a)).

### Description of the Request

The subject site is located on the north side of Rolling Hills Lane on a triangular shaped lot. It includes an approximately 2,057 sq. ft. single-family home, a 2,055 sq. ft. attached deck and swimming pool, and an existing 164 sq. ft. accessory structure. The proposed accessory structure would be 1,054 sq. ft. and would be located in front of the established building line.

### Surrounding Area

The subject site is located in the southwest part of the County in unincorporated Pleasant Township. The site is approximately 3.7 miles west of downtown Grove City and approximately 0.6 miles west of Hellbranch Run in the Pinehurst Subdivision, which was platted in 1988. Parcels directly to the east are zoned Rural while parcels to the west are zoned Limited Suburban Residential (R-2) in unincorporated Pleasant Township.

## **Comprehensive Plan**

The subject site is located within the planning areas of the Big Darby Accord Watershed Master Plan and the Pleasant Township Comprehensive Plan. The Big Darby Accord Watershed Master Plan, adopted in 2006, recommends rural residential uses. The Pleasant Township Comprehensive Plan, adopted in 2009, recommends rural estates of less than one (1) unit per acre.

The proposed development does not change the existing residential land use and does conflict with these recommendations.

## **Staff Review**

### Variance from Section 512.02(2) – Location, Number, and Size of Residential Accessory Structures:

- Lots smaller than one (1) acres shall have a maximum accessory building size of 720 sq. ft.
  - The proposed accessory building would be 1,054 sq. ft. in size. An approximately 164 sq. ft. accessory structure already exists on the property for a total of 1,218 sq. ft. proposed.
    - A variance of 498 sq. ft. is required.
    - Staff notes that an accessory structure of 556 sq. ft., or approximately 23 ft. by 23 ft., would be in compliance with this section.

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

- An accessory building shall be located to the side or rear of the principal structure and shall be no closer than ten (10) feet from any part of the principal structure.
  - The proposed accessory building would not be located to the side or rear of the principal structure.
    - A variance is required to allow the accessory structure to be in front of the established building line.

## **Technical Review Committee Agency Review**

No Technical Review Committee Agencies expressed concern.

## **Staff Analysis**

The Franklin County Zoning Resolution identifies five (5) criteria in Section 810.041 that must be satisfied to approve a variance request.

- 1) *Special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the same zoning district;*
  - » The applicant stated that the shape of the lot constitutes a special circumstance.
  - » Staff agrees that the shape of the lot constitutes a special circumstance but it does not mitigate the request variance with regard to size of accessory structures.
- 2) *A literal interpretation of the provisions of this Zoning Resolution would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Zoning Resolution;*
  - » The applicant stated that a literal interpretation would deprive them of rights and that an alternative to staffs interpretation would be more just.
  - » Staff agrees that a literal interpretation would deprive the applicant of rights commonly enjoyed by others.
  - » Staff notes, however, that this does not account for the proposed size of the accessory structure.
- 3) *The special conditions and circumstances do not result from the action of the applicant;*
  - » The applicant indicated that the existing lot configuration did not result from their actions.
  - » Staff does not believe the existing lot configuration is a result from any action made by the applicant.

- 4) *Granting the variance requested will not confer on the applicant any special privilege that is denied by this Zoning Resolution to other lands or structures in the same Zoning District;*
- » The applicant stated that granting the variance would not confer special privileges and will allow the applicant to store vehicles inside rather than outside, which would improve the overall neighborhood.
  - » Staff notes that an accessory structure of approximate dimensions of 23 ft. x 23 ft. can be constructed in compliance with accessory building size requirements.
- 5) *Granting the variance will not adversely affect the health or safety of persons residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare or injurious to private property or public improvements in the vicinity;*
- » The applicant stated that the proposed development would not adversely affect the health or safety of persons residing or working in the area.
  - » Staff agrees that granting the variance will not adversely affect the health or safety of persons residing or working in the area.

**Recommendation**

Staff’s recommendation is that the Board of Zoning Appeals ***deny*** a Variance from Section 512.02(2) and ***approve*** with conditions 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 completely to the side or rear of the principal structure in an area zoned Rural. The conditions are as follows:

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

**Resolution**

For your convenience, the following is a proposed resolution:

**Proposed Resolution for Request: Section 512.02(2) - Size**

\_\_\_\_\_ moves to approve a variance from Sections 512.02(2) of the Franklin County Zoning Resolution as outlined in the request for the applicant identified in Case No. VA-3918.

Seconded by: \_\_\_\_\_

Voting:

**Findings of Fact**

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

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

\_\_\_\_\_ moves that the basis for denying the applicant’s request for the variance from Sections 512.02(2) of the Franklin County Zoning Resolution as outlined in the request for the applicant identified in Case No. VA-3918 results from applicant’s failure to satisfy the criteria for granting a variance under Section 810.041.

Seconded by: \_\_\_\_\_

Voting:

**Proposed Resolution for Request: Section 512.02(2(a)) - Location**

\_\_\_\_\_ moves to approve a variance from Sections 512.02(2(a)) of the Franklin County Zoning Resolution as outlined in the request for the applicant identified in Case No. VA-3918.

Seconded by: \_\_\_\_\_

Voting:

**Findings of Fact**

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

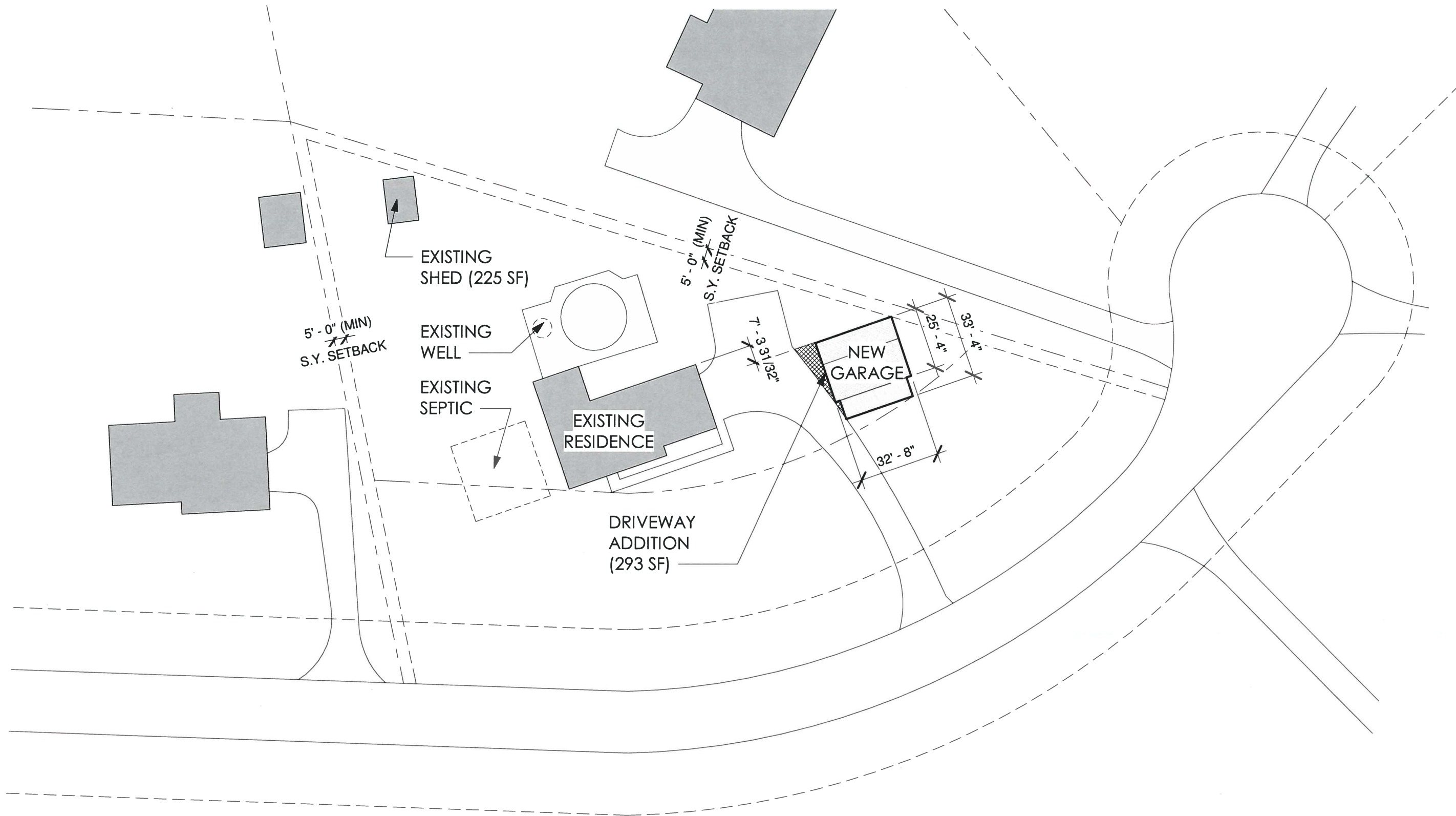
If the resolution fails for lack of support, the following are proposed findings of fact for adoption by the BZA:

\_\_\_\_\_ moves that the basis for denying the applicant's request for the variance from Sections 512.02(2(a)) of the Franklin County Zoning Resolution as outlined in the request for the applicant identified in Case No. VA-3918 results from applicant's failure to satisfy the criteria for granting a variance under Section 810.041.

Seconded by: \_\_\_\_\_

Voting:





1 SITE PLAN  
1" = 40'-0"

**CANVAS DESIGN**

**BAKER GARAGE ADDITION**

site plan

Project number 18-004  
Date 09/11/2018




01

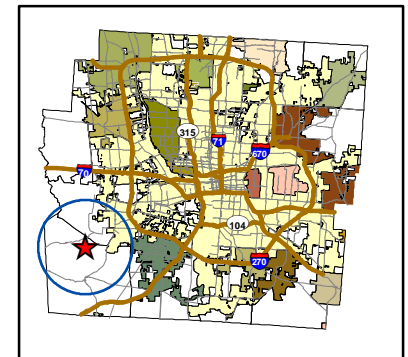


## VA-3918

Requesting a Variance from Section 512.02(2) and 512.02(2(a)) of the Franklin County Zoning Resolution to allow the construction of an accessory building that exceeds the maximum permitted size and is not located completely to the side or rear of the principal structure in an area zoned Rural.

Acres: 0.970  
Township: Pleasant

-  6534 Rolling Hills Lane
-  Parcels
-  Streets



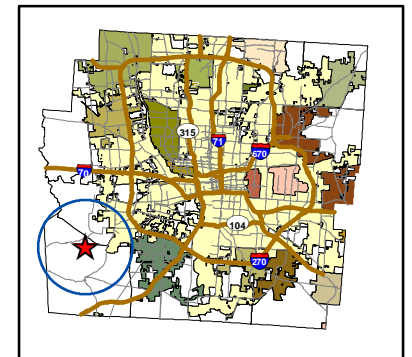


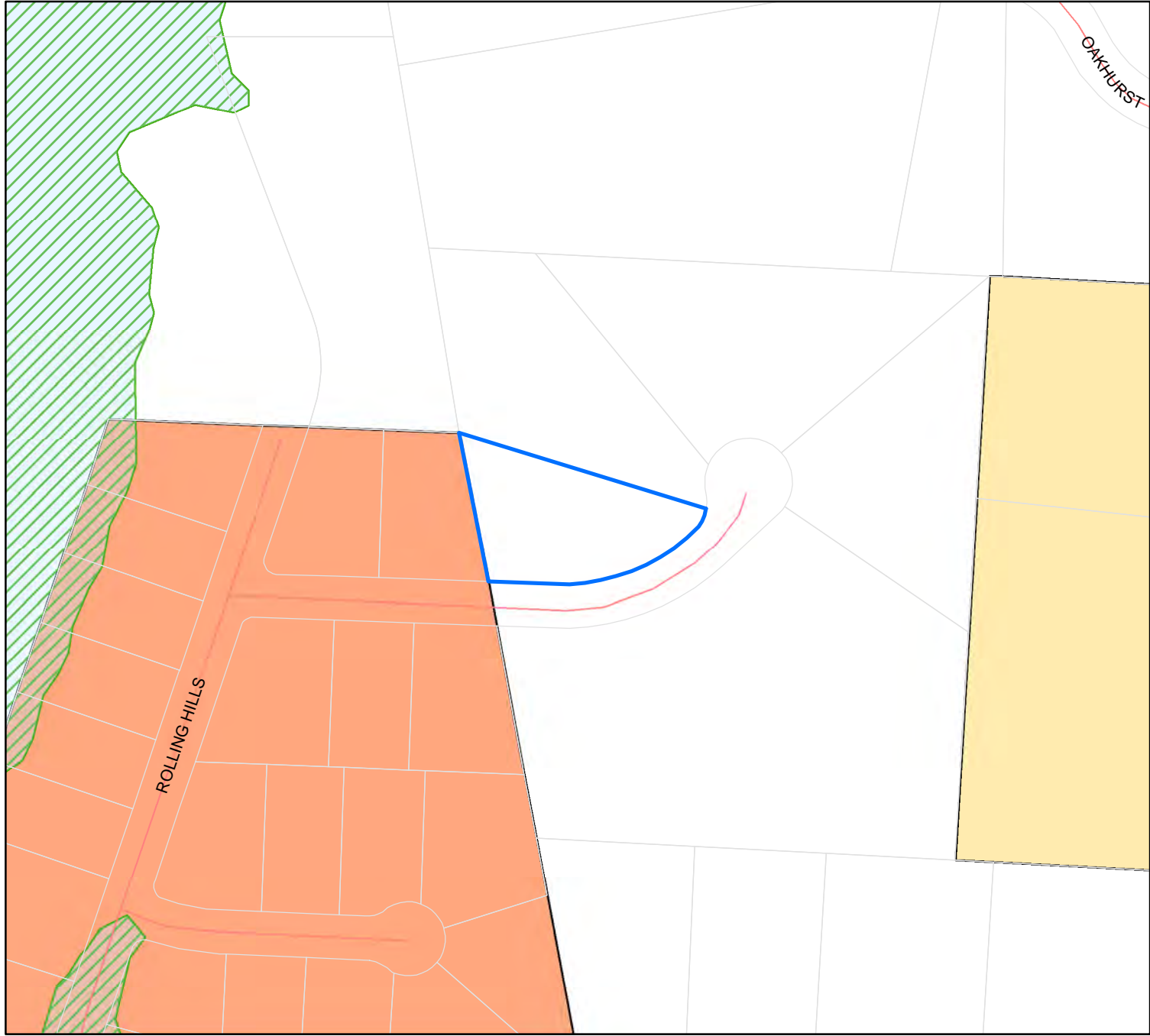
## VA-3918

Requesting a Variance from Section 512.02(2) and 512.02(2(a)) of the Franklin County Zoning Resolution to allow the construction of an accessory building that exceeds the maximum permitted size and is not located completely to the side or rear of the principal structure in an area zoned Rural.

Acres: 0.970  
Township: Pleasant

-  6534 Rolling Hills Lane
-  Parcels
-  Streets
-  Floodway Fringe (100 year)
-  Stream Buffers



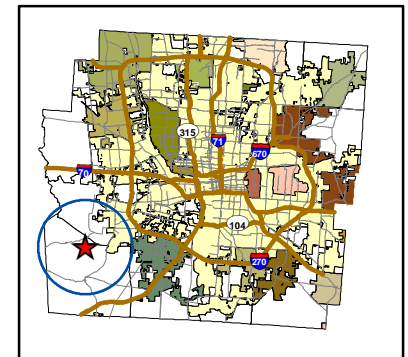


## VA-3918

Requesting a Variance from Section 512.02(2) and 512.02(2(a)) of the Franklin County Zoning Resolution to allow the construction of an accessory building that exceeds the maximum permitted size and is not located completely to the side or rear of the principal structure in an area zoned Rural.

Acres: 0.970  
Township: Pleasant

- 6534 Rolling Hills Lane
- Parcels
- Streets
- Floodway Fringe (100 year)
- Stream Buffers
- Franklin County Zoning**
- Limited Suburban Residential
- Planned Low Density Residential
- Rural





Commissioner Kevin L. Boyce • Commissioner Marilyn Brown • Commissioner John O’Grady  
President

Economic Development & Planning Department  
James Schimmer, Director

## STAFF REPORT

Board of Zoning Appeals  
October 15, 2018

### Case: VA-3919

Prepared by: Phil Ashear

<b>Applicant/Agent:</b>	Mike McGonigle, 12156 Buckeye Point, LLC
<b>Owner:</b>	Debbie Gabriel
<b>Township:</b>	Pleasant Township
<b>Site:</b>	2802 Adams St. (PID #230-001347)
<b>Acreage:</b>	.34 acres
<b>Zoning:</b>	Rural
<b>Utilities:</b>	Private water and wastewater
<b>Request:</b>	Requesting a Variance from Section 512.02(2) of the Franklin County Zoning Resolution to allow the construction of an accessory structure that would exceed the maximum size and would not meet the required setback on a site smaller than one (1) acre in an area zoned Rural.

### Summary

The applicant is requesting a Variance from Sections 512.02(2) of the Franklin County Zoning Resolution to allow the construction of an accessory structure that would exceed the maximum size and would not meet the required setback on a site smaller than one (1) acre in an area zoned Rural. The request does not meet the criteria for granting a variance. Staff recommends denial of the request.

### Description of the Request

The subject site is located on the east side of Adams Street in the unincorporated Village of Georgesville in Pleasant Township. It includes a 1,452 sq. ft. single-family home and an approximately 1,500 sq. ft. paved concrete pad that the proposed accessory structure would be placed over. The proposed accessory structure would be 1,553 sq. ft. in size, which would be approximately 111 sq. ft. larger than the principal structure and 833 sq. ft. larger than the maximum allowed on a lot smaller than one (1) acre.

### Surrounding Area

The subject site is located in the southwest part of the County in the unincorporated Village of Georgesville in Pleasant Township. The unincorporated Village of Georgesville is located just southwest of the confluence of the Little Darby Creek and Big Darby Creek. The Big Darby Creek continues south. Parcels in Georgesville are zoned Rural with parcels along Alkire Road subject to the Smart Growth Overlay.

### Comprehensive Plan

The subject site is located within the planning areas of the Big Darby Accord Watershed Master Plan and the Pleasant Township Comprehensive Plan. The Big Darby Accord Watershed Master Plan, adopted in 2006, recommends Residential Suburban High Density uses of three (3) to five (5) units per acre. The Pleasant Township Comprehensive Plan, adopted in 2009, recommends Residential Suburban High Density uses of four (4) to eight (8) units per acre.

Although the subject site is located just southwest of the confluence of the Big and Little Darby Creeks, the site is not in a Tiered Conservation area. The proposed development does not change the existing residential land use and does conflict with these recommendations.

### **Staff Review**

#### Variance from Section 512.02(2) – Location, Number, and Size of Residential Accessory Structures:

- Accessory buildings shall be setback at least five (5) feet from property lines on lots smaller than one (1) acre.
  - The proposed accessory building would be setback an unknown distance from the south property line.
    - The applicant stated that the side yard setback may be less than five (5) feet.
    - A Variance to allow a side yard setback of less than five (5) feet is required.
- Lots smaller than one (1) acre shall have a maximum accessory building size of 720 sq. ft.
  - The proposed accessory building would be 1,553 sq. ft. in size.
    - A variance of 833 sq. ft. is required.
    - Staff notes that an accessory structure of this size existed on the site previously but burned down. The applicant received a Variance (VA-3530) to rebuild the structure, but that Variance expired before it was constructed.

### **Technical Review Committee Agency Review**

No Technical Review Committee Agencies expressed concern.

### **Staff Analysis**

The Franklin County Zoning Resolution identifies five (5) criteria in Section 810.041 that must be satisfied to approve a variance request.

- 1) *Special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the same zoning district;*
  - » The applicant stated that a special circumstance exists such that an accessory building of the same proportions used to exist in the proposed location before it burned down pre-2006 and a Variance was granted in 2006 to rebuild the structure.
  - » The applicant also stated that the proposed structure would ease the burden of slip-and-fall incidents that are possible on the current concrete pad in inclement weather.
  - » Staff does not believe that a special circumstance exists because this parcel has changed ownership since the fire over 12 years ago. Furthermore, the granted Variance in 2006 was not acted upon.
- 2) *A literal interpretation of the provisions of this Zoning Resolution would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Zoning Resolution;*
  - » The applicant stated that the site does not have a basement or garage that the proposed accessory structure is needed for storage purposes.
  - » Staff does not believe that a literal interpretation would deprive the applicant of rights commonly enjoyed by others.
  - » Staff notes that the applicant can construct a 720 sq. ft. accessory structure and remain in compliance with the Zoning Resolution.
- 3) *The special conditions and circumstances do not result from the action of the applicant;*

- » The applicant indicated that the paved concrete pad existed prior to purchase of the property by the current owner.
  - » Staff does not believe the existing concrete pad is a special circumstance to warrant the construction of an accessory building that is more than two times the size permitted.
- 4) *Granting the variance requested will not confer on the applicant any special privilege that is denied by this Zoning Resolution to other lands or structures in the same Zoning District;*
- » The applicant stated that granting the variance would not confer special privileges because a Variance was previously granted in order to rebuild a structure of the same size after a fire.
  - » Staff notes that the original Variance was granted to the owner of the property at the time the original structure was damaged by fire. That owner failed to act on the approved Variance, which has since expired.
- 5) *Granting the variance will not adversely affect the health or safety of persons residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare or injurious to private property or public improvements in the vicinity;*
- » The applicant stated that the proposed development would not adversely affect the health or safety of persons residing or working in the area.
  - » Staff agrees that granting the variance will not adversely affect the health or safety of persons residing or working in the area but would set a precedent for granting Variances for oversized accessory buildings in the Georgesville area.

**Recommendation**

Staff’s recommendation is that the Board of Zoning Appeals deny a Variance from Section 512.02(2) of the Franklin County Zoning Resolution to allow the construction of an accessory structure that would exceed the maximum size and would not meet the required setback on a site smaller than one (1) acre in an area zoned Rural.

**Resolution**

For your convenience, the following is a proposed resolution:

**Proposed Resolution for Request:**

\_\_\_\_\_ moves to approve a variance from Sections 512.02(2) of the Franklin County Zoning Resolution as outlined in the request for the applicant identified in Case No. VA-3919.

Seconded by: \_\_\_\_\_

Voting:

**Findings of Fact**

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

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

\_\_\_\_\_ moves that the basis for denying the applicant’s request for the variance from Sections 512.02(2) of the Franklin County Zoning Resolution as outlined in the request for the applicant identified in Case No. VA-3919 results from applicant’s failure to satisfy the criteria for granting a variance under Section 810.041.

Seconded by: \_\_\_\_\_

Voting:



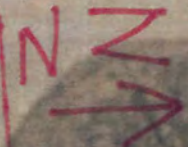
Untitled Map

2802 Adams st., Grove City OH 43123

**Legend**

- 📍 2802 Adams St

Adams street  
 Scale 1" = 22'



Leach Field

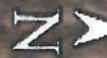
2802 Adams St

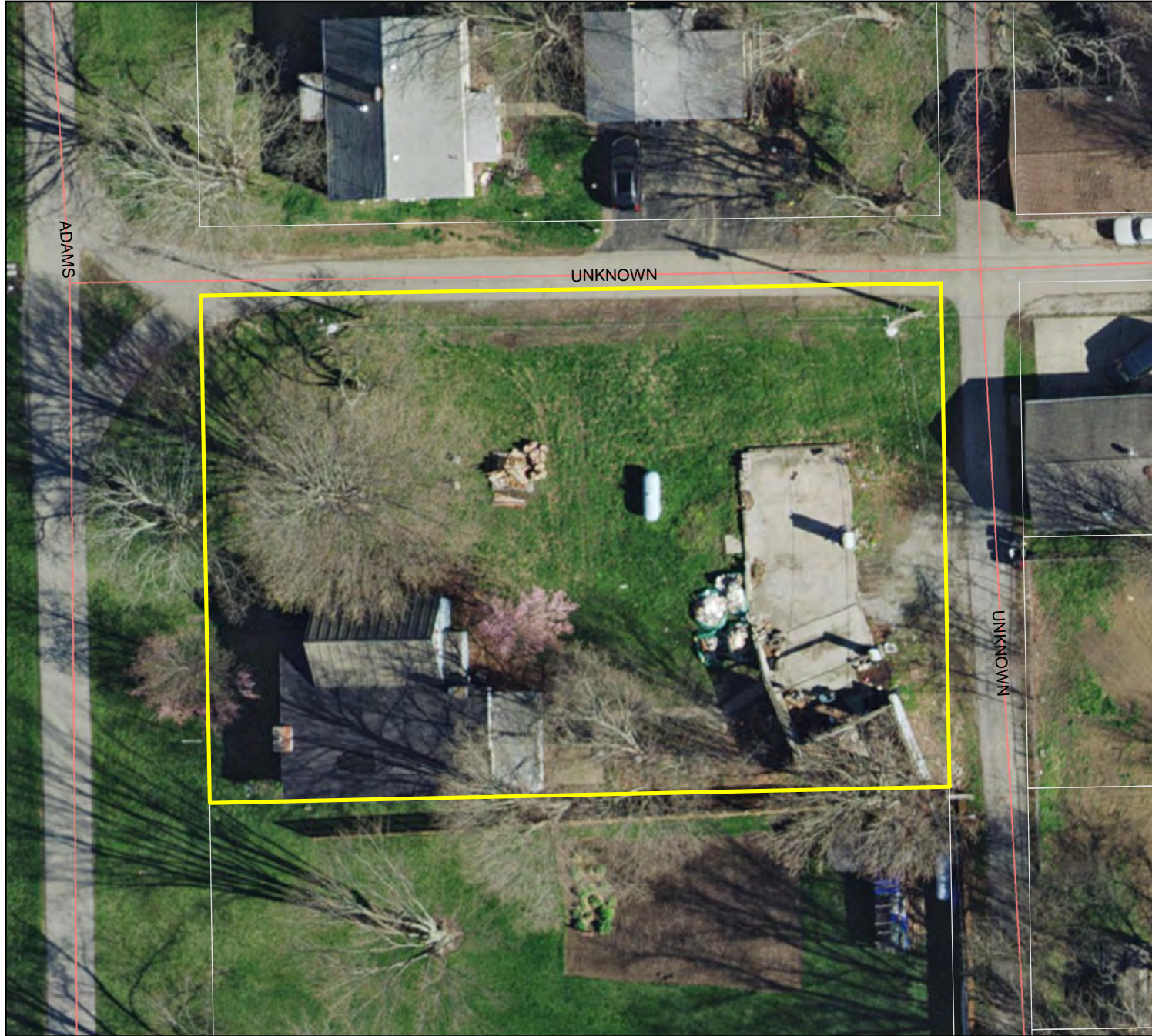
Well

RECEIVED  
 07/12/2018  
 Franklin County Planning Department  
 Franklin County, OH



Proposed Building Garage  
 on existing concrete pad



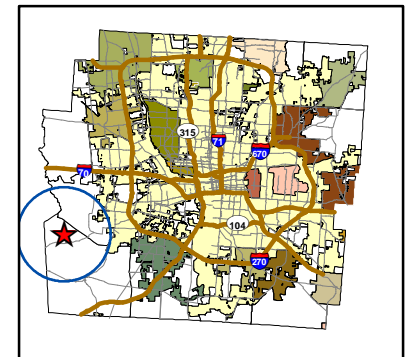


## VA-3919

Requesting a Variance from Section 512.02(2) of the Franklin County Zoning Resolution to allow the construction of an accessory structure that would exceed the maximum size and would not meet the required setback on a site smaller than one (1) acre in an area zoned Rural.

Acres: 0.340  
Township: Pleasant

-  2802 Adams Street
-  Parcels
-  Streets



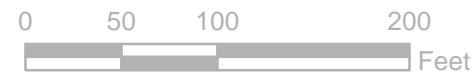
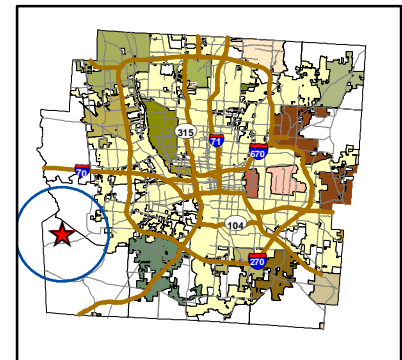


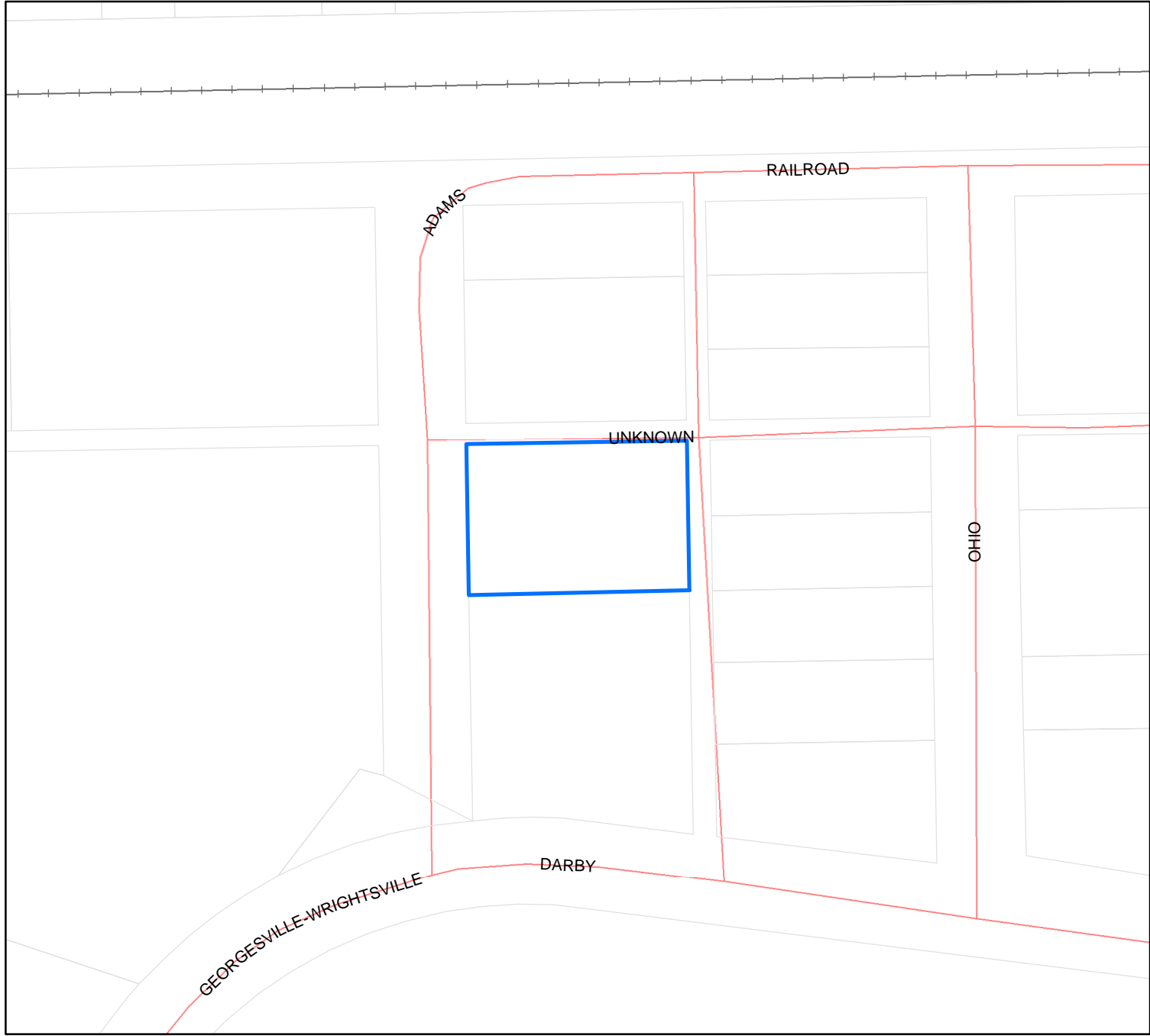
**VA-3919**

Requesting a Variance from Section 512.02(2) of the Franklin County Zoning Resolution to allow the construction of an accessory structure that would exceed the maximum size and would not meet the required setback on a site smaller than one (1) acre in an area zoned Rural.

Acres: 0.340  
Township: Pleasant

- 2802 Adams Street
- Parcels
- Streets
- Railroad










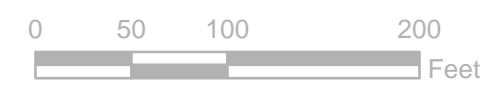
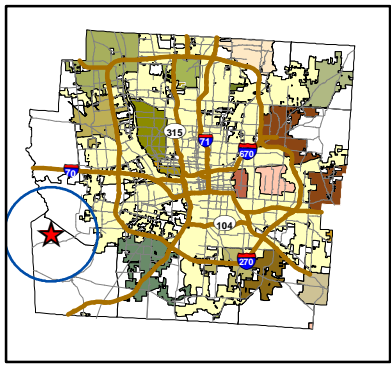
**VA-3919**

Requesting a Variance from Section 512.02(2) of the Franklin County Zoning Resolution to allow the construction of an accessory structure that would exceed the maximum size and would not meet the required setback on a site smaller than one (1) acre in an area zoned Rural.

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Acres: 0.340  
Township: Pleasant

-  2802 Adams Street
  -  Parcels
  -  Streets
  -  Railroad
- Franklin County Zoning**
-  Rural





Commissioner Kevin L. Boyce • Commissioner Marilyn Brown • Commissioner John O’Grady  
President

Economic Development & Planning Department  
James Schimmer, Director

## STAFF REPORT

Board of Zoning Appeals  
October 15, 2018

### Case: CU-3920

Prepared by: Brad Fisher

<b>Owner:</b>	Continental Hills LLC
<b>Applicant:</b>	Continental Real Estate – Jason Hockstok
<b>Township:</b>	Sharon Township
<b>Site:</b>	7870 Olentangy River Road (PID #250-000023 & 250-006893)
<b>Acreage:</b>	11.17-acres
<b>Zoning:</b>	Exceptional Use (EU)
<b>Utilities:</b>	Public water and wastewater
<b>Request:</b>	Requesting a Conditional Use from Section 610.06(1), (2), (4), and (7) of the Franklin County Zoning Resolution to allow the construction of underground water supply, sanitary sewer, and storm sewers and works, residential structures, parking and loading areas, and the placement of fill in the floodway fringe.

### Summary

The applicant is requesting a Conditional Use to allow the construction of underground water supply, sanitary sewer, and storm sewers and works, residential structures, parking and loading areas, and the placement of fill in the floodway fringe. Staff recommends approval with conditions.

### Description of the Request

The subject property is located on the east side of Olentangy River Road, just west of the Olentangy River and north of Interstate 270. The property is currently developed as a shopping center with three (3) buildings that include a grocery store, assorted retailers, offices and restaurants. A vacant office building on the south side of the property is in the process of being demolished and removed.

The applicant is proposing to develop the site with a senior living and assisted living facility. Portions of the project will be in the regulatory floodplain along the site’s eastern edge.

### Surrounding Land Use/Zoning

The land use and zoning in the surrounding area is a mix of commercial and residential. Directly to the north is a water treatment facility zoned Suburban Office (SO) in Sharon Township and a daycare and dry cleaners zoned Commercial in the City of Columbus. To the east is the Olentangy River. To the south is the Olentangy Trail in Sharon Township and offices zoned Commercial in the City of Columbus. Immediately to the west is a gas station and bank zoned Planned Shopping Center (PSC) in Sharon

Township, and just west of Olentangy River Road are single-family homes zoned Restricted Suburban Residential (R-8) in Sharon Township and Residential in the City of Columbus.

### **Area Plans**

No comprehensive plan has been adopted to include the subject site.

### **Staff Review**

A Conditional Use from Section 610.06 is permitted, provided it meets all applicable standards and requirements of the Zoning Resolution and any conditions attached by the Board in granting the Conditional Use Permit.

#### **Conditional Use from Section 610.06(1) – Floodway Fringe:**

- All Conditional Uses in the Floodway as listed in Section 610.04, which includes the construction, placement, or improvement and maintenance of public or private utilities are Conditional Uses in the Floodway Fringe.
  - The applicant is requesting to construct an underground water quality stormwater storage chamber, water main and sanitary sewer in the Floodway Fringe.
  - The Franklin County Zoning Resolution requires water and wastewater facilities be approved by the Ohio Environmental Protection Agency (OEPA), the County Sanitary Engineer, or County District Board of Health, whichever has jurisdiction, and must be elevated or flood-proofed to provide protection from the Base Flood. All the proposed utilities will be engineered to prevent damage to them in times of flooding.

#### **Conditional Use from Section 610.06(2) – Floodway Fringe:**

- Residential, commercial or similar structures are Conditional Uses in the Floodway Fringe.
  - The applicant is requesting to construct a residential building and two (2) parking garages in the Floodway Fringe.
  - The Franklin County Zoning Resolutions requires all structural, site and/or grading plans for residential development activities in the floodplain to be prepared by a registered professional engineer and/or architect. Residential buildings on this site must have a lowest floor of 1.4 feet above the Base Flood Elevation.
  - The applicant has provided the required site and grading plans showing all buildings above the required elevations.

#### **Conditional Use from Section 610.06(4) – Floodway Fringe:**

- Parking and loading areas are Conditional Uses in the Floodway Fringe.
  - The applicant is requesting to construct two (2) parking garages, and parking and loading areas in the Floodway Fringe.
  - The Franklin County Zoning Resolution requires parking in areas that would be inundated to a depth of one and one half feet or more, or subject to flow velocities over four (4) feet per second must be provided with adequate flood warning devices and measures approved by the Board.
  - Staff notes that the proposed parking and loading area improvements meet the elevation requirements as shown on the site plan submitted.

#### **Conditional Use from Section 610.06(7) – Floodway Fringe:**

- Permanent placement of fill is a Conditional Use in the Floodway Fringe.
  - The applicant is requesting to place permanent fill on the site in order to construct a residential building, two parking garages and a parking lot in the Floodway Fringe.
  - Staff has no concerns with the proposed placement of fill.

### **Technical Review Committee Agency Review**

No Technical Review Agencies had any concerns with the request.

### **Staff Analysis**

#### **Franklin County Zoning Resolution**

#### **Section 815.041 – Approval of Conditional Use:**

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

- 1) *The proposed use is a Conditional Use of the Zoning District, and the applicable Development Standards established in this Zoning Resolution are met;*
  - » The proposed uses are Conditional Uses in the Floodplain district and development standards will be met.
- 2) *The proposed development is in accordance with applicable plans or policies for the area;*
  - » Staff notes that no plan has been adopted to include the subject site, however the subject site is zoned Exceptional Use, which requires a site specific Development Plan and Text to ensure the proposed development meets adopted plan's and regulations. The proposed development complies with the adopted Exceptional Use zoning district regulations.
- 3) *The proposed use will be in keeping with the existing land use character of the area.*
  - » The applicant stated that the proposed asphalt improvements will not change the overall character of the subject site and the proposed structures will have a finished floor height above the Base Flood Elevation, minimizing the grade change between the parking and maneuvering areas serving the site.
  - » Staff believes the proposed use will not have a negative impact on the character of the area provided Staff recommendations are addressed.
  - » Staff also believes the proposed improvements will enhance the aesthetics and overall land use character of the site.

### **Recommendation**

Staff's recommendation is that the Board of Zoning Appeals ***approve*** with conditions a Conditional Use from Section 610.06(1), (2), (4), and (7) of the Franklin County Zoning Resolution to allow the construction of underground water supply, sanitary sewer, and storm sewers and works, residential structures, parking and loading areas, and the placement of fill in the floodway fringe. The conditions of approval area as follows:

1. The applicant must apply for and receive approval of a Certificate of Zoning Compliance prior to the development of the subject site.
2. The proposed underground water quality stormwater storage chamber, water main and sanitary sewer must be approved by the Ohio Environmental Protection Agency (OEPA), the County Sanitary Engineer, or County District Board of Health, whichever has jurisdiction prior to the approval of the Zoning Compliance.
3. The applicant must apply for and receive approval of a National Floodplain Insurance Program (NFIP) Permit prior to the development of the subject site.

**Resolution**

For your convenience, the following is a proposed resolution for the Conditional Use request from Section 610.06(1), (2), (4), and (7) of the Franklin County Zoning Resolution.

**Proposed Resolution for Request from Section 610.06(1), (2), (4), and (7):**

\_\_\_\_\_ moves to approve a Conditional Use from Section 610.06(1), (2), (4), and (7) of the Franklin County Zoning Resolution as outlined in the request above for the applicant identified in Case No. CU-3920.

Seconded by: \_\_\_\_\_

**Findings of Fact**

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

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

\_\_\_\_\_ moves that the basis for denying the applicant’s request for a Conditional Use from Section 610.06(1), (2), (4), and (7) of the Franklin County Zoning Resolution as outlined in the request above for Case No. CU-3920 results from the applicant’s failure to satisfy the criteria for granting a Conditional Use under Section 815.041.

Seconded by: \_\_\_\_\_



# SHARON TWP., FRANKLIN COUNTY, OHIO CONDITIONAL USE APPLICATION FOR OLENTANGY VALLEY CENTER 2018



LOCATION / DISTRICT MAP  
NO SCALE

**DEVELOPMENT STANDARDS:**

THE LAND IS CURRENTLY ZONED EXCEPTIONAL USE.

**DRAINAGE/OPEN SPACE:**

STORMWATER DETENTION OR RETENTION OF 100 YEAR STORM EVENT IS NOT REQUIRED FOR THE PROJECT DUE TO THE PROXIMITY OF THE OLENTANGY RIVER (AN ORDER STREAM). WATER QUALITY STORAGE IS REQUIRED (A02 REDEVELOPMENT RATE) AND PROVIDED IN ACCORDANCE TO COUNTY AND SHG EPA MINIMUM REQUIREMENTS VIA UNDERGROUND WATER QUALITY STORAGE CHAMBERS.

**INFRASTRUCTURE:**

ALL DEVELOPMENT IS TO BE SERVED BY CENTRAL SEWER AND FRANKLIN COUNTY SEWER RESPECTIVELY AND WATER SERVICE FROM AQUA DHD WATER.

**INDEX OF DRAWINGS**

TITLE SHEET	1
SITE PLAN (NORTH)	2
SITE PLAN (SOUTH)	3
DRAINAGE PLAN (FLOODPLAIN AREAS)	4
CROSS-SECTIONS	5

**SITE DATA TABLE**

TOTAL SITE AREA	11.17 AC
TOTAL DISTURBED AREA	7.48 AC
PRE-DEVELOPED IMPERVIOUS AREA	4.50 AC
POST-DEVELOPED IMPERVIOUS AREA	4.10 AC



INDEX MAP  
SCALE: 1"=100'

REGISTERED PROFESSIONAL ENGINEER  
 NUMBER: 61513 DATE: 9/13/18

REGISTERED PROFESSIONAL SURVEYOR  
 NUMBER: 7661 DATE: 9/13/18

DEVELOPER  
**CONTINENTAL REAL ESTATE**  
CONTINENTAL REAL ESTATE COMPANY  
1700 Broadview, Columbus, Ohio 43215  
614.221.1800 ext. 41421.600 Fax  
www.continentalreal.com  
JASON HOOKSTOK  
JHOOKSTOK@CONTINENTAL-REALESTATE.COM

ENGINEER  
**ADVANCED CIVIL DESIGN, INC.**  
ADVANCED CIVIL DESIGN  
4333 Brennan Road  
Columbus, Ohio 43230  
614.458.4700  
614.458.4700  
TOM WARNER  
TWARNER@ADVANCEDCIVILDESIGN.COM

ARCHITECT  
**NEW AVENUE**  
NEW AVENUE  
4740 REED ROAD, SUITE 207  
COLUMBUS, OHIO 43220  
614-884-5085  
BRENT RACER  
BRACER@NEWAVENUE.NET

ARCHITECT  
**pH7**  
K. BIRN WILSON  
ARCHITECTS  
242 W. HASTINGS BLVD.  
SUITE 200  
COLUMBUS, OH 43215  
614.458.2333 ext. 101  
614.458.2333  
WWW.PH7ARCHITECTS.COM

LANDSCAPE ARCHITECT  
**EDGE**  
330 WEST SPRING STREET, SUITE 300  
COLUMBUS, OHIO 43215  
614-458-3343  
RYAN PEARSON  
RPEARSON@EDGEA.COM

**BENCHMARKS**  
BASED ON FRANKLIN COUNTY MONUMENTS (NAD83 1988 DATUM)

Survey BM 1 - Franklin County Survey Control Monument "7005-6880" - Aluminum cap in concrete monument at the cartilage intersection of Clubview Blvd. and Olentangy River Road, crosses through Franklin County road monument face.  
Elevation = 1020.913

Site BM 1 - Iron pin found 4.4 feet east of the east edge of pavement of Olentangy River Road, directly in front of an existing fire hydrant and approximately 36.2 feet S of an existing manhole.  
Elevation = 1023.59

Site BM 2 - Iron pin found 12.8 feet east of the east edge of pavement of Olentangy River Road, 20 feet south of the south end of the western facade of the existing box culvert at the abut. crossing under Olentangy River Road.  
Elevation = 1020.56

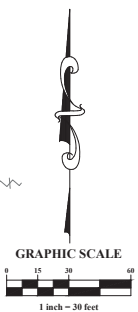
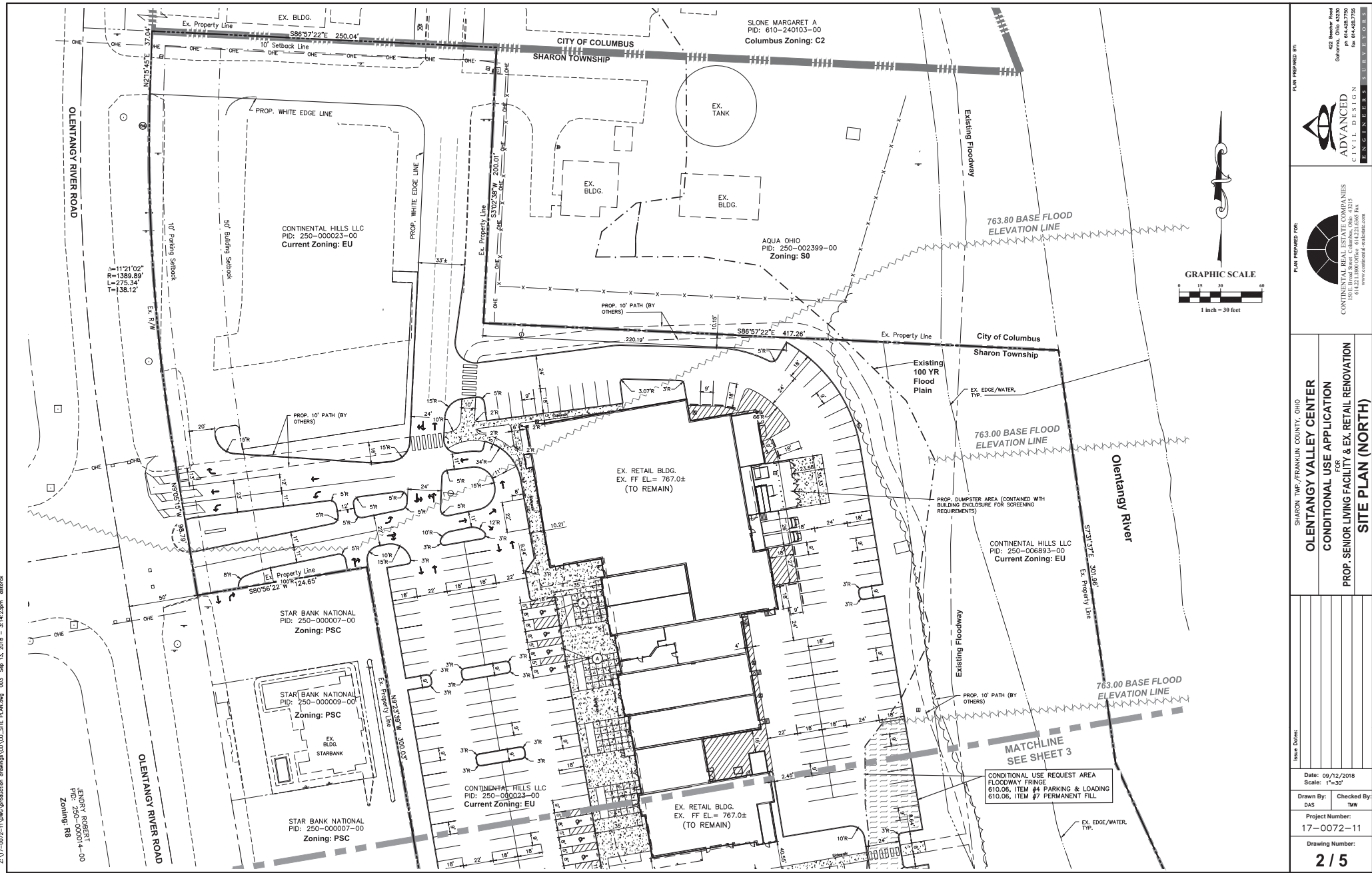
Site BM 3 - Iron pin found 8 feet east of the east edge of pavement of Olentangy River Road and approximately 11 feet north of an existing fire hydrant.  
Elevation = 1023.59

1320 Brennan Road  
Columbus, Ohio 43230  
614.458.4700  
614.458.4700  
www.continentalreal.com

1320 Brennan Road  
Columbus, Ohio 43230  
614.458.4700  
614.458.4700  
www.continentalreal.com

SHARON TWP., FRANKLIN COUNTY, OHIO  
**OLENTANGY VALLEY CENTER  
CONDITIONAL USE APPLICATION  
PROP. SENIOR LIVING FACILITY & EX. RETAIL RENOVATION  
TITLE SHEET**

Date: 09/12/2018  
Scale: 1"=100'  
Drawn By: DAS  
Checked By: twr  
Project Number:  
17-0072-11  
Drawing Number:



PLAN PREPARED BY:  
  
**ADVANCED CIVIL DESIGN**  
 INC.  
 4550 N. State Rd.  
 Columbus, OH 43230  
 Ph: 614-458-7750  
 Fax: 614-458-7756  
 www.advancedcivil.com

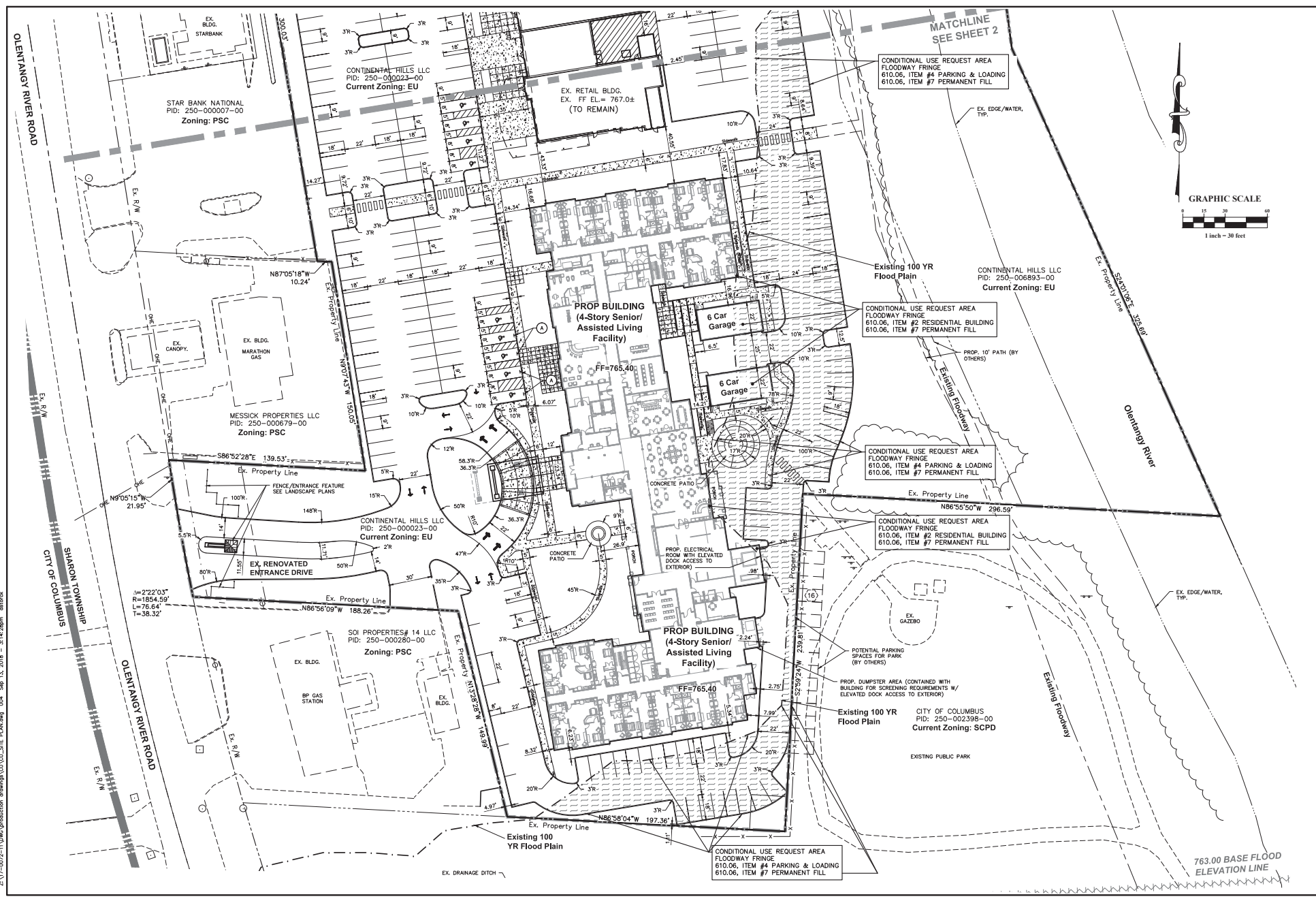
PLAN PREPARED FOR:  
  
**CONTINENTAL REAL ESTATE COMPANIES**  
 10000 N. State Rd.  
 Columbus, OH 43240  
 Tel: 614-221-1880/Fax: 614-221-0658  
 www.continental-realestate.com

SHARON TWP., FRANKLIN COUNTY, OHIO  
**ORLENTANGY VALLEY CENTER**  
**CONDITIONAL USE APPLICATION**  
 FOR  
**PROP. SENIOR LIVING FACILITY & EX. RETAIL RENOVATION**  
**SITE PLAN (NORTH)**

Issue Dates:	
Date:	09/12/2018
Scale:	1"=30'
Drawn By:	DAS
Checked By:	TW
Project Number:	17-0072-11
Drawing Number:	2 / 5

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ANDREW ROBERT  
 PID: 250-000014-00  
 Zoning: R8



MATCHLINE  
SEE SHEET 2

CONDITIONAL USE REQUEST AREA  
FLOODWAY FRINGE  
610.06, ITEM #4 PARKING & LOADING  
610.06, ITEM #7 PERMANENT FILL



Existing 100 YR  
Flood Plain

CONTINENTAL HILLS LLC  
PID: 250-006893-00  
Current Zoning: EU

CONDITIONAL USE REQUEST AREA  
FLOODWAY FRINGE  
610.06, ITEM #2 RESIDENTIAL BUILDING  
610.06, ITEM #7 PERMANENT FILL

CONDITIONAL USE REQUEST AREA  
FLOODWAY FRINGE  
610.06, ITEM #4 PARKING & LOADING  
610.06, ITEM #7 PERMANENT FILL

CONDITIONAL USE REQUEST AREA  
FLOODWAY FRINGE  
610.06, ITEM #2 RESIDENTIAL BUILDING  
610.06, ITEM #7 PERMANENT FILL

PROP BUILDING  
(4-Story Senior/  
Assisted Living  
Facility)  
FF=765.40

POTENTIAL PARKING  
SPACES FOR PARK  
(BY OTHERS)

PROP. DUMPSTER AREA (CONTAINED WITH  
BUILDING FOR SCREENING REQUIREMENTS W/  
ELEVATED DOCK ACCESS TO EXTERIOR)

Existing 100 YR  
Flood Plain

CITY OF COLUMBUS  
PID: 250-002398-00  
Current Zoning: SCPD

CONDITIONAL USE REQUEST AREA  
FLOODWAY FRINGE  
610.06, ITEM #4 PARKING & LOADING  
610.06, ITEM #7 PERMANENT FILL

763.00 BASE FLOOD  
ELEVATION LINE

PLAN PREPARED FOR:

SHARON TWP., FRANKLIN COUNTY, OHIO

**OLENTANGY VALLEY CENTER**  
**CONDITIONAL USE APPLICATION**  
 FOR  
**PROP. SENIOR LIVING FACILITY & EX. RETAIL RENOVATION**  
**SITE PLAN (SOUTH)**

PLAN PREPARED BY:

ADVANCED  
CIVIL DESIGN  
E. S. C. I. N. E. R. S. U. B. E. R. S. O. F. E. S.

455 Madison Ave.  
Columbus, OHIO 43260  
ph 614-457-7750  
fx 614-457-7756  
www.continental-hills.com

PLAN PREPARED FOR:

CONTINENTAL REAL ESTATE COMPANIES  
10000  
614.221.1880/office 614.221.0656 fax  
www.continental-hills.com

Issue Dates:

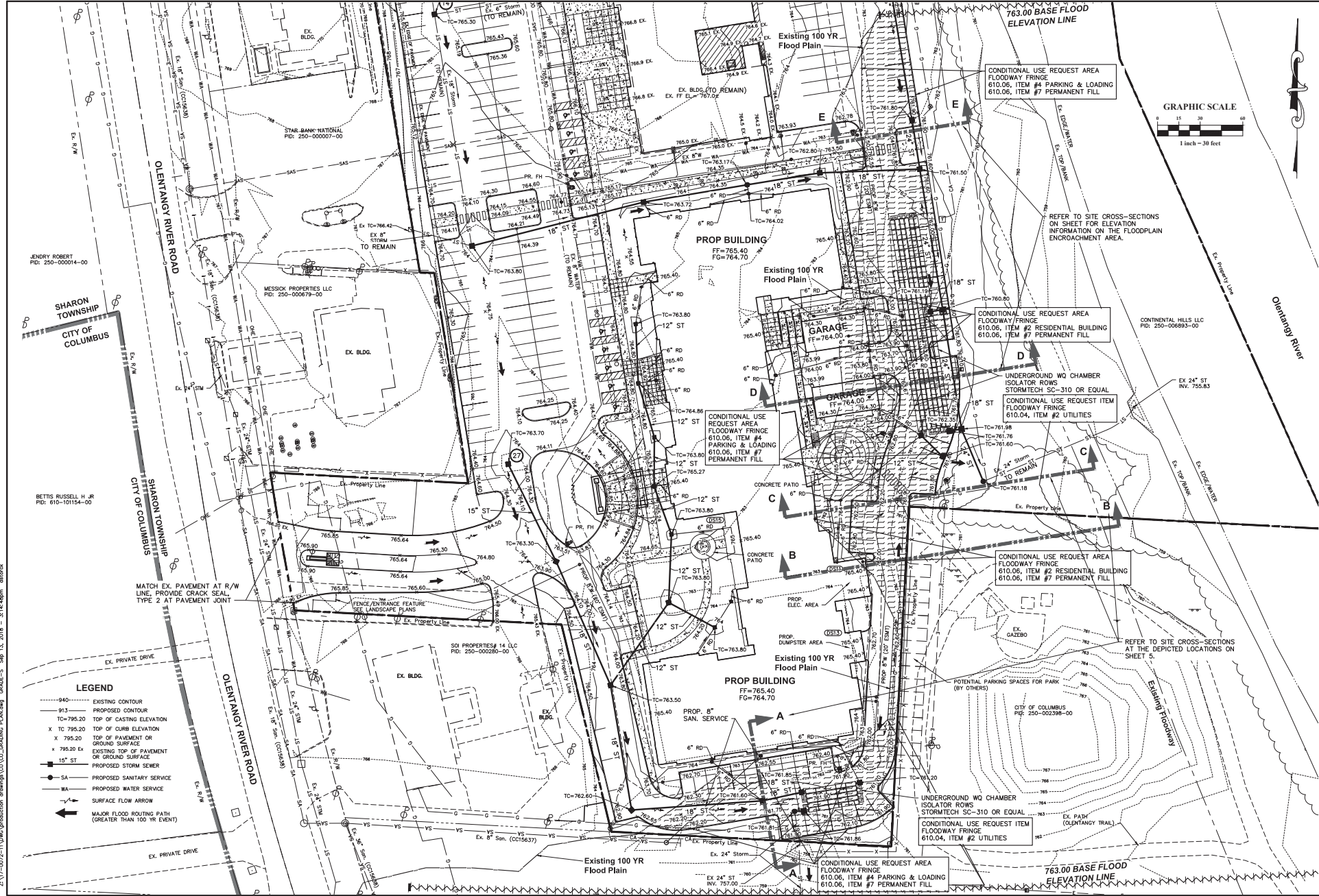
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Drawn By: DAS Checked By: TMW

Project Number:  
17-0072-11

Drawing Number:  
**3 / 5**

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PLAN PREPARED BY: ADVANCED CIVIL DESIGN

PLAN PREPARED FOR: CONTINENTAL REAL ESTATE COMPANIES

SHARON TWP, FRANKLIN COUNTY, OHIO

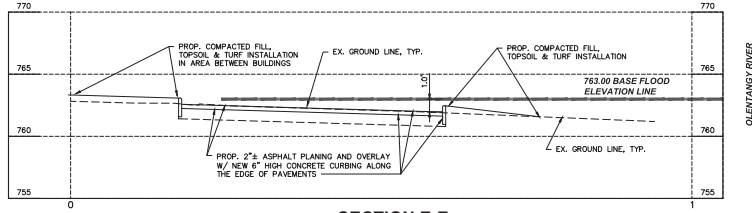
**OLENTANGY VALLEY CENTER**  
**CONDITIONAL USE APPLICATION**  
FOR  
**PROP. SENIOR LIVING FACILITY & EX. RETAIL RENOVATION**  
**GRADING PLAN (FLOODPLAIN AREAS)**

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Scale: 1"=30'

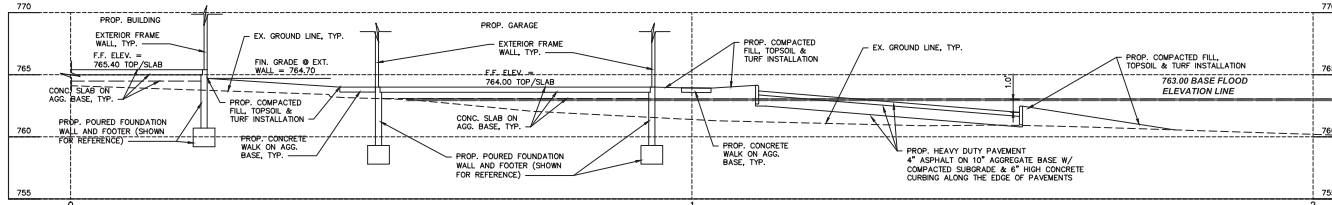
Drawn By: DAS Checked By: TW

Project Number: 17-0072-11

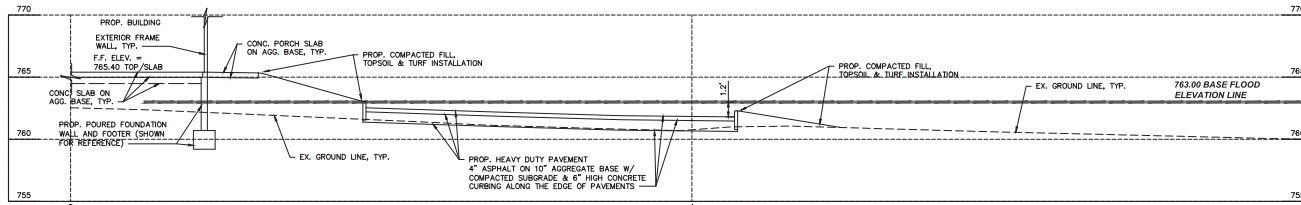
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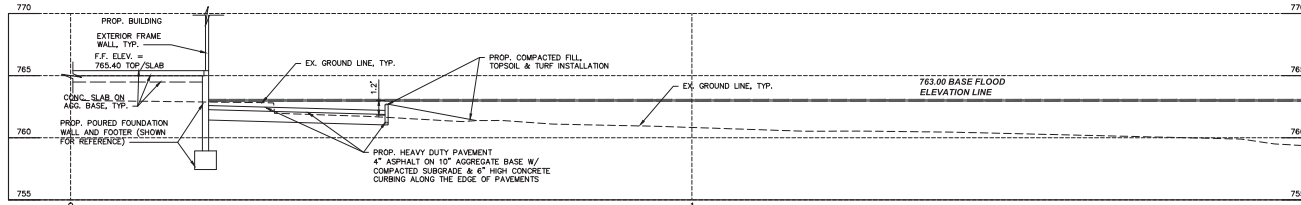
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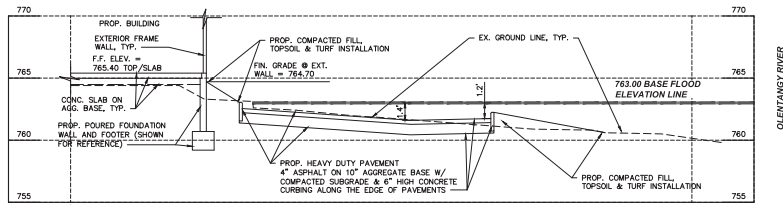
SECTION D-D



SECTION C-C



SECTION B-B



SECTION A-A

PLAN PREPARED BY:  
 ADVANCED CIVIL DESIGN  
 450 Republic Blvd  
 Columbus, OH 43260  
 Ph: 614-453-7700  
 Fax: 614-453-7760  
 www.advancedcivil.com

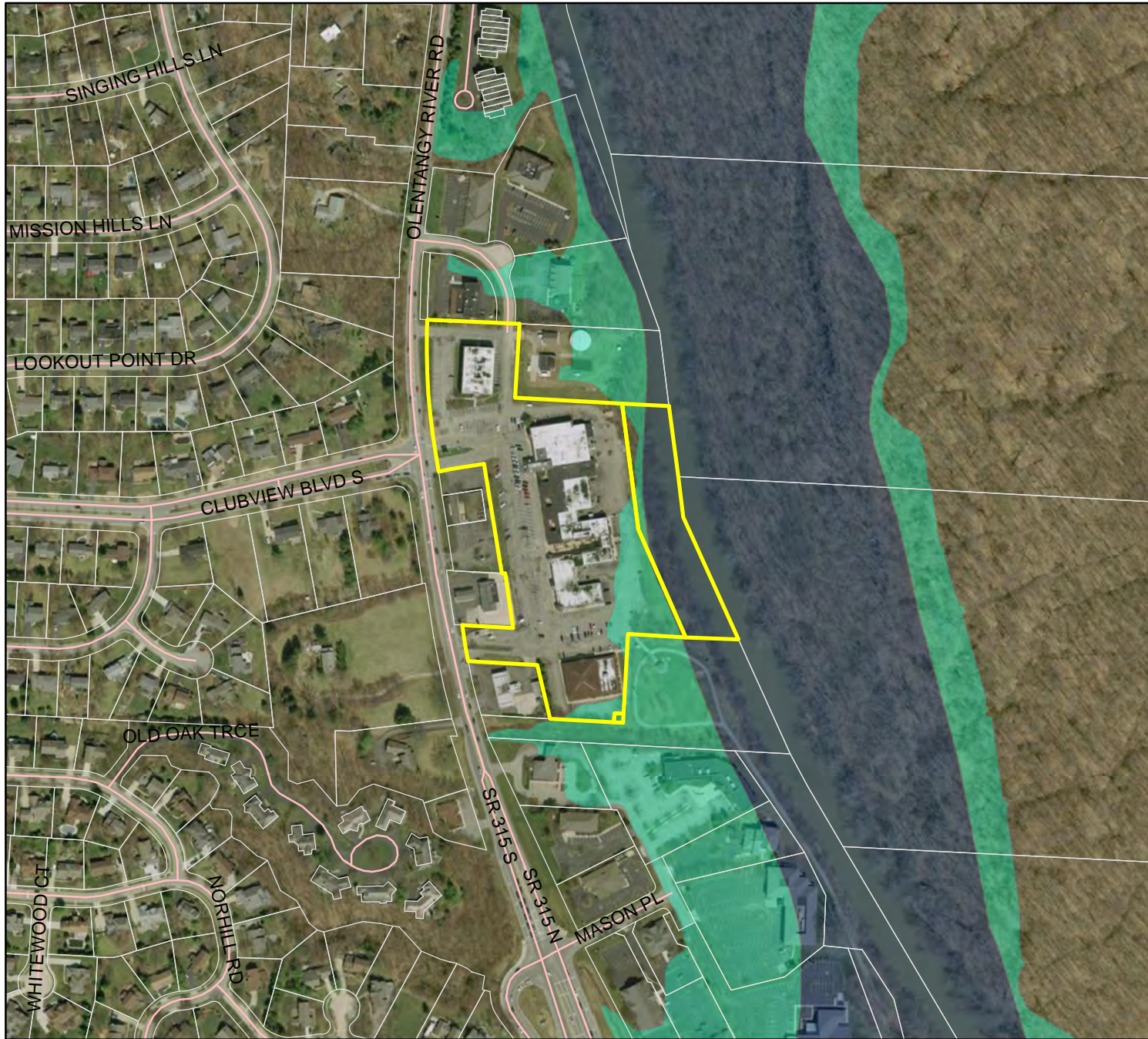
PLAN PREPARED FOR:  
 CONTINENTAL REAL ESTATE COMPANIES  
 10000 W. 12th St.  
 Columbus, OH 43240  
 Tel: 614-221-1800/Fax: 614-221-0656  
 www.continentalreal.com

SHARON TWP., FRANKLIN COUNTY, OHIO  
**OLENTANGY VALLEY CENTER**  
 CONDITIONAL USE APPLICATION  
 FOR  
**PROP. SENIOR LIVING FACILITY & EX. RETAIL RENOVATION**  
**CROSS-SECTIONS**

Issue Dates:	

Date: 09/12/2018  
 Scale: 1"=10' & 1"=5'  
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 Checked By: TMW  
 Project Number:  
 17-0072-11  
 Drawing Number:  
**5 / 5**






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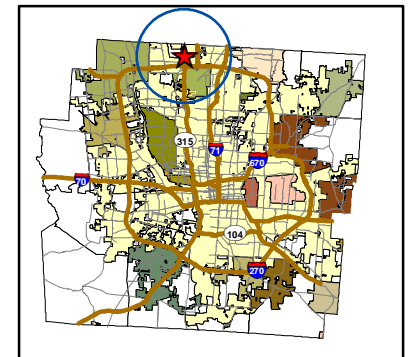


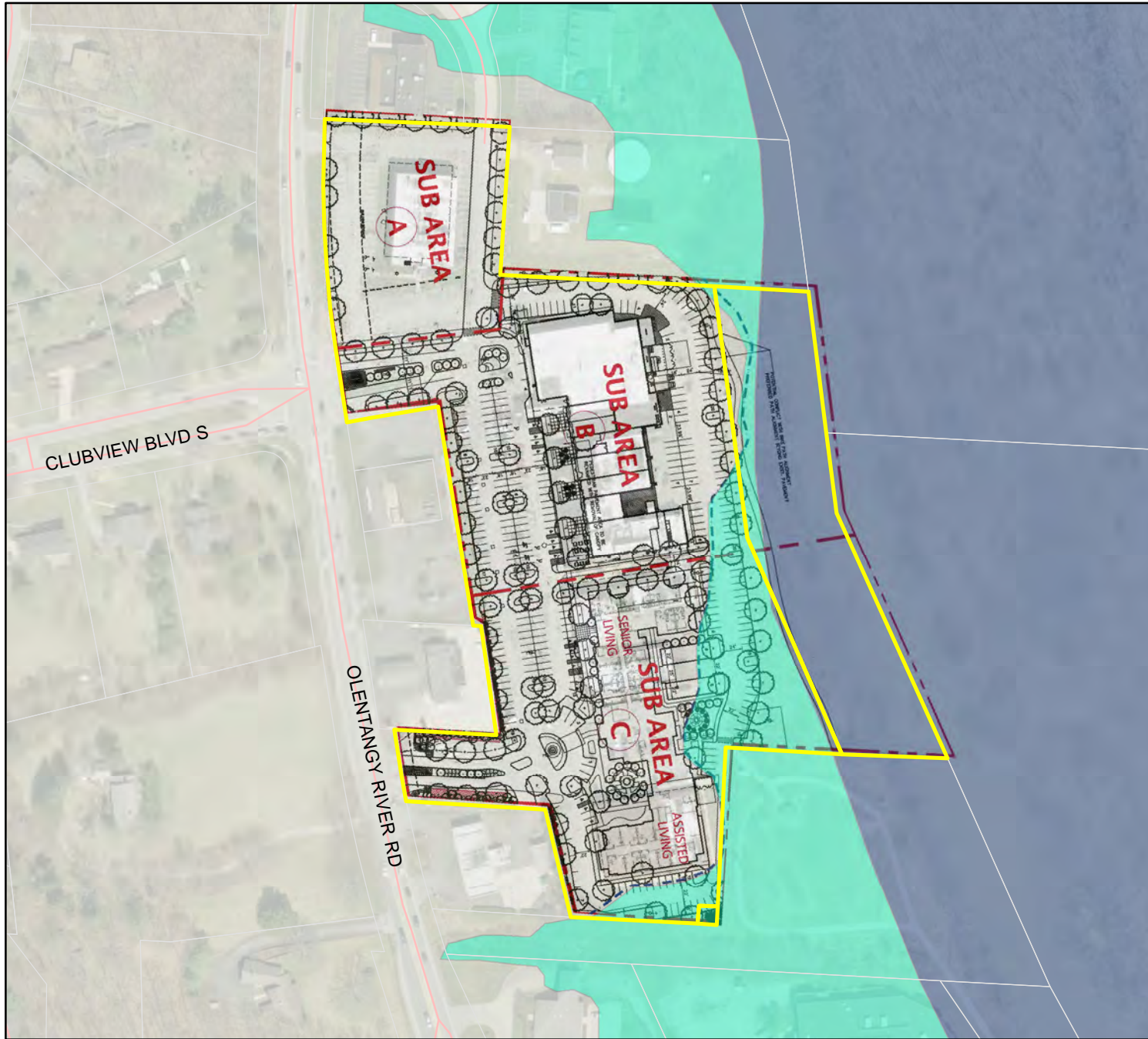
## CU-3920

Requesting a Conditional Use from Section 610.06(1), (2), (4), and (7) of the Franklin County Zoning Resolution to allow the construction of underground water supply, sanitary sewer, and storm sewers and works, residential structures, parking and loading areas, and the placement of fill in the floodway fringe.

Acres: 11.17  
Township: Sharon

-  7870 Olentangy River Road
-  Parcels
-  Streets
- Franklin County Floodplain**
-  1% Annual Chance Flood
-  Floodway








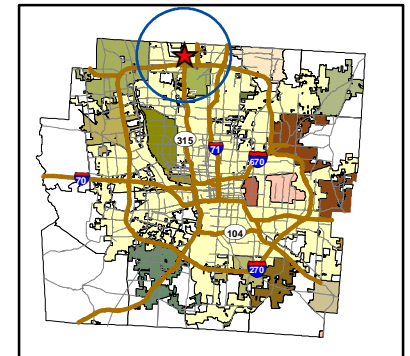


## CU-3920

Requesting a Conditional Use from Section 610.06(1), (2), (4), and (7) of the Franklin County Zoning Resolution to allow the construction of underground water supply, sanitary sewer, and storm sewers and works, residential structures, parking and loading areas, and the placement of fill in the floodway fringe.

Acres: 11.17  
Township: Sharon

-  7870 Olentangy River Road
-  Parcels
-  Streets
- Franklin County Floodplain**
-  1% Annual Chance Flood
-  Floodway





Commissioner Kevin L. Boyce • Commissioner Marilyn Brown • Commissioner John O’Grady  
President

Economic Development & Planning Department  
James Schimmer, Director

## STAFF REPORT

Board of Zoning Appeals  
October 15, 2018

### Case: VA-3921

Prepared by: Phil Ashear

<b>Applicant/Agent:</b>	James Whitacre
<b>Owner:</b>	Cabot Properties, Inc
<b>Township:</b>	Hamilton Township
<b>Site:</b>	1661 Rail Court North. (PID #150-002698)
<b>Acreage:</b>	35.762 acres
<b>Zoning:</b>	General Industrial
<b>Utilities:</b>	Public water and wastewater
<b>Request:</b>	Requesting a Variance from Sections 501.012, 501.024(b), and 501.013 of the Franklin County Zoning Resolution to allow for the construction of a fence that would exceed the maximum fence height between the street and principal structure, would include chain link fence between a street and principal structure, and would include barbed wire in an area zoned General Industrial.

### Summary

The applicant is requesting a Variance from Sections 501.012, 501.024(b), and 501.013 of the Franklin County Zoning Resolution to allow for the construction of a fence that would exceed the maximum fence height between the street and principal structure, would include chain link fence between a street and principal structure, and would include barbed wire in an area zoned General Industrial. The request meets the criteria for granting a variance. Staff recommends approval with conditions of the request.

### Description of the Request

The subject site is located on the southwest side of the intersection of Rail Court North and Rickenbacker Parkway in the unincorporated Hamilton Township. It includes an approximately 674,000 sq. ft. warehouse that was constructed in 2017. The proposed fencing would be located north and south of the existing structure and would be used to secure trucks that would be stored on either side of the warehouse.

### Background

The Zoning Compliance for the current warehousing use was approved in June 2017. Rail Court North was established as a public right of way 2018. This means that at the time of the approved Zoning Compliance, the proposed fence would have been approved. However, the requested variance is required now that Rail Court is a public right-of-way.

### Surrounding Area



The subject site is located in the southern part of the County in unincorporated Hamilton Township. The use, and most neighboring uses, are in service of the Rickenbacker International Airport; however, some residential uses exist to the west and southwest. The uses that service the airport are primarily industrial and warehousing.

### **Comprehensive Plan**

The subject site is located in the planning area of the South Central Accord. This plan was originally adopted by the County Commissioner's in 1997 but was amended in 2000 and again in 2004. The Accord's 2000 amendment recommends Industrial uses for the subject site. The proposed development does not conflict with this recommendation.

### **Staff Review**

#### Variance from Section 501.012 – Fence Height:

- No fence or wall between a street and a principal structure shall be more than three and one half feet in height. Elsewhere, no fence shall exceed six (6) feet in height.
  - The proposed fence would be eight (8) feet in height and would be located in front of the principal structure.
    - A variance to allow a fence to be located in front of the principal structure and to be eight (8) feet in height is required.

#### Variance from Section 501.024(b) – Fence Materials:

- Chain link fences shall not be permitted between a street and a principal structure.
  - The proposed chain link fence would be located in front of the principal structure.
    - A variance to allow chain link fencing in front of the principal structure is required.

#### Variance from Section 501.013 – Electric and Barbed Wire Fences:

- Electric and barbed wire fences shall be prohibited.
  - The proposed fence would be topped with barbed wire.
  - A variance to allow barbed wire is required.

### **Technical Review Committee Agency Review**

No Technical Review Committee Agencies expressed concern.

### **Staff Analysis**

The Franklin County Zoning Resolution identifies five (5) criteria in Section 810.041 that must be satisfied to approve a variance request.

- 1) *Special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the same zoning district;*
  - » The applicant stated that the nature of the business that requires a large amount of inventory/trucks and need for additional security constitutes a special circumstance.
  - » Staff believes the security needs and the creation of the use prior to the establishment of Rail Court as a public street constitute a special circumstance.
- 2) *A literal interpretation of the provisions of this Zoning Resolution would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Zoning Resolution;*
  - » The applicant stated that a literal interpretation would leave this side of the site without appropriate security fencing.
  - » Staff agrees that a literal interpretation would deprive the applicant of rights commonly enjoyed by others.
- 3) *The special conditions and circumstances do not result from the action of the applicant;*
  - » The applicant stated that the security need is not a result of their actions taken.

- » Staff does not believe the security need is a result of actions taken by the applicant.
- 4) *Granting the variance requested will not confer on the applicant any special privilege that is denied by this Zoning Resolution to other lands or structures in the same Zoning District;*
  - » The applicant stated that granting the variance would not confer special privileges and will allow the applicant to store trucks in a similar way to other related uses.
  - » Staff believes the requested variance will not confer special privileges on the applicant due to the nature of the area, the need for security, and the establishment of the use prior to the establishment of Rail Court North as a public right-of-way.
- 5) *Granting the variance will not adversely affect the health or safety of persons residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare or injurious to private property or public improvements in the vicinity;*
  - » The applicant stated that the proposed development would not adversely affect the health or safety of persons residing or working in the area.
  - » Staff agrees that granting the variance will not adversely affect the health or safety of persons residing or working in the area.

**Recommendation**

Staff’s recommendation is that the Board of Zoning Appeals *approve* with conditions a Variance from Section 501.012, 501.024(b), and 501.013 of the Franklin County Zoning Resolution to allow for the construction of a fence that would exceed the maximum fence height between the street and principal structure, would include chain link fence between a street and principal structure, and would include barbed wire in an area zoned General Industrial. The conditions are as follows:

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

**Resolution**

For your convenience, the following is a proposed resolution:

**Proposed Resolution for Request:**

\_\_\_\_\_ moves to approve a variance from Sections 501.012, 501.024(b), and 501.013 of the Franklin County Zoning Resolution as outlined in the request for the applicant identified in Case No. VA-3921.

Seconded by: \_\_\_\_\_

Voting:

**Findings of Fact**

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

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

\_\_\_\_\_ moves that the basis for denying the applicant’s request for the variance from Sections 501.012, 501.024(b), and 501.013 of the Franklin County Zoning Resolution as outlined in the request for the applicant identified in Case No. VA-3921 results from applicant’s failure to satisfy the criteria for granting a variance under Section 810.041.

Seconded by: \_\_\_\_\_





Voting:

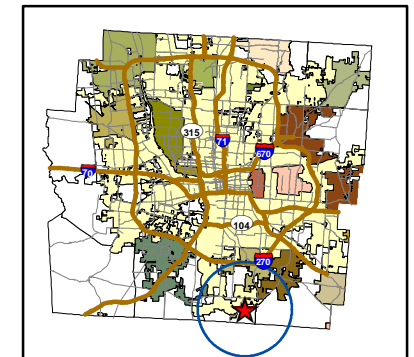


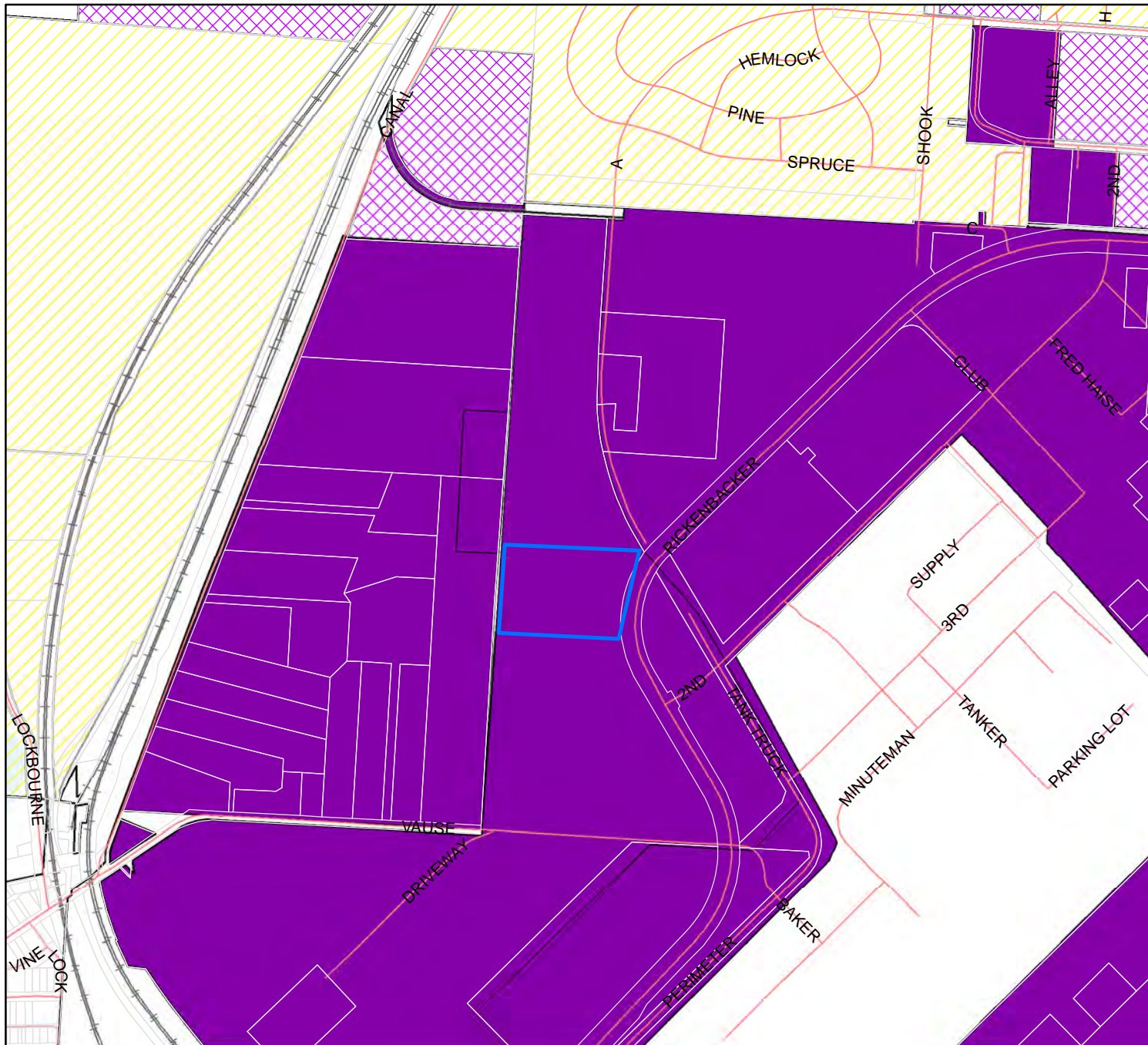
## VA-3921

Requesting a Variance from Sections 501.012, 501.024(b), and 501.013 of the Franklin County Zoning Resolution to allow for the construction of a fence that would exceed the maximum fence height between the street and principal structure, would include chain link fence between a street and principal structure, and would include barbed wire in an area zoned General Industrial.

Acres: 35.762  
Township: Hamilton

-  Area Surrounding PID#150-002698
-  Parcels
-  Streets
-  Railroad











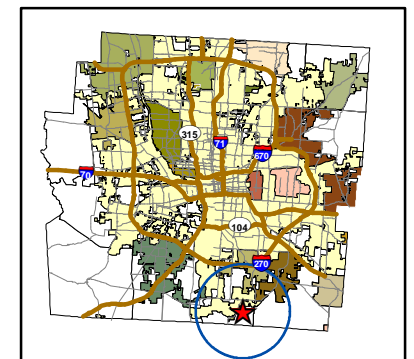


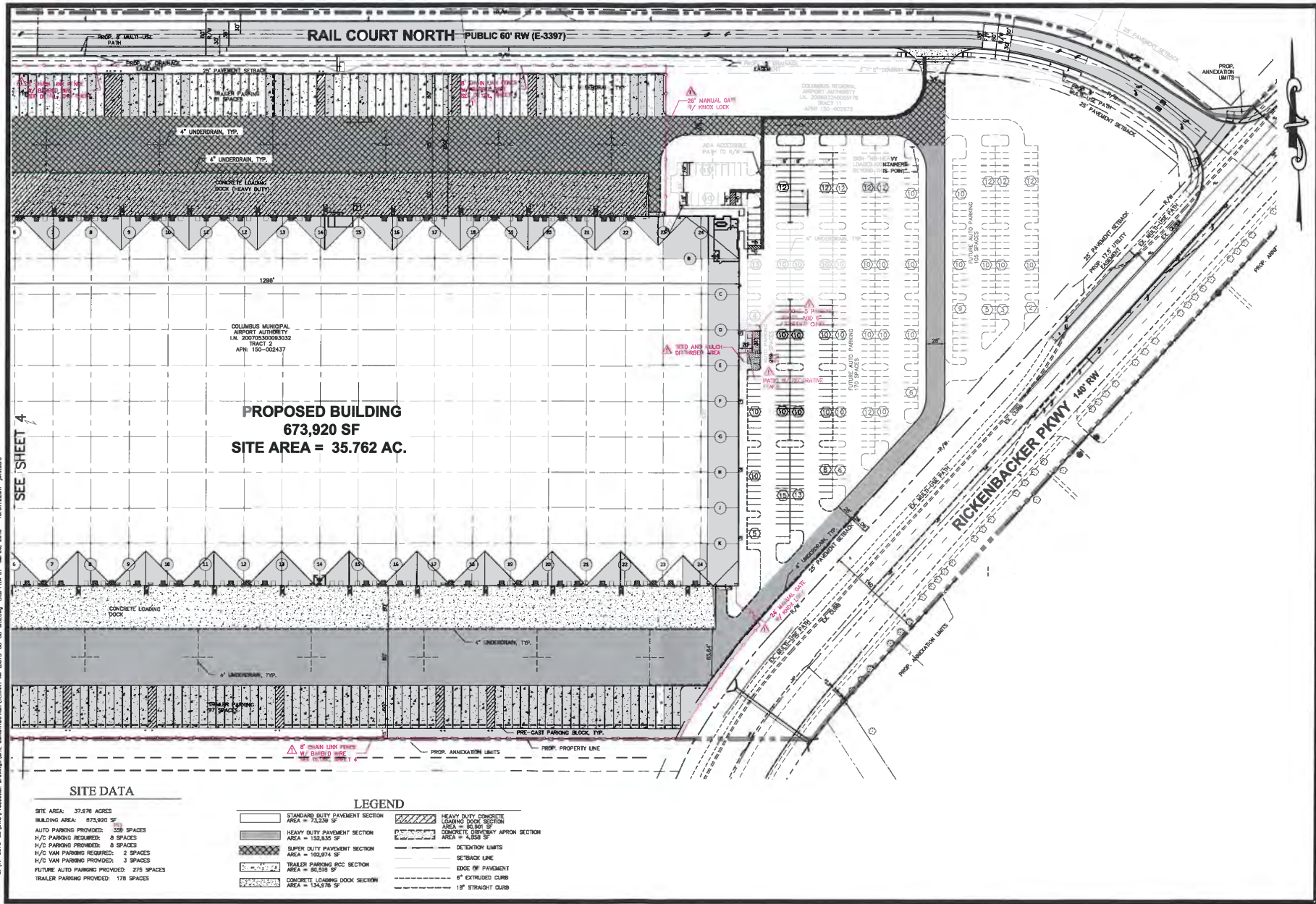
## VA-3921

Requesting a Variance from Sections 501.012, 501.024(b), and 501.013 of the Franklin County Zoning Resolution to allow for the construction of a fence that would exceed the maximum fence height between the street and principal structure, would include chain link fence between a street and principal structure, and would include barbed wire in an area zoned General Industrial.

Acres: 35.762  
Township: Hamilton

-  Area Surrounding PID#150-002698
-  Parcels
-  Streets
-  Railroad
- Franklin County Zoning**
-  General Industrial
-  Rural
- Columbus Zoning**
-  Residential
-  Manufacturing





**PROPOSED BUILDING**  
**673,920 SF**  
**SITE AREA = 35.762 AC.**

COLUMBUS MUNICIPAL  
 AIRPORT AUTHORITY  
 LN. 200705000903032  
 TRACT 2  
 APN 150-002437

**SITE DATA**

- SITE AREA: 35.76 ACRES
- BUILDING AREA: 673,920 SF
- AUTO PARKING PROVIDED: 120 SPACES
- H/C PARKING REQUIRED: 8 SPACES
- H/C PARKING PROVIDED: 8 SPACES
- H/C VAN PARKING REQUIRED: 2 SPACES
- H/C VAN PARKING PROVIDED: 3 SPACES
- FUTURE AUTO PARKING PROVIDED: 575 SPACES
- TRAILER PARKING PROVIDED: 178 SPACES

**LEGEND**

- |          |  |          |  |
|----------|--|----------|--|
| [Symbol] | STANDARD DUTY PAVEMENT SECTION<br>AREA = 74,238 SF | [Symbol] | HEAVY DUTY CONCRETE LOADING DOCK SECTION<br>AREA = 50,800 SF |
| [Symbol] | HEAVY DUTY PAVEMENT SECTION<br>AREA = 152,830 SF   | [Symbol] | CONCRETE CONCRETE APRON SECTION<br>AREA = 4,108 SF           |
| [Symbol] | SUPER DUTY PAVEMENT SECTION<br>AREA = 100,074 SF   | [Symbol] | SECTION LIMITS   |
| [Symbol] | TRAILER PARKING_BCC SECTION<br>AREA = 96,319 SF    | [Symbol] | SETRACK LINE   |
| [Symbol] | CONCRETE LOADING DOCK SECTION<br>AREA = 134,578 SF | [Symbol] | EDGE OF PAVEMENT   |
|          |  | [Symbol] | 6" EXTRUDED CURB   |
|          |  | [Symbol] | 18" STRAIGHT CURB  |

SEE SHEET 4

C:\17-0075-08\Utility\Predecessor Drawings\SITE CONSTRUCTION\THREAT\_MP\0075-08-35-utility.dwg Site Plan 01 - 04/28/2018 - 10:37:20am - jml

**Duke**  
 ENGINEERS  
 400 E. Main Street  
 Columbus, OH 43215  
 614.437.1111  
 www.duke-engineers.com

**ADVANCED CIVILIZATION**

Issue Date: 05/04/17  
 Drawn By: JLD  
 Checked By: JLV

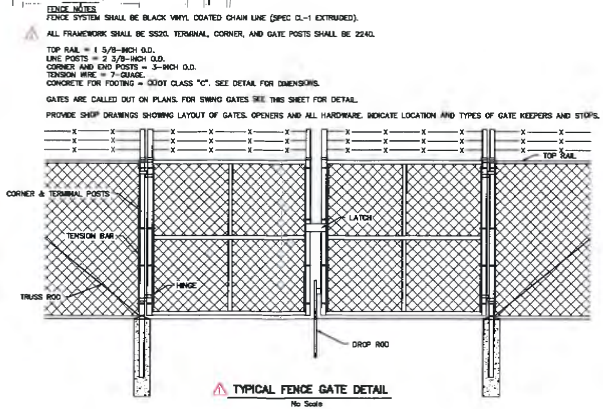
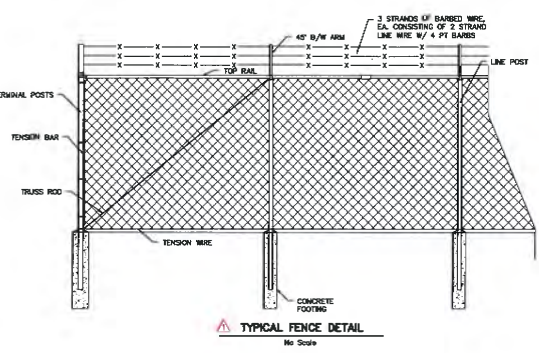
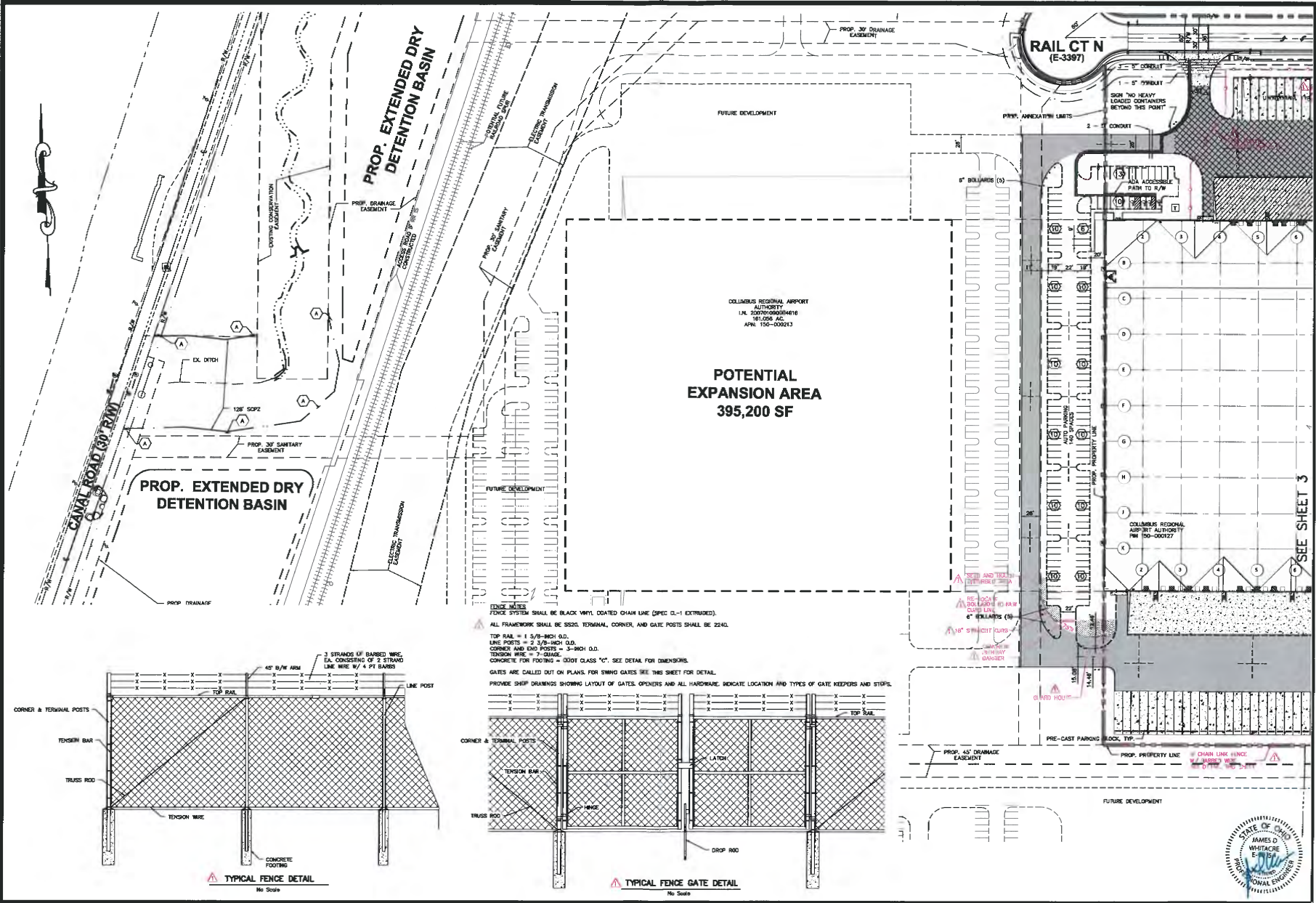
07/25/17: REVISION FOR THREAT IMPROVEMENTS

**RICKENBACKER GLOBAL LOGISTICS**  
 FRANKLIN COUNTY ZONING COMPLIANCE PLAN  
 FOR  
 BUILDING 674  
 SITE PLAN

Drawing Number:  
**3 / 18**

Date: 05/05/17  
 Job Number: DRCCXA-021  
 A/E Job Number: 17-0075-08

D:\17-0075-08\17-0075-08\17-0075-08-05-efficiency.dwg 3/16/2016 10:37:44am jef@duke



**FENCE NOTES**  
 FENCE SYSTEM SHALL BE BLACK 1411 COATED CHAIN LINK (SPEC CL-1 EXTRUDED).  
 ALL FRAMEWORK SHALL BE 5520. TERMINAL, CORNER, AND GATE POSTS SHALL BE 2242.  
 TOP RAIL = 1 5/8-INCH O.D.  
 LINE POSTS = 2 5/8-INCH O.D.  
 CORNER AND END POSTS = 3-INCH O.D.  
 TENSION WIRE = 7-GAUGE  
 CONCRETE FOR FOOTING = 3000 CLASS "C". SEE DETAIL FOR DIMENSIONS.  
 GATES ARE CALLED OUT ON PLANS FOR SWING GATES. SEE THIS SHEET FOR DETAIL.  
 PROVIDE SHOP DRAWINGS SHOWING LAYOUT OF GATES, OPENERS AND ALL HARDWARE. INDICATE LOCATION AND TYPES OF GATE KEEPERS AND STOPPS.

**Duke**  
 REALTY CORPORATION  
 4675 Lakeside Ct  
 Dublin, OH 43017  
 Phone: 614.882.8200  
 Fax: 614.882.8201  
 www.duke.com

422 Riverside Road  
 Columbus, OH 43260  
 Phone: 614.848.7700  
 Fax: 614.848.7700

**ADVANCED CIVIL DESIGN**

Issue Date:	05/05/17	Revision:	1
Drawn By:	JLE	Checked By:	JWV
RICKENBACKER GLOBAL LOGISTICS FRANKLIN COUNTY ZONING COMPLIANCE PLAN BUILDING 674 SITE PLAN			
Scale: 1" = 60'		Date: 05/05/17	
Drawing Number: 4 / 18		Duke Realty Job Number: DRCXXA-021	
A/E Job Number: 17-0075-08			