



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

Economic Development & Planning Department
James Schimmer, Director

Technical Review Committee Agenda

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

November 27, 2018
1:30 p.m.

1. New Business

A. Board of Zoning Appeals

i. VA-3929 – Phil Ashear

Owner/Applicant:	State of Ohio
Township:	Clinton Township
Site:	2050 Kenny Rd. (PID# 130-011841)
Acreage:	12.420-acres
Request:	Requesting a Variance from Section 541.03(2) of the Franklin County Zoning Resolution to allow the construction of 2 wall signs that would not face a public street.

ii. VA-3931 – Brad Fisher

Owner/Applicant:	Karnes & Donna Bryant
Township:	Pleasant Township
Site:	5408 Norton Rd. (PID# 230-002651)
Acreage:	2.699-acres
Utilities:	Private water and public wastewater
Request:	Requesting a Variance from Sections 302.021(a(1)), 302.041(a) and 302.42 of the Franklin County Zoning Resolution to allow for a lot split that will result in a residual lot of less than 5-acres and create one lot that fails to meet the minimum lot size requirement of 2.5-acres or provide for 150 feet of road frontage in an area zoned Rural.

iii. VA-3932 – Phil Ashear

Owner/Applicant:	Decorus Vita, LLC
Township:	Sharon Township
Location:	456 Rossslyn Ave. (PID #254-151646)
Acreage:	0.114-acres
Utilities:	Public water and private wastewater
Request:	Requesting a Variance from Section 110.041 of the Franklin County Zoning Resolution to allow the construction of a new home on a non-conforming lot that has less than sixty (60) feet of road frontage.

2. Adjournment of Meeting to December 26, 2018.



Commissioners
 Marilyn Brown, President
 Paula Brooks
 John O'Grady

Economic Development & Planning Department
 James Schimmer, Director

Application for Zoning Variance

Revised January 1, 2009

VA

Property Information	
Site Address	2050 Kenny Road Columbus
Parcel ID(s)	#130-011841
Zoning	R Rural
Township	Clinton
Acres	12.42
Water Supply	<input type="checkbox"/> Public (Central) <input type="checkbox"/> Private (Onsite)
Wastewater Treatment	<input type="checkbox"/> Public (Central) <input type="checkbox"/> Private (Onsite)

Applicant Information	
Name/Company Name	Sandra LaFontaine/LaFontaine Architecture & Design, Inc.
Address	5844 North High Street Worthington, Ohio 43085
Phone #	614.436.5800
Fax #	
Email	sandra@lafontainearchitecture.com

Property Owner Information	
Name/Company Name	The Ohio State University
Address	660 Ackerman Road-Room 207 Columbus, Ohio 43218-3105
Phone #	6214.366.8571
Fax #	
Email	Jerry.Winget@osumc.edu

Agent Information (if applicable)	
Name/Company Name	
Address	
Phone #	
Fax #	
Email	

Staff Use Only	
Case #	VA-3929
Date filed:	10/11/18
Fee paid	650.00
Receipt #	18-03650
Received by:	TB
Hearing date:	12/17/18
Zoning Compliance:	RZ-18-080,081

Document Submission	
The following documents must accompany this application:	
<input checked="" type="checkbox"/>	Completed application
<input checked="" type="checkbox"/>	Fee Payment (Checks only)
<input checked="" type="checkbox"/>	Auditor's map (8 1/2" x 11")
<input checked="" type="checkbox"/>	Site Map (max 11" x 17")
<input checked="" type="checkbox"/>	Covenants and deed
<input checked="" type="checkbox"/>	Notarized signatures
<input checked="" type="checkbox"/>	Proof of water & waste water supply
Please see the Application Instructions for complete details	

VA-3929

Case # ZC#18-081
ZC#18-080

Variance(s) Requested	
Section	541.03(2) Wall Signs
Description	Except as otherwise provided by this Section....wall signs for each wall of the building which faces a
Section	public street. Signs C-4 and C-3 do not face a public Street
Description	
Section	
Description	

Describe the project	
	The existing Morehouse Medical Complex includes 3 main existing patient services buildings.
	The University is upgrading signage with new branding and names and providing additional signage for clearer way finding for patients coming to the Complex.

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

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

Yes, the property includes more than one building that serves the general public.

While most of the buildings are connected by walkways, there are separate entries and separate parking areas for different patient services at each building. The two signs in question would provide a clearer path to patient services and reduce confusion and traffic.

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

Yes, we are proposing to provide signage at entries that are typically provided at other building. In this case, the entries are not currently marked because they face parking areas and not the public street.

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

The buildings and entries are all existing, we are providing clearer way finding that does not currently exist for patients coming to the building.

Case #
VA-3929

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

No

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

No, it would improve the the traffic and pedestrian flow on the site and reduce confusion finding the appropriate entry for patients.

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

The property does have an existing beneficial use, we are proposing to make it better for the users.

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

We would consider this a minor variance, only effecting those that come to the building.

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

No

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

It would not affect government services at all.

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

N/A

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

No

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

Yes

Case #
VA-3929

Affidavit

I hereby certify that the facts, statements, and information presented within this application form are true and correct to the best of my knowledge and belief. I hereby understand and certify that any misrepresentation or omissions of any information required in this application form may result in my application being delayed or not approved by the County. I hereby certify that I have read and fully understand all the information required in this application form.

Sandra Kafantaris
Applicant

10/11/2018
Date

KRISTIN POLDEMANN, DIRECTOR OF PROJECTS
OHIO STATE UNIV, DESIGN + CONSTRUCTION
Kristin Poldemann
Property Owner (Signature must be notarized)

10/11/2018
Date

Property Owner (Signature must be notarized)

Date

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

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

Sworn to and subscribed in my presence by Kristin Poldemann this 11 day of Oct 20 18



MELISSA K BAKER
Notary Public, State of Ohio
My Commission Expires 07-17-20

My Commission expires July 17 20 18

Melissa K Baker
Notary Public

Application instructions

Please submit the following:

1) **Application Form**

Completed application form with notarized signatures

2) **Fee – non refundable**

Checks only payable to *Franklin County Treasurer*

3) **Covenants or deed restrictions.**

Provide a copy of your deed with any deed restrictions

You can find your deed at:
www.franklincountyohio.gov/recorder

4) **Auditor's Tax Map.**

Provide a map showing the subject property and all land within 500 feet of the property.

You can find the map at:
www.franklincountyohio.gov/auditor

5) **Site map**

Provide a map showing the subject property with the following items:

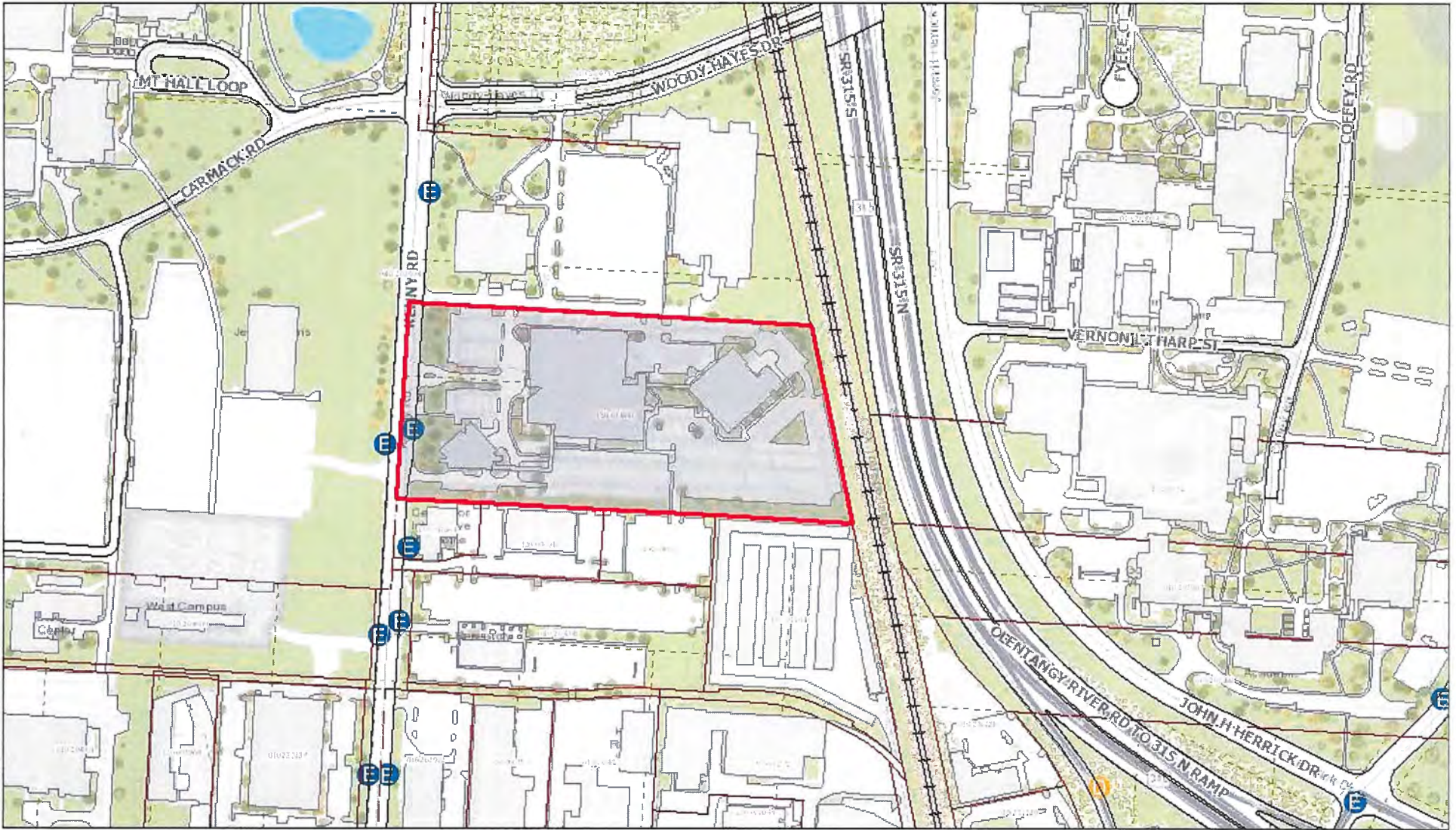
- For the subject property
 - All property lines
 - Dimensions of the property
 - Road frontage
 - Street right-of-ways
 - Driveways
 - Easements
 - Floodplain areas
 - Location of existing septic/aerator systems and wells
- For all existing and proposed buildings and structures
 - Location of each on the property
 - Location of any proposed addition or expansion
 - Square footage of each
 - Height of each
 - Distance to property lines
- Scale
- North arrow
- Any information relevant to the specific nature of the variance

6) **Proof of utility service**

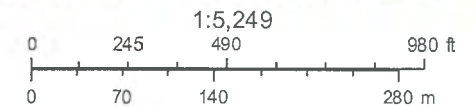
Provide proof from the provider of your water and wastewater services.

Note: If services are provided by a private or public entity, you must provide a letter verifying that you have service or will have access to it. If you're proposing an on-lot septic system or well, please provide information from the Franklin County Board of Health (or appropriate agency).

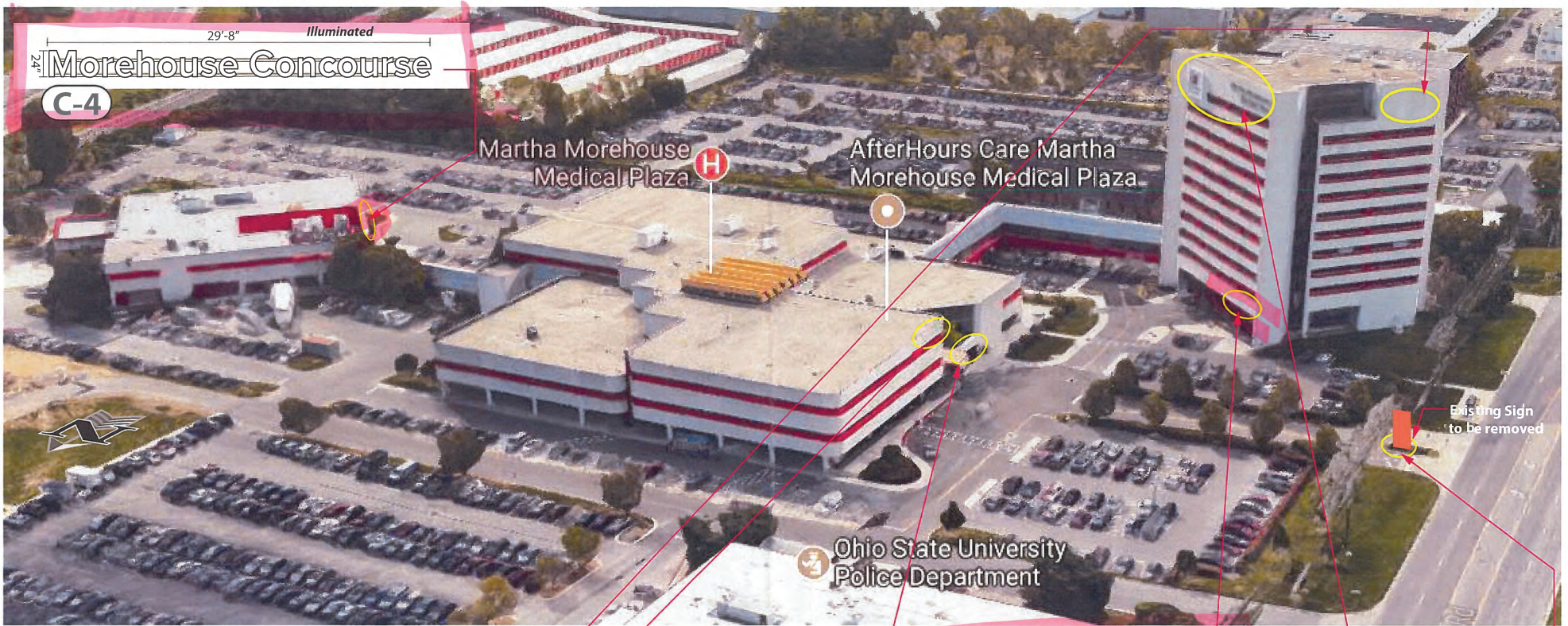
1300015 00701



October 9, 2018



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community



25'-2"
40"
40"
40"
40"
Martha **C-7**
Morehouse
Outpatient
Care
New wall mounted building name



19'-8"
31"
2050
New wall mounted address **C-6**

25'-9"
Morehouse Pavilion
New wall mounted building name **C-5**

23'-8"
24"
55'-6"
8'-2"
Morehouse Tower **C-3**
New wall mounted building name
C-2
The Ohio State University
WEXNER MEDICAL CENTER
New wall mounted logo sign
-Remove existing and recycle/discard off site

5'-6"
11'-9"
2050
THE OHIO STATE UNIVERSITY
WEXNER MEDICAL CENTER
Martha Morehouse Outpatient Care
C-1
New monument sign
-Remove existing and recycle/discard off site



OSUWMC - Morehouse
New Ext.Signs
-10- 10/01/18 Sign attachment



Project Address:
2050 Kenny Road
Columbus, Ohio 43221
UL Permit Required
 Yes
 No

Install as per NEC 600
-Grounding
-Banding

Project Layout
 Approved
 Approved as Noted

Approval Signature _____

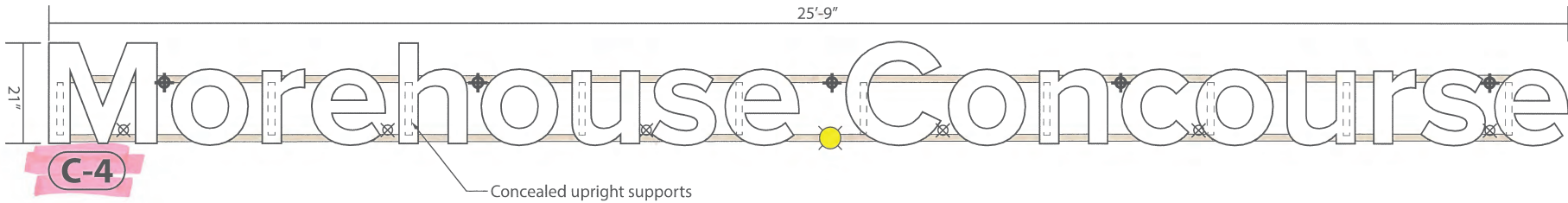
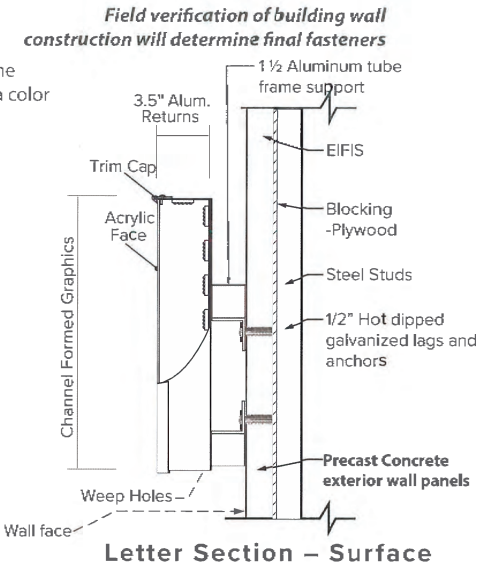
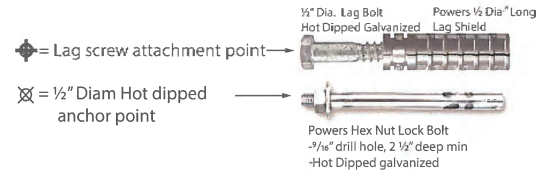
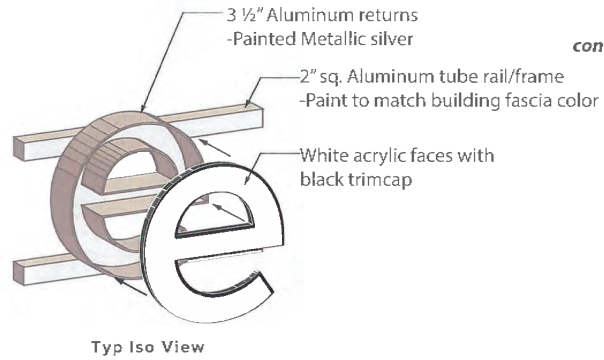
Sales: MH
Design: T. Nichols
Dwg: #17-300

1



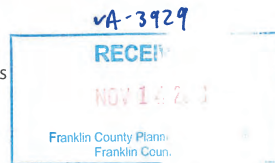
Photo overlay
FIELD SURVEY LOCATION BEFORE FABRICATION TO CONFIRM EXISTING DIMENSIONS/CONDITIONS

Power penetrations



Wall Mounted internally illuminated channel letters, Qty: 1 set

- Font" Proxima Nova Bold, 24" Cap height with 3 1/2 deep returns and translucent white acrylic faces retained with black trimcap
- LED-Illuminated
- Letters attach to welded aluminum 2" Square tube mounting chassis/rails
- Mounting tube structure to be painted to match building wall color
- Assembled chassis with letters attaches to walls with screws through welded angle brackets into pre-drilled holes
- CSC to furnish and install, final connection to electrical by GC, electric service to sign location by GC



- Black Vinyl and Trim Cap
- Paint to match existing building wall color
- White acrylic
- Hot Plata" Metallic MP 23468 Satin Finish(Returns)



**OSUWMC - Morehouse
 New Ext.Signs**

-10-10/01/18 Sign attachment



**Project Address:
 2050 Kenny Road
 Columbus, Ohio 43221**

UL Permit Required
 Yes
 No

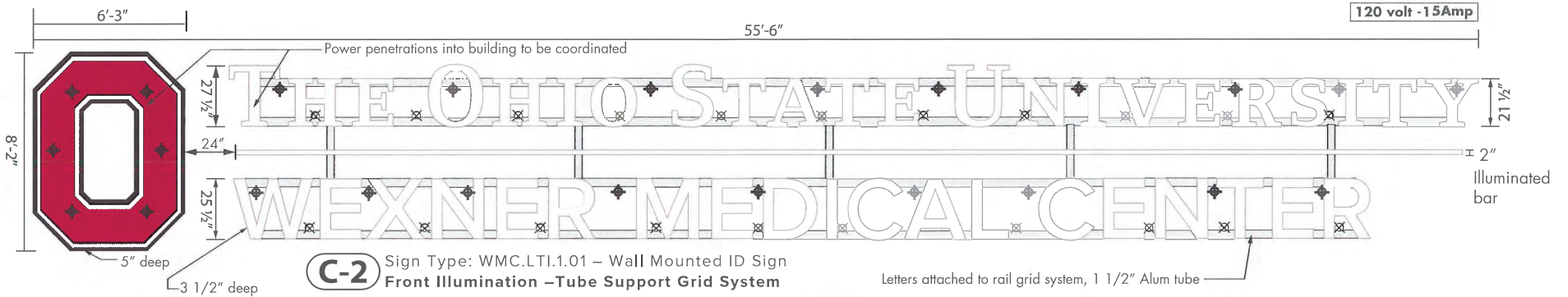
Install as per NEC 600
 -Grounding
 -Bonding

Project Layout
 Approved
 Approved as Noted

Approval Signature _____

Sales: **MH**
 Design: **T. Nichols**
 Dwg: **#17-300**

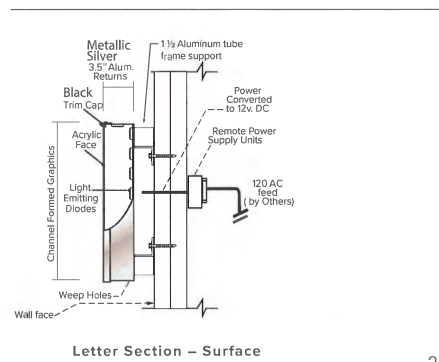
4



Morehouse, Qty: 1 sign required,
Attaches to building at top of fascia, NTS



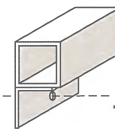
Photo overlay



Block O – 5" deep internally illuminated LED channel letter.
White face with PMS 200 Red O with Black Satin Finish
-1.5" Aluminum tube for structure and power chase.
Paint match to wall color. Flat finish.
-The Ohio State University, Wexner Medical Center and rule
3 1/2" deep internally illuminated LED channel letter.
Matthews "Hot Plata" Metallic MP 23468 Satin Finish

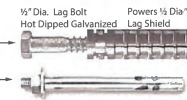
All Open Ends of Tubes Are Capped

Aluminum angle mount OPTION

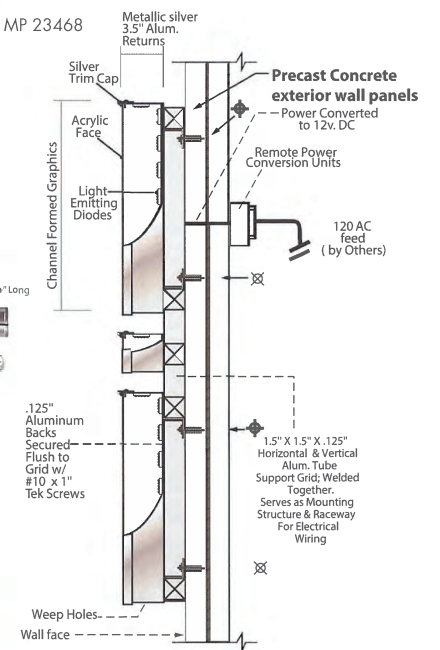


◆ = Lag screw attachment point

⊗ = 1/2" Diam Hot dipped anchor point



Powers Hex Nut Lock Bolt
7/16" drill hole, 2 1/2" deep min
-Hot Dipped galvanized



New wall mounted building name, QTY: 1

- Internal LED illumination
- Rail mounting system, paint rails to match building wall color
- Attaches to internal wall/fascia studs with extra long tech screws

C-3

VA-3929
RECEIVED
14 2018
Approval Signature



OSUWMC - Morehouse
New Ext.Signs

-10-10/01/18 Sign attachment



Project Address:
2050 Kenny Road
Columbus, Ohio 43221

UL Permit Required

Yes

No

Install as per NEC 600

-Grounding

-Bonding

Project Layout

Approved

Approved as Noted

Sales: **MH**

Design: **T. Nichols**

Dwg: **#17-300**

2



Application for Zoning Variance

Revised January 1, 2009



Commissioners
 Marilyn Brown, President
 Paula Brooks
 John O'Grady

Economic Development & Planning Department
 James Schimmer, Director

Property Information	
Site Address 5408 Norton Rd	
Parcel ID(s) 230-002651	Zoning rural
Township Pleasant township	Acreage 2.699
Water Supply <input type="checkbox"/> Public (Central) <input checked="" type="checkbox"/> Private (Onsite)	Wastewater Treatment <input checked="" type="checkbox"/> Public (Central) <input type="checkbox"/> Private (Onsite)

Applicant Information	
Name/Company Name Bryant & Donna Karnes	
Address 5408 Norton Rd, Grove City Ohio, 43123	
Phone # 614-562-4074	Fax #
Email bjrj1988@yahoo.com	

Property Owner Information	
Name/Company Name Bryant & Donna Karnes	
Address 5408 Norton Rd, Grove City, OH 43123	
Phone # 614-562-4074	Fax #
Email bjrj1988@yahoo.com	

Agent Information (if applicable)	
Name/Company Name	
Address	
Phone #	Fax #
Email	

Staff Use Only
Case # VA-3931
Date filed: 11/5/18
Fee paid \$350
Receipt # 18-04078
Received by: BMF
Hearing date: 12/17/18
Zoning Compliance: Lot Split: 044-18-LS

Document Submission
The following documents must accompany this application:
<input checked="" type="checkbox"/> Completed application
<input checked="" type="checkbox"/> Fee Payment (Checks only)
<input type="checkbox"/> Auditor's map (8 1/2" x 11")
<input checked="" type="checkbox"/> Site Map (max 11" x 17")
<input type="checkbox"/> Covenants and deed
<input checked="" type="checkbox"/> Notarized signatures
<input type="checkbox"/> Proof of water & waste water supply
Please see the Application Instructions for complete details

Variance(s) Requested	
Section	302.021(a(1))
Description	Land subdivision - lot is not 5 acres. Lot is 2.699
Section	302.041(a)
Description	Lot area - each lot would not meet 2.5 acre requirement. Under new survey 1.311?
Section	302.042
Description	minimum lot width - requires 150 ft road frontage

Describe the project

We are looking to split our land so that our son and his family can build a home next to us. This would be built on the part of our land that is an open lot with nothing conflicting building a home.

* Would like to note there is a new survey which moved proposed driveway out of path of street sign? electric pole.

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

- Are there special conditions or circumstances applying to the property involved that do not generally apply to other properties in the same zoning district.
Our home sits further back than other homes in the area. On the new survey, the road frontage requirement will now be met for the new lot. The residual lot will only be 10ft short of requirements after the easement request from city. See attached page.
- That a literal interpretation of the requirements of this Zoning Resolution would deprive the applicant of rights commonly enjoyed by other properties in the same Zoning District under the terms of the Zoning Resolution.
We were told driveways cannot be closer than 250 ft, and that we would not be able to comply with that requirement due to land width. However, three driveways are across the street in the width of our property. See attached page.
- That the special conditions and circumstances, listed under question #1, do not result from any actions of the applicant.
No. The home was as is when we purchased the land. We did not make changes to its location.

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

No. Other homes are built on lots smaller than ours would be. Other homes in area are closer to road than ours, and closer to each other than ours would be. Other homes do not comply with 250 ft driveway requirement. See Attached page.

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

No. It will not cause any of these issues. Homes are built in this area and have never caused issues. Also, trees separate the new lot & surrounding lots so it will not interfere with privacy in surrounding areas.

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

No. It sits an open lot and space unable to be used beneficially to us any other way. That land will in fact become harder for us to maintain as we age. Having our son take over that land and build a home will help it keep maintained while also increasing its value.

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

302.021 - Lot required to be 5 acres, and ours is 2.699, making variance for that 2.301 acres. See attached page.

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

No. As stated ~~previously~~ previously, trees surround the property, protecting neighbors privacy. It won't change character of neighborhood. See attached page.

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

(e.g., water, sewer, garbage, fire, police - Verification from local authorities - i.e. fire might be required)

It would not affect delivery of government services to any other property. See attached

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

No. We purchased property 22 years ago, and were not notified of requirements if we ever wanted to split our land.

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

No. The land split must be approved by we can move forward. See attached.

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

Yes. We understand and respect the intent behind the zoning requirement to keep the community safe, clean, and organized, while providing respect to all residents in the area. See attached.

Continued Answers

1.) Our lot is the largest in the area. It is more than double the size of the lot next to us, (5420 Norton Road) is only 1.117 acre. Even with our lot split, both the residual lot and new lot will be larger than 1.117.

2.) The distance between these driveways have not caused safety issues in our area. As stated above, the majority of properties in our area do not meet the requirement of being 2.5 acres.

Our home is also further back, which gives us more road frontage than most surrounding homes. Residual lot will only be 10 feet short of road frontage requirement after easement. We will happily comply with easement request upon approval of our lot split.

4.) We will not have special privilege when building a home on the new lot.

7.) However, lots will be 1.3111 (new lot) and 1.3879 (residual lot), and that would make them 1.1889 acres short and 1.1121 acres short respectively.

• 302.042 - Under new survey, the new lot would meet road frontage requirement, while residual lot would only be 10 feet short after easement.

8.) Homes are built in areas around our property and do not alter character of neighborhood.

9.) It would only add services to a new home and location, providing more business for government.

11.) We have done everything we can to come as close to complying with the requirements. However, we cannot get approval for land split without variances.

* We do want to note that while we know we can never meet the 250 feet spacing requirement for driveway, that we would be willing to place the driveway wherever you see fit to get it approved.

12.) Seeing other homes in this area that are built on smaller lot, have closer drive ways, and have less road frontage, we know the spirit and intent of the zoning requirements can still be observed even with these variances.

We have lived on this land for 22 years, and have enjoyed living in this community. Having our son and his family living on this land and having them become a part of this community will open up opportunities for ~~the~~ everyone involved. It will also be adding value to the land, and in turn giving more value to the community as a whole.

* Please see attached document for additional information regarding our request.

Affidavit

I hereby certify that the facts, statements, and information presented within this application form are true and correct to the best of my knowledge and belief. I hereby understand and certify that any misrepresentation or omissions of any information required in this application form may result in my application being delayed or not approved by the County. I hereby certify that I have read and fully understand all the information required in this application form.

Donna Bryant Karnes
Applicant

11/2/18
Date

Bryant Karnes
Property Owner (Signature must be notarized)

11/2/18
Date

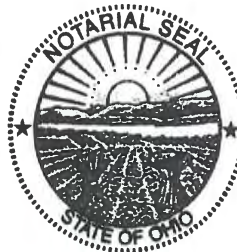
Donna J. Karnes
Property Owner (Signature must be notarized)

11/2/18
Date

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

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

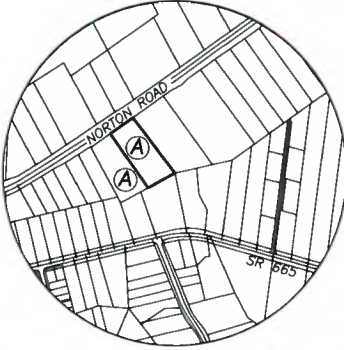
Lester P. Cook
11/02/18



LESTER P. COOK
Notary Public
In and for the State of Ohio
My Commission Expires
September 12, 2019

LOCATION MAP

NOT TO SCALE

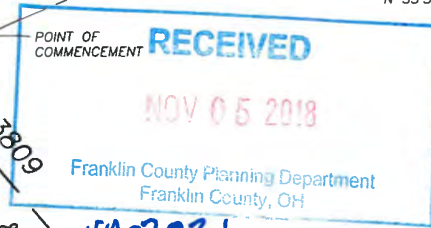
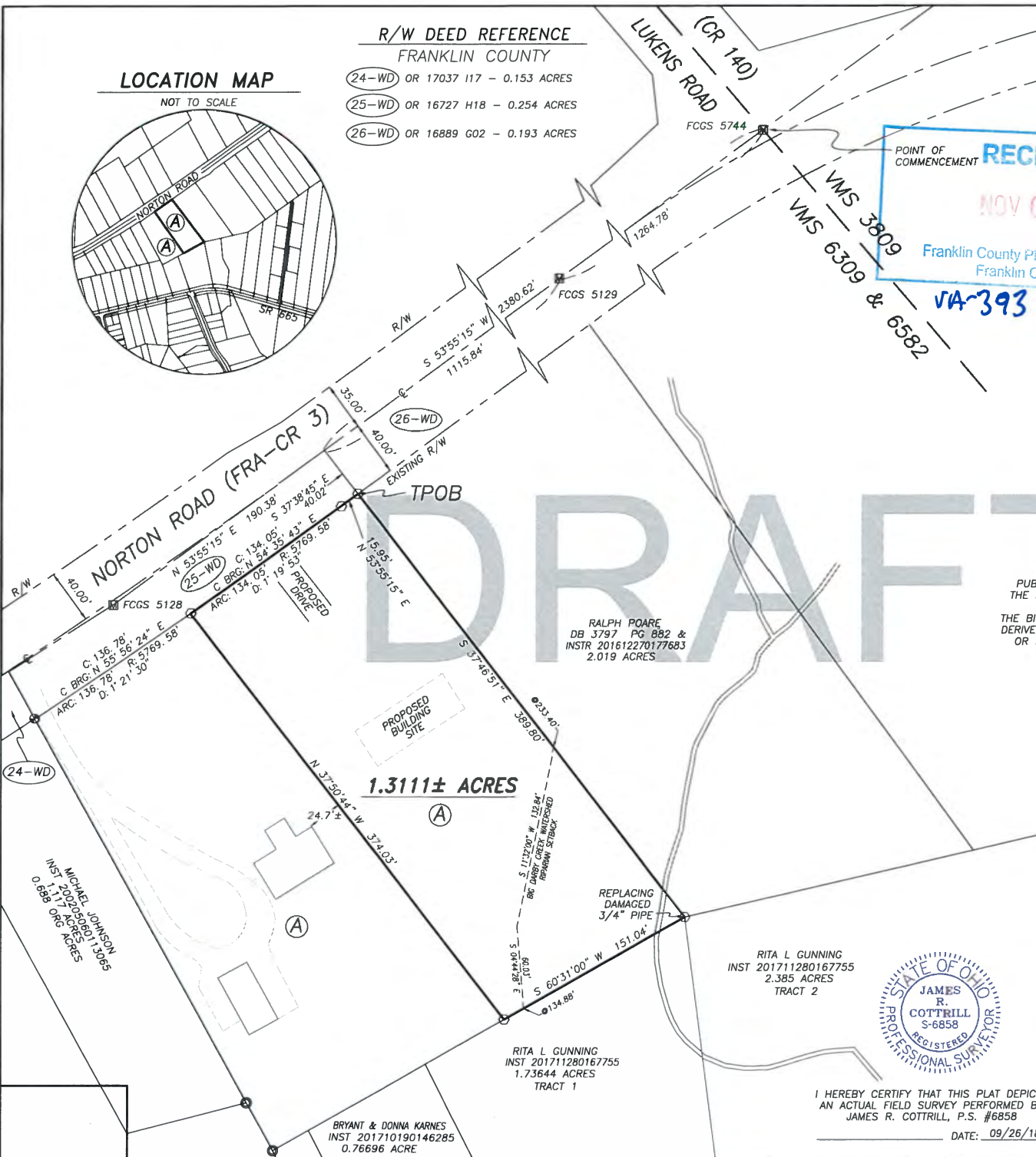
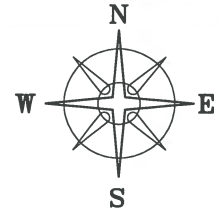


R/W DEED REFERENCE

FRANKLIN COUNTY

- (24-WD) OR 17037 I17 - 0.153 ACRES
- (25-WD) OR 16727 H18 - 0.254 ACRES
- (26-WD) OR 16889 G02 - 0.193 ACRES

BEARINGS ARE BASED ON A
GPS OBSERVATION ON 08/14/18
WGS 1984 GEODETIC NORTH.
CENTERLINE OF NORTON ROAD
BETWEEN FCGS 5128 & 5129
N 53°55'15" E



DEED REFERENCE

BRYANT K & DONNA J KARNES
OR 31357 J08
PARCEL No. 230-002651-00
(A) 2.699 ACRES
2.953 ORIGINAL ACRES
FRANKLIN COUNTY
CENTERLINE SURVEY PLAT
NORTON ROAD CR 3
DWG 0003-05
ODOT R/W PLANS
CENTERLINE SURVEY PLAT
FRA-C.R. 3
SHEET 1/37 & 18/37

DRAFT

NOTES

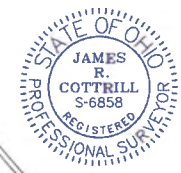
PUBLIC WATER AND WASTEWATER AVAILABLE AT SITE.
THE PREVIOUSLY NOTED POND ALONG THE SOUTHEAST
PROPERTY LINE HAS BEEN FILLED.
THE BIG DARBY CREEK WATERSHED RIPARIAN SETBACK WAS
DERIVED FROM THE FRANKLIN COUNTY GIS. NO GRADING
OR BUILDING IS PERMITTED INSIDE OF THE SETBACK.

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- FRANKLIN COUNTY MONUMENT (FOUND)
- 3/4" ø IRON PIPE (FOUND)
- IRON PIN ø YELLOW PLASTIC CAP STAMPED "FRANKLIN COUNTY" (FOUND)
- 5/8" ø REBAR ø YELLOW PLASTIC CAP STAMPED "COTTRILL 685B" (SET)

RALPH POARE
DB 3797 PG 882 &
INSTR 201612270177683
2.019 ACRES

RITA L GUNNING
INST 201711280167755
2.385 ACRES
TRACT 2



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
JAMES R. COTTRILL, P.S. #6858
DATE: 09/26/18

RITA L GUNNING
INST 201711280167755
1.73644 ACRES
TRACT 1

BRYANT & DONNA KARNES
INST 201710190146285
0.76696 ACRE

MICHAEL JOHNSON
INST 20020200013065
0.6866 ACRE

COTTRILL SURVEYING, INC

8256 State Route 207 NE, Mt. Sterling, Ohio 43143
Office: (740) 869-3811 Fax: (740) 869-3846
www.cottrillsurveying.com

1.3111± ACRES,
VMS 6309 & 6582, PLEASANT TOWNSHIP,
FRANKLIN COUNTY, STATE OF OHIO.
SURVEYED FOR KARNES

SCALE : 1" = 50'		JOB No. S180705	CREW: MW
50' 25' 0 50'		SURVEYED 08/2018	DWN BY: RC
		DRAWN 08/2018	CHECK: NC

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 1.3092-acres (New lot) and 1.3898-acrea (Residual lot), none of which will meet the remainder lot size requirement

Section 302.041(a)- Lot Area: Each lot shall be 2.5-acres in size or larger. The lot split would allow for the creation of 1.3092 and 1.3898-acre lots, none of which would meet minimum lot size requirement.

*We would like to notate that the professional survey has updated the lot sizes to 1.3111 (New lot) and 1.3879 (Residual lot).

These variances are requested for many similar reasons:

1. Surrounding Lot Sizes

Our current lot size is the largest in our area on Norton Road. Lots around us are 2.019, 2.385, and 1.73644, all of which do not meet the 2.5-acre minimum lot requirement. Our neighbors lot, address 5420 Norton Road, is only 1.117-acres. This is smaller than both the 1.3111 and 1.3879 lots would be upon the lot split approval.

2. Increased Property Value

This land we are attempting to split currently sits empty, is an open lot, and not currently being utilized for any other purpose. Splitting the land, and allowing a home to be built on it, would increase the value of that land vs if it just sat empty.

3. Safety

Having more homes in the area would increase security for not just our home, but the surrounding homes as well. We have had people on many occasions walk through that part our land, and on our property, as though it were public property. This can cause us to feel unsafe, unsecure, and uncomfortable in our own home. If there were a home in that location that would help minimize the amount of people wandering through that part of our land.

4. Public Sewage – No Septic System Needed

We would like to notate that public sewage is used is our area, so there would be no need to install a septic system if a home were placed on this land.



VA-3931

5. Minimal Excavation for a New Home

As notated above, and this land is mainly open. It is relatively flat, with no trees in the vicinity of where a home would be built. This would mean very minimal excavation needed to place a home in this location.

6. Future Upkeep

We have lived in our home for 22 years, and we have been diligent with keeping our home and our land presentable and maintained. However, as we age, this will become harder to manage. We are requesting this split so that our son and his family can move next door. If he was there, he would be able to help us maintain our land and home as the years progress and we become unable to do so.

7. Long-term Investment in Land and Area

As already stated, we have lived here on our property for 22 years. Our son grew up here, and now he desires to build a home next to us to raise his family. We know how good the school district is, the community, and we know from experience it is a great place to raise a family and have children grow up. If our son were to build a home on this land, it would be a "forever home", a commitment he and his family would make to staying on this land long-term. This would guarantee long-term investment, dedication, and care for both their land and ours.

Section 302.042- *Minimum Lot Width:* For a one-family dwelling, a lot shall have access to and abut on an improved, dedicated, publicly maintained street right-of-way for a distance of at least 150 feet. The 1.3092-acre lot would only have 149.58 feet of road frontage and the 1.3898-acre lot would only have 137.24 feet of road frontage, none of which would meet the minimum road frontage requirement.

*We would again like to notate that the professional survey has updated the lot sizes to 1.3111 (New lot) and 1.3879 (Residual lot).

The professional survey has been updated to show that the new lot would indeed have 150 feet road frontage. The residual lot, even after the easement agreement (discussed at bottom of document), would only be 10 feet short of the 150 feet road frontage requirement. This is a minor differential from the requirement. Our home sits further back than many homes on Norton Road, and our home is further back than the home on the new lot would be.

Driveway Spacing Requirement and Placement

It is notated that the current driveway placement conflicts with an existing speed limit sign and utility pole. It is also notated that due to land width, we would be unable to comply with the required 250 feet spacing required between driveways.

The professional survey has been updated to place the driveway where it does not conflict with these objects. We understand that the driveway will be unable to comply with the 250 driveway spacing requirement. However, across the street from us on the opposite side of Norton Road, there are three driveways for 3 different properties spanning the width of our current property. Our property is across from the Pleasant Township Fire Station, and there are often police officers in the parking lot, monitoring the speed limit of drivers. We have lived here for 22 years, and never seen any issues in regards to the spacing causing any issues.

Also, our neighbor, 5420 Norton Road, has their driveway within feet of our property line. This has never caused an issue with people turning in our driveway, or being able to slow and turn properly.

While we understand we would be unable to comply with the 250-foot spacing requirement, we would like to notate that the placement for the proposed driveway is something we would be willing to negotiate. If an approval was contingent on the driveway being placed in a specific spot, we would be happy to comply with placing the driveway wherever Franklin County feels it is best suited.

Easement Request

Notated on the denial letter, Franklin County Engineer's Office is requesting an additional 20 feet of our land to be dedicated as highway easement. We will be more than happy to comply with this request upon approval and acceptance of our requested lot split.

Commissioners
Marilyn Brown, President
Paula Brooks
John O'Grady

Economic Development & Planning Department
James Schimmer, Director

Application for Zoning Variance

Revised January 1, 2009



Property Information	
Site Address: 456 Rosslyn Avenue, Columbus, OH 43214	
Parcel ID(s): 254-151646	Zoning: Rural
Township: Sharon	Acreage: .114
Water Supply: <input checked="" type="checkbox"/> Public (Central) <input type="checkbox"/> Private (Onsite)	Wastewater Treatment: <input type="checkbox"/> Public (Central) <input checked="" type="checkbox"/> Private (Onsite)

Applicant Information	
Name/Company Name: Decorus Vita, LLC, Cheryl Ricker, member	
Address: 5079 Lake Shore Ave, Westerville, OH 43082	
Phone #: 614-506-2364	Fax #:
Email: CatJenna@aol.com	

Property Owner Information	
Name/Company Name: Decorus Vita, LLC, Cheryl Ricker, Member	
Address: 5079 Lake Shore Ave, Westerville, OH 43082	
Phone #: 614-506-2364	Fax #:
Email: CatJenna@aol.com	

Agent Information (if applicable)	
Name/Company Name:	
Address:	
Phone #:	Fax #:
Email:	

Staff Use Only
Case # VA-3932
Date filed: 11-14-18
Fee paid: 350.00
Receipt # 18-04088
Received by: PJA
Hearing date: 12-17-18
Zoning Compliance: RZ-18-392

Document Submission
The following documents must accompany this application:
<input checked="" type="checkbox"/> Completed application
<input checked="" type="checkbox"/> Fee Payment (Checks only)
<input checked="" type="checkbox"/> Auditor's map (8 1/2" x 11")
<input checked="" type="checkbox"/> Site Map (max 11" x 17")
<input checked="" type="checkbox"/> Covenants and deed
<input checked="" type="checkbox"/> Notarized signatures
<input checked="" type="checkbox"/> Proof of water & waste water supply
Please see the Application Instructions for complete details

Variance(s) Requested	
Section	Section 110.041
Description	Non Conforming lot
Section	
Description	
Section	
Description	

Describe the project
I want to build a house that is 1200 square ft with an additional 400 square ft in the basement.

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

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

I deserve a variance because I'm supposed to have 60 ft of street frontage but I only have 40 ft, which most of the other lots have

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

All of the other lots only have 40 ft.

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

The lot was platted to be 40 ft a long time ago.

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

It seems that it is consistent with all of the other properties. I plan on constructing a home that will be similar to the other homes, so no special privilege is expected.

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

Absolutely not! It will be a new property that will add value to all of the other properties.

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

No, it needs a beautiful home.

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

40 ~~ft~~ vs. 60 ft.

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

Absolutely Not! It is all good to have new builds.

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

(e.g., water, sewer, garbage, fire, police - Verification from local authorities - i.e. fire might be required)

Not at all

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

No

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

Not that I know of

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

Yes - I have every intention of building a beautiful home without disturbing anyone if at all possible.

Affidavit

I hereby certify that the facts, statements, and information presented within this application form are true and correct to the best of my knowledge and belief. I hereby understand and certify that any misrepresentation or omissions of any information required in this application form may result in my application being delayed or not approved by the County. I hereby certify that I have read and fully understand all the information required in this application form.

Cheryl Ricker, Member - Decorus Vita LLC 11-14-2018
 Applicant Date

[Signature], Member, Decorus Vita LLC 11-14-2018
 Property Owner (Signature must be notarized) Date

_____ _____
 Property Owner (Signature must be notarized) Date

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

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

Christine Julian - notarized 11-14-18
CHRISTINE S. JULIAN, ATTORNEY AT LAW
 NOTARY PUBLIC, STATE OF OHIO
 My commission has no expiration date.
 Section 147.03 R.C.



Application instructions

Please submit the following:

1) **Application Form**

Completed application form with notarized signatures

2) **Fee – non refundable**

Checks only payable to *Franklin County Treasurer*

3) **Covenants or deed restrictions.**

Provide a copy of your deed with any deed restrictions

You can find your deed at:

www.franklincountyohio.gov/recorder

4) **Auditor's Tax Map.**

Provide a map showing the subject property and all land within 500 feet of the property.

You can find the map at:

www.franklincountyohio.gov/auditor

5) **Site map**

Provide a map showing the subject property with the following items:

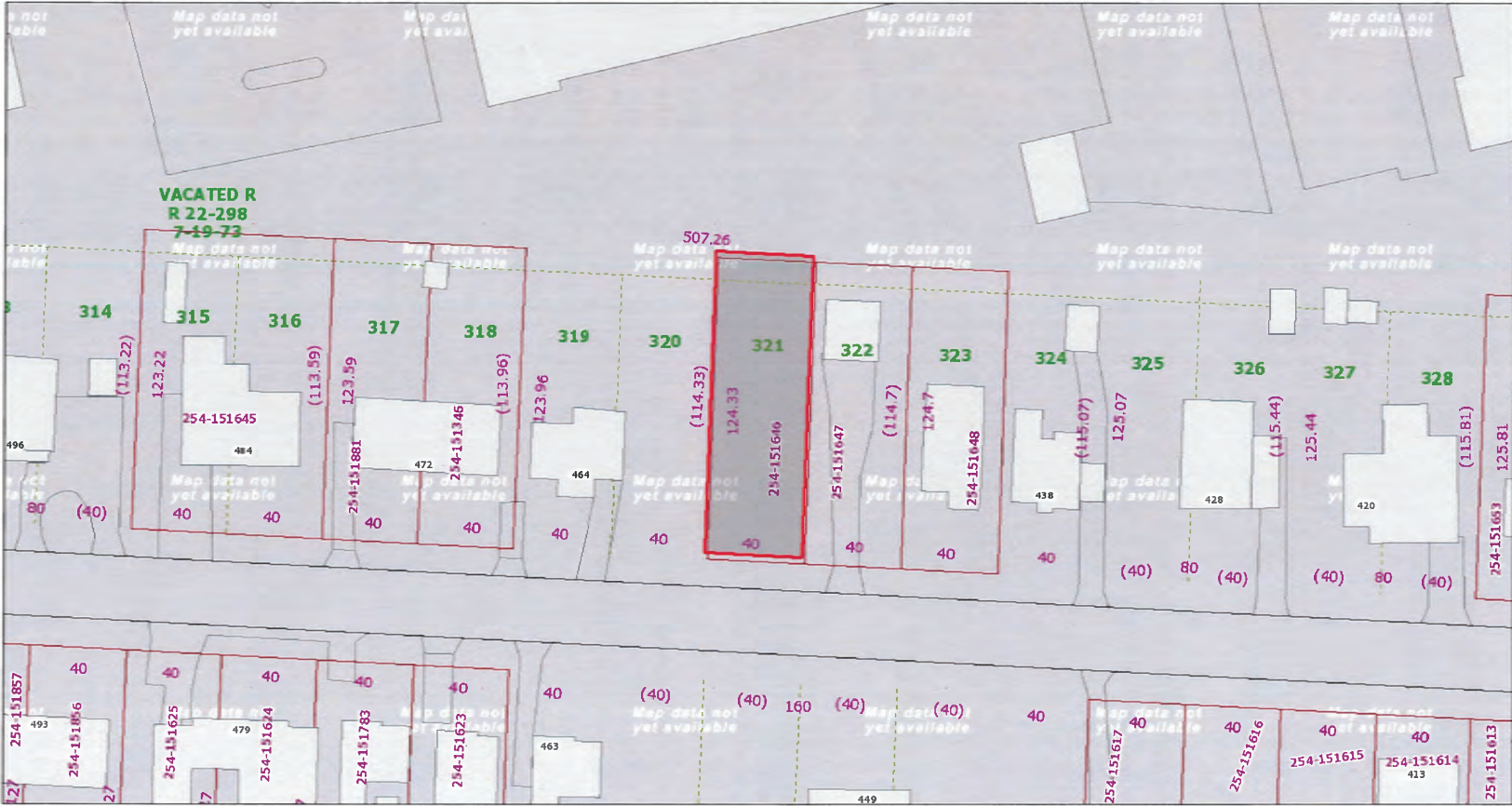
- For the subject property
 - All property lines
 - Dimensions of the property
 - Road frontage
 - Street right-of-ways
 - Driveways
 - Easements
 - Floodplain areas
 - Location of existing septic/aerator systems and wells
- For all existing and proposed buildings and structures
 - Location of each on the property
 - Location of any proposed addition or expansion
 - Square footage of each
 - Height of each
 - Distance to property lines
- Scale
- North arrow
- Any information relevant to the specific nature of the variance

6) **Proof of utility service**

Provide proof from the provider of your water and wastewater services.

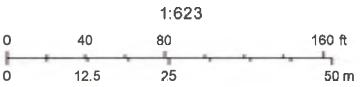
Note: If services are provided by a private or public entity, you must provide a letter verifying that you have service or will have access to it. If you're proposing an on-lot septic system or well, please provide information from the Franklin County Board of Health (or appropriate agency).

254N079L 02400



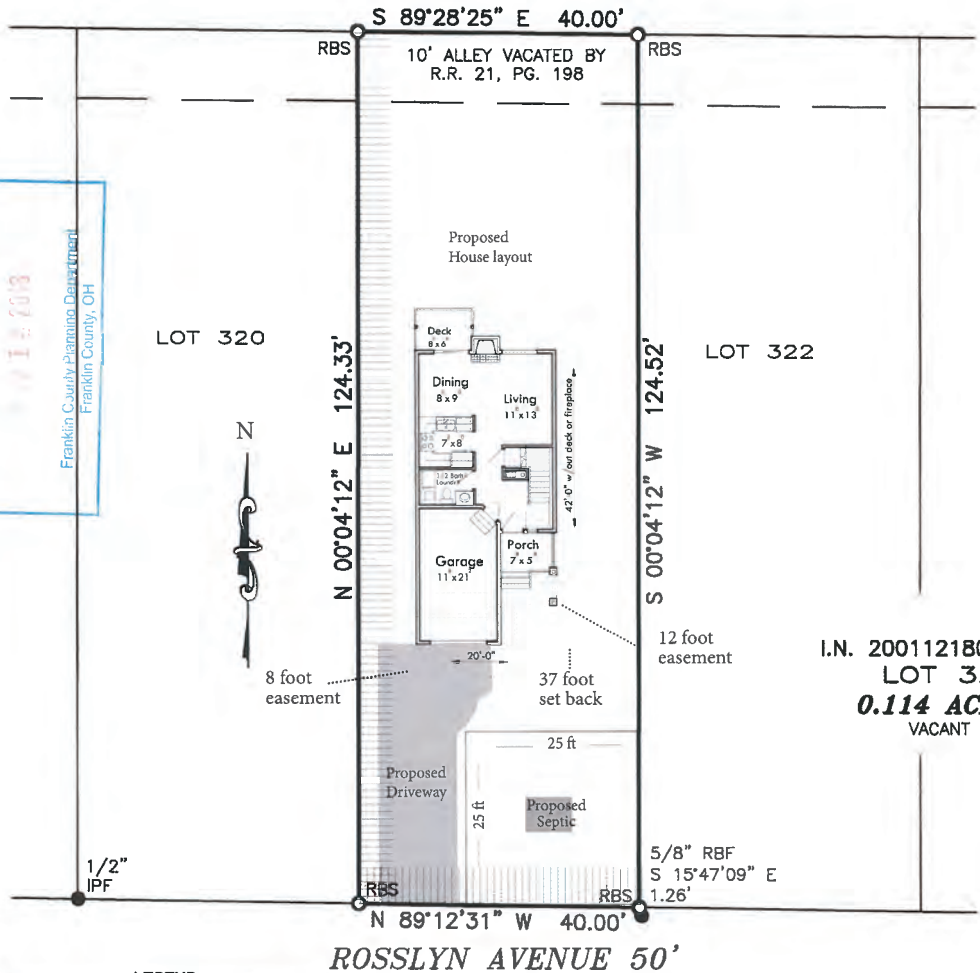
RECEIVED
 NOV 14 2018
 Franklin County Planning Department
 Franklin County, OH

November 13, 2018



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, OpenStreetMap contributors, and the GIS User Community

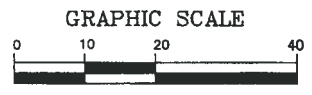
RECEIVED
 AUG 14 2018
 Franklin County Planning Department
 Franklin County, OH



I.N. 200112180295362
 LOT 321
 0.114 ACRES
 VACANT

LEGEND

- IPF IRON PIN FOUND
- RBF REBAR FOUND
- RBS REBAR SET



BASIS OF BEARINGS:
 THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN AND ARE INTENDED TO DENOTE ANGLES ONLY.

FLOOD NOTE:
 THE SUBJECT PROPERTY LIES IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN), AS DETERMINED BY GRAPHIC INTERPOLATION FROM THE FLOOD INSURANCE RATE MAP NUMBER 39049C0159K, WITH AN EFFECTIVE DATE OF 6/17/2008, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

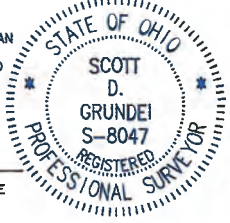
NOTE:
 THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS THAT MAY AFFECT THIS TRACT AND DOES NOT REPRESENT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THIS TRACT. ALL REBAR SET ARE 5/8" DIA. 30" LONG, W/ RED PLASTIC CAP STAMPED "LANDMARK SURVEY"

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY IN JULY OF 2018 MADE UNDER MY SUPERVISION AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

DRAWN BY: DJH

Scott D. Grunde 8/6/18

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



LS LANDMARK SURVEY
GI GROUP, INCORPORATED
 2089 WEST FIFTH AVENUE, COLUMBUS, OHIO 43212
 PHONE: (614) 485-9000 FAX: (614) 485-9003
 DATE: 8/6/18 FILE NO. 215252

PARCEL NUMBER: 254-151646-00
 456 Rosslyn Avenue • Columbus, OH 43214
 Decorus Vita, LLC
 Cheryl Ricker, Member
 (614) 506-2364