



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

December 26, 2018  
 1:30 p.m.

## 1. New Business

### A. Planning Commission

#### i. ZON-18-06 – Brad Fisher

<b>Owner:</b>	Frank Road, LLC
<b>Applicant:</b>	Werner Enterprises, Inc.
<b>Agent:</b>	KBM
<b>Township:</b>	Franklin Township
<b>Site:</b>	977 Frank Rd.(PID#140-003149)
<b>Acreage:</b>	12.289-acres
<b>Utilities:</b>	Public water and wastewater
<b>Request:</b>	Requesting to rezone from the Limited Industrial (LI) district to the Select Commercial Planned District (SCPD) to allow for a range of industrial uses and a commercial truck driving school.

### B. Board of Zoning Appeals

#### i. VA-3933 – Phil Ashear

<b>Owner/Applicant:</b>	Clark & Marie Wolfe
<b>Township:</b>	Pleasant Township
<b>Site:</b>	5401 Harrisburg Geo (PID# 230-000045)
<b>Acreage:</b>	19.630-acres
<b>Request:</b>	Requesting a Variance from Sections 501.012 and 501.024(b) of the Franklin County Zoning Resolution to allow the construction of a fence that would be located in front of an established building line and would include chain link material in an area zoned Rural.

#### ii. VA-3934 – Brad Fisher

<b>Owner/Applicant:</b>	Anatoliy & Nadiya Meleshchuk
<b>Township:</b>	Brown Township
<b>Location:</b>	Hayden Run Rd. Tract 4 (PID #120-001267)
<b>Acreage:</b>	3.645-acres
<b>Utilities:</b>	Private water and wastewater
<b>Request:</b>	Requesting a Variance from Section 650.162(d) to allow the construction of a driveway in the Big Darby Watershed Riparian Setback in an area zoned Rural.

## 2. Adjournment of Meeting to January 29, 2019.

**Franklin County**  
**Application for Rezoning/Text Amendment**

Application Number: <u>ZON-18-06</u>	Date Filed: <u>12/18/18</u>	Received By: <u>BMF</u>	Total Fees: <u>\$2,200</u>	Receipt Number: <u>18-04515</u>
---	--------------------------------	----------------------------	-------------------------------	------------------------------------

**Subject Property Information**

1. Street Address: 977 Frank Road
2. Parcel ID Number(s): 140 - 003149
3. Township(s): Franklin

**Description of Subject Property**


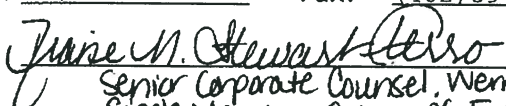

4. Acres to be Rezoned: 12.289
5. Current Land Use: Trucking Terminal & Drop Lot
6. Surrounding Land Use:
  - North Trucking Terminal
  - South Refuse Hauling Company
  - East City of Columbus (Undeveloped Land)
  - West Quarry
7. Water Supply Source:  Public (Central)       Private (Onsite)
8. Sanitary Sewer Source:  Public (Central)       Private (Onsite)

**Rezoning Request**

9. Current Zoning: LI Light Industrial  
Proposed Zoning: SCPD Select Commercial Planned District
10. Proposed Land Use: CDL Driving School & Drop Lot
11. Purpose for Request: The proposed CDL School is not a permitted use within The LI District. The School is a permitted use in the SO (Suburban Office and Industrial District. We believe that this site is a better suited location for the proposed use than where it is permitted by right. This belief is due to all the existing similiar trucking activity in this area and on-site already.



**Applicant/Owner/Agent Information**

12. Applicant Information: Werner Enterprises Inc. (Contact: Jody Green)  
Address: 14507 Frontier Road Omaha Nebraska 68138  
Phone: (402)895-6640 x3133 Fax: (402)894-3820  
Interest in Property: Single Member Owner of Frank Road, LLC  
Signature:   
Senior Corporate Counsel, Werner Enterprises, Inc.
13. Property Owner: Frank Road, LLC  
Address: 14507 Frontier Road Omaha Nebraska 68138  
Phone: (402)895-6640 x3133 Fax: (402)894-3820  
Signature:   
Senior Corporate Counsel, Werner Enterprises, Inc.  
Single Member Owner of Frank Road, LLC
14. Agent Information: KBM (Contact Kara Burkhardt)  
Address: 5335 Far Hills Avenue Suite 305 Kettering, Ohio 45429  
Phone: (937)838-6930 Fax: (815)417-6755  
Signature: 

**Applicant/Owner/Agent Information**

I/we (applicant) Werner Enterprises, Inc. swear that I/we am/are the owners/lessees/options of land requested for rezoning and that the statements, information and exhibits attached are true and correct to the best of my/our knowledge.

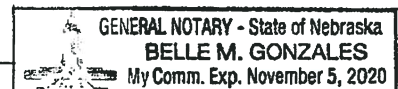
Applicant Signature:   
(required) Senior Corporate Counsel, Werner Enterprises, Inc.

Date: December 6, 2018

Property Owner Signature:   
(required) Senior Corporate Counsel, Werner Enterprises, Inc.  
Single Member Owner, Frank Road, LLC

Subscribed and sworn to me in my presence and before me on this 6th day of December 2018.

Notary Public Signature: 



## **Rezoning/Text Amendment Application General Application Requirements**

Any applicant who requests a zoning change is solely responsible for filing all materials required by the application in its entirety. Please consult with the Economic Development and Planning Department to obtain a copy of pertinent development standards prior to filing a rezoning request. An incomplete application will not be placed on an agenda until it is determined to be complete, having all relevant issues addressed in plan or text form.

---

### **Two (2) copies of each of the following items are required with each application:**

1. The completed application form.
2. The notarized affidavit with current property owner signature.
3. Legal description of the property. Current property survey to include acreage, all bearings and distances, and referencing an established beginning point.
4. Location/Area map. Engineering base maps to scale (example: 1"=100') are required. You can obtain this information from the County Engineers Office, 19th Floor, 373 South High Street, 614.462.3030
5. All information that pertains to sanitary services and water supply must be provided. If services are to be provided by a private or public entity, a letter must be provided verifying that the services exist and that the applicant will have access to such services. If an on-lot septic system and/or well are proposed, information from the Franklin County Board of Health (or appropriate agency) must be provided.
6. Any additional information or exhibits deemed necessary for proper consideration of the application.

### **Two (2) copies of the Development Plan are required with the following information:**

1. Names of the applicant, architect, engineer and contractor with the respective addresses and phone numbers.
2. Street address of the subject property, the exact distance and direction to the nearest street intersection, and any other landmarks that would assist in locating and identifying the property.
3. Present zoning, existing use and proposed use.
4. Zoning and use of each adjacent property.
5. North arrow on the site plan.
6. Scale of drawing. Please use a suitable standard scale.
7. Dimensions and locations of:
  - Property lines on all sides,
  - All setback lines,
  - Existing and proposed buildings with size and height,
  - Dumpster locations,
  - Proposed curb cuts and sidewalk locations (if any),
  - Existing sidewalks, curbs, alleys, streets, and service or frontage roads,
  - Any property proposed for dedication or easement,

- All easements, utility poles, fire hydrants, significant tree stands, and obstructions.
- 8. Parcel and building area in square feet.
- 9. Dimensions and location of existing and proposed parking and loading facilities, including but not limited to aisles, driveways, parking and loading stalls, entrances, exits, median strips, traffic islands, lighting, screening, fences, landscaping, greenbelts and signage.
- 10. Existing and proposed traffic circulation pattern.
- 11. Contour lines, soil types, and existing and proposed drainage facilities comprising the subject property.
- 12. Location and dimension of existing and proposed sanitary wastewater systems along with the location of existing and proposed water supply systems. A letter approving such systems is required from the appropriate health authority.

Note: When a planned district is requested, a development plan must be prepared by a registered architect, engineer, surveyor or landscape architect. Three (3) copies of said plan are required to be submitted. This plan is to demonstrate the engineering feasibility of the proposed project. Furthermore, a separate landscape plan is required and is to be completed and sealed by a professional landscape architect. The Rural Zoning Commission makes no exceptions to these requirements. All other issues in the performance standards must be addressed, even if they do not appear to pertain to your particular site.

---

### Statement of Understanding

I/we have read and understand the requirements as listed above and I/we have met with the Technical Review Committee as required prior to the filing of this application.

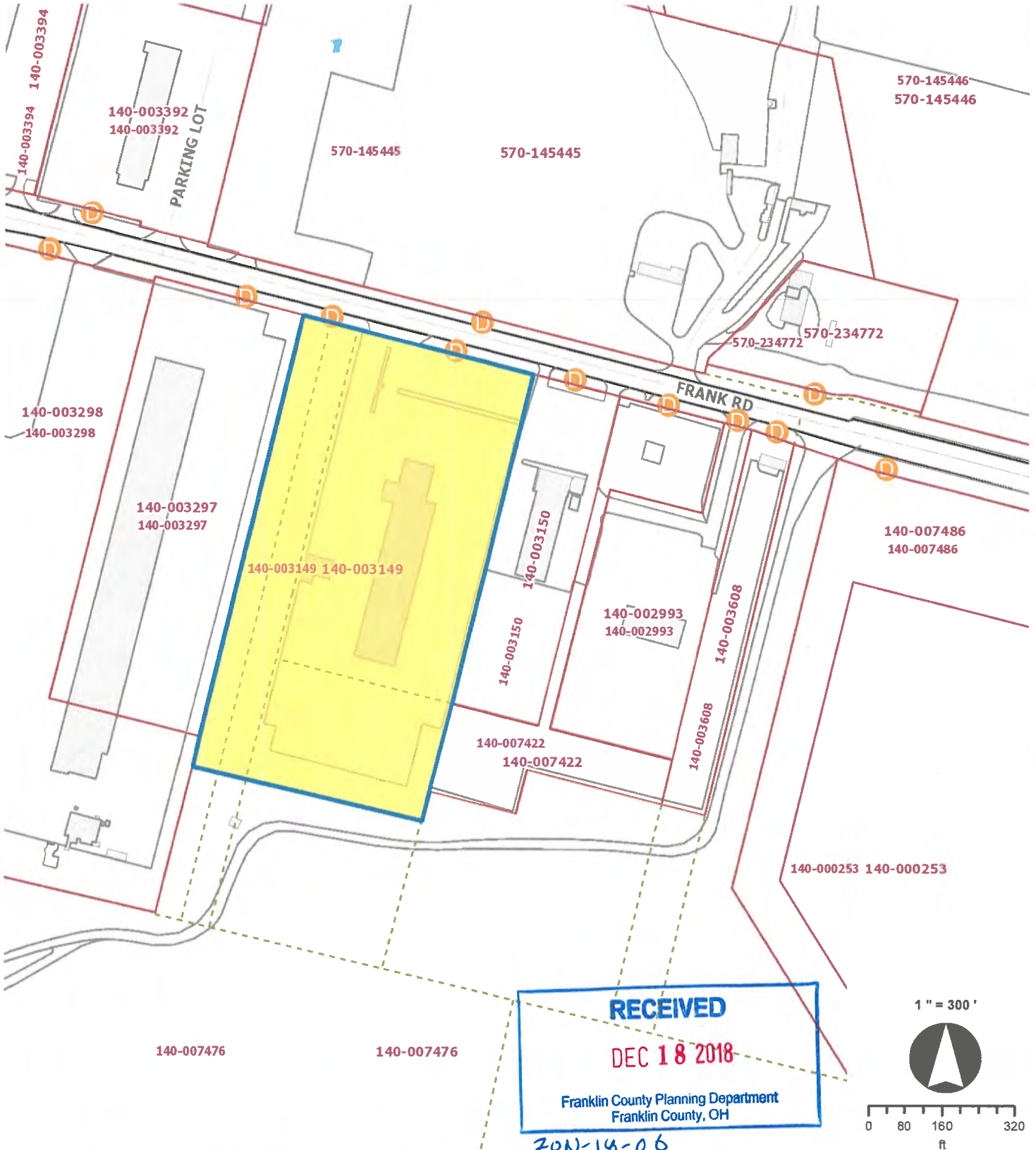
Applicant Signature:

*Travis N. Stewart*  
Senior Corporate Counsel, Werner Enterprises, Inc.

Date:

December 6, 2018





**Disclaimer:**

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

Source: Data originally compiled at 1"=100' based on the Ohio SP-South Coordinates NAD83 with 2' contours based on the NAVD29



EXTERIOR RENDERING  
 SCALE: NTS



EXTERIOR RENDERING  
 SCALE: NTS

**DAE**  
 Designs

DATE: 12/18/18  
 DRAWN BY: J.A.C.  
 CHECKED BY: J.A.C.  
 SCALE: NTS  
 PROJECT: ROADMASTER DRIVERS SCHOOL

ROADMASTER  
 DRIVERS SCHOOL  
 EXTERIOR ELEVATION RENDERERS

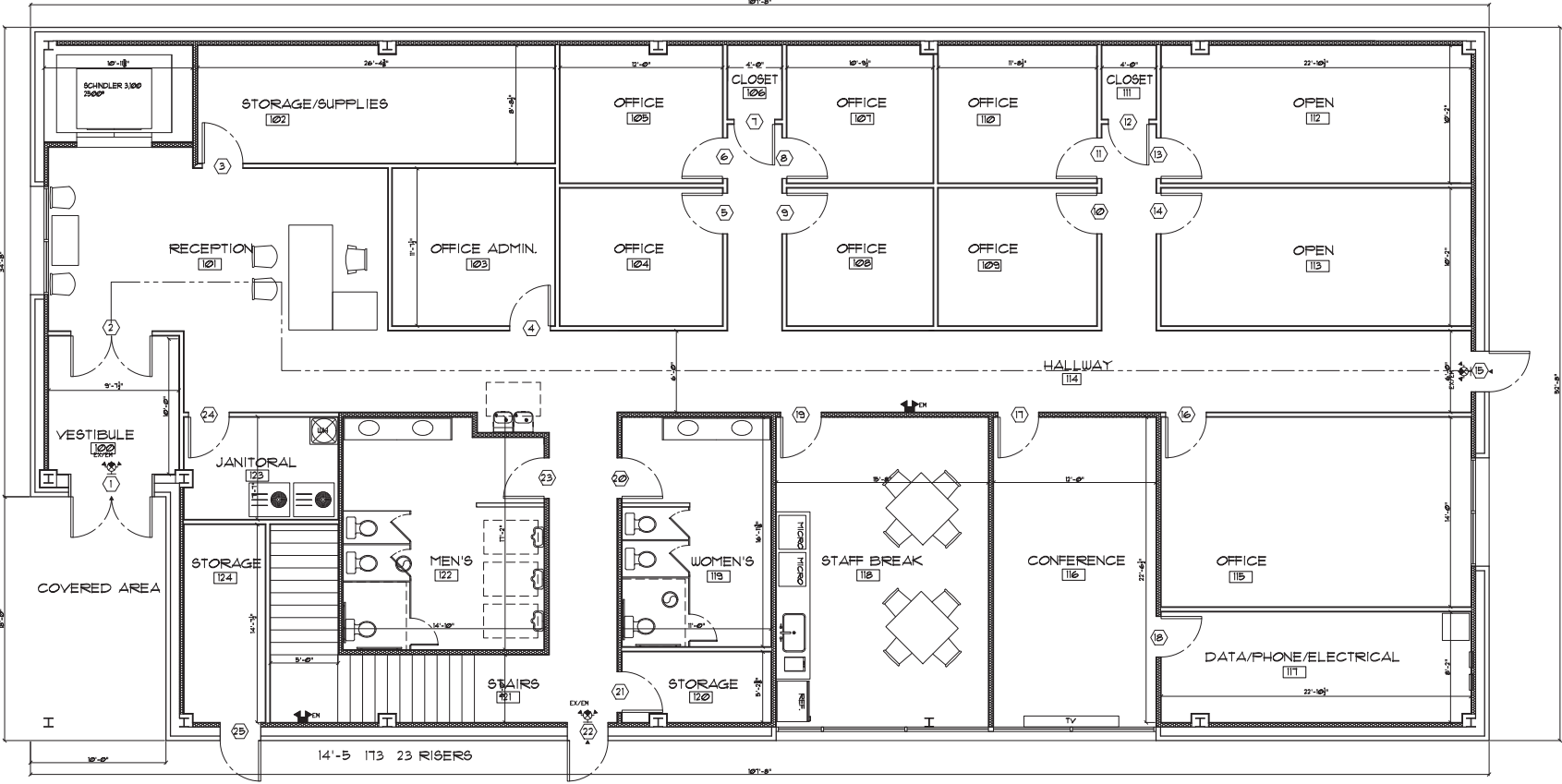
REVISIONS:

NO.	DATE	DESCRIPTION

DAVID A. EATON  
 ARCHITECT  
 EXP. DATE: 12/31/2019

THIS DOCUMENT IS THE EXCLUSIVE  
 PROPERTY OF DAE DESIGNS. ANY  
 REPRODUCTION, REDISTRIBUTION  
 OR USE OF THIS DOCUMENT  
 WITHOUT THE WRITTEN  
 CONSENT OF DAE DESIGNS IS  
 PROHIBITED BY LAW.

**DAE**  
 Designs  
 124 E. THIRD STREET  
 SUITE #201  
 DAYTON, OH 45402  
 PHONE (937) 299-3213



**DIMENSIONED FLOOR PLAN (FIRST FLOOR)**  
SCALE: 1/4" = 1'-0"

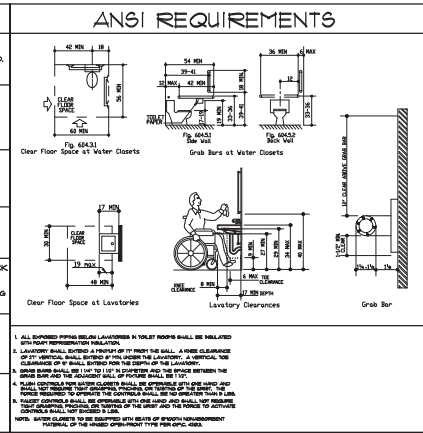
NOTE: WINDOWS AND DOORS TO COMPLY WITH OBC 2406  
ALL DOOR HARDWARE TO COMPLY WITH ICC ANS I AP1-2009  
ALL ARCHITECTURAL GLAZING WITHIN 48" OF DOORS SHALL BE THERMALLY-BREAKING GLAZING  
ALL EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT SPECIAL KNOWLEDGE, EFFORT OR USE OF A KEY.  
DOOR HANDLES, PULLS, LATCHES, LOCKS AND DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE A MINIMUM OF 34" ABOVE FINISHED FLOOR AND A MAXIMUM OF 48" ABOVE FINISHED FLOOR. OPERATING DEVICES SHALL BE CAPABLE OF OPERATION WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE. (OBC 1002.10)

**DOOR TYPES**

NORMAL FLUSH

DOOR SCHEDULE							
NO.	DOOR SIZE	TYPE	MATL	FRAME	LOCATION	HARDWARE SET	REMARKS
PRELIMINARY							

HARDWARE	
	PASSAGE LATCH BOTH LEVERS ALWAYS UNLOCKED.
	ENTRANCE LOCK UNLOCKED BY KEY FROM OUTSIDE. INSIDE OUTER LEVER IS LOCKED BY TURNING IN INSIDE LEVER. INSIDE LEVER ALWAYS UNLOCKED.
	OFFICE LOCK PUSH-BUTTON LOCKING. PUSHING BUTTON LOCKS OUTSIDE LEVER UNTIL UNLOCKED WITH A KEY OR BY TURNING INSIDE LEVER.
	CLASSROOM LOCK OUTSIDE LEVER LOCKED AND UNLOCKED BY KEY. INSIDE LEVER ALWAYS UNLOCKED.
	TOILET / PRIVACY LOCK PUSH-BUTTON LOCKING. TURNING INSIDE LEVER RELEASES BUTTON. CLOSING DOOR RELEASES BUTTON.
	PLASTIC PUSH-BAR RELEASES DOOR LOCKED BY KEY FROM OUTSIDE OR INSIDE. PUSH-BAR OR KEYS RELEASES LOCK FROM INSIDE.
	PUSH / PULL PUSHING BAR RELEASES DOOR. BOTH LEVERS ARE ALWAYS UNLOCKED.

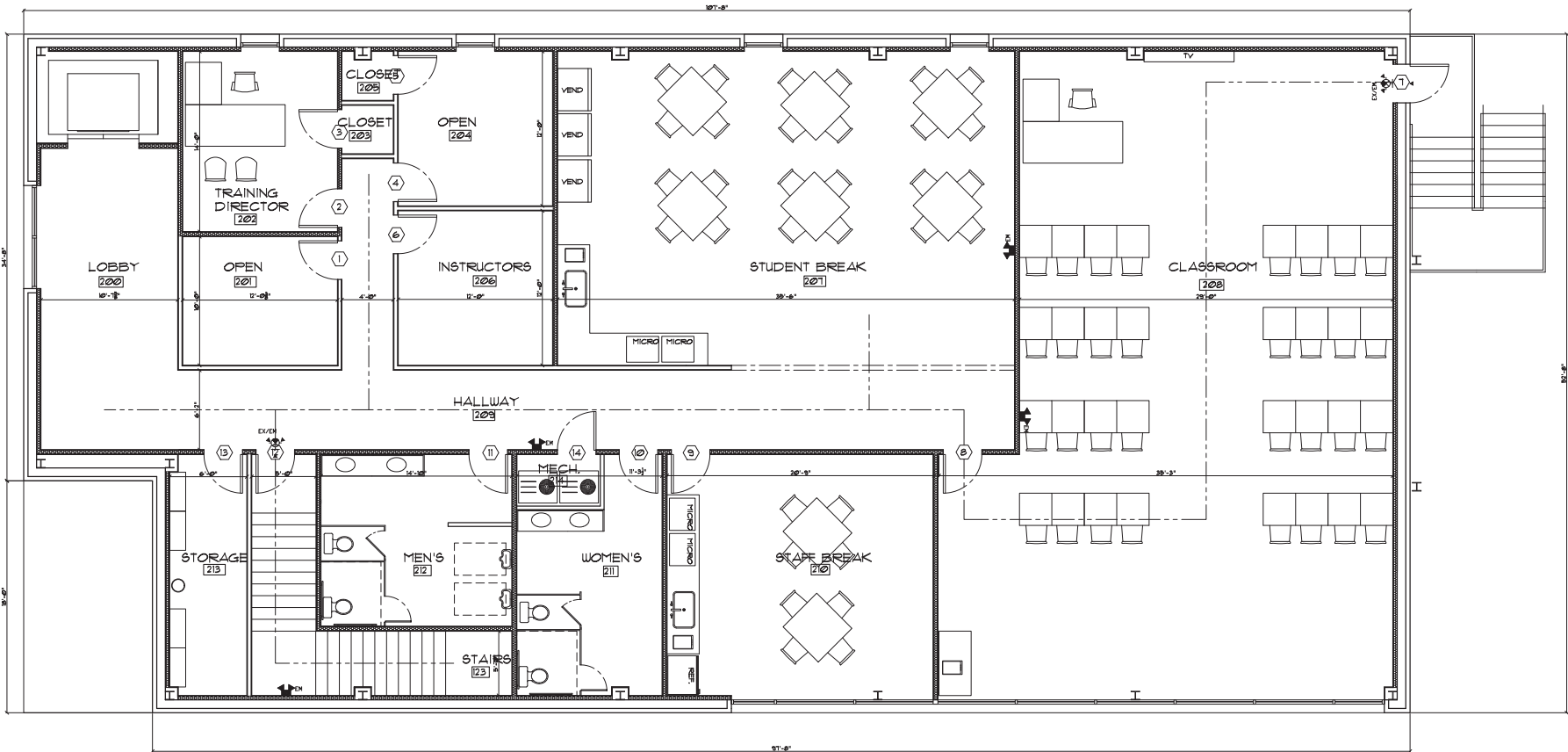


**GENERAL NOTES**

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AND REGULATIONS.  
CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.  
ALL DIMENSIONS SHALL BE READ OR CALCULATED AND NEVER SCALED. EXISTING DIMENSIONS ARE (+/-) AND MUST BE FIELD VERIFIED PRIOR TO COMMENCING WITH THE WORK. NEW DIMENSIONS ARE TO FACE OF GLASS OR DUAL.  
ALL NEW WALLS TO BE OF STEEL STUD CONSTRUCTION. ALL NON-CORRUSTIBLE MATERIALS, 3/8" x 28 GA. STEEL STUDS # 16, 16G x 10" GUS EACH SIDE UNLESS OTHERWISE NOTED. ALL NEW RESTROOM WALLS TO RECEIVE SOUND BATH INSULATION.  
UNLESS OBVIOUSLY SHOWN OTHERWISE, DOOR LOCATIONS NOT LOCATED BY DIMENSIONS SHALL BE CENTERED IN WALL OR LOCATED FOUR INCHES (4") FROM FINISHED (PERPENDICULAR) WALL TO EDGE OF DOOR.  
G.C. TO CO-ORDINATE ALL BLOCKING IN WALLS FOR ALL WALL MOUNTED ITEMS.  
ALL MATERIALS MUST MEET FLAME RESISTANCE REQUIREMENTS OF LOCAL CODES.  
WOOD BLOCKING, DECKING AND FINISHING MATERIALS ARE ONLY ALLOWED BELOW THE FINISHED CEILING LINE UNLESS FIRE-RETARDANT TREATED AND TURNED AS SUCH.  
ANY PENETRATIONS OR MODIFICATIONS TO THE EXISTING STRUCTURAL SYSTEMS, CONCRETE, STEEL, ETC. MUST BE COORDINATED WITH THE LANDLORD AND LOCAL AUTHORITIES. ANY MODIFICATIONS MUST BE APPROVED BY THE LANDLORD AFTER SUBMISSION OF A DETAILED SCOPE OF WORK OUTLINE.  
CONTRACTOR SHALL PROVIDE PORTABLE FIRE EXTINGUISHERS PER LOCAL FIRE MARSHALL.  
FIREBLOCKING AND TRAPSTOPPING TO BE INSTALLED, AS APPLICABLE, PER OBC SECTION 781.

LEGEND	
	NEW FULL HEIGHT WALL TO CEILING
	NEW 6" WALL TO 48-1/2"
	ROOM IDENTIFICATION
	DOOR IDENTIFICATION
	WINDOW IDENTIFICATION
	PLAN NOTE REFERENCE
	ELEVATION REFERENCE
	SECTION REFERENCE
	FLOOR FINISH REFERENCE





DIMENSIONED FLOOR PLAN (SECOND FLOOR)

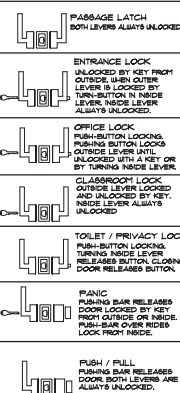
SCALE: 1/4" = 1'-0"

**DOOR SCHEDULE**

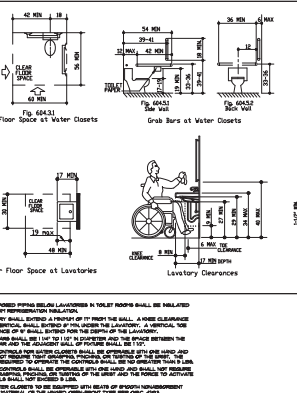
NO.	DOOR SIZE	TYPE	MATL	FRAME	LOCATION	HARDWARE	REMARKS
1	3'-0" x 8'-0"		WOOD	HPL	OFFICE (201)	OFFICE	
2	3'-0" x 8'-0"	A	WOOD	HPL	DIRECTOR (202)	OFFICE	
3	3'-0" x 8'-0"	B	WOOD	HPL	CLOSET (203)	PASSAGE	
4	3'-0" x 8'-0"	D	WOOD	HPL	OFFICE (204)	OFFICE	
5	3'-0" x 8'-0"	F	WOOD	HPL	CLOSET (205)	PASSAGE	
6	3'-0" x 8'-0"	D	WOOD	HPL	INSTRUCTOR (206)	OFFICE	
7	3'-0" x 8'-0"	E	METAL	HPL	EXIT STAIR (208)	PANIC	
8	3'-0" x 8'-0"	F	WOOD	HPL	CLASSROOM (208)	CLASSROOM	
9	3'-0" x 8'-0"	F	WOOD	HPL	STAFF BREAK (210)	CLASSROOM	
10	3'-0" x 8'-0"	F	WOOD	HPL	STAFF BREAK (210)	CLASSROOM	
11	3'-0" x 8'-0"	F	WOOD	HPL	MEN'S RM (212)	PRIVACY	
12	3'-0" x 8'-0"	F	WOOD	HPL	STAIRS (213)	PUSH / PULL	
13	3'-0" x 8'-0"	F	WOOD	HPL	STAIRS (213)	ENTRANCE	
14	3'-0" x 8'-0"	F	WOOD	HPL	MECHANICAL (214)	ENTRANCE	

NOTE: WINDOWS AND DOORS TO COMPLY WITH OBC 2406  
ALL DOOR HARDWARE TO COMPLY WITH ICC ANSI A118.1-2009. ALL ARCHITECTURAL GLAZING WITHIN 48" OF DOORS SHALL BE TYPED INCLUDING GLAZING OF DOORS.  
ALL EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT SPECIAL KNOWLEDGE, EFFORT OR USE OF A KEY.  
DOOR HANDLES, LATCHES, LOCKS AND DOOR HANDLES, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE A MINIMUM OF 34" ABOVE FINISHED FLOOR AND A MAXIMUM OF 48" ABOVE FINISHED FLOOR. OPERATING DEVICES SHALL BE CAPABLE OF OPERATION WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TURNING OF THE WRIST TO OPERATE. (OBC 1006.4)

**HARDWARE**



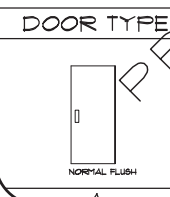
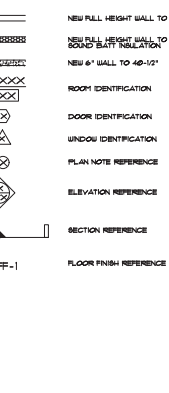
**ANSI REQUIREMENTS**

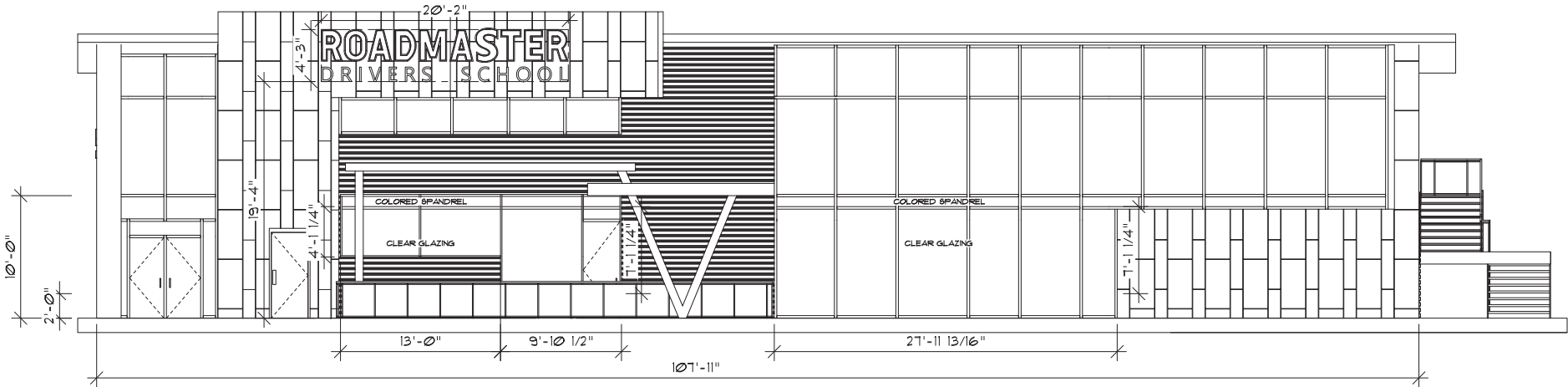


**GENERAL NOTES**

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AND REGULATIONS.  
CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.  
ALL DIMENSIONS SHALL BE READ OR CALCULATED AND NEVER SCALED. EXISTING DIMENSIONS ARE (+/-) AND MUST BE FIELD VERIFIED PRIOR TO COMMENCING WITH THE WORK. NEW DIMENSIONS ARE TO FACE OF GLUE OR DRI.  
ALL NEW WALLS TO BE OF STEEL STUD CONSTRUCTION. ALL NON-COMBUSTIBLE MATERIALS, 5/8" x 28 GA. STPL STUDS # 8" x 16" @ 16" O.C. EACH SIDE UNLESS OTHERWISE NOTED. ALL NEW RESTROOM WALLS TO RECEIVE SOUND BATH INSULATION.  
UNLESS OBVIOUSLY SHOWN OTHERWISE, DOOR LOCATIONS NOT LOCATED BY DIMENSIONS SHALL BE CENTERED IN WALL OR LOCATED FOUR INCHES (4") FROM FINISHED (PERPENDICULAR WALL TO EDGE OF DOOR).  
ALL MATERIALS MUST MEET FLAME RESISTANCE REQUIREMENTS OF LOCAL CODES.  
WOOD BLOCKING, DECKING AND FINISHING MATERIALS ARE ONLY ALLOWED BELOW THE FINISHED CEILING LINE UNLESS FIRE-RETARDANT TREATED AND TYPED AS SUCH.  
ANY PENETRATIONS OR MODIFICATIONS TO THE EXISTING STRUCTURAL SYSTEMS, CONCRETE, STEEL, ETC. MUST BE COORDINATED WITH THE LANDLORD AND LOCAL AUTHORITIES. ANY MODIFICATIONS MUST BE APPROVED BY THE LANDLORD AFTER SUBMISSION OF A DETAILED SCOPE OF WORK OUTLINE.  
CONTRACTOR SHALL PROVIDE PORTABLE FIRE EXTINGUISHERS PER LOCAL FIRE MARSHALL.  
FIREBLOCKING AND DRAFTSTOPPING TO BE INSTALLED, AS APPLICABLE, PER OBC SECTION 701.

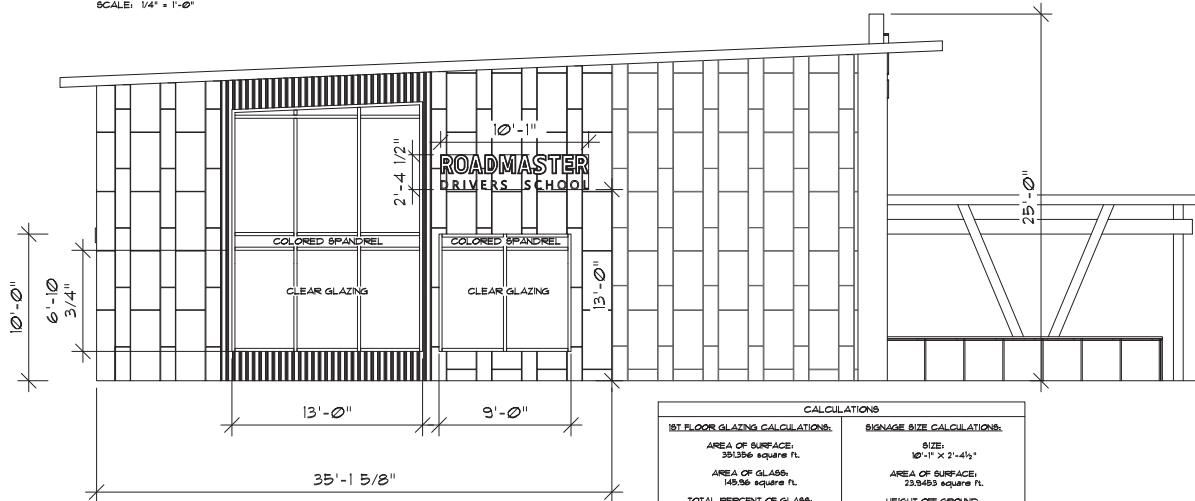
**LEGEND**





**WEST ELEVATION**  
SCALE: 1/4" = 1'-0"

CALCULATIONS	
<b>1ST FLOOR GLAZING CALCULATIONS:</b>	<b>SIGNAGE SIZE CALCULATIONS:</b>
AREA OF SURFACE: 184 square ft.	SIZE: 20'-2" X 4'-3"
AREA OF GLASS: 310 square ft.	AREA OF SURFACE: 80.71 square ft.
TOTAL PERCENT OF GLASS: 310/184 = 39.58%	HEIGHT OFF GROUND: 19'-4" (WALL MOUNTED)
	WORK HOUR: 3518-50 50x6 = 300 square ft. allowable



**NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"

CALCULATIONS	
<b>1ST FLOOR GLAZING CALCULATIONS:</b>	<b>SIGNAGE SIZE CALCULATIONS:</b>
AREA OF SURFACE: 39.58 square ft.	SIZE: 10'-1" X 2'-4 1/2"
AREA OF GLASS: 149.96 square ft.	AREA OF SURFACE: 23.9493 square ft.
TOTAL PERCENT OF GLASS: 149.96/39.58 = 41.5%	HEIGHT OFF GROUND: 13'-0" (WALL MOUNTED)
	WORK HOUR: 189-34 34x6 = 204 square ft. allowable

**NOTE**

**GLAZING:** For a primary building frontage of a commercial use, a minimum of 40 percent of the area between the height of 2 feet and 10 feet above grade shall be in clear window glass that permits a full unobstructed view of the interior to a depth of at least 4 feet. For any secondary building frontage, the pattern of window glass shall continue from the primary building frontage a minimum distance of 10 feet.

**SIGNAGE:** Signage requirements based upon section 541.02.

MASO FACTOR x AREA OF FACE = ALLOWABLE SIZE

**Stormwater Drainage:**

The part of the site that is planned to be redeveloped is currently 100% pervious area. This development will reduce the amount of impervious area and likely the volume of runoff. We do not anticipate a stormwater volume detention requirement. However due to the number of acres that will be disturbed we do foresee the need to provide water quality measures as will be required by the CEPA. Initial thoughts are to utilize pre engineered underground water quality units. We intend full compliance with Franklin County Regulations as well as CEPA requirements and notifications.

**Sewage Disposal & Water Supply:**

**Water:**  
There is a City of Columbus 20" watermain located in Frank Road. This property has the right to have a maximum of a 2" water tap. The site is currently served by a private well. There are actually 2 existing wells on the property. Both of the existing wells will be abandon.  
**Sewer:**  
Sewer is currently being served by the 30" main in Frank Road. The site will continue to utilize this existing tap.

**Variance Items:**

- Smart Growth Overlay:**  
670.083 Design Standards for Frontage Buildings  
670.083(f) Allow building width less than 60% of Lot Width  
670.083(g) Do not require entrance on "front" facade of building.  
670.088 Landscaping and Screening  
670.088(c)(2) Allow Chain link Fence as long as it is not adjacent to Frank Road.  
670.0810 Lighting  
670.0810(b) Allow light fixture taller than 28" for drop lot area at rear of property.  
670.0814 Bicycle Infrastructure  
670.0814(a) Do not provide bicycle parking as this is not a pedestrian friendly area.  
670.0816 Pedestrian Infrastructure  
670.0816(a) No public sidewalk so therefore no access to be provided.  
670.0816(c)-(a) Do not require public sidewalk along Frank Road as walks would have nothing to connect to an either end of the property and no foreseeable redevelopment in foreseeable future.

**Property Information:**

977 Frank Road  
PID# 140-003149  
ROW Dedication 0.120 Acre  
Residual Property 12.169 Acre  
Parcel Contains 12.289 Acre

**Zoning:**

Property is currently zoned "LI"  
Light Industrial.  
Proposed Zoning is "SCPD"  
Select Commercial Planned District

**Existing Use:**  
Trucking Terminal  
Drop Lot

**Proposed Use:**  
CDL Drivers School  
Drop Lot

**Building Setbacks:**

Front = 27'  
Parking / Paving Setback  
Front = Cannot park or pave in front yard.

**Applicant:**

Werner Enterprises Inc.  
Contact: Jody Green  
14507 Frontier Road  
Omaha Nebraska 68138  
(402)895-6640 x 3133

**Architect:**

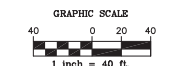
DAE Designs  
Contact: Dove Eaton  
124 E. Third Street  
Suite 201  
Dayton, Ohio 45402  
(937)299-3213

**Engineer/Surveyor:**

Land Consultants  
Contact: Kara Burkhardt Meineke  
314 Front Street  
Lawrenceburg, Indiana 47025  
(937)838-6930

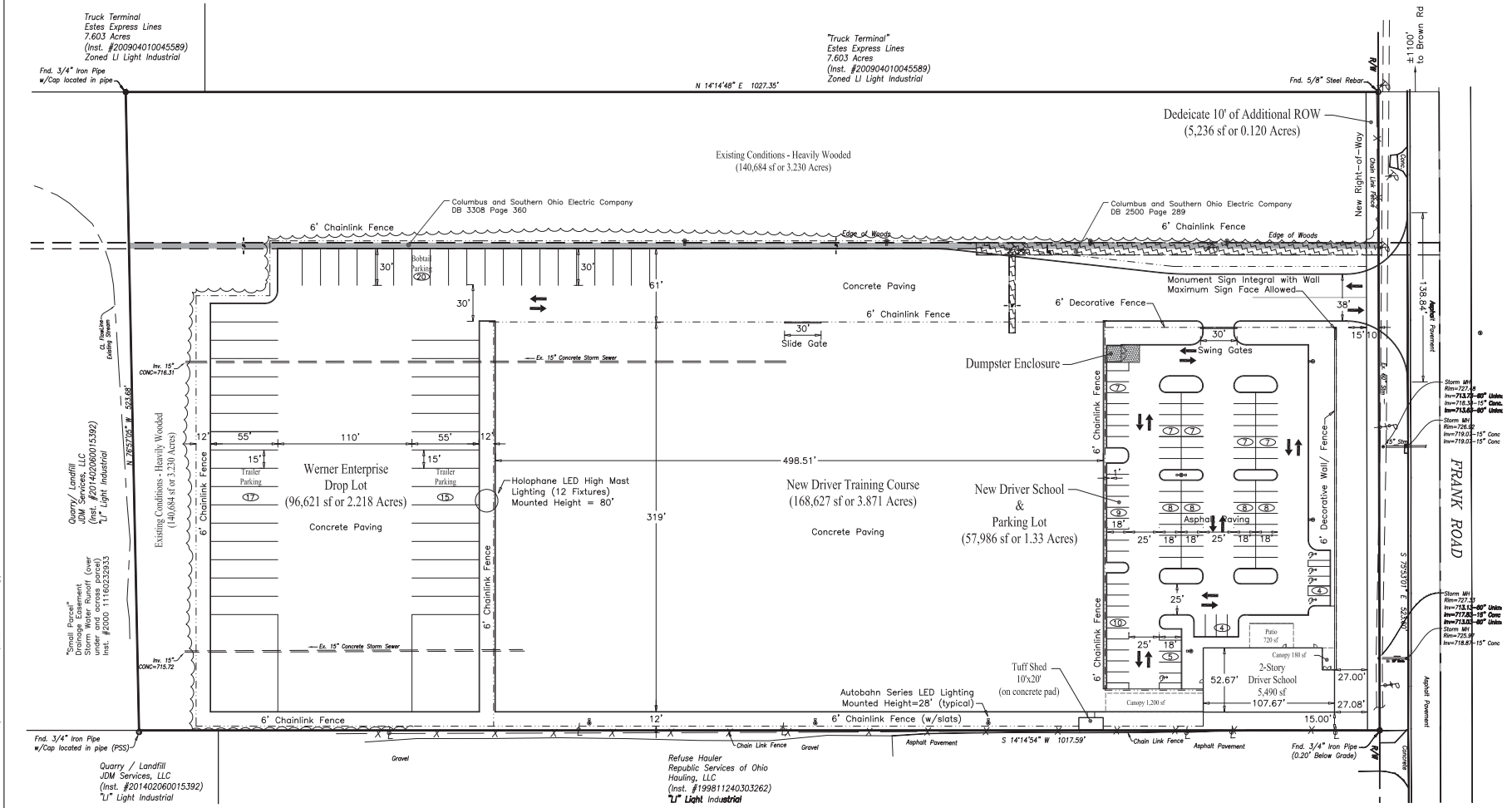
**Landscape Architect:**

Joe David Roller  
Landscape Architect  
2324 Shelterwood Drive  
Dayton, OH 45409  
(937) 313-3872



**Parking Summary:**

DROP LOT	18
Trailers only	32
<b>STUDENT EMPLOYEE</b>	
Regular Spaces	94
ADA Compliant Spaces	4
<b>Total Spaces</b>	<b>99</b>



PLANS PREPARED BY:  
**LAND CONSULTANTS**  
SBE Certified  
associate companies and services  
THE ENGINEERING GROUP  
THE SURVEY COMPANY  
LAND DEVELOPMENT CONSULTING  
COMMUNITY AND ECONOMIC PLANNING

314 FRONT STREET  
LAWRENCEBURG, IN 47025  
(812) 537-2145  
FAX (812) 537-4901  
(888) 537-2145

555 GEST STREET  
SUITE 200  
CINCINNATI, OH 45203  
(513) 381-1020  
FAX (513) 381-1070  
WWW.LANDCONSUL.COM

IN ASSOCIATION WITH:  
**Kara Burkhardt Meineke**  
5335 Far Hills Avenue  
Suite 305  
Dayton, OH 45429  
Phone: (937) 838-6930  
Fax: (815) 412-0755  
KBUR999@SBCGLOBAL.NET

NO.	DESCRIPTION	DATE

PLANS PREPARED FOR:  
**Werner Enterprises Inc.**  
14507 Frontier Road  
P.O. Box 45308  
Omaha, NE 68145-0308

PROJECT NAME:  
**Werner Enterprises Roadmaster Drivers School**  
977 Frank Road  
Franklin Township  
Franklin County, Ohio 43223

SHEET TITLE:  
**DEVELOPMENT PLAN**

LC PROJ. NO. 140133	BASE FILE NAME 114-I-S-CD.dwg
KIM PROJ. NO. 11418	TAB NAME 
DATE 12-14-18	DEV DRAWING NO. <b>DEV</b>
SCALE 1"=40'	SHEET 1 of 3

If this sheet is not 24" by 36" it is a reduced print, scale accordingly

PLANT SCHEDULE:

QUAN	SYMBOL	COMMON/ BOTANICAL NAME	MIN SIZE & CONDITION
10	GINKGO	'AUTUMN GOLD' GINKGO / <i>Ginkgo biloba</i> 'AUTUMN GOLD'	2" CAL., B&B
7	HONEY	SKYLINE HONEYLOCUST / <i>Cleditiona tricanthos inermis</i> 'SKYLINE	2" CAL., B&B

**PLANT POTS**

ASSORTED SIZES
1"-2" WASHED RIVER STONE
TURF
2"-4" WASHED STONE MULCH (5" MIN. THICKNESS)

SHEET NOTES

- IN THE 2 FOOT WIDE AREA BETWEEN CURBS INSTALL FILL UP TO 3 INCHES BELOW TOP OF CURBS. OVER THE FILL INSTALL WASHED RIVER STONE MULCH AT 3" NOM THICKNESS. (ANTICIPATE APPROXIMATELY 4,216 SF OF AREA TO BE COVERED BY STONE.)
- INSTALL APPROXIMATELY 26,386 SF OF TURF. INSTALL GREEN VELVET 'TROPHY' XRE TURF TYPE TALL FESCUE @ 10 LBS / 1000 SF OR APPROVED EQUAL. FERTILIZE AREA TO BE SEEDED WITH 18-24-12 STARTER FERTILIZER AT RATE OF 50 LBS PER 12,500 SF OF SOIL SURFACE. GREEN VELVET SOD FARM 6700 HUNTLY ROAD, COLUMBUS, OH 43229, 614 396-7247.

Joe D. Roller, R.L.A.  
Ohio Landscape Architect No. 679

Date: \_\_\_\_\_

Applicant:

Werner Enterprises Inc.  
Contact: Jody Green  
14507 Frontier Road  
Omaha Nebraska 68138  
(402)895-6640 x 3133

Architect:

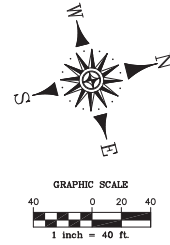
DAE Designs  
Contact: Dove Eaton  
124 E. Third Street  
Suite 201  
Dayton, Ohio 45402  
(937)299-3213

Engineer/Surveyor:

Land Consultants  
Contact: Kara Burkhardt Meineke  
314 Front Street  
Lawrenceburg, Indiana 47025  
(937)838-6930

Landscape Architect:

Joe David Roller  
Landscape Architect  
2324 Shelterwood Drive  
Dayton, OH 45409  
(937) 313-3872

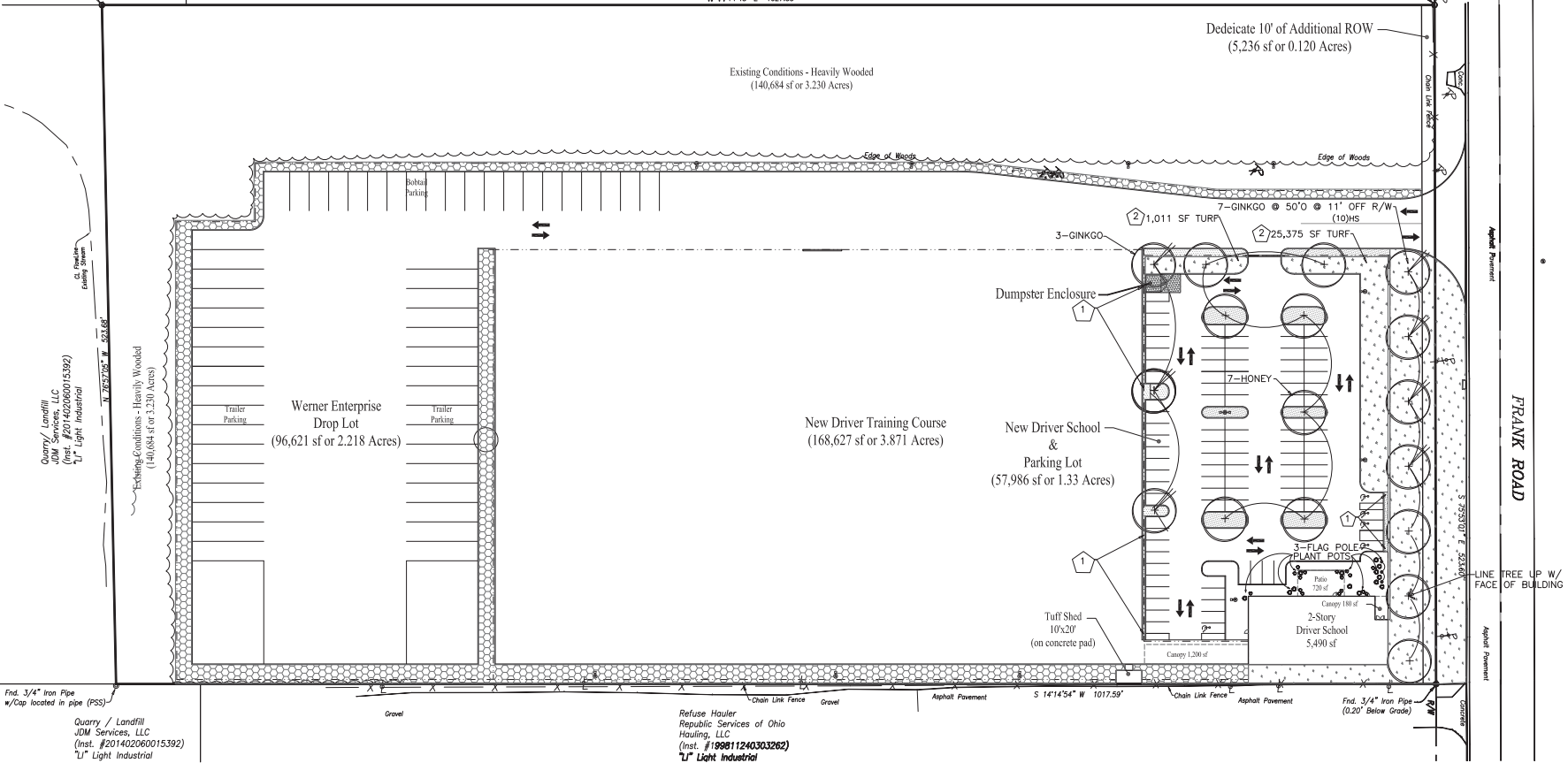


Truck Terminal  
Estes Express Lines  
7,603 Acres  
(Inst. #200904010045589)  
Zoned U Light Industrial

"Truck Terminal"  
Estes Express Lines  
7,603 Acres  
(Inst. #200904010045589)  
Zoned U Light Industrial

Frnd. 3/4" Iron Pipe  
w/Cap located in pipe

Frnd. 5/8" Steel Rebar



Frnd. 3/4" Iron Pipe  
w/Cap located in pipe (PSS)

Frnd. 3/4" Iron Pipe  
(0.20' Below Grade)

Quarry / Landfill  
JDM Services, LLC  
(Inst. #201402060015392)  
"U" Light Industrial

Refuse Hauler  
Republic Services of Ohio  
Hauling, LLC  
(Inst. #199811240303262)  
"L" Light Industrial

PLANS PREPARED BY:

**LAND CONSULTANTS**  
SBE Certified  
associate companies and services  
THE ENGINEERING GROUP  
THE SURVEY COMPANY  
LAND DEVELOPMENT CONSULTING  
COMMUNITY AND ECONOMIC PLANNING

314 FRONT STREET  
LAWRENCEBURG, IN 47025  
(812) 537-2145  
FAX (812) 537-4901  
(888) 537-2145

555 GEST STREET  
SUITE 200  
CINCINNATI, OH 45203  
(513) 381-1020  
FAX (513) 381-1070  
WWW.LANDCONSUL.COM

IN ASSOCIATION WITH:

**Kara Burkhardt Meineke**  
5335 Far Hills Avenue  
Suite 305  
Dayton, OH 45429  
Phone: (937) 238-0939  
Fax: (815) 415-6755  
KBURK999@SBCGLOBAL.NET

NO.	DESCRIPTION	DATE

PLANS PREPARED FOR:

Werner Enterprises Inc.  
14507 Frontier Road  
P.O. Box 45308  
Omaha, NE 68145-0308

PROJECT NAME:

Werner Enterprises  
Roadmaster Drivers School  
977 Frank Road  
Franklin Township  
Franklin County, Ohio 43223

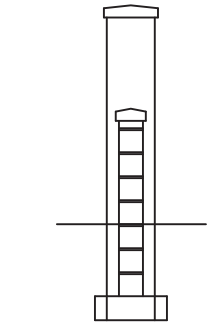
SHEET TITLE:

**LANDSCAPE PLAN**

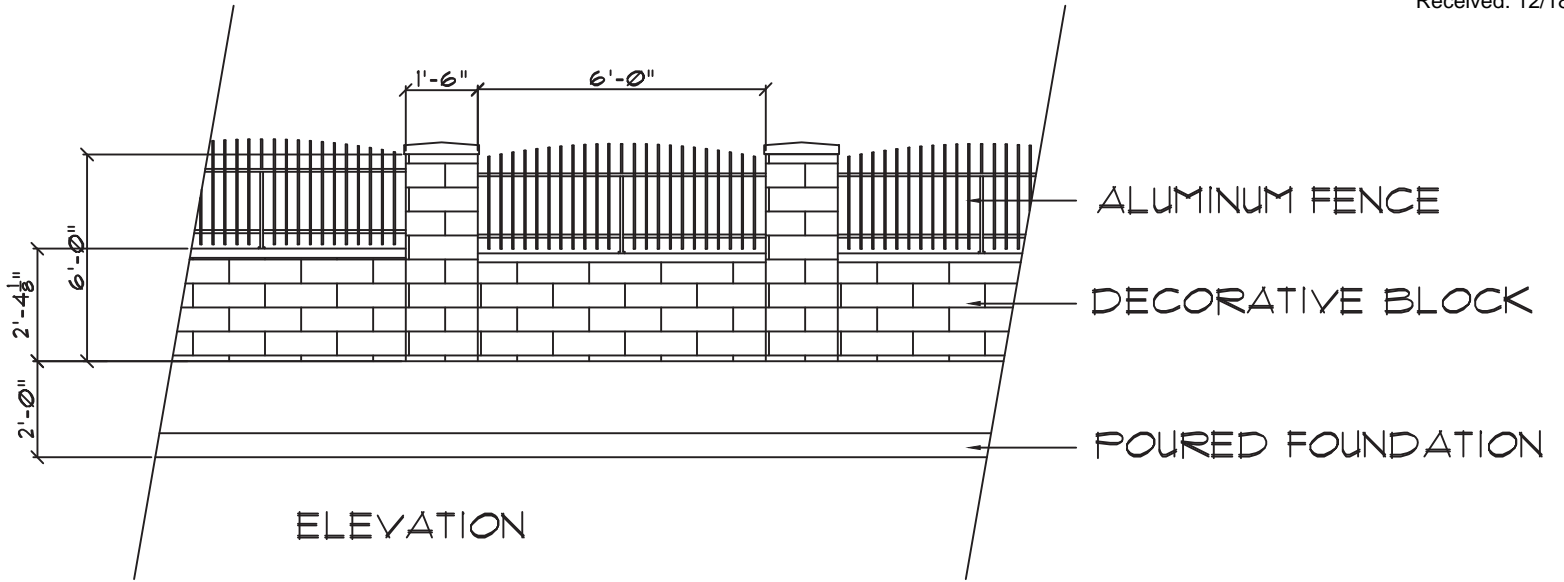
LC PROJ. NO. 164035	BASE FILE NAME 114-18 CD.dwg
KIM PROJ. NO. 11418	TAB NAME Landscape
DATE 12-14-18	DRAWING NO. <b>L 1.0</b>
SCALE 1"=40'	SHEET 2 of 3

If this sheet is not 24" by 36" it is a reduced print, scale accordingly

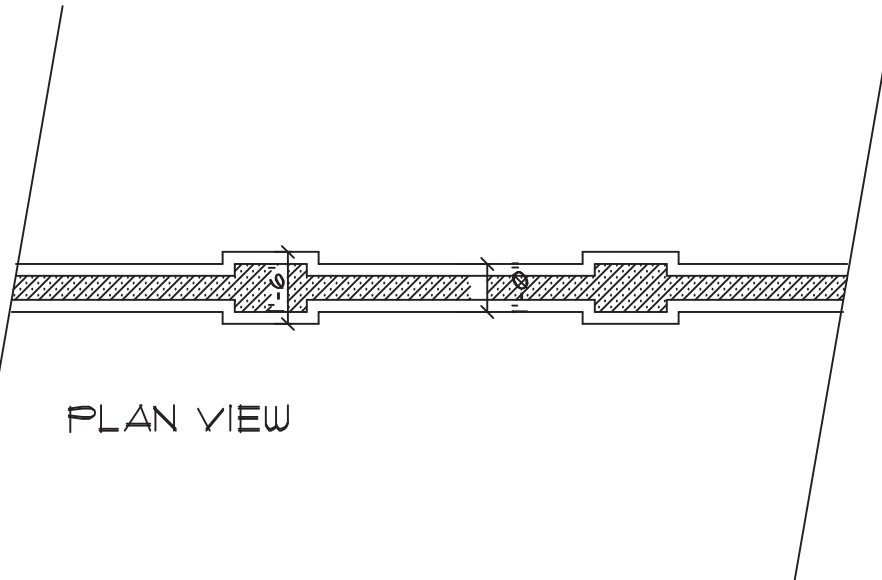




SECTION



ELEVATION



PLAN VIEW

SHEET TITLE

SCALE: 3/8" = 1'-0"

DAVID A. EATON  
 ARCHITECT #8824  
 EXP. DATE: 12/31/2019

**D.A.E. Designs**

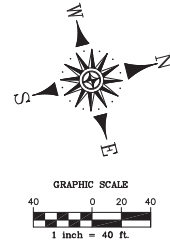
124 E. Third St.  
 Dayton, OH 45402  
 PHONE: (937) 299-3213

PROJECT:	ROADMASTER
LOCATION:	977 FRANK ROAD COLUMBUS, OHIO
SHEET TITLE:	6' FENCE/WALL

SHEET NO.	1
OF 1	

DATE:	12/17/18
SCALE:	SHOWN
REVISIONS:	

THIS DOCUMENT IS THE EXCLUSIVE PROPERTY OF D.A.E. DESIGNS. ANY REPRODUCTION, REDISTRIBUTION OR REUSE OF THIS DOCUMENT, WITHOUT THE EXPRESSED WRITTEN CONSENT OF D.A.E. DESIGNS, IS PROHIBITED BY LAW.



PLANS PREPARED BY:  
**LAND CONSULTANTS**  
*SBE Certified*  
associate companies and services  
THE ENGINEERING GROUP  
THE SURVEY COMPANY  
LAND DEVELOPMENT CONSULTING  
COMMUNITY AND ECONOMIC PLANNING

314 FRONT STREET  
LAWRENCEBURG, IN 47025  
(812) 537-2145  
FAX (812) 537-4901  
(888) 537-2145

555 GEST STREET  
SUITE 200  
CINCINNATI, OH 45203  
(513) 381-1020  
FAX (513) 381-1070  
WWW.LANDCONSUL.COM

IN ASSOCIATION WITH:  
**Kara Burkhardt Meineke**  
5335 Far Hills Avenue  
Suite 305  
Dayton, OH 45429  
Phone: (937) 838-0939  
Fax: (815) 413-7555  
KBURK999@SBCGLOBAL.NET

NO.	DESCRIPTION	DATE

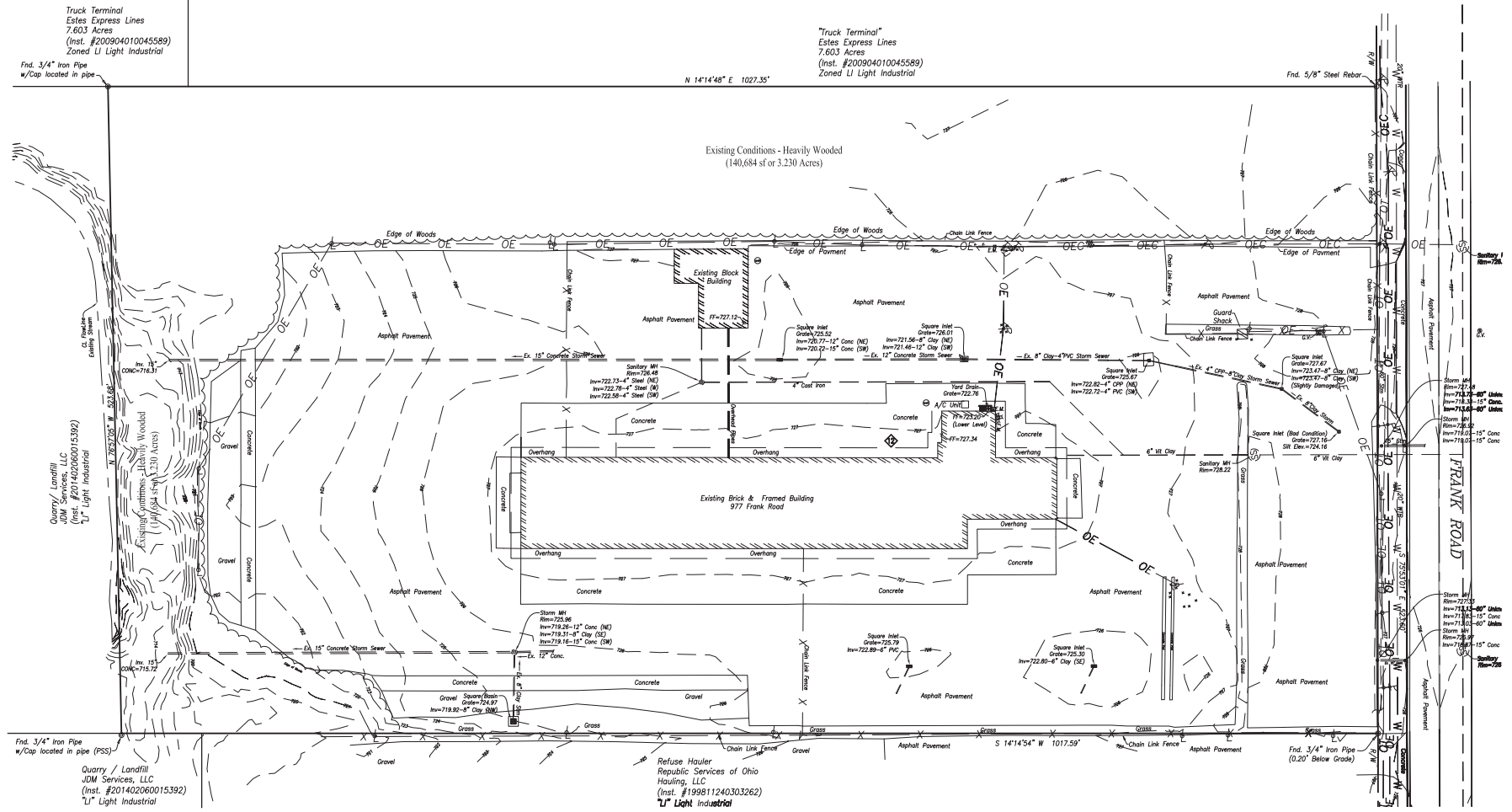
PLANS PREPARED FOR:  
**Werner Enterprises Inc.**  
14507 Frontier Road  
P.O. Box 45308  
Omaha, NE 68145-0308

PROJECT NAME:  
**Werner Enterprises Roadmaster Drivers School**

977 Frank Road  
Franklin Township  
Franklin County, Ohio 43223

SHEET TITLE:  
**EXISTING CONDITIONS**

LC PROJ. NO. 164135	BASE FILE NAME 114-18 CD.dwg
KIM PROJ. NO. 114-18	TAB NAME 
DATE 12-14-18	Existing DRAWING NO. <b>EXIST</b>
SCALE 1"=40'	SHEET 3 of 3



Truck Terminal  
Estes Express Lines  
7.603 Acres  
(Inst. #200904010045589)  
Zoned U Light Industrial

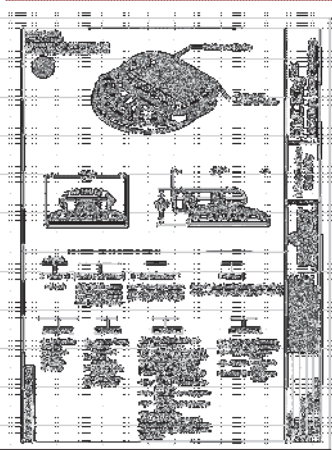
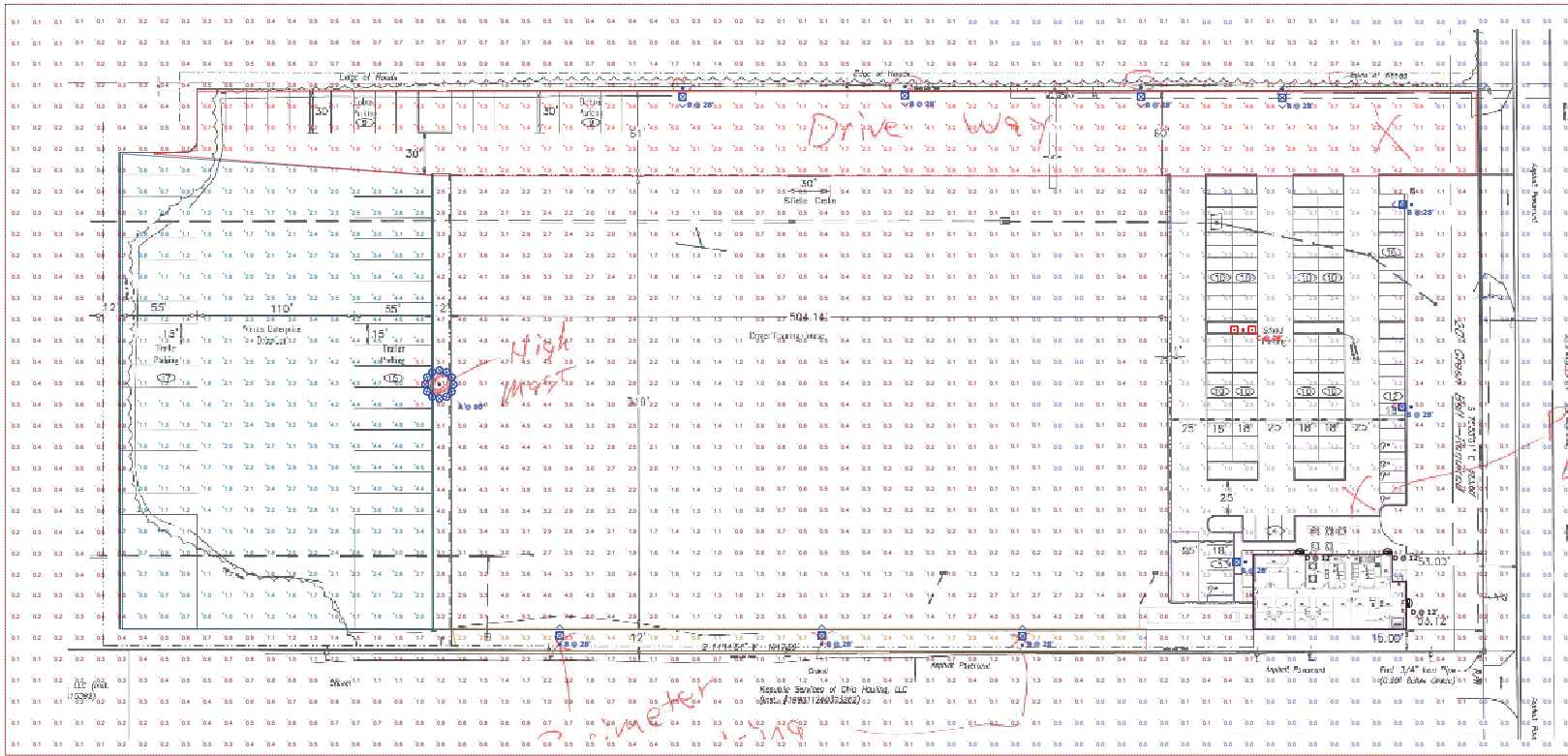
"Truck Terminal"  
Estes Express Lines  
7.603 Acres  
(Inst. #200904010045589)  
Zoned U Light Industrial

Quarry / Landfill  
JIM Services, LLC  
(Inst. #201402060015392)  
U Light Industrial

Quarry / Landfill  
JIM Services, LLC  
(Inst. #201402060015392)  
U Light Industrial

Refuse Hauler  
Republic Services of Ohio  
Hauling, LLC  
(Inst. #199811240303262)  
U Light Industrial

If this sheet is not 24" by 36" it is a reduced print, scale accordingly



**Autobahn Series ATB2**  
Roadway Lighting

**PRODUCT OVERVIEW**

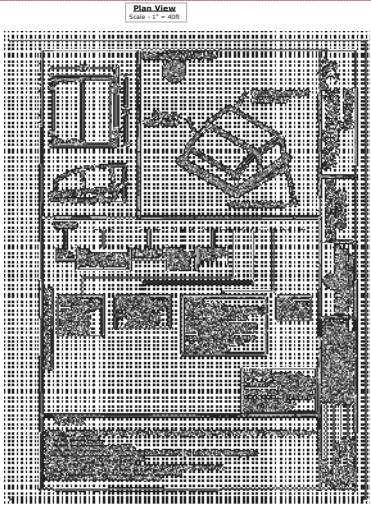
**Features:**

- High Mast
- 120° Beam Spread
- 100,000 Hours
- 100,000 Hours
- 100,000 Hours

**Applications:**

- Highways
- Interchanges
- Expressways
- Freeways
- Tollways
- Airport
- Industrial
- Warehouse
- Distribution Center
- Retail
- Office
- School
- University
- Hospital
- Government
- Military
- Airport
- Industrial
- Warehouse
- Distribution Center
- Retail
- Office
- School
- University
- Hospital
- Government
- Military

**ACLS**



**Luminaire Locations**

No.	Label	X	Y	Z	MH	Orientation
1	A	10.89	-31.84	80.00	80.00	0.00
1	B	95.73	-215.26	28.00	28.00	0.00
2	B	280.59	-215.26	28.00	28.00	0.00
3	B	422.04	-215.68	28.00	28.00	0.00
4	B	182.41	177.31	28.00	28.00	180.00
5	B	505.63	177.36	28.00	28.00	180.00
6	B	605.40	176.68	28.00	28.00	180.00
7	B	339.08	178.27	28.00	28.00	180.00
8	B	696.16	-47.69	28.00	28.00	270.00
9	B	696.56	95.10	28.00	28.00	270.00
10	B	579.30	-157.16	28.00	28.00	270.00
2	C	577.73	6.57	28.00	28.00	90.00
3	D	617.80	-151.30	12.00	12.00	0.00
4	D	679.67	-151.30	12.00	12.00	0.00
3	D	693.30	-186.21	12.00	12.00	90.00

**Note**

1. Readings shown are based on a total LFF of as shown at grade. Data references the extrapolated performance projections in a 25c ambient based on 10,000 hrs of LED testing (per IESNA LM-80-08 and protected per IESNA TM-21-11).
2. Please refer to the "Plan View" for mounting heights.
3. Product information can be obtained at [www.Holophane.com](http://www.Holophane.com)

**Statistics**

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Car Parking Lot	✕	2.5 fc	7.4 fc	0.3 fc	24.7:1	8.3:1
Drop Light	◇	2.4 fc	5.1 fc	0.5 fc	10.2:1	4.8:1
East Perimeter Lighting	□	3.7 fc	9.3 fc	0.4 fc	23.3:1	9.3:1
Spill Light Summary	+	1.4 fc	9.3 fc	0.0 fc	N/A	N/A
West Perimeter Lighting	■	2.2 fc	7.9 fc	0.1 fc	79.0:1	22.0:1

**Schedule**

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Fineness	Lumens Per Lamp	Light Loss Factor	Wattage
⊙	A	1	Holophane	HWLED P2-40K XXXXX X AW	High Mast LED 100 P2-40K Type AW	LED	1	HWLED P2-40K XXXXX X AW	49955	0.9	3828
⊙	B	10	Acuity Brands	ATB2 SB0500-50 XXXXX R3 4U/5K HSS	ATB2 SB0500 LED 100000A TYPE 3 4000K/5000K CCT HSS	LED Array	1	ATB2 SB0500 LED 100000A XXXXX R3 4U/5K HSS	23458	0.95	268
⊙	C	1	Acuity Brands	ATB2 SB0500-50 XXXXX R5 4U/5K	ATB2 SB0500 LED 100000A TYPE 3 4000K/5000K CCT	LED Array	1	ATB2 SB0500 LED 100000A XXXXX R5 4U/5K	34357	0.95	536
⊙	D	3	Holophane	HWLED 20C1000-40K T3M	HWLED 20 LED 20C PERFORMANCE PACKAGE, 4000K CCT, TYPE 3 OPTICS	LED	1	HWLED 20C1000-40K T3M	6983	0.94	71

**Disclaimer**

This architectural lighting submittal is provided only for informational purposes and to help the customer or end-user (as applicable) understand how various sections of linear fixtures connect to each other and how they mount to the ceiling. This lighting submittal is strictly based on the information provided to Acuity Brands, and is provided without warranty as to accuracy, completeness, reliability or otherwise. If the information (including but not limited to floor-plans, reflected ceiling plans, electrical plans and specifications) provided to Acuity Brands is incomplete or not current (i.e., newer versions exist), the accuracy of proposed design may be adversely affected. Once this lighting submittal is received by the customer or end-user (as applicable), it is the obligation of the customer or end-user (as applicable) to consult with a professional engineering advisor to determine whether the proposed design meets the applicable project requirements for lighting system performance, code compliance, safety, suitability and effectiveness for use in a particular application. In no event will Acuity Brands be responsible for any loss resulting from any use of any information contained in this lighting submittal.

Werner Driving School

Designer  
R. Cunningham  
Date  
10/30/2018  
Scale  
As Shown  
Drawing No.  
84859-1  
Summary

Select Commercial Planned District  
977 Frank Road, Franklin Township  
Parcel #: 140-003149

Roadmaster Drivers School  
*by*  
Werner Enterprises



ZON-18-06

I. Introduction

Werner Enterprises (“applicant”) proposes the adoption of a Select Commercial Planned District for the parcel located at 977 Frank Road in Franklin Township. The lot is currently zoned Limited Industrial and the applicant seeks a rezoning to allow for the development of a drivers school where students learn to drive and maintain Semi-trailer trucks.

The applicant’s proposed use fits the existing character of the neighborhood and will be a significant upgrade to the current use of the parcel.

II. Permitted Uses

All the following shall be permitted uses in the proposed Select Commercial Planned District:

<u>OMB SIC Group Code</u>	<u>Type of Use</u>
423	Trucking Terminal
42	Motor Freight Transportation and Warehousing
824	Truck Driver Training School

And any permitted use of the RESTRICTED INDUSTRIAL DISTRICT as defined by the Franklin County Zoning Resolution **Section 342 – Restricted Industrial District** or the Limited INDUSTRIAL DISTRICT **Section 344 – Limited Industrial District**

III. Development Standards

The development standards of ARTICLE V, GENERAL DEVELOPMENT STANDARDS and the Southwest Area Plan shall apply to the SELECT COMMERCIAL PLANNED DISTRICT according to the specific zoning district and use selected in accordance with SECTION 420.02, Permitted Use and SECTION 420.033 Performance Standards, unless specifically set forth herein.

IV. Development Plan

A proposed development plan, Landscape Plan Existing Conditions Map, site map, and legal description and other supporting documents are submitted herein.



#### A. Traffic

The expected number of employees(24) and students(56) that will use the site each day has been shared with staff of the Franklin County Engineers office and it was decided that a Traffic Analysis is warranted This traffic analysis work is underway. The findings of the analysis and any requirements of the Franklin County Engineers office will be incorporated into the final construction documents for the parcel.

#### B. Access

The access to the redeveloped site will be thru one new drive approach. This drive approach is planned to be 38' wide at the ROW line and this is to accommodate the semi-trailers. This new drive approach is located in approximately the same location as the previous drive approach but is significantly reducing the width of the existing approach.

#### C. Parking

Parking shall be provided as depicted on the attached site plan.

A couple of deviations to the Smart Growth Overlay standards are requested as follows:

Section 670.0814(a) The plan does not propose to provide bicycle parking facilities.

Section 670.0816(a) The plan does not call for there to be sidewalks installed along Frank Road. As justification please note that there are not pedestrian sidewalks to the east or to the west of his parcel and the Southwest Area Plan indicates that this section of Frank Road is a low priority with regards to installing sidewalks.

Section 670.0816(c) The plan does not call for a pedestrian connection to public sidewalks.

As justification please note that public sidewalks do not exist in front of this parcel. (See note above)

#### D. Storm Water Drainage

Drainage and run-off from the proposed development shall not cause property damage to off-site areas. Existing drainage patterns within the specific areas of the site will be fine-tuned with the final construction drawings however the existing drainage outlet locations shall be maintained as shown on the development plan.

#### E. Sewage Disposal and Water Supply

The existing sewage disposal lateral which empties into a Franklin County maintained Sewer main will reutilized for the proposed development.

The existing private wells that serve the site will be abandon and The City of Columbus will provide domestic water service to the site.

The appropriate letters and documents of service are submitted herein.

#### F. Architectural Design

The building will be constructed as depicted on the attached drawings and renderings. It will be a well maintained building and will not exceed the maximums for lot coverage percentage or the height restriction.

A couple of deviations to the Smart Growth Overlay standards are requested as follows:  
Section 670.083(f) The building width does not comprise 60% of the lot width.  
Section 670.083(g) The front main entrance is not located on the front façade of the building.  
Refer to the attached plans that depict both of these conditions.

#### G. Outdoor Storage

The purpose of this “Drop Lot” component of this site plan is to temporarily “store” semi-trailers and bobtail trucks (Semi truck with the trailer attached) this use will occur at the rear of the parcel which is a minimum of 750 feet from Frank Road. The south and west sides of the “Drop Lot” will be screened with the existing dense vegetation/woods. The east side is adjacent to a similar storage use the north side (towards Frank Road) is screened by the remainder of the proposed improvements to the site and the distance.

#### H. Utilities/Facilities

A new water service lateral is proposed with this plan but no other new utilities and/or facilities are proposed.

#### I. Pollution

No existing, proposed or future use and/or structure shall emit smoke or odorous gases. No commercial use shall emit noise greater than sixty (60) decibels.

#### J. Graphics

Any future proposed signage must be compatible to the overall architectural design of the building and must comply with the requirements of Sections 670.086 (14), of the Franklin County Zoning Resolution except as altered below. Wall Signs shall be permitted on the primary and secondary frontage. The dimensions of any signage shall be the dimensions depicted on the plans submitted herein.

#### K. Lighting

All lighting shall be as depicted on the site plan, shall be in compliance with Section 670.0810 of the Franklin County Zoning Resolution and shall minimize off-site glare and reflection. When poles are for areas not immediately adjacent to Frank Road and not for passenger car parking areas then greater pole heights may be allowed.

#### L. Screening/Landscaping

All screening and landscaping shall be installed as indicated on the attached site map and development plan and will be maintained appropriately.

#### M. Fencing

All fencing shall be as depicted in the attached site map and development plan.  
A deviation to the Smart Growth Overlay Section 670.088(g)(2) is requested to allow chainlink

fence when it is not adjacent to Frank Road.

## V. Conclusion

As proposed this Select Commercial Planned District will facilitate economic growth and activity while improving the nature and character of the surrounding area. The proposal will be constructed and maintained in accordance with all cited and relevant requirements. All deviations from the general standards are minimal and make sense for the area in which the site is located.

---



**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 5401 Harrisburg Georgesville Rd.	
Parcel ID(s) <del>000045</del> 230-000045	Zoning <del>230</del> Rural
Township Pleasant	Acreage 19.63ac (Both)
Water Supply <input type="checkbox"/> Public (Central) N/A <input type="checkbox"/> Private (Onsite)	Wastewater Treatment <input type="checkbox"/> Public (Central) N/A <input type="checkbox"/> Private (Onsite)

Applicant Information	
Name/Company Name Clark C Wolfe	
Address 567 Simbury Street Columbus OH 43228	
Phone # 614-702-9608	Fax #
Email attierecane corso@gmail.com	

Property Owner Information	
Name/Company Name Clark C Wolfe	
Address 5401 Harrisburg Georgesville Rd. Grove City OH 43123	
Phone # 614-702-9608	Fax #
Email attierecane corso@gmail.com	

Agent Information (if applicable)	
Name/Company Name Eryn Longbrake 614-702-9608	
Address	
Phone #	Fax #
Email	

Staff Use Only
Case # VA-3933
Date filed: 12-5-18
Fee paid 350.00
Receipt # 18-04352
Received by: PJA
Hearing date: 1-22-19
Zoning Compliance: R2-18-452

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 type="checkbox"/> Proof of water & waste water supply
Please see the Application Instructions for complete details



VA-3933



Case #

**Variance(s) Requested**

Section	501.012
Description	Height - no fence shall be taller than 3.5ft roadside
Section	501.024(b)
Description	Fence materials - no fence facing the roadside shall be chain link
Section	
Description	

**Describe the project**

We are using 19.63ac of family agricultural land for housing farm equipment, livestock and intermittent rescue dogs. There is an existing 6ft chain link fence facing the roadside. We propose keeping fence intact for the safety of the property, animals living on it and the safety of immediate neighbors. It does not create any health or safety issues, nor change the integrity of the property. There are no existing structures on the proposed land.

**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, this piece of farm land is a substantial part of my family property. It is used to house expensive farm equipment and provides safety to and from the neighbors and rescue dogs on the property. 3.5ft is not adequate as an enclosure for safety.

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.

I am heavily involved in Cane Corso rescue and work to save the broken, unwanted and forgotten dogs. This fence is an important part to the work I do. All surrounding neighbors are aware and approve.

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

No it does not, even being rural this road frontage has a lot of bike and walking traffic. We have experienced theft, vandalism and trespassing. The fence will provide a necessary barrier. We also lost 21 chickens and 4 goats to coyotes. The fence would prevent that. The fence will provide safety for any rescue dogs that may be intermittently on the property, as well as safety to those passing by on bike/foot. We have neighbors with big dogs bite walkers and we are preventing that issue.

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.

understood approving this variance grants no special permission to other lands or structures.

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 safety would be compromised with the variance being granted, without the variance safety may be compromised.

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

The field would be unusable without the variance. It is used to keep livestock and dogs secure. The fence keeps the animals as well as the surrounding neighbors safe. The fence is a barrier to prevent animals at large.

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

10ft including the gate street side

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

The variance does not alter the integrity of the neighborhood. The adjoining property is family land.

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

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

The fence surrounds a field used for agricultural use, would not affect government services, or public safety service

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

No prior knowledge of zoning restrictions.

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

No, there is no other suitable, safe enclosure of the field to keep animals in a people out.

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

Yes, the land could be properly utilized and maintained for agricultural use as intended. The fence serves a substantial need and would allow me to continue housing farm equipment and doing intermittent rescue work, without compromising anyone's safety.

Case #

**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.

Clark C. Wolfe  
Applicant

12/5/18  
Date

Clark C. Wolfe Maria B. Wolfe 12/5/18  
Property Owner (Signature must be notarized) Date

Clark C. Wolfe Maria B. Wolfe 12/5/18  
Property Owner (Signature must be notarized) Date

Angela Lynn Lee  
12/5/18



**ANGELA LYNN LEE**  
Notary Public, State of Ohio  
My Comm. Expires 04/26/2023  
Recorded in Franklin County

\*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.

VA-3933  
**RECEIVED**  
DEC 05 2018  
Franklin County Planning Department  
Franklin County, OH

Case #

VA-3933

## 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](http://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](http://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).

VA-3933

RECEIVED

DEC 05 2018

Franklin County Planning Department  
Franklin County, OH





PID#230-000045

MA-3433  
 RECEIVED  
 DEC 05 2010  
 DENIED  
 Franklin County Planning Department  
 Franklin County, OH

old fence  
 old farm fence is  
 7ft from pavement  
 7ft from old fence to  
 existing fence to  
 edge of pavement  
 to fence June  
 11ft.

Legend  
 Streets  
 Green fields  
 Parcels  
 Imagery



North





**Commissioners**  
 Marilyn Brown, President  
 Paula Brooks  
 John O'Grady

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

# Application for Zoning Variance

Revised January 1, 2009

**RECEIVED**  
**DEC 13 2018**  
 Franklin County Planning Department  
 Franklin County, OH



Property Information	
Site Address <b>Tract 4 Hayden Run Rd</b>	
Parcel ID(s) <b>120-001267</b>	Zoning <b>140</b>
Township <b>Brown</b>	Acreage <b>3.65</b>
Water Supply <input type="checkbox"/> Public (Central) <input checked="" type="checkbox"/> Private (Onsite)	Wastewater Treatment <input type="checkbox"/> Public (Central) <input checked="" type="checkbox"/> Private (Onsite)

Applicant Information	
Name/Company Name <b>Anatoliy Meleshchuk and Nadiya Meleshchuk</b>	
Address <b>4812 Holmes St. Dublin, OH 43016</b>	
Phone # <b>614-832-4691</b>	Fax #
Email <b>anatoliy.meleshchuk@yahoo.com</b>	

Property Owner Information	
Name/Company Name <b>Anatoliy and Nadiya Meleshchuk</b>	
Address <b>4812 Holmes St. Dublin, OH 43016</b>	
Phone # <b>614-832-4691</b>	Fax #
Email <b>anatoliy.meleshchuk@yahoo.com</b>	

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

Staff Use Only
Case # <b>VA-3934</b>
Date filed: <b>12/13/19</b>
Fee paid <b>350.00</b>
Receipt # <b>18-04444</b>
Received by: <b>TB</b>
Hearing date: <b>1/22/19</b>
Zoning Compliance: <b>RZ-18-379</b>

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

Case #  
VA-3934

Variance(s) Requested	
Section	650.162(d)
Description	Prohibited Uses in Riparian Setback-Installation of roads and driveways is prohibited.
Section	
Description	
Section	
Description	

Describe the project
Seeking approval for construction of a new home on the property. Per the Plat of Survey the property has a Shared Access Point Easement. The area of this access point has a Riparian Setback therefore I cannot make a driveway for access to the property.

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

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

The property has a flood zone on it. The property also has a riparian setback

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

The riparian setback does not allow for installing a driveway which is a requirement for any property.

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

The flood zone is a 100 year flood zone and I was not aware of the riparian setback.

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.

A standard driveway is to be built that is no different than any other property

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, a driveway will not affect the health or safety of any person.

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

No, without a driveway the property cannot be used at all for a new home.

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

The driveway will be 10 ft wide by 175 ft long

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, the property next to my property will also need a variance because the same access point is used.

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)

There would be no adverse affect. It would benefit the services because all of these services require a driveway to get to the house.

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

No, I was not aware of the Riparian Setback

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

No, there is only one access point to the property.

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

Yes, only a driveway will be installed in the area.



**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.

Anatoliy Meleshchuk

Applicant

12-11-18

Date

*Nafu M. [Signature]*

Property Owner (Signature must be notarized)

12.12.18

Date

*[Signature]*

Property Owner (Signature must be notarized)

12-12-18

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.**





VA-3934

INDIVIDUAL ACKNOWLEDGMENT

State/Commonwealth of Ohio }  
County of Franklin } ss.

On this the 12<sup>th</sup> day of December, 2018, before me,  
Day Month Year

Elizabeth Huang, the undersigned Notary Public,  
Name of Notary Public

personally appeared Nadiya Meleshchuk + Anatoliy Meleshchuk  
Name(s) of Signer(s)

- personally known to me - OR -
- proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same for the purposes therein stated.

WITNESS my hand and official seal.



Elizabeth Huang  
Signature of Notary Public

Elizabeth Huang

Exp: Mar 16, 2022

Any Other Required Information  
(Printed Name of Notary, Expiration Date, etc.)

Place Notary Seal/Stamp Above

OPTIONAL

This section is required for notarizations performed in Arizona but is optional in other states. Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Application for Zoning Variance

Document Date: Dec 12, 2018 Number of Pages: 6 page includ this

Signer(s) Other Than Named Above: Anatoliy Meleshchuk

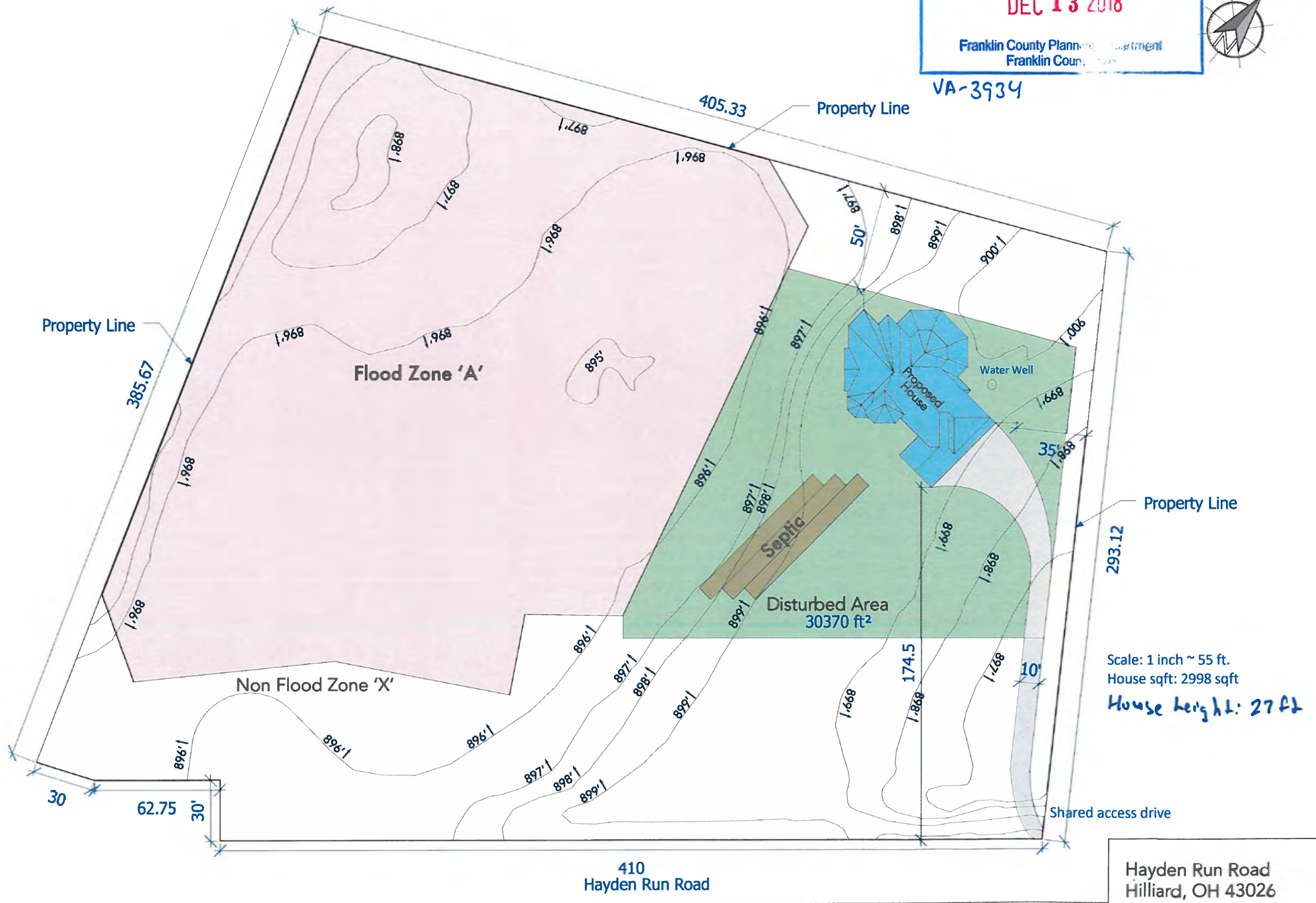
RECEIVED

DEC 13 2018

Franklin County Planning Department  
Franklin County, Ohio



VA-3934



Scale: 1 inch ~ 55 ft.  
House sqft: 2998 sqft  
House height: 27 ft

Hayden Run Road  
Hilliard, OH 43026

**PROPERTY LOCATION**

Situated in the Township of Bywona, County of Franklin, part Virginia Military Survey No. 1478.

Being a Survey of a 55.000 Acre parcel conveyed to Countrytyme Land, LLC, as recorded in Instrument No. 2016-11150157258, in the Franklin County Deed Records, and being part of Franklin County Auditor's P.P.N. 120-001260-00.

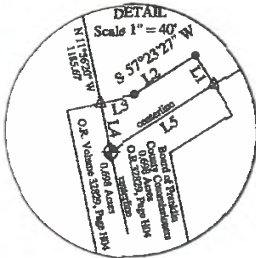
The bearings of this plat are based on the centerline of Creek Road, as being N 11°56'20" W, as recorded in Instrument No. 2015-09240134347, in the Franklin County Deed Records, and is an assumed Meridian used to denote angles only.

**LINE TABLE**

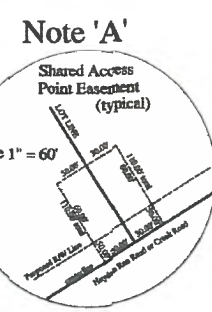
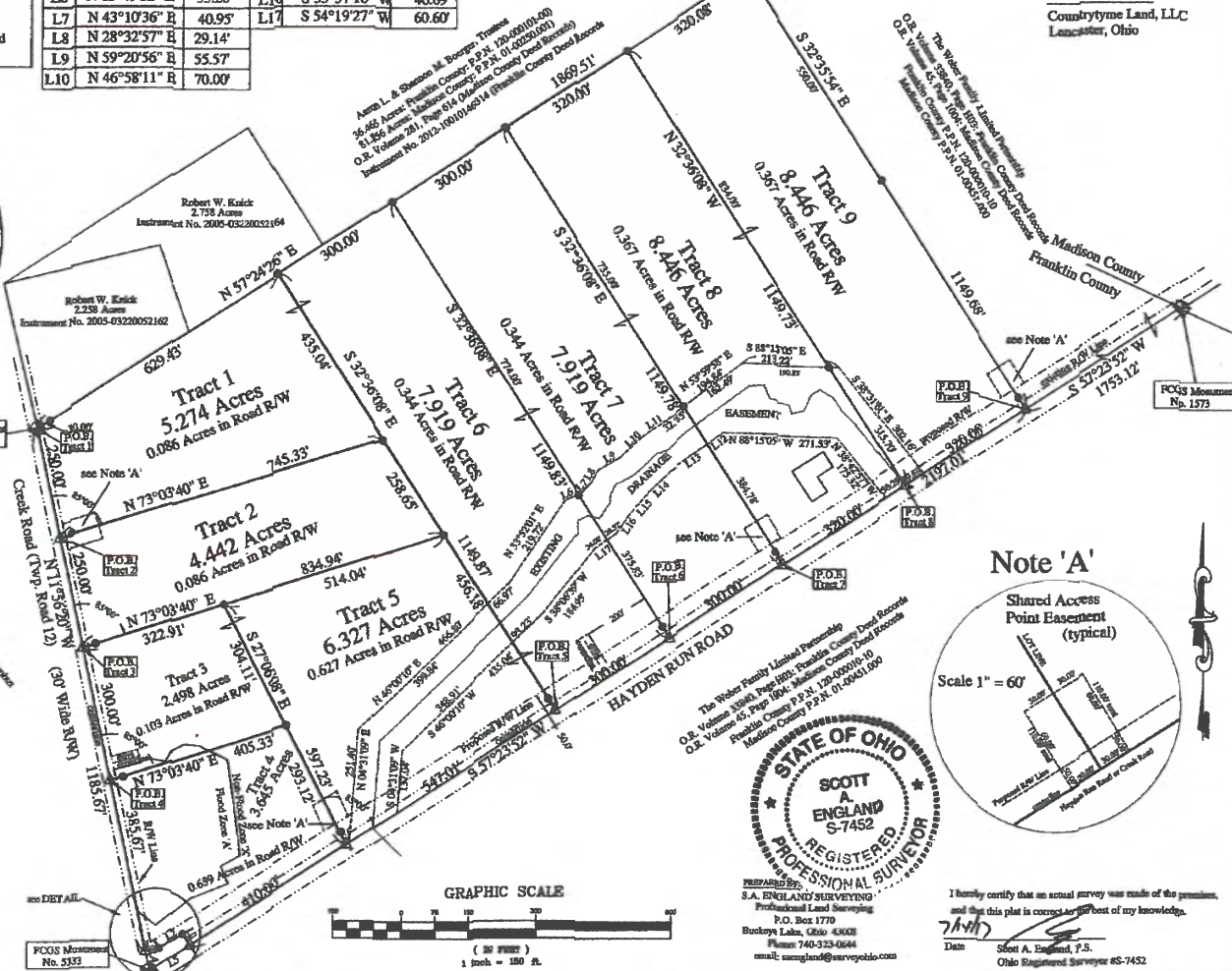
No.	Bearing	Distance	No.	Bearing	Distance
L1	N 32°36'33" W	30.00'	L11	N 56°19'35" E	78.17'
L2	S 47°23'27" W	62.75'	L12	S 53°59'58" E	43.52'
L3	S 78°03'40" W	30.00'	L13	S 56°01'23" W	96.46'
L4	N 57°23'41" E	106.13'	L14	S 46°58'11" W	67.15'
L5	N 57°23'41" E	106.13'	L15	S 40°45'28" W	71.19'
L6	N 65°49'52" E	33.26'	L16	S 33°57'10" W	46.69'
L7	N 43°10'36" E	40.95'	L17	S 54°19'27" W	60.60'
L8	N 28°32'57" E	29.14'			
L9	N 59°20'56" E	55.57'			
L10	N 46°58'11" E	70.00'			

**Plat of Survey**  
State of Ohio, Township of Brown, County of Franklin,  
part Virginia Military Survey No. 1478.

PREPARED FOR:  
Countrytyme Land, LLC  
Lancaster, Ohio



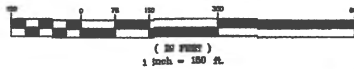
Sheet of Part Commissioners of the County of Franklin County, Ohio, Instrument No. 2015-09240134347 (Franklin County Deed Records)



**LEGEND**

- Iron Pin Set @ 30.00' from cornerline
- 1/2" dia. Iron Pipe Found
- Found Franklin County Monument
- Iron Pin Set 24" from side of 1/2" dia. Iron Pipe Found
- ▲ Mag Nail Set
- ▲ Railroad Spike Found

**GRAPHIC SCALE**



PREPARED BY:  
S.A. ENGLAND SURVEYING  
Professional Land Surveying  
P.O. Box 1770  
Buckeye Lake, Ohio 43002  
Phone 740-323-0644  
email: saengland@savvyohio.com

I hereby certify that an actual survey was made of the premises, and that this plat is correct to the best of my knowledge.  
Date: 7/1/17  
Scott A. England, P.S.  
Ohio Registered Surveyor 65-7452

**RECEIVED**  
**DEC 13 2018**  
Franklin County Planning Department  
Franklin County, OH  
VA-3934