

Technical Review Committee Agenda

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

January 29, 2019
1:30 p.m.

1. New Business

A. Planning Commission

i. 700-V – Brad Fisher

Owner/Applicant:	Tuckerman Home Group Inc.
Township:	Plain Township
Site:	Peter Hoover Rd. (PID#220-002243)
Acreage:	6.000-acres
Utilities:	Private water and wastewater
Request:	Requesting a Variance from Section 501.05 of the Franklin County Subdivision Regulations to allow a lot split that will result in two (2) properties that exceed the maximum depth to width ratio.

ii. 701-V – Brad Fisher

Owner/Applicant:	Elissa Gunsorek
Township:	Jefferson Township
Site:	7833 Morse Rd.(PID#170-000939)
Acreage:	15.509-acres
Utilities:	Private water and wastewater
Request:	Requesting a Variance from Section 501.05 of the Franklin County Subdivision Regulations to allow for three lot line adjustments that will result in two (2) properties that exceed the maximum depth to width ratio and two (2) properties that would have side lot lines beyond five (5) degrees of perpendicular to Morse Road.

B. Board of Zoning Appeals

i. CU-3935 – Phil Ashear

Owner/Applicant:	Nichole Small
Township:	Madison Township
Location:	8052 Pontius Rd. (PID #180-005097)
Acreage:	3.740-acres
Utilities:	Private water and wastewater
Request:	The applicant is requesting a Conditional Use from Section 610.06(2) of the Franklin County Zoning Resolution to all the construction of an accessory building in the Floodway Fringe.

ii. VA-3936 – Phil Ashear

Owner/Applicant:	Elizabeth Earl
Township:	Clinton Township
Location:	1990 Lamont Ave. (PID #130-002442)
Acreage:	0.250-acres
Utilities:	Public water and wastewater
Request:	Requesting a Variance from sections 315.043 and 502.02(1) the Franklin County Zoning Resolution to legitimize the construction of a basement egress window that fails to meet the side yard setback and yard space requirements in an area zoned Urban Residential (R-12).

2. Adjournment of Meeting to February 26, 2019

RECEIVED

JAN 14 2019

Franklin County Planning Department
Franklin County, OH

VARIANCE or APPEAL APPLICATION

for unincorporated Franklin County

Franklin County Development Department – Franklin County Planning Commission
150 S. Front Street, FSL Suite 10 Columbus, OH 43215 Phone: (614) 525-3094

to be completed by FCPC Staff

Date Submitted: 1/14/19

Received By: BMF

Application No.: 700-V Fee: \$350

FCPC Date: 2/13/19

Property Owner/Subdivider/or Agent

Signature: 

Date: 01/14/2019

Name: Craig Tuckerman

Address: 448 W. Nationwide Blvd Ste 110

City, State, Zip: Cols OH 43215

Phone No: (614) 419-1305

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

501.05 - lot ratio not met with 2 new proposed
lots. Our ratio would be 5/1, not 4/1. Our
two new lots are 161'-1/2' by 808' deep.
The Township has already approved the lot split
and the easement has already been dedicated
to the County. We do not want to disrupt the
wetlands at the rear of each lot and the
Riparian Setback.

Use a separate sheet to present additional description or information explaining why you feel the FCPC should grant the requested variance(s) or appeal(s).

Additionally, our 4 neighbors to the south, do
not fit into this 4/1 ratio either.



700-V

Description of variance request (cont.)

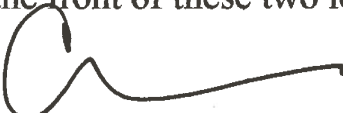
Our request does is not detrimental to the surround neighbors nor the community as a whole. In fact, it allows us to improve it as we propose to build two new luxury homes on these two homesites. We will not disturb the rear wetlands of each of these two properties as we will leave them in their natural state. This area is approximately 300-340' of the rear of these lots, so if you take that into effect, our ratio would fall well within the 4/1 standard.

Our two new lots would fall in line, width-wise with many of the homes/parcels on both sides of Peter Hoover including the four neighbors to our immediate south.

The purpose of this variance is to build two new homes on these two properties as opposed to one large home that would not be conducive to the neighboring homes and area.

During construction of these two homes, we will also improve the grading of this land and not push water onto any of our neighboring lots.

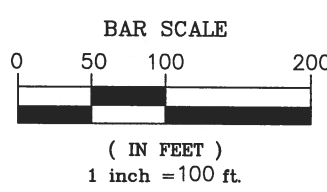
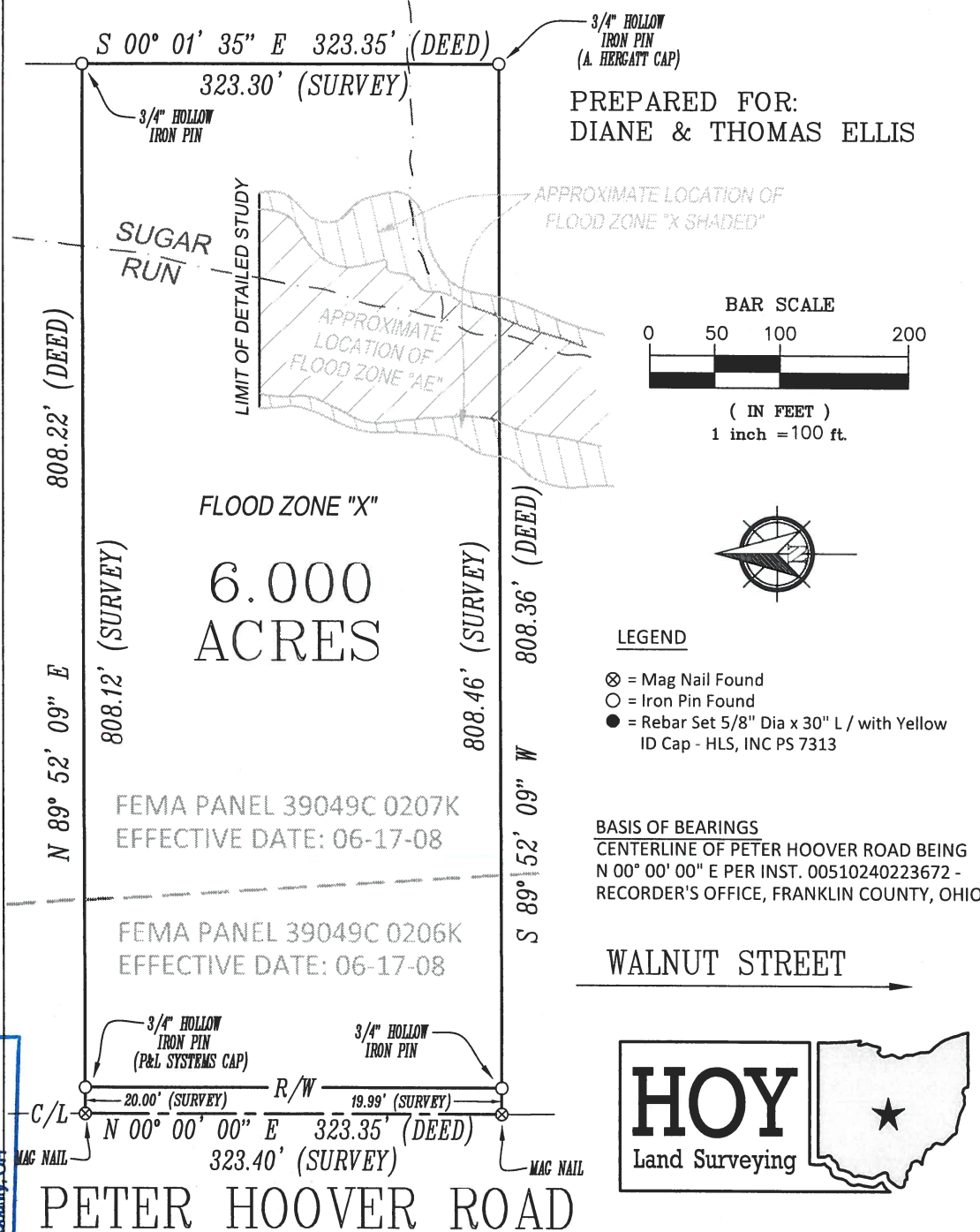
We have not caused this hardship for which are requesting this variance. And this is the minimum alteration/variance that would be needed to allow for our reasonable use of this land. A 40' x 40' shared access drive and easement will be created at the front of these two lots for access onto Peter Hoover Road.

 01.14.2019
Craig Tuckerman
President
The Tuckerman Home Group, Inc.

PLAT OF SURVEY

BEING 6.000 ACRES OF LAND
 SECTION 1, TOWNSHIP 2 NORTH, RANGE 16 WEST
 UNITED STATES MILITARY DISTRICT
 INSTRUMENT NO. 200510240223672
 RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO
 SITUATED IN THE TOWNSHIP OF PLAIN,
 COUNTY OF FRANKLIN, STATE OF OHIO

PREPARED FOR:
 DIANE & THOMAS ELLIS



- LEGEND**
- ⊗ = Mag Nail Found
 - = Iron Pin Found
 - = Rebar Set 5/8" Dia x 30" L / with Yellow ID Cap - HLS, INC PS 7313

BASIS OF BEARINGS
 CENTERLINE OF PETER HOOVER ROAD BEING
 N 00° 00' 00" E PER INST. 00510240223672 -
 RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO

HOY
 Land Surveying



We hereby certify that this plat represents a true and accurate survey made under my direct supervision of the parcel herein shown and all measurements were made in accordance with Chapter 4733-37 of the Ohio Administrative Code.

Steven J. Hoy, PS
 Reg. No. S-7313
 Hoy Land Surveying
 614-679-1186

By Steven J. Hoy 03-03-16
 Date

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DEC 05 2018
 Franklin County Planning Department
 Franklin County, OH

051-18-LJ

ORDER NO. 254 - 2016 S

FEMA FLOOD INFORMATION
 ADDED ON 3-14-16

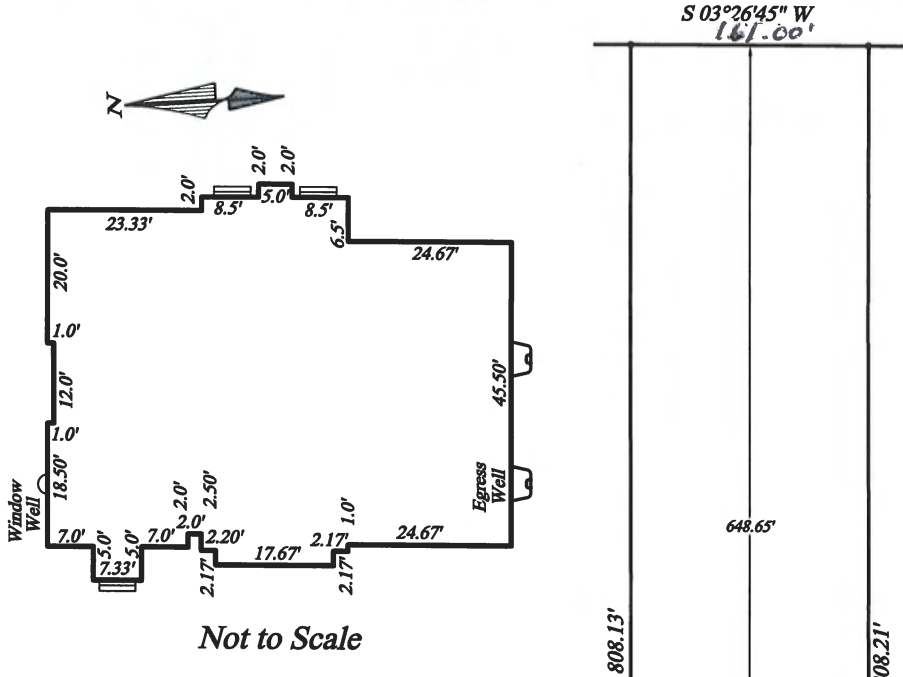
Pomeroy & Associates Ltd.

Consulting Engineers & Surveyors
 2550 Corporate Exchange Drive, Suite 10
 Columbus Ohio 43231
 Phone(614)885-2498 • Fax(614)885-2886

C/O #	REVISION DATE & REQUEST
1	
2	
3	
4	
5	

Order No. _____

For Tuckerman Home Group House Style Custom
 Lot / Subdivision Peter Hoover Road City of New Albany
 Scale 1"= 100 Inst. 201604070041705 Date 11-07-18 Drawn HM CK.CTS CO. of Franklin
 Flood Zone X Community Panel 39049C Panel No. 0206K Effective Map Date 6-17-18
 Minlms: R S Drive Slope Distance 126.50'



Not to Scale

NORTH
LOT

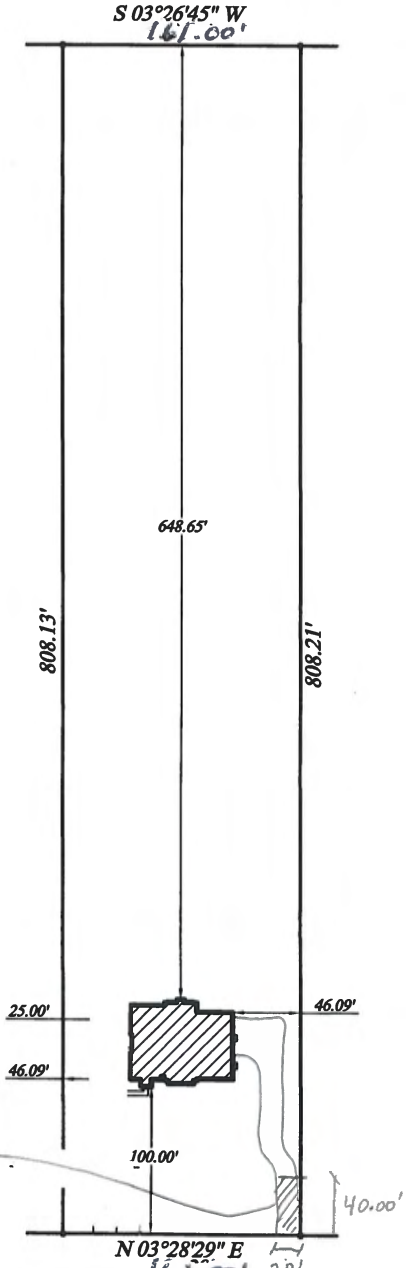
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 JAN 14 2019
 Franklin County Planning Department
 Franklin County, OH

700-V

Lot calculation information is for estimate purposes only and should be verified by the contractor or builder.

Square Footage Data	
Lot	131165.0
Foundation	3536.0
Drive	2710.0
Approach	N/A
Walk	N/A
Sod Coverage	124843.0
Seed Coverage	N/A

DRIVEWAY EASEMENT



Peter Hoover Road

PLOT PLAN

We hereby certify that the foregoing PLOT PLAN was prepared from information provided by the Client and data obtained from Engineered Subdivision Plan. This Plot Plan is to be used by the Client for the sole purpose of obtaining a building permit. The use of the Plot Plan for any other purpose is strictly prohibited.

By C. Thomas Smith



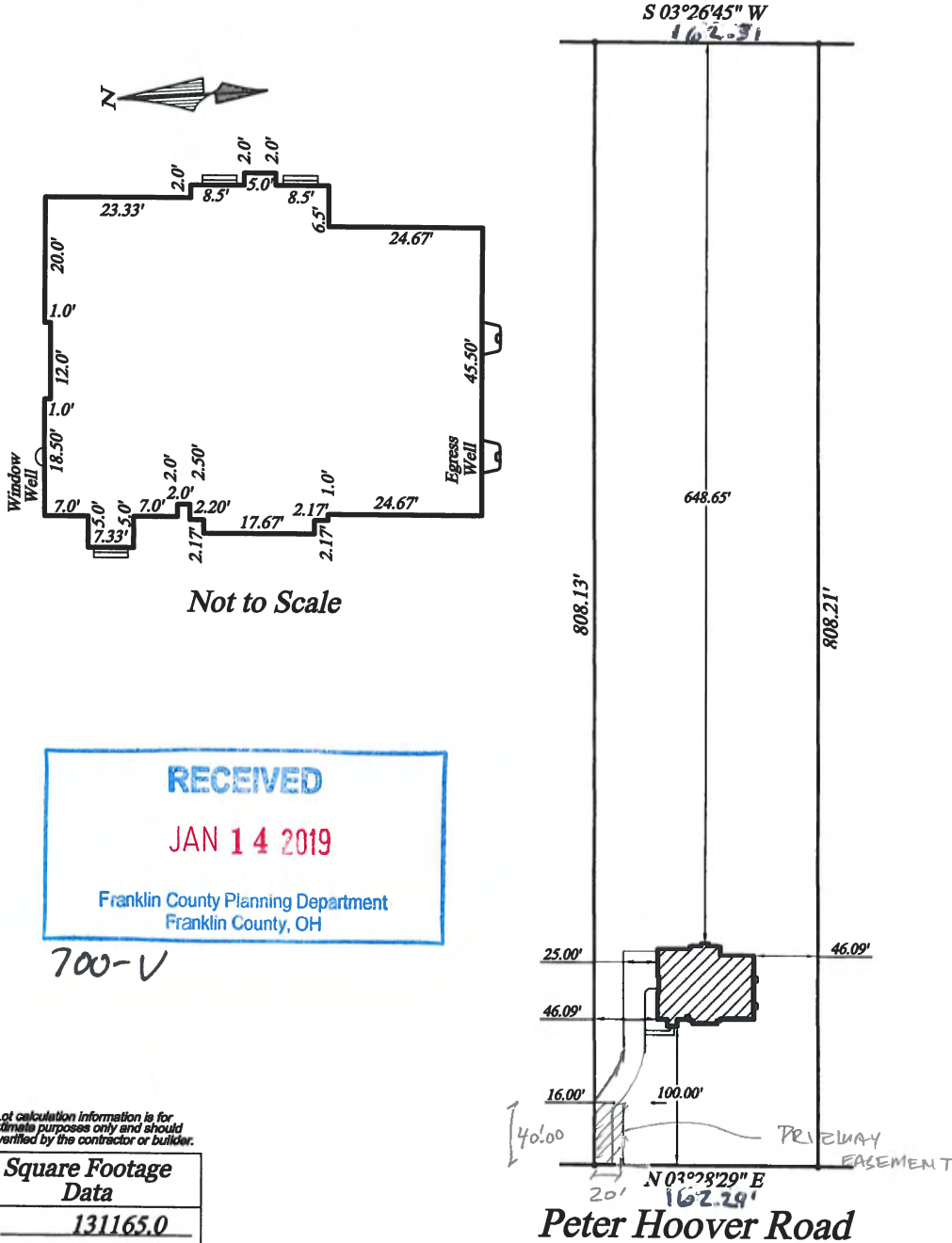
Pomeroy & Associates Ltd.

Consulting Engineers & Surveyors
 2550 Corporate Exchange Drive, Suite 10
 Columbus Ohio 43231
 Phone (614) 885-2498 • Fax (614) 885-2888

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 Franklin County, OH

700-V

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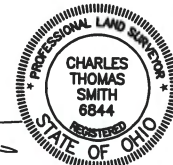
Square Footage Data	
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Peter Hoover Road

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By C. Thomas Smith



SOUTH LOT



VARIANCE or APPEAL APPLICATION
for unincorporated Franklin County

Franklin County Development Department – Franklin County Planning Commission
150 S. Front Street, FSL Suite 10 Columbus, OH 43215 Phone: (614) 525-3094

<u>to be completed by FCPC Staff</u>	
Date Submitted: <u>1 / 15 / 19</u>	Received By: <u>BMF</u>
Application No.: <u>701-V</u> Fee: <u>\$350</u>	FCPC Date: <u>2 / 13 / 19</u>

Property Owner/Subdivider/or Agent

Signature: Elissa Gunsorek Date: 1 / 15 / 19
 Name: ELISSA GUNSOREK
 Address: 7833 Morse Rd
 City, State, Zip: New Albany, OH 43054 Phone No: (513) 225 3421

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

Section 501.05 - Lot Geometry: Side lot lines shall be within 5 degrees of being perpendicular to street centerlines.
- Requesting variance for the 1.905 and 9.573 acre lots which would have side lot lines beyond 5 degrees perpendicular to Morse.
Section 501.05 - Lot Geometry: Lot depth to width ratio shall not exceed 4:1.
Requesting variance for the 4.031 and 9.573 acre lots.

Use a separate sheet to present additional description or information explaining why you feel the FCPC should grant the requested variance(s) or appeal(s).

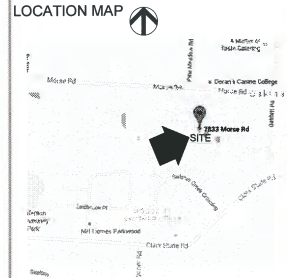
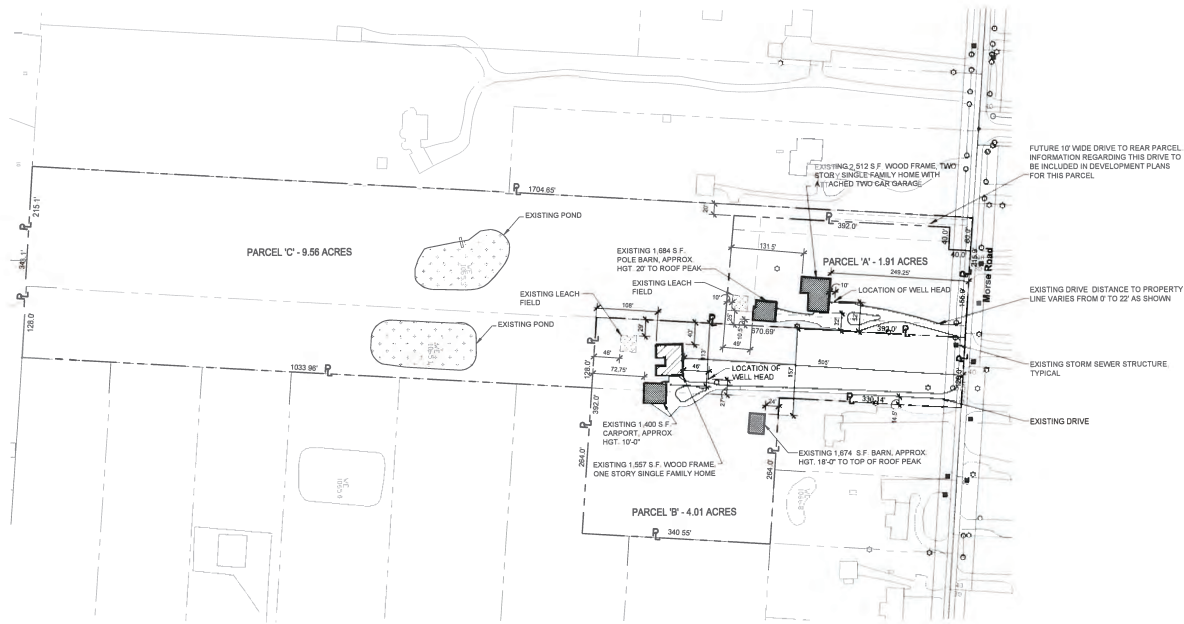
The homeowner is proposing to adjust lot lines on three existing parcels. One of the parcels (170-001168) is currently land locked with no access to a roadway. Additionally, the adjoining parcel (170-000960) is currently very long and narrow (~1700 feet deep by 128 feet wide). By adjusting the lot lines of this parcel along with the other two, the revised parcel encompassing parcel 170-001168 will now have access to Morse Road and the long, narrow parcel will have additional depth in the back acreage. The largest parcel prior to the lot line adjustment (170-000939) is currently very long and narrow (1705 feet deep and 215 feet wide). The homeowner is proposing to add to the back acreage of this parcel, while adjusting the lines up front to allow for a 1.905 acre parcel for the front house.

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JAN 15 2019

Franklin County Planning Department
Franklin County, OH

701-V



Property Lot Split
7833 - 7855 Morse Road
Jefferson Township, Ohio 43054

Property Owner: Eco Investments, LLC
 Original Parcel Numbers: 170-060939, 179-400966, 170-061158
 Zoning: Restricted Suburban Residential (RSR)

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 Franklin County Planning Department
 Franklin County, OH

052-18-LLA

REAL ESTATE DEVELOPMENT CONSULTING
 ARCHITECTURE & ENGINEERING
 DEVELOPMENT SERVICES
 COLUMBUS, OHIO - 614.562.6385

PROPERTY OWNER:
 Eco Investments, LLC
 c/o Elissa Gunsorek
 7287 Poppy Hills Ct.
 Blacklick, Ohio 43004

Lot Line Adjustment
 7833 - 7855 Morse Road
 New Albany, Jefferson Township, Ohio
 43054

SEAL

Kimberly Mikanik

REVISION RECORD	
NO.	DATE

LOT LINE: 2018.03.01

JOB NUMBER: 17MR01

SHEET TITLE: SITE PLAN

SHEET NUMBER: C1.1

1 OVERALL SITE PLAN AND LOCATION MAP
 Scale: 1" = 100'



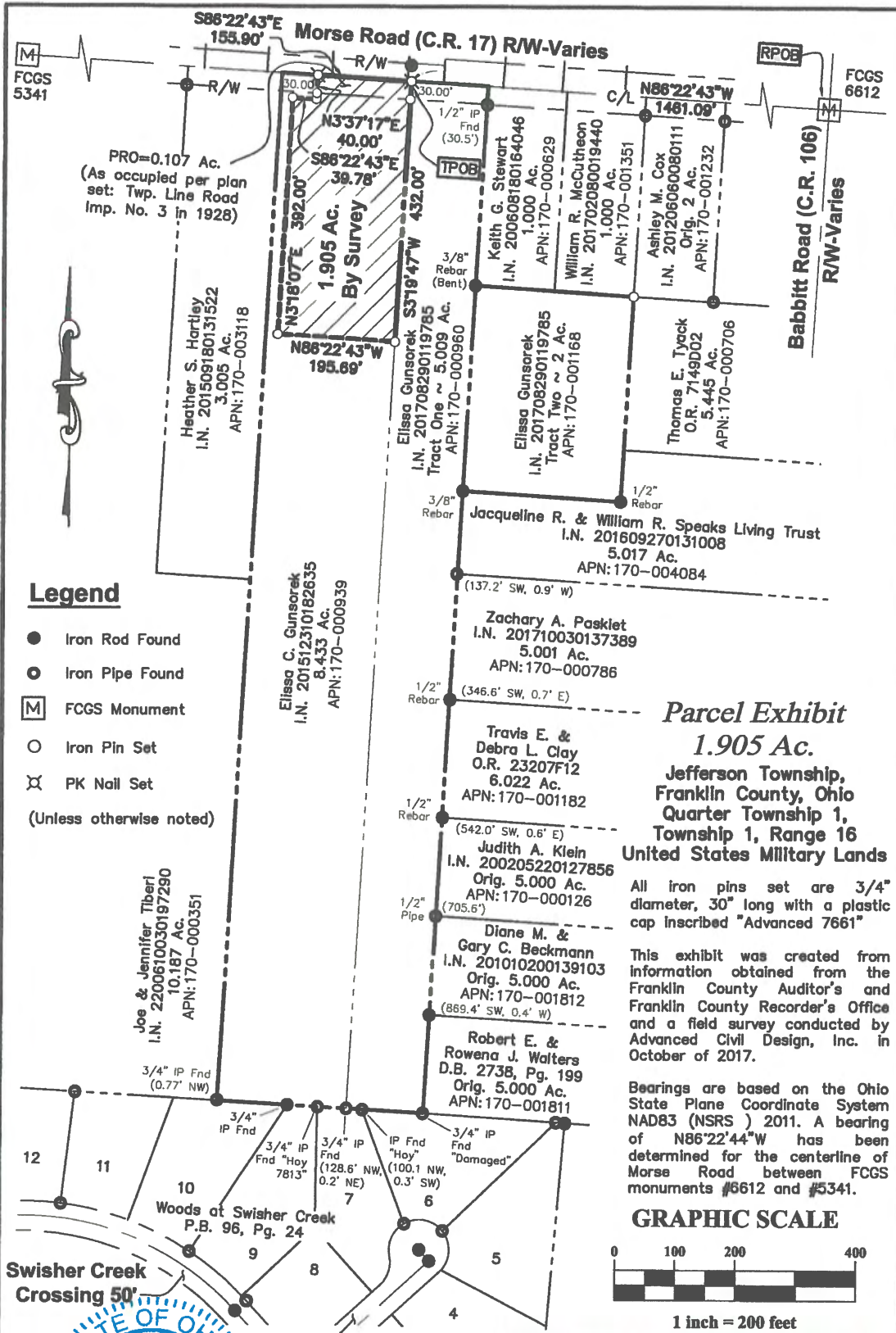
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DEC 07 2018

Franklin County Planning Department
Franklin County, OH

052-18-LLA

Z:\17-0001-863\DWG\PRODUCTION DRAWINGS\SURVEY\17-0001-863 parcel a.dwg Layout1 Dec 04, 2018 - 3:23:31pm abickham



Legend

- Iron Rod Found
 - Iron Pipe Found
 - [M] FCGS Monument
 - Iron Pin Set
 - ⊗ PK Nail Set
- (Unless otherwise noted)

**Parcel Exhibit
1.905 Ac.**

Jefferson Township,
Franklin County, Ohio
Quarter Township 1,
Township 1, Range 16
United States Military Lands

All iron pins set are 3/4" diameter, 30" long with a plastic cap inscribed "Advanced 7661"

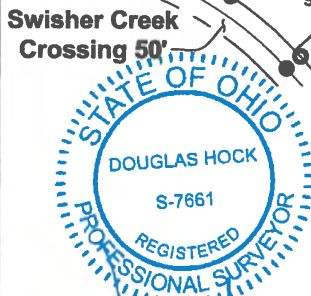
This exhibit was created from information obtained from the Franklin County Auditor's and Franklin County Recorder's Office and a field survey conducted by Advanced Civil Design, Inc. in October of 2017.

Bearings are based on the Ohio State Plane Coordinate System NAD83 (NSRS) 2011. A bearing of N86°22'44"W has been determined for the centerline of Morse Road between FCGS monuments #6612 and #5341.

GRAPHIC SCALE



1 inch = 200 feet



Douglas R. Hock, P.S. 7661

Date: 12/4/18

DRAWN BY: DRB	JOB NO.: 17-0001-863
DATE: 11/29/2018	CHECKED BY: BCK

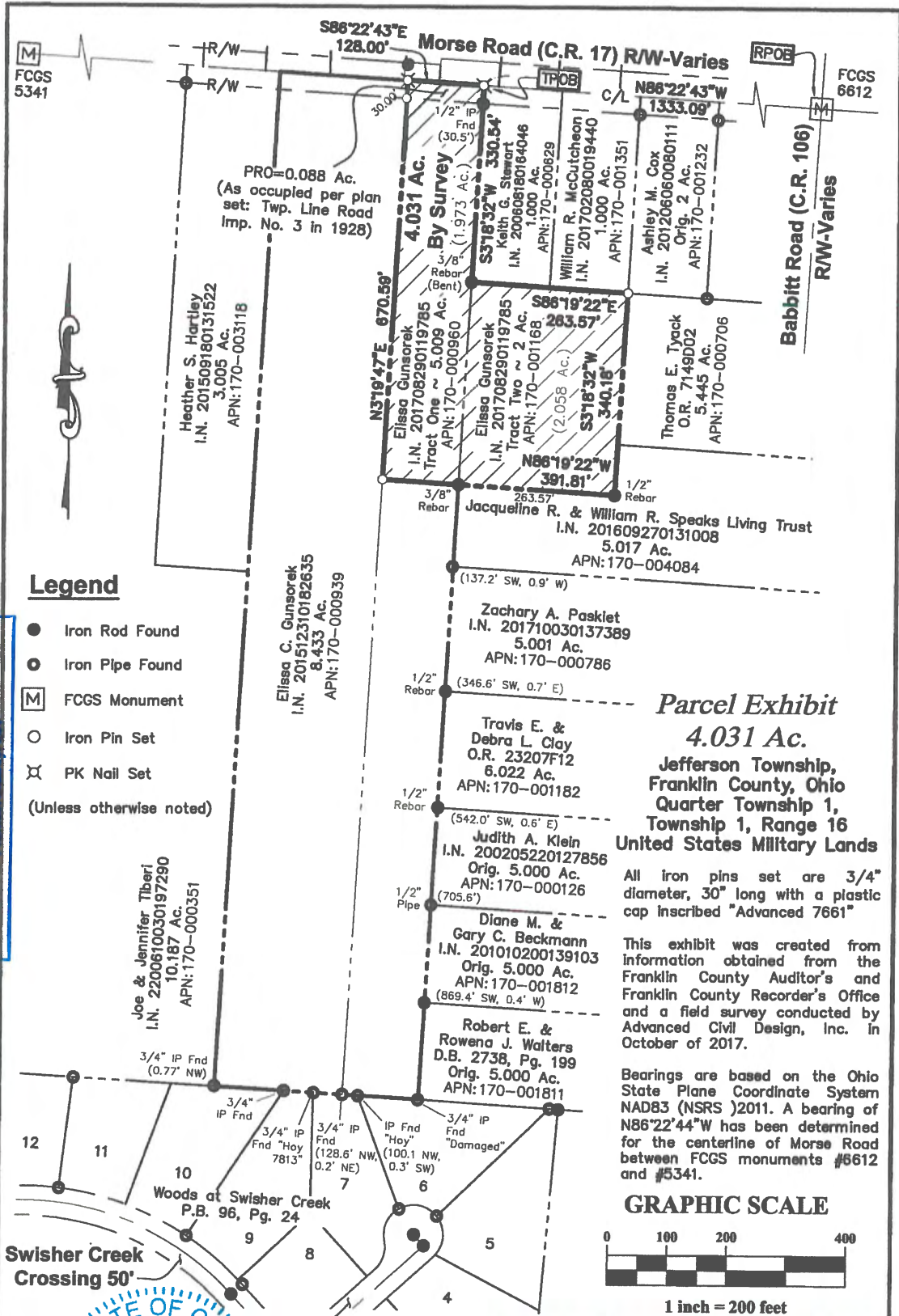
**ADVANCED
CIVIL DESIGN**
ENGINEERS & SURVEYORS

422 Beecher Road
Gahanna, Ohio 43230
ph 614.428.7760
fax 614.428.7755

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DEC 07 2018

Z:\17-0001-863\DWG\PRODUCTION DRAWINGS\SURVEY\17-0001-863 parcel b.dwg
Franklin County Planning Department
Franklin County, OH
dbickham
5:59pm

052-18-LLA



Legend

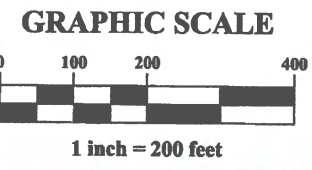
- Iron Rod Found
 - Iron Pipe Found
 - [M] FCGS Monument
 - Iron Pin Set
 - ⊗ PK Nail Set
- (Unless otherwise noted)

Parcel Exhibit
4.031 Ac.
Jefferson Township,
Franklin County, Ohio
Quarter Township 1,
Township 1, Range 16
United States Military Lands

All iron pins set are 3/4" diameter, 30" long with a plastic cap inscribed "Advanced 7661"

This exhibit was created from information obtained from the Franklin County Auditor's and Franklin County Recorder's Office and a field survey conducted by Advanced Civil Design, Inc. in October of 2017.

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STATE OF OHIO
DOUGLAS HOCK
S-7661
REGISTERED
PROFESSIONAL SURVEYOR

Douglas R. Hock, P.S. 7661

Swisher Creek Crossing Court 50'

Date: 12/4/18

DRAWN BY: DRB JOB NO.: 17-0001-863
DATE: 11/29/2018 CHECKED BY: BCK

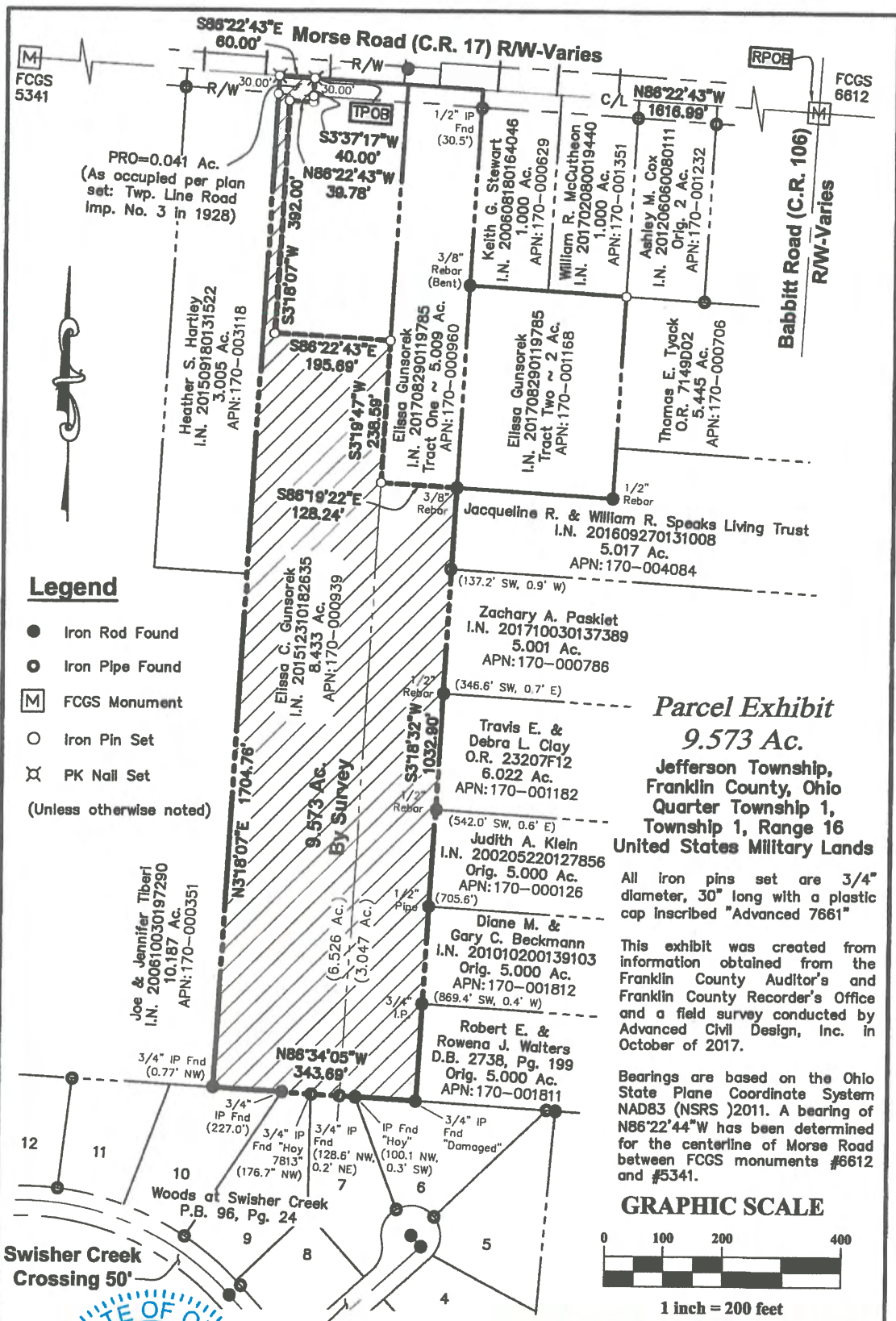
ADVANCED CIVIL DESIGN
ENGINEERS SURVEYORS

422 Beecher Road
Gahanna, Ohio 43230
ph 614.428.7780
fax 614.428.7755

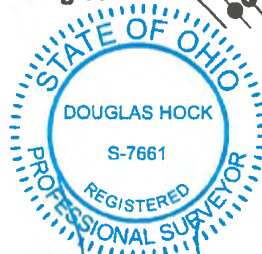
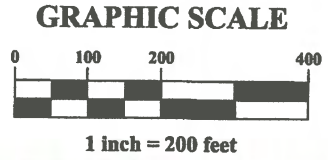
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 Franklin County, OH

052-18-LLA

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- Legend**
- Iron Rod Found
 - Iron Pipe Found
 - [M] FCGS Monument
 - Iron Pin Set
 - ⊗ PK Nail Set
- (Unless otherwise noted)



Douglas R. Hock, P.S. 7661 Date: 12/4/18

DRAWN BY: DRB JOB NO.: 17-0001-863
 DATE: 11/29/2018 CHECKED BY: BCK

ADVANCED CIVIL DESIGN
 ENGINEERS SURVEYORS

422 Beecher Road
 Gahanna, Ohio 43230
 ph 614.428.7780
 fax 614.428.7755



CU-3935
RECEIVED
 JAN 10 2019
 Franklin County Planning Department
 Franklin County, OH

Application for
Conditional Use
 Revised January 1, 2009

Commissioners
 Marilyn Brown, President
 Paula Brooks
 John O'Grady

Economic Development & Planning Department
 James Schimmer, Director



Property Information	
Site Address 8052 Pontius Rd. Groveport, Ohio 43125	
Parcel ID(s) 180-005097-00	Zoning Rural
Township Madison	Acreage 3.74
Water Supply Public (Central) X Private (Onsite)	Wastewater Treatment Public (Central) X Private (Onsite)

Applicant Information	
Name/Company Name Michael and Nichole Small	
Address 8052 Pontius Rd. Groveport, Ohio 43125	
Phone # 614-725-6457 or 440-865-9158	Fax # N/A
Email brownnicholem@gmail.com or msssmall@aep.com	
*	

Property Owner Information	
Name/Company Name Michael and Nichole Small	
Address 8052 Pontius Rd. Groveport, Ohio 43125	
Phone # 614-725-6457 or 440-865-9158	Fax # N/A
Email brownnicholem@gmail.com or msssmall@aep.com	

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

Staff Use Only
Case # CU-3935
Date filed: 1-10-2019
Fee paid 350.00
Receipt # 19-00104
Received by: PJA
Hearing date: 2-19-19
Zoning Compliance: R2-17-418

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 See site plan
Please see the Application Instructions for complete details

Conditional Use(s) Requested

Section
610.06(2) Conditional Use in Floodway Fringe

Description
This pole barn will be used to store lawn equipment and as a workshop for personal use.

Section

Description

Section

Description

Describe the project

This project consists of building a 40' x 54' pole barn in the northeast corner of our property for non-residential (accessory) use.

NOTE: To receive a conditional use, you must meet all the conditional use requirements in Section 815.04 of the Franklin County Zoning Resolution. Your answers to the following questions will help the Board of Zoning Appeals determine whether you meet the requirements for a conditional use. If you don't answer the questions, we will consider your application incomplete.

1. Proposed Use or Development of the Land:

This pole barn is being proposed as an accessory building to house lawn equipment and to provide a personal workshop for non-commercial use. The planned structure meets all requirements set forth in Section 512 of the Franklin County Zoning Resolution.

2. How will the proposed development relate to the existing and probable future land use character of the area:

The proposed accessory building is consistent with existing and probable future land use characteristics of the area. As a mostly rural area with large lot sizes, accessory buildings are desirable and often necessary for long term use of the property. Most residents in this area have accessory buildings on their property for personal use. Additionally, much of the area surrounding our property is agricultural and is expected to remain this way.

In the development of the plans for this project, we have been mindful of the impact it could have on the existing floodplain. To prepare the building site, we will be using soil from the floodplain and will not be obtaining this material from an outside source. To mitigate excess water and associated concerns on our property, we planted 5 willow trees specifically because they thrive in a location with moist soil where the roots can easily find water. We plan to include more trees and plants on our property with similar preferences to mitigate excess water in the floodplain. Mosquitos are often rampant on our property and surrounding areas due to nearby Walnut Creek and saturated soil in the floodplain. To combat this concern and control the mosquito population naturally, we purchased a bat house and plan to install it on our property. All of these measures have been taken to ensure minimal disruption to the wildlife habitats and sensitive land in our surrounding area. This project was developed with the character of the area in mind.

3. Will the Conditional Use be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the same area?

Yes. The proposed structure has been designed to be harmonious and appropriate in appearance with our existing home and the character of the general vicinity. The design of this pole barn is very similar to existing structures found on residential properties in the area and will only compliment the character of the area. The operation and maintenance of the conditional use will be harmonious with the existing character of the general vicinity.



CU - 3935

4. Will the Conditional Use be hazardous or disturbing to existing or future neighboring uses?

No. The conditional use will not be hazardous or disturbing to existing or future neighboring uses.

5. Will the Conditional Use be detrimental to property in the immediate vicinity or to the community as a whole?

No. The conditional use will not be detrimental to property in the immediate vicinity or to the community. From the street view, the pole barn will not be fully visible due to the large pine trees on our property. Overall, our neighbors are supportive of this conditional use.

6. Will the Conditional Use be served adequately by essential public facility and services?

We have private water and sewage on the property therefore public utilities are not impacted by this structure. Should there be a need for essential public services or emergency services such as fire or police, the structure will be easily accessed from our existing driveway.

7. How will the proposal meet the development standards of that specific district?

This project proposal has met the development standards including those of the Franklin County Economic Development and Planning Department and the Ohio Department of Health related to placement of a structure within the property boundaries and in proximity to existing structures, well, and propane tank.

8. Could the applicant's predicament be feasibly obtained through some method other than a conditional use?

No. While other areas of our property could have served as a viable site outside of the floodway, they were not feasible and such placement would have been detrimental to property in the immediate vicinity.

One option was to place the pole barn in our front yard near the street – we and our neighbors felt this would be infeasible because it would be an eyesore to the area. This option would not have been harmonious and appropriate in appearance with our existing home and the general vicinity.

Another option was to place the pole barn along the southern property line, on the opposite side of the house from where the driveway is located. This was not feasible because a separate driveway on this side of the house leading to the street could not be added due to the prohibition of more than one driveway. This would have left the building without driveway access unless our driveway was extended through the middle of our backyard where drainage pipes are located. We and our neighbors believe this was not a feasible option as it would have largely obstructed our view of the open landscape that currently exists and would not have been harmonious with the general vicinity.

9. Would the spirit and intent behind the zoning requirements be observed and would substantial justice be done by granting the conditional use?

Yes. We believe that by granting this conditional use, the spirit and intent behind the zoning requirements will be observed and substantial justice will be done. We worked closely with our surveyor and the Franklin County Economic Development and Planning Department to ensure we meet the requirements for a project of this nature. While we understand the challenges presented with the site location, we believe reasonable measures were taken to revise our initial plans and mitigate the impact of this project. We have considered all options and have found this to be the most feasible.

10. Would the conditional use adversely affect the delivery of governmental services (e.g., water, sewer, garbage, fire, police).

No. The conditional use will not impact the delivery of governmental services. Our property has private water and

2293-00

Case # CU-3935

sewer. Since the structure will be behind the house, garbage pickup is not impacted. Additionally, fire and police will not be adversely affected by this conditional use because the property will remain accessible to these services.

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

While we purchased the home knowing certain areas were in a floodplain, we were not aware of the specific regulations concerning building a structure for non-residential use in this area. Once we learned of these challenges, we worked to mitigate any adverse impact, hiring a surveyor to revise our initial plans. We believe the revised plans are reasonable because the entire structure would not be in the floodway as originally planned.

Conditional Use-Expanded Home Occupation (Only)

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

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

Not applicable

2. How many non-resident employees?

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

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

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

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

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

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

2228-00

Case # CU-3935

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.

[Signature]
Applicant

1/9/19
Date

[Signature]
Property Owner (Signature must be notarized)

1/9/19
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.**

S. Smithisler
Franklin County
1/9/19



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).





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 <u>1990 Lamont Ave Coils Oh 43224</u>	
Parcel ID(s) <u>130-002442</u>	Zoning <u>R-12</u>
Township <u>Clinton</u>	Acreage <u>.25</u>
Water Supply <input checked="" type="checkbox"/> Public (Central) <input type="checkbox"/> Private (Onsite)	Wastewater Treatment <input checked="" type="checkbox"/> Public (Central) <input type="checkbox"/> Private (Onsite)

Applicant Information	
Name/Company Name <u>Elizabeth Earl</u>	
Address <u>1990 Lamont Ave</u> <u>Coils Oh 43224</u>	
Phone # <u>6143619098</u>	Fax #
Email <u>BaEarl@AH.net</u>	

Property Owner Information	
Name/Company Name <u>Elizabeth Ann Earl (Beth)</u>	
Address <u>1990 Lamont Ave</u> <u>Coils Oh 43224</u>	
Phone # <u>6143619098</u>	Fax #
Email <u>BaEarl@ah.net</u>	

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

Staff Use Only
Case # <u>VA-3936</u>
Date filed: <u>1/10/19</u>
Fee paid <u>\$350</u>
Receipt #
Received by: <u>BMF</u>
Hearing date: <u>Feb 19, 2019</u>
Zoning Compliance: <u>RZ-18-351</u>

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 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

Case #

VA-3936

Variance(s) Requested

Section	315.043
Description	Sidyard -
Section	502.002(1) Yard Required open
Description	
Section	
Description	

Describe the project

Egress window added to home.

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 window is already in the home. The contractor failed to get permit/variance. My neighbor is ok with the window. Need egress window for my son's bedroom.

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 window is on my property. The side yard is not a throughway for anyone. My neighbor does not oppose the window. Only heard I have access to that space.

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

I hired a contractor and paid for permit. He did not apply for permit or check zoning. The window was put in without my knowing it was not within code.

The zoning application was denied by protect basement solutions whom I hired did not inform me of this.

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.

I'm not sure how to answer this. I would hope anyone who wanted to add a window to their home that wasn't causing a safety concern could do so.

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, this is an area only accessed by my neighbor and myself. There is no through way, we both have fences limiting people from walking through.

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

No, the window is in and my son is living in the room. I have a 3 bedroom home and 3 teen children. I need the bedroom and living space.

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

315.043 is 4 feet and 562.021(1) is 1 foot.

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 - is not visible from the street.

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 doesn't. It is on the side of my home not a throughway.

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

I paid to have the window put in not knowing the restrictions.

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

No, the window is already in.

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

Yes, the window is harming no one. It is not a hazard and not in a position where anyone would need to be near it other than my neighbor who did not have a concern with it.

Case #
VA-3936

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.

Elyse Euel
Applicant

1/9/19
Date

Elyse Euel
Property Owner (Signature must be notarized)

1/9/19
Date

Property Owner (Signature must be notarized)

Date

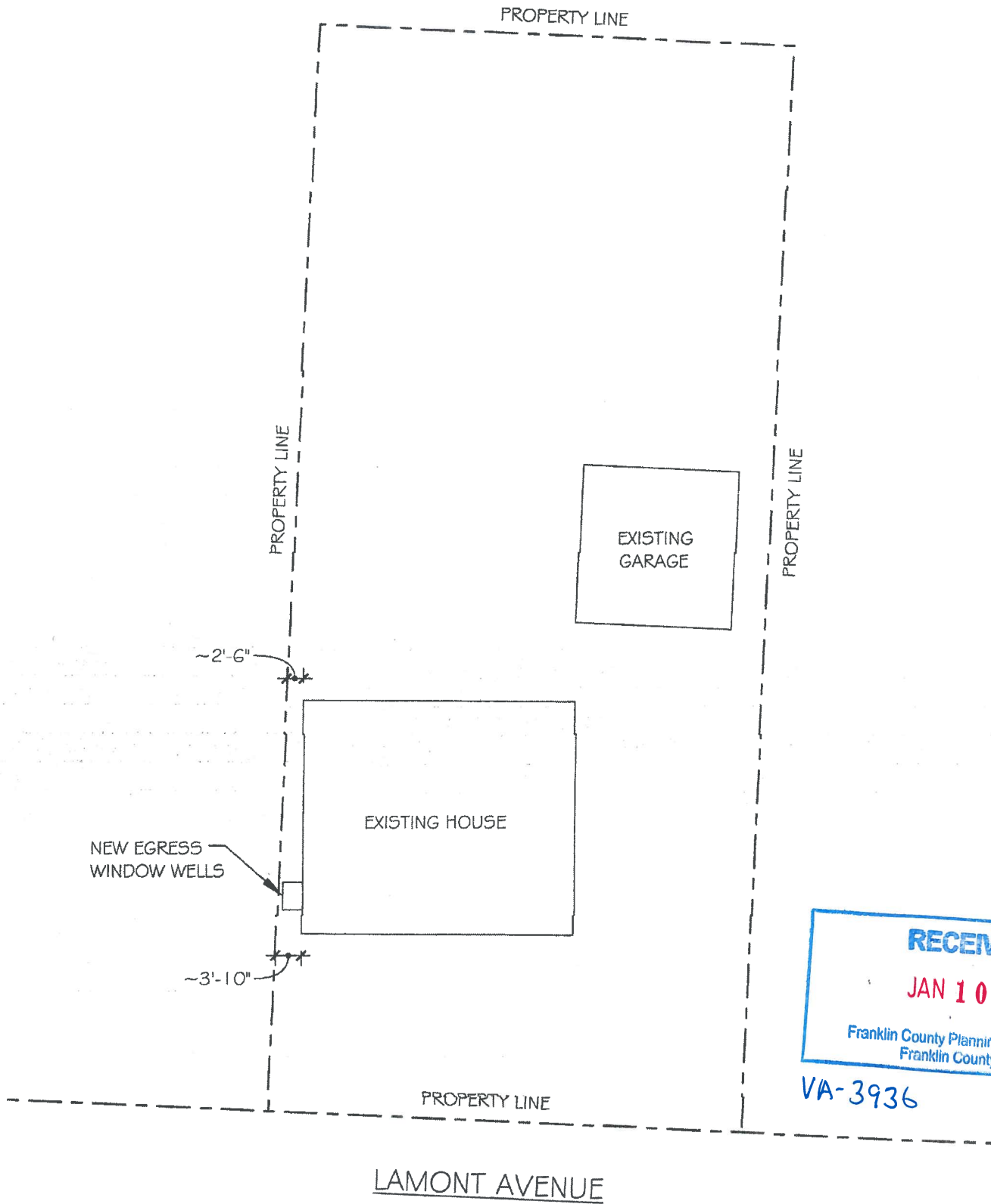
*Agent must provide documentation that they are legally representing the property owner.

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



CATHY D. WELCH
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 1/19/2020

NOTARY Cathy D Welch
on this 9TH day of January, 2019.



SITE ZONING PLAN

1" = 20'



NOTE: ALL EXISTING SITE INFORMATION OBTAINED FROM THE FRANKLIN COUNTY GIS WEBSITE, INCLUDING THE EXISTING HOUSE LOCATION IN RELATION TO THE PROPERTY LINES. NO PROFESSIONAL SURVEY DRAWING APART FROM THE COUNTY GIS SITE WAS AVAILABLE AT THE TIME THIS DRAWING WAS CREATED.

THE EARL RESIDENCE
1990 LAMONT AVENUE
COLUMBUS, OHIO 43224
SEPTEMBER 10, 2011

38'

1990 Lamont Avenue
Columbus OH 43224

Boman Kemp
5236-60 well
with grate
and ladder

Cores grouted solid
within 8" of window opening

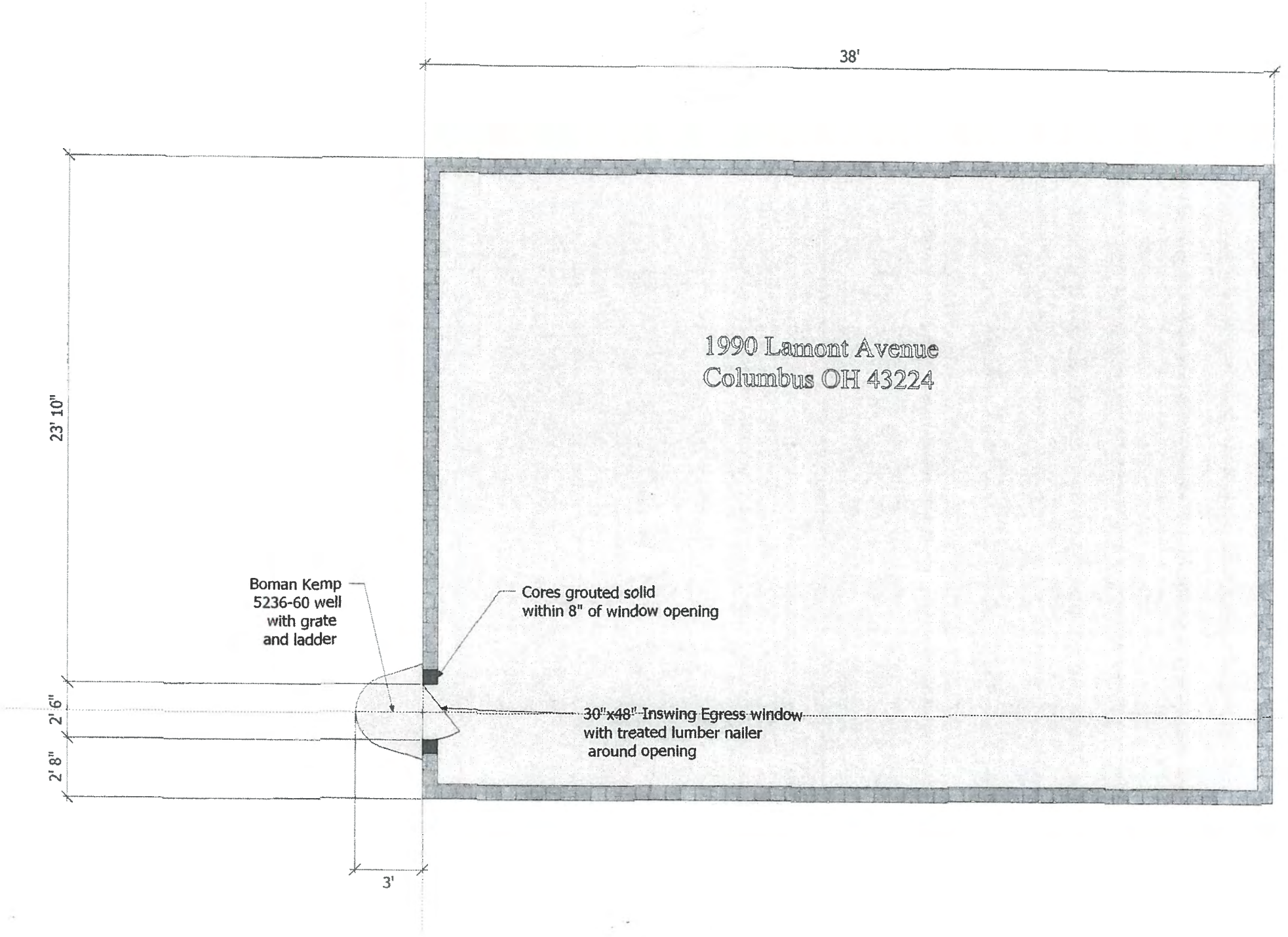
30"x48" Inswing Egress window
with treated lumber nailer
around opening

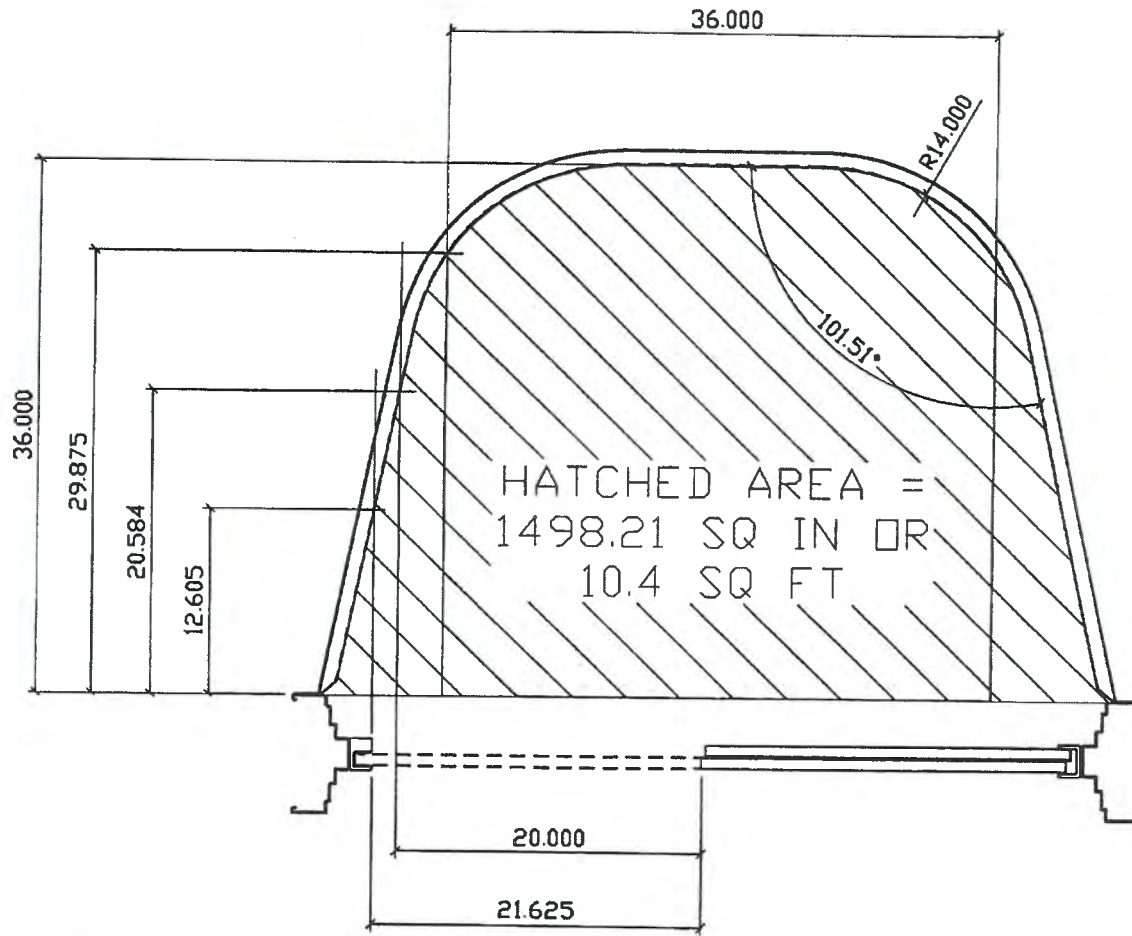
23' 10"

2' 6"

2' 8"

3'





5236 EASY WELL

RECEIVED
 SEP 12 2018
 Franklin County Planning Department
 Franklin County, OH