



Technical Review Committee Agenda

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

April 23, 2019
1:30 p.m.

1. New Business

A. Planning Commission

i. 660-PP-E – Matt Brown

Owner/Applicant:	Braumiller Development, LLC
Engineer:	EMH&T - Jeff Strung
Township:	Prairie Township
Subdivision:	Villages at Galloway
Site:	Galloway Rd. (PID #240-000112)
Request:	Requesting a two-year extension of the approved Preliminary Plan for the Villages at Galloway from the Preliminary Plan expiration date of April 10, 2019.

ii. 702-V – Brad Fisher

Owner/Applicant:	RHM Elliott, LLC
Agent:	Scott Schaeffer
Township:	Jackson Township
Site:	0 Borror Rd. (PID #160-000041)
Acreage:	60.0-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 would result in a lot that exceeds the maximum depth to width ratio and have side lot lines beyond five (5) degrees of perpendicular to Borror Road.

iii. 703-V – Brad Fisher

Owner:	Laura Dalton
Applicant:	Keith Dalton
Township:	Jefferson Township
Site:	6979 Havens Rd. (PID #170-001519)
Acreage:	16.695-acres
Utilities:	Public water and sewer
Request:	Requesting a Variance from Section 502.01 of the Franklin County Subdivision Regulations to allow the creation of one lot that would not front on or have access to a publicly maintained roadway.

iv. ZON-19-01 – Brad Fisher

Owner/Applicant:	Hollywood Retail Ventures, LLC
Agent:	Donald Plank - Plank Law Firm, LPA
Township:	Franklin Township
Site:	4081-4089 W. Broad St. (PID #140-007390, 140-007182)
Acreage:	10.76-acres
Utilities:	Public water and sewer
Request:	Requesting to rezone from the General Industrial (GI) district to the Community Service (CS) district.

v. ZON-19-02 – Brad Fisher

Owner:	Res-Care Ohio Inc.
Applicant:	Gracehaven – Central Ohio Youth For Christ
Agent:	Thomas Mallory - Mallory Law Office
Township:	Clinton Township
Site:	4133 Karl Rd. (PID #130-000076)
Acreage:	4.82-acres
Utilities:	Public water and sewer
Request:	Requesting to rezone from the Rural district to the Suburban Office (SO) district.

B. Board of Zoning Appeals

i. AP-3942 – Phil Ashear

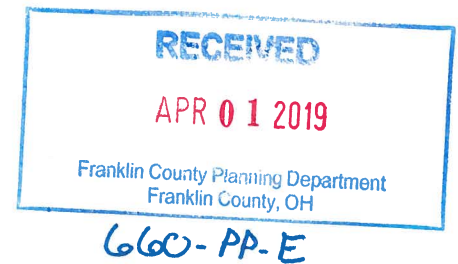
Owner/Applicant:	Hollywood Retail Ventures, LLC
Agent:	Plank Law Firm, LPA
Township:	Franklin Township
Site:	4081-4089 W. Broad St. (PID #140-007390)
Acreage:	7.769-acres
Utilities:	Public water and sewer
Zoning:	Residential District
Request:	Requesting an appeal to the Board of Zoning Appeals to allow the change of a non-conforming use to a use more nearly in character with the zoning district in an area zoned General Industrial (GI).

2. Adjournment of Meeting to May 21, 2019.



April 01, 2019

Mr. Mathew Brown, AICP
Planning Administrator
Franklin County Economic Development & Planning Department
150 South Front Street
Columbus, Ohio 43215



Subject: Villages at Galloway
Subdivision case 660-PP-E

Dear Mr. Brown,

On behalf of our client, T & R Properties Mr. Ron Sabatino, we are respectfully requesting an additional two-year extension of the approved preliminary plan for Villages at Galloway. The previous preliminary plan extension was approved on April 10, 2017 and will expire on April 10, 2019.

The following is a time line of the work performed by the developer and EMH&T as well as future work that needs to be completed in identifying and providing sanitary sewer service to the site in connection with the City of Columbus:

- Between July and September of 2017 EMH&T performed flow-monitoring test on the existing sanitary sewer to determine the potential capacity of the sewer. As a result of the flow-monitoring test, it was determined the capacity of the existing sewer was diminished by 70% because of existing root intrusion.
- EMH&T requested the sewer be put on a maintenance program, cleaning, and we were informed it would not be cleaned by Columbus until July of 2019.
- In working with the city, they agreed to perform the sewer cleaning earlier and it was completed in March of 2019.
- The City of Columbus asked the developer to perform another flow-monitoring test in the spring of 2019 to take into account any potential infiltration concerns.
- Currently EMH&T is performing the second flow-monitoring test on the sanitary sewer.
- Once the flow test is completed, the city of Columbus has asked the developer to not only determine the potential capacity of the sewer for their development, but also three other parcels within the area.
- The sewer capacity analysis will take between 4-6 months to prepare and subsequently approved by Columbus.
- An additional 9-12 months will be required to prepare and approve the final engineering for the on and off-site improvements for construction.

The afore mentioned time line was provided to you to show the intentions of the developer to move forward with the project, however unforeseen circumstances and additional request by the City of Columbus has delayed the project to no fault of the developer.

We would anticipate that the preliminary plan extension would be before the Franklin County Planning Commission on April 10, 2019

Please feel free to give me a call if you have any questions.



Sincerely,

Jeffrey Adam Strung, PLA, ASLA
Vice President

RECEIVED

APR 12 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: 4 / 12 / 19

Received By: BMF

Application No.: 702-V Fee: \$350

FCPC Date: 5 / 8 / 19

Property Owner/Subdivider/or Agent

Signature: And N. Schaeffer, Attorney for Property Owner Date: 4 / 12 / 19

Name: RHM Borrer, LLC, fka RHM Elliott, LLC

Address: 5928 Haughn Road

City, State, Zip: Grove City, OH 43123

Phone No: (614) 232-8682

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

Variance to Lot Line Geometry Requirements of Franklin County
Subdivision Requirements Section 501.05 as western lot line is
not within 5 degrees of perpendicular to Borrer Road and
proposed split slightly exceeds 4:1 depth-to-width ratio. Please
see attached Exhibit "A" and documents attached thereto.

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).

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APR 12 2019

Franklin County Planning Department
Franklin County, OH

702-V

EXHIBIT "A"
TO VARIANCE REQUEST

APPLICANT: RHM BORROR, LLC FKA RHM ELLIOTT, LLC

PARCEL TO BE SPLIT: 60.52 Acres, Borrer Road, Grove City, Ohio,
Parcel No. 160-000041-00

VARIANCE REQUESTED: Variance to Lot Line Geometry Requirements of
Franklin County Subdivision Requirements
Section 501.05

I. Description of Reasons for Variance:

Applicant is selling approximately 14.588 acres located wholly within and at the eastern boundary of the referenced property to a church to be used for church purposes. Applicant will be retaining all remaining acreage within the parcel.

Due to the way the parcel is laid out there is a natural boundary formed by the creek that runs from north to south through the property. Applicant has obtained a survey that has previously been approved by the Auditor's Tax Map Office to split the property along its natural point along the creek. The northern, eastern and southern lot lines will not change as a result of this proposed split. As this is a large parcel and the church parcel will be 14.588 acres, the parcel will require a variance from the Lot Geometry Requirements of Section 501.05 of the Franklin County Subdivision Requirements for the following reasons:

- 1) The side (western) lot line is not straight and/or perpendicular to Borrer Road or within 5 degrees of perpendicular as it follows the stream; and
- 2) Due to the natural geography and size of the parcel the depth-to-width ratio exceeds 4:1 as the proposed split would have a 4.6:1 depth-to-width ratio.

The foregoing are a result of the creek not running in a straight line from north to south and the lot line at the creek is therefore not straight but in-line with the creek. The existing and unchanged eastern lot line remains perpendicular to Borrer Road and the front and rear lot lines would remain unchanged and parallel to Borrer Road. As such, Applicant is requesting a variance from the Subdivision Requirements due to the western lot line that runs along the creek and depth-to-width ratio. The need for a variance is the result of the overall layout of the land, its natural boundary along the creek and the general character of the area, not any actions of Applicant or others. As a result, the only feasible means of splitting this property for an appropriate church use is to obtain the requested variance.

As set forth above, the legal description for the parcel to be split has been approved by the Auditor's Tax Map Office and is attached as Exhibit "1". A survey has been prepared and approved and is attached as Exhibit "2". A copy of the proposed site plan showing the 100-year flood plain is also attached as Exhibit "3".

Applicant therefore requests that a variance be granted to Section 501.05 of the Subdivision Requirements to allow for a parcel that has a western lot line that is not perpendicular to Borror Road and to allow for more than a four to one (4:1) ratio of depth-to-width. The layout of the parcels in this area of Franklin County, the general character of the area, the proposed use, and conditions of the property require such a variance. Upon granting the variance, Parcel B will be conveyed from Applicant to Covenant Church, an Ohio non-profit corporation. A copy of the proposed Limited Warranty Deed is attached hereto as Exhibit "4".

II. Explanation of Factors in Support of Variance:

Applicant states that in support of the requested variance the Planning Commission should find that the standards set forth in Section 701.07 of the Franklin County Subdivision Requirements for the granting of the variance are met as follows:

- A. The particular physical surroundings, environmental constraints, shape, topographical or other exceptional condition of the specific property involved would cause extraordinary hardship or exceptional practical difficulty to the applicant, as distinguished from a mere inconvenience, if the provisions of these Subdivision Regulations were strictly enforced.**

The parcel and land layout in the area where the subject parcel is, specifically the natural boundary created by the creek makes it impossible for the area to be split from the larger parcel to meet the subdivision requirements, i.e., a straight and perpendicular lot line and lesser depth-to-width. Strictly enforcing the subdivision rules in this case would cause an extraordinary hardship as it would preclude Applicant from transferring the property to Covenant Church and a straight lot line for only the purposes of meeting the Subdivision Requirements would cause not one but two parcels to contain land on both sides of a creek. Further, moving the western lot line away from the natural boundary and westerly would create a situation with land on either side of the creek.

- B. The conditions upon which the request for a variance is based are unusual to the property for which the variation is sought and are not applicable generally to other property.**

The conditions upon which the variance are requested are due to the specific characteristics of the property and are caused by the manner in which the creek runs through the property. Due the changes in direction of the creek and the location of the property no other similar property would experience the same hardship and the failure to grant a variance would cause the inability to be split the property.

- C. The purpose of the variance is not based exclusively upon a desire to obtain additional income from the property.**

Applicant is not seeking additional income from the Property. Applicant simply seeks to sell the property to a church to be used for church purposes. The site plan submitted herein shows the church's intended use. The property will not provide any additional income to Applicant as it will be owned by the Church for church purposes.

D. The granting of the variance will not be detrimental to the public health, safety or general welfare or injurious to other property or improvements in the neighborhood in which the property is located.

The granting of the variance will preserve the public health, safety and general welfare and will promote a favored and positive use. It will serve to enhance the characteristics of the land and the area in which it is located and promote protection of the creek. Simply, the character of the area will be preserved for the benefit of all surrounding landowners.

E. The special circumstances or conditions are created by the provisions or requirements of these regulations and have not resulted from any act of the applicant or applicant's predecessor in interest.

The variance is not required because of special circumstances or conditions. The shape and layout of the property, including the manner in which the creek runs through the property, are the cause for the Applicant's need for a variance. The Applicants or its predecessors did not create the need for a variance, the natural state of the land instead requires it.

F. The variance requested is the minimum adjustment necessary for the reasonable use of the land.

The requested variance could not be more narrowly constrained and is the minimum necessary for the purposes set forth. It is a means of preserving the area and following the natural boundaries of the to-be-created separate parcels. Applicant does not seek a variance any more than the bare minimum that is necessary due to the natural shape of the parcel to be split due to the direction of the creek and its location within the larger parcel. Applicant only requests what is necessary to split its Parcel in order that the church can use the split parcel for church purposes.

III. Conclusion.

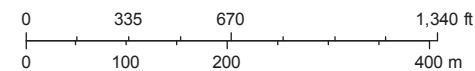
For all of the reasons set forth above, Applicant requests a variance to the lot line geometry requirements set forth in Section 501.05 of the Franklin County Subdivision Requirements. The variance requested is the minimum necessary and is only necessary due to the physical characteristics of the property and its location in and among adjacent parcels that preclude direct road access. The requested variance will not disturb or disrupt the character of the surrounding land. Applicant therefore requests that the variance be granted.

Borror Road (015-19-LLD)



April 4, 2019

1:4,986



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

Franklin County Auditors Office
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APR 12 2019

Franklin County Planning Department
Franklin County, OH

702-V

BOUNDARY SURVEY OF A 14.588 ACRES TRACT

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, TOWNSHIP OF JACKSON, BEING PART OF VIRGINIA MILITARY SURVEY No. 6840, AND BEING PART OF A 60.26 ACRES TRACT AS CONVEYED TO RHM ELLIOTT, LLC, IN INSTRUMENT NUMBER 201710030137918.

MATHER FAMILY LIMITED PARTNERSHIP
PARCEL No. 180-000082-00
INST. #200812200267028 AND RE-RECORDED IN
INST. #200801100008679 & INST. #200702280034838
29.682 AC.

MICHAEL BLAKEMAN
PARCEL No 180-000140-00
INST. #200703140044572
23 R23 AC

RICHARD C. & LINDA MATHER
PARCEL No. 180-002829-00
O.R. 5757 H07
32.84 AC

RHM ELLIOTT, LLC
INST. #201710030137918
PARCEL No. 180-000041-00
60.25 AC. (TOTAL)
45.662 AC. (REMAIN)

SOUTHEAST CONSERVATION CLUB INC
PARCEL No. 180-000275-00
D.B. 2100, PG. 291
D.B. 2100, PG. 294
124.33 AC.

TRACT 1
14.588 AC.

**P.O.B.
14.588 AC.
SOUTHEAST CORNER
V.M.S. 6540**

BASIC OF SEARCHING:

THE SOUTH LINE OF SUBJECT TRACT AS BEING
S 74° 50' 57" W AND IS DETERMINED
THROUGH G.P.S. OBSERVATION UTILIZING THE
O.D.G.T. V.R.S. NETWORK (NSRS2007) AND
SHOULD BE USED TO DENOTE ANGLES ONLY.

I HEREBY CERTIFY THAT THE ATTACHED PLAT WAS PREPARED FROM INFORMATION OBTAINED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES AND THAT SAID PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE

REGISTERED SURVEYOR NO. S-7858
JOHN L. BUTLER JR.

DECEMBER 12, 2018

Dec 13 2019



SOUTHEAST CONSERVATION CLUB
PARCEL No. 100-001494-00
D.B. 3338, PG. 216
D.B. 2100, PG. 294
157.00 AC.

LEGEND

- Found Iron Pipe (As Noted)
- Set 5/8" Rebar w/top Stamped Action
- ⊗ Poured MAG Nail
- ⊙ MAG Nail Set
- Ⓜ Movement Poured
- (M) Measured Distance
- (R) Record Distance

DWQ: KK
Check By: SBW
Job No. 301B

ACKISON
SURVEYING

Office: 614-766-4000
www.ackisonsurveying.com



EXHIBIT

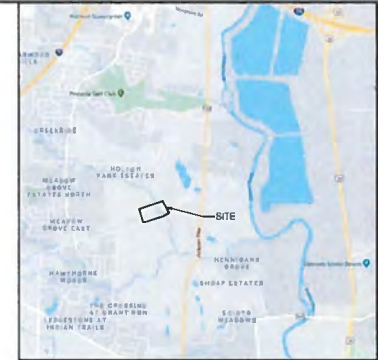
51095

C:\PROJECTS\ELMASIAN\ENGINEERING, LLC\HAINA\07\CADD\HJ007 SITE DWG 2/6/2019



PROPOSED SITE:
77 PARKING SPACES
60,708 S.F. - PAVEMENT

EXPANSION:
87 PARKING SPACES
48,993 S.F. - PAVEMENT



VICINITY MAP
NO SCALE



702-V

elmasian
engineering, LLC
10000 HAINA PARK
HAINA, OH 43025
PH: 614-327-2008
WWW.ELMASIAN.COM



DATE	2/6/19
SCALE	1" = 60'
SHEET NO.	1 OF 1
FILE NO.	JH007

CONCEPT PLAN
COVENANT CHURCH
BORROR RD., GROVE CITY, OH

RECEIVED

APR 15 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: 4 / 15 / 19

Received By: BMP

Application No.: 703-V Fee: \$350

FCPC Date: 5 / 8 / 19

Property Owner/Subdivider/or Agent

Signature: Keith Dalton

Date: 4 / 15 / 19

Name: Keith Dalton

Address: 6979 Havens Rd

City, State, Zip: Blacklick OH 43004 Phone No: (614) 506-2156

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

utilize mother's driveway to access split lot
behind 6979 Havens. We do not want to
split the 60 ft of frontage feeding the
empty property. My parents would like to
sell remaining 15.5 acres after my 1.5 split.
at that time I will utilize the new public
road by developer and connect my drive to
that.

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).

See attached letter.

seeking variance due to 502.01

Keith A. Dalton

April 15, 2019

The following are answers to the requested questions by Franklin county for the lot split on parcel 170-001519

- A. There are no environmental or physical constraints that would effect the lot split and variance. The shared driveway is well maintained and is free of laying water. The lot in question is open field that was once farmland and would end approximately 20ft from the pond to the south.
- B. The vacant land has only 60ft of frontage to feed the total 17 acres. My parents wish to sell the remaining property to a developer within the next several years. They want to avoid splitting that frontage to provide me a "flagpole" to touch Havens Rd. When they sell the property and the developer places a public Road going back to the remaining 15.5 acres I will connect my drive to the new roadway and no longer use my parents drive for access.
- C. My mother and I will not gain any income from this variance, its purpose is to provide my parents with an easier time when they want to get rid of the remaining property. They have offered 1.5 acres of the 17 acres of land to me build a single family dwelling for my family. They are approaching retirement and will not be able to afford paying on the taxes for the remining property once they retire.
- D. This will not be detriment to public health, it is for a single family dwelling.
- E. I do not understand this line but if I've read it correctly; the property is not being given to me as some king of payment.
- F. After consulting with Jefferson Township this is the result of those meetings and were based on the recommendations of Charles McCroskey.

In addition we applied for a lot split and variance with Jefferson Township. This was approved by their zoning department and board meeting the first of March. If you have any questions or concerns Charles can answer as to why they approved it and the conditions. I also included their paperwork in my email to Brad when I first applied for the lot split with Franklin County.

Thank you,



Keith A. Dalton | Estimator
Jess Howard Electric Company | 6630 Taylor Road, Blacklick OH 43004
Office 614.861.1300 | Fax 614.861.1830 | Cell 614.394.7160



WEBSITE



EMAIL

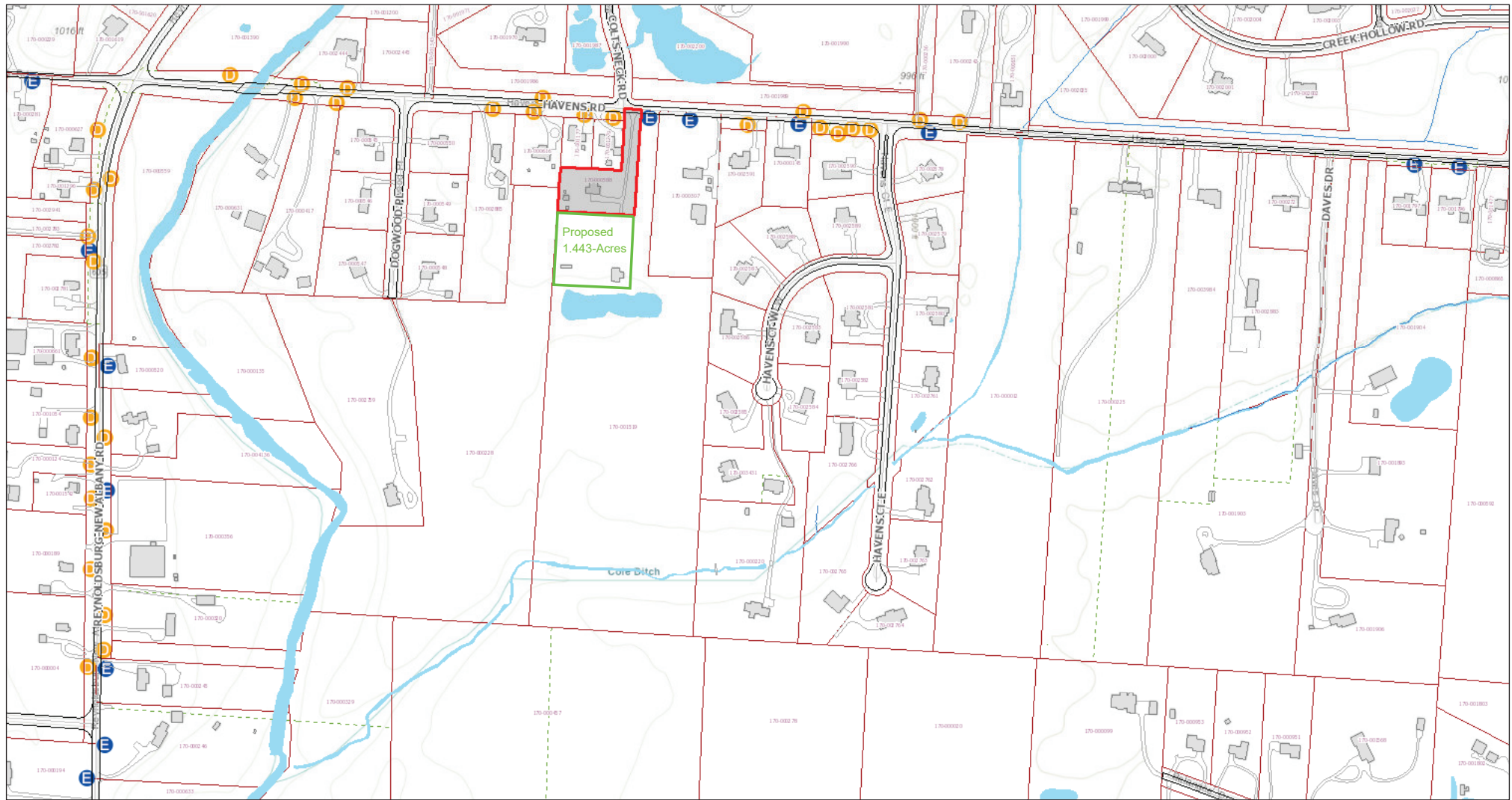


MAP



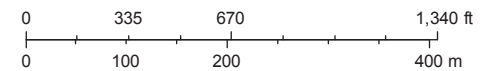
703-V

0 Havens Road (012-19-LS)



March 8, 2019

1:4,986



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

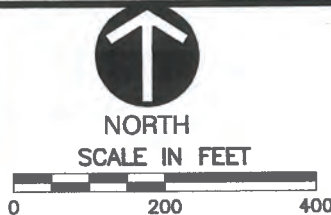
Franklin County Auditors Office
Copyright 2015



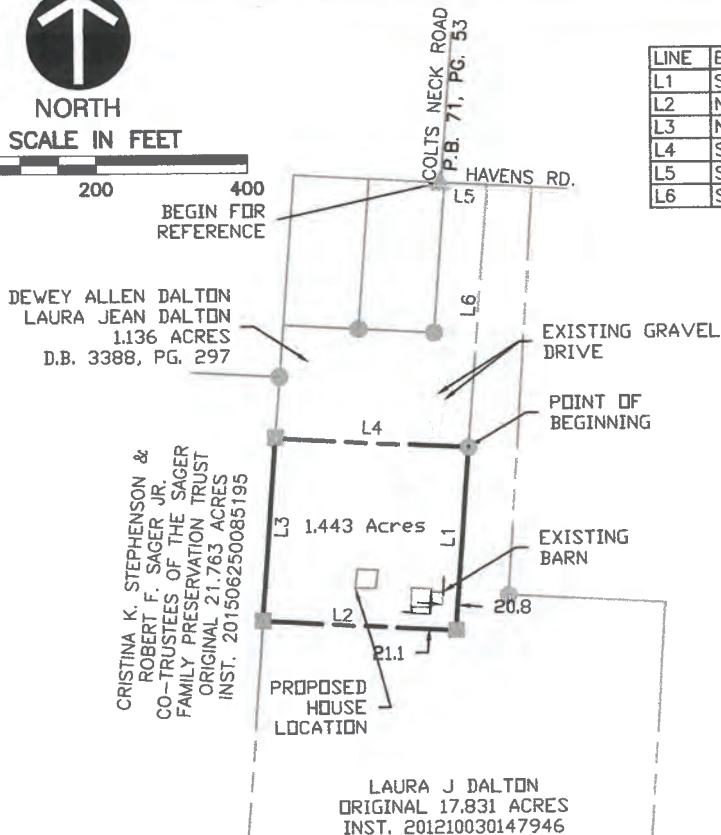
14450 St. Rt. 56 W. Mt. Sterling, OH 43143
(614)774-8577 FAX(740)447-9865

1.143 ACRES

JEFFERSON COUNTY, FRANKLIN COUNTY, OHIO



LINE	BEARING	DISTANCE
L1	S 04°22'51" W	245.90'
L2	N 86°40'54" W	255.66'
L3	N 04°22'51" E	245.90'
L4	S 86°40'54" E	255.66'
L5	S 86°40'54" E	60.32'
L6	S 04°22'51" W	350.00'



RECEIVED
MAR 08 2019
 Franklin County Planning Department
 Franklin County, OH
 012-19-LS

SITUATE

Situate in the State of Ohio, County of Franklin, Township of Jefferson, and lying in Section 1, Township 1, Range 16 of the United States Military District and being part of an original 17.831 acre tract being conveyed to Laura J. Dalton, by deed of record in Instrument Number 2012100301479416.

BASIS OF BEARINGS

The bearings are based on the centerline of Havens Road as bearing of South 86°40'54" East, as observed from GPS observations using the Ohio VRS Network South Coordinate

LEGEND

- ▲ 1" IRON PIN FOUND
- 5/8" IRON REBAR SET YELLOW CAP "BLUE 8382"
- 3/4" IRON PIPE FOUND

SURVEYOR'S CERTIFICATE

THIS EXHIBIT WAS BASED ON AN ACTUAL FIELD SURVEY BY BLUE-J SURVEYING, LLC IN JANUARY 2019.

JENNIFER L. BLUE
REGISTERED LAND SURVEYOR NO.: 8382

DATE: 2-4-19



DRAWN BY: JB
FIELD WORK BY: JB
DATE: 1/7/19
SCALE: 1" = 200'

JOB NUMBER
DALTON

Franklin County
Application for Rezoning/Text Amendment

Application Number: ZON-19-01	Date Filed: 4/11/19	Received By: Matt Brown	Total Fees: \$2000.00	Receipt Number: 19-01240
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Subject Property Information

- Street Address: 4081-4201 W. Broad Street, Franklin Twp., Ohio 43228
- Parcel ID Number(s): 140-007390 and 140-007182
- Township(s): Franklin

Description of Subject Property

- Acres to be Rezoned: 10.76
- Current Land Use: Commercial
- Surrounding Land Use: North Commercial
South Commercial
East Vacant and Commercial
West Commercial
- Water Supply Source: ☒ Public (Central) ☐ Private (Onsite)
- Sanitary Sewer Source: ☒ Public (Central) ☐ Private (Onsite)



Rezoning Request

- Current Zoning: GI
- Proposed Zoning: CS
- Proposed Land Use: Grocery store and check cashing
- Purpose for Request: To rezone the contiguous parcels so that all units of the commercial shopping center located on the parcels can consist of permitted uses in the CS District.

Applicant/Owner/Agent Information

12. Applicant Information: Hollywood Retail Ventures, LLC
Address: 222 E. 11th Avenue, Columbus, Ohio 43201
Phone: (614) 332-0244 Fax: _____
Interest in Property: Owner
Signature: _____
13. Property Owner: Hollywood Retail Ventures, LLC
Address: 222 E. 11th Avenue, Columbus, Ohio 43201
Phone: (614) 332-0244 Fax: _____
Signature: _____
14. Agent Information: Donald T. Plank, Plank Law Firm, LPA
Address: Plank Law Firm, LPA, 411 E. Town Street, Floor 2, Columbus, OH 43215
Phone: (614) 947-8600 Fax: _____
Signature: _____

Applicant/Owner/Agent Information

I/we (applicant) LARRY LEHRING 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)

Larry Lehring

Date:

4/11/19

Property Owner Signature:
(required)

Larry Lehring

Subscribed and sworn to me in my presence and before me on this 11th day of April 20 19.

Notary Public Signature:

Craig J. Moncrief



Craig J. Moncrief, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has an expiration date
Sep. 14, 2023 R.C.

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: _____


4/11/19

Date: _____

AUTHORIZATION

I, LARRY LEHRING, member of Hollywood Retail Ventures, LLC, an Ohio limited liability company ("Hollywood Ventures") hereby authorize Donald T. Plank, Plank Law Firm, LPA, 411 East Town Street, Floor 2, Columbus, Ohio 43215, to act as an authorized agent of Hollywood Ventures and the Applicant for the limited purpose of acting and signing on behalf of Hollywood Ventures and the Applicant regarding the rezoning and appeal to the Board of Zoning Adjustment for (2) parcels of real property commonly known as Franklin County Auditor Tax Parcel Id. No.'s: 140-007390 and 140-007182.

HOLLYWOOD RETAIL VENTURES,
LLC

By: Larry Lehring
Name: LARRY LEHRING
Its: Member



Craig J. Moncrief, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

Craig Moncrief, Notary Public

Supporting Statement to the Application for Rezoning

Application Number: ZON-19-01

4081-4201 W. Broad Street, Franklin Twp., Ohio 43228 (the "Property")

Current Zoning: GI- General Industrial District

Proposed Zoning: CS- Community Service District

Current Use: Check cashing establishment (6099)

Proposed Use: Grocery store (5411) and check cashing establishment (6099)

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Franklin County, OH

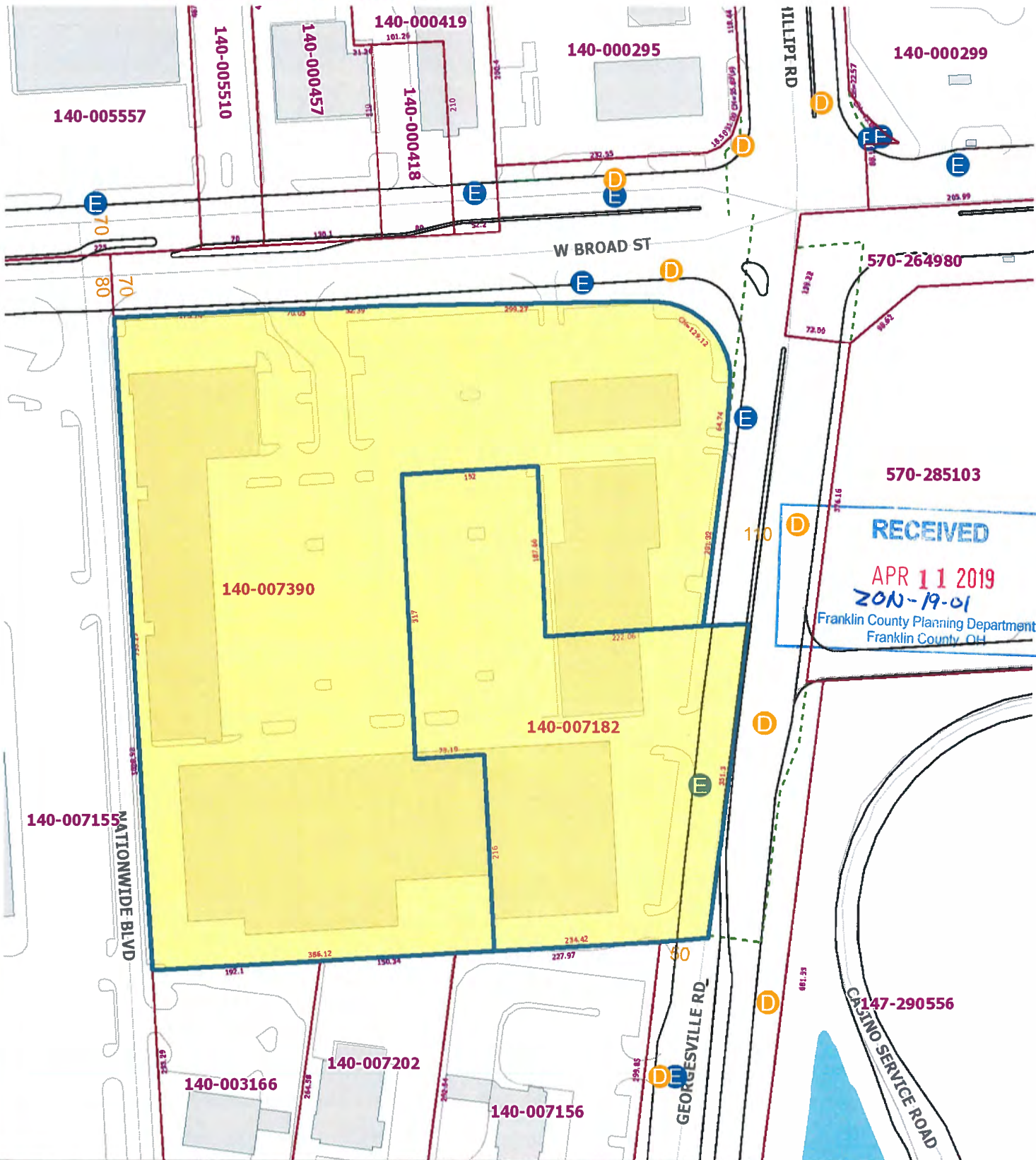
Applicant is requesting that the Property, consisting of Franklin County Auditor Tax Parcel Id. No.'s 140-007390 and 140-007182, be rezoned to the CS- Community Service District zoning classification. The Property is improved with a community shopping center consisting of four (4) commercial buildings built in 1986 and 1987. Applicant proposes to convert one (1) unit of one (1) of the buildings consisting of a check cashing establishment into a grocery store and check cashing establishment. The Property is zoned GI- General Industrial District, which does not permit the use of the Property as a grocery store and/or check cashing establishment. A depiction of the summer 2016 leasing plan for the units in the commercial buildings on the Property is attached hereto as Exhibit "A".

The proposed rezoning of the Property will help the Property match the character of the neighborhood and the recommendations under the Westland Area Interim Development Framework. The Property is located at the southwest corner of the intersection of W. Broad Street and Georgesville Road. The essential character of the neighborhood is commercial, accentuated by the 2012 redevelopment of an adjacent auto parts plant into the Hollywood Casino. In the Westland Area Interim Development Framework (the "Framework"), page 4, the future land use map recommends a full range of retail and office uses on the Property. Additionally, the Framework recommends that every parcel of real property on W. Broad Street between I-270 and Georgesville Road be used for a full range of retail and office uses.

Additionally, the Property has been operating as a legal, non-conforming commercial shopping center since the County reclassified the zoning district for the Property in 1996. Thus, rezoning to the CS- Community Service District will alleviate future nonconformity issues for all units on the Property.

It is clear that Applicant suffers a hardship or difficulty that warrants a rezoning of the Property. The reclassification in 1996 prohibits the Applicant from establishing new retail and office units that match the character of the Property and the neighborhood. The rezoning, if approved, would not impair the general health, safety and welfare of the public. The parking, access drives, and sewer/water connections will not be affected by the rezoning. Additionally,

the rezoning will not increase the congestion of public streets, increase the danger of fires, endanger the public safety, or unreasonably diminish or impair the public health and safety of the inhabitants of the Westland area and the City of Columbus.



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2019-19-01
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Franklin County, OH

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.

1" = 150'



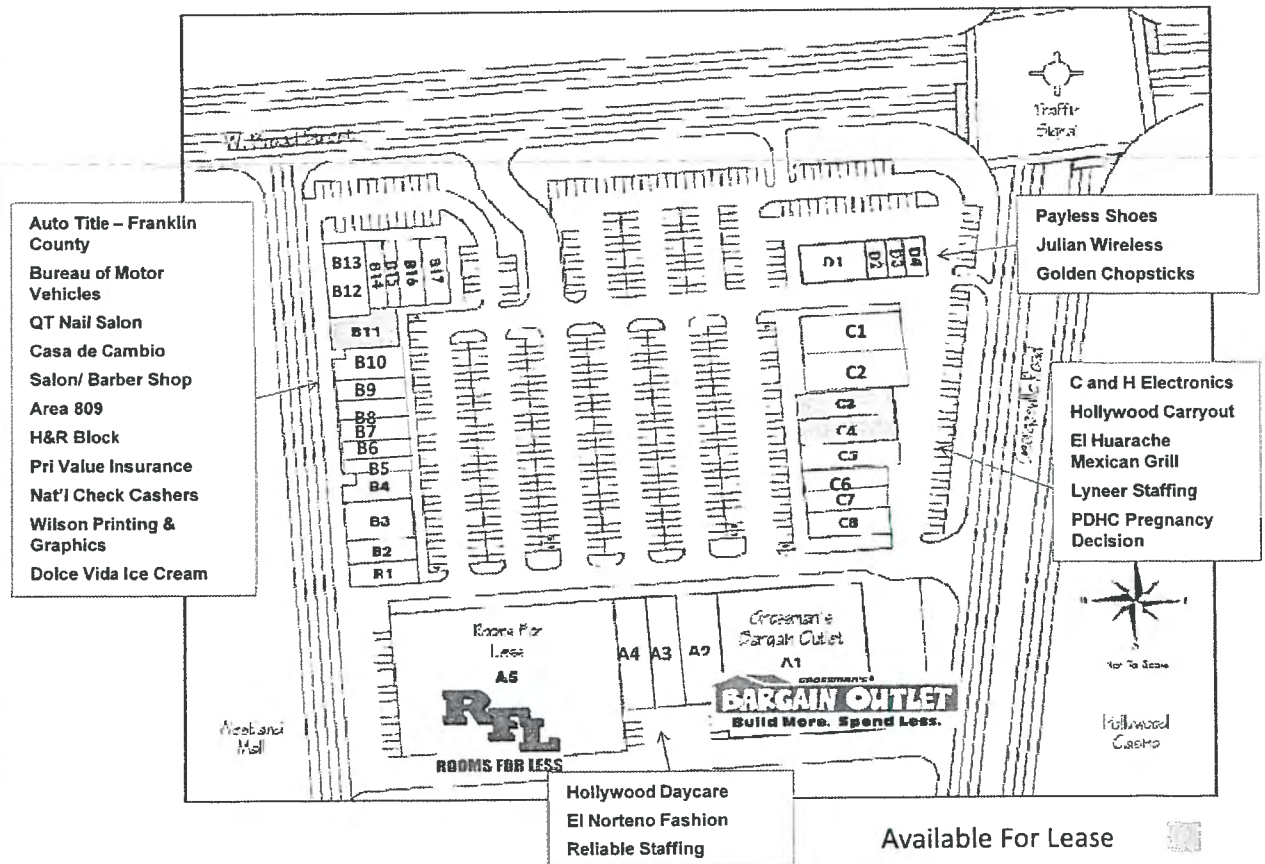
0 35 70 140



Leasing Plan For:
West Broad
Hollywood Plaza Columbus, OH
SUMMER 2016



Building	Tenant	Size (SF)	Suite #
A1	Grossman's Bargain Outlet	25,000	4117
A2	Hollywood Daycare	5,225	4121
A3	El Norteno Fasion	4,030	4125
A4	Reliable Staffing	4,015	4129
A5	Rooms for Less	40,375	4131
B1-4	Available	8,074	4135-4147
B5	Auto Title - Franklin County	4,077	4153
B6-B7	Bureau of Motor Vehicles	2,800	4157
B8	QT Nail Salon	1,750	4165
B9	Casa de Cambio	1,400	4169
B10	Salon/ Barber Shop	1,200	4173
B11	Area 809	2,309	4181
B12-B13	Dolce Vida Ice Cream	3,485	4201
B14	H&R Block	1,500	4197
B15	Pri Value Insurance	1,500	4195
B16	Nat'l Check Cashers	1,050	4193
B17	Wilson Printing & Graphics	2,025	4191
C1-C2	C and H Electronics	9,000	4091
C3-C4	Hollywood Carryout	6,000	4099
C5	El Huarache Mexican Grill	2,849	4103
C6	Available	2,975	4107
C7	Lyneer Staffing	2,125	4109
C8	PDHC Pregnancy Decision	2,550	4111
D1	Payless Shoes	3,000	4089
D2	Julian Wireless	910	4085
D3-D4	Golden Chopsticks	1,800	4081



Available For Lease



Franklin County
Application for Rezoning/Text Amendment

Application Number: <u>20N-19-02</u>	Date Filed: <u>4/16/19</u>	Received By: <u>BMF</u>	Total Fees: <u>\$1,400</u>	Receipt Number: <u>19-01300</u>
---	-------------------------------	----------------------------	-------------------------------	------------------------------------

Subject Property Information

1. Street Address: 4133 Karl Rd., Columbus, OH 43224
2. Parcel ID Number(s): 130 - 0000076-00
3. Township(s): Clinton Township

Description of Subject Property

4. Acres to be Rezoned: 4.82 Acres
5. Current Land Use: Residential Care Facility
6. Surrounding Land Use: North Multi Family Residential
South Multi Family Residential
East St. Francis Desales High School
West Single Family Residential
7. Water Supply Source: ☒ Public (Central) ☐ Private (Onsite)
8. Sanitary Sewer Source: ☒ Public (Central) ☐ Private (Onsite)

Rezoning Request

9. Current Zoning: (R) Rural
Proposed Zoning: (SO) Suburban Office & Institutional
10. Proposed Land Use: Residential Care Facility
11. Purpose for Request: _____

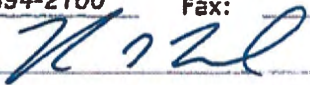
To get proper zoning for current and future land use

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Franklin County, OH

Applicant/Owner/Agent Information

12. Applicant Information: Gracehaven- Central Ohio Youth For Christ
Address: 5000 Arlington Center Blvd., Columbus, OH 43220
Phone: 614-302-9515 Fax: _____
Interest In Property: Operating a residential care facility
Signature: _____
13. Property Owner: RES - CARE Ohio, Inc.
Address: 9901 Linn Station Rd., Louisville, KY 40223
Phone: 502-394-2100 Fax: _____
Signature: 
14. Agent Information: Mallory Law Office
Address: 720 E. Broad St., Suite 202, Columbus, OH 43215
Phone: 614-488-1600 Fax: _____
Signature: Thomas H. Mallory, Jr.


Applicant/Owner/Agent Information

I/we (applicant) _____ 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)

Date: _____

Property Owner Signature: _____
(required)

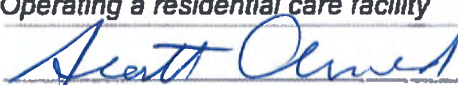

X 
KEVIN G. FISHER, ASSISTANT TREASURER

Subscribed and sworn to me in my presence and before me on this 9 day of April 20 19.

Notary Public Signature: 



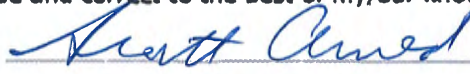
Applicant/Owner/Agent Information

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Address: 5000 Arlington Center Blvd., Columbus, OH 43220
Phone: 614-302-9515 Fax: _____
Interest in Property: Operating a residential care facility
Signature: 
13. Property Owner: RES - CARE Ohio, Inc.
Address: 9901 Linn Station Rd., Louisville, KY 40223
Phone: 502-394-2100 Fax: _____
Signature: _____
14. Agent Information: Mallory Law Office
Address: 720 E. Broad St., Suite 202, Columbus, OH 43215
Phone: 614-488-1600 Fax: _____
Signature: 

Applicant/Owner/Agent Information

I/we (applicant) Scott Arnold swear that I/we am/are the owners/lessees/optionees 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)



Date:

4/15/19

Property Owner Signature:
(required)

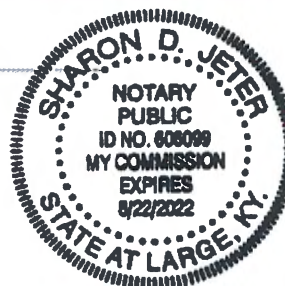
X 
KEVIN G. FISHER, ASSISTANT TREASURER

Subscribed and sworn to me in my presence and before me on this 9 day of April 20 19.

Notary Public Signature:



MARK CHARLES BROOKES, Attorney At Law
Notary Public - State of Ohio
My commission has no expiration
date. Sec. 147.03 R.C.



Applicant/Owner/Agent Information

12. Applicant Information: Gracehaven- Central Ohio Youth For Christ
Address: 5000 Arlington Center Blvd., Columbus, OH 43220
Phone: 614-302-9515 Fax: _____
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Signature: _____
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Address: 720 E. Broad St., Suite 202, Columbus, OH 43215
Phone: 614-488-1600 Fax: _____
Signature: Thomas H. Mallory, Sr.

Applicant/Owner/Agent Information

I/we (applicant) _____ 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.

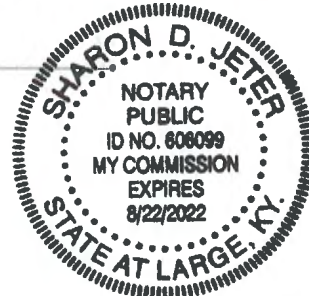
Applicant Signature: _____
(required)

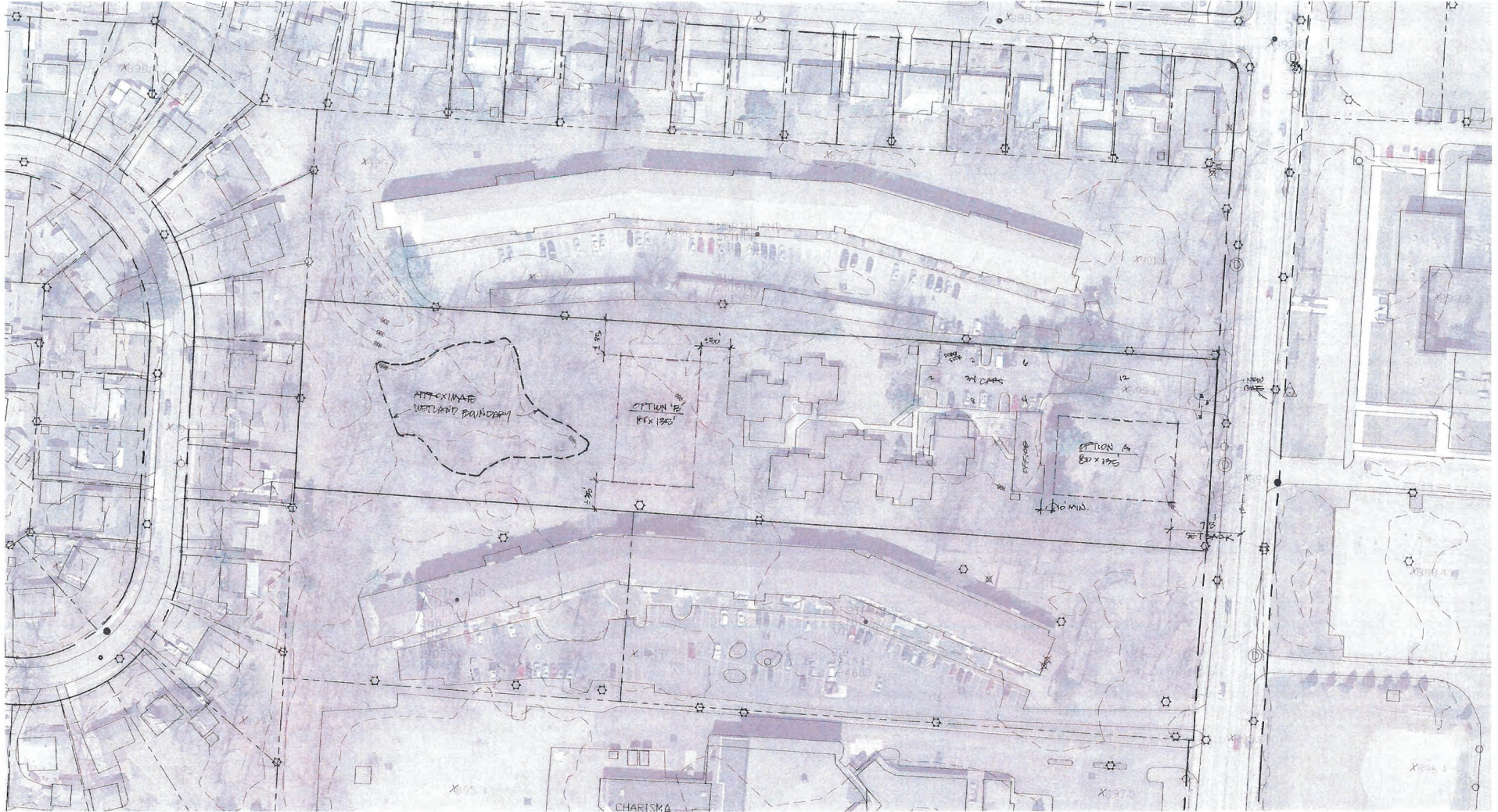
Date: _____

Property Owner Signature: X 
(required) KEVIN G. FISHER, ASSISTANT TREASURER

Subscribed and sworn to me in my presence and before me on this 9 day of April
20 19.

Notary Public Signature: 





Karl Road
Columbus, OH 0401.2019

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Franklin County, OH

30N-19-02



G2 Urban Design
Planning + Design

**Commissioners**

Marilyn Brown, President
Paula Brooks
John O'Grady

Economic Development & Planning Department
James Schimmer, Director

Administrative Appeal

Revised January 1, 2009



Property Information	
Site Address See Exhibit A.	
Parcel ID(s) See Exhibit A.	Zoning GI
Township Franklin	Acreage 10.76
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 Hollywood Retail Ventures, LLC c/o Donald T. Plank, Plank Law Firm, LPA	
Address 4099 W. Broad Street, Columbus, Ohio 43228	
Phone # (614) 264-2557	Fax #
Email 809@att.net	

Property Owner Information	
Name/Company Name Hollywood Retail Ventures, LLC	
Address 222 E. 11th Avenue, Columbus, Ohio 43201	
Phone # (614) 332-0244	Fax #
Email	

Agent Information (if applicable)	
Name/Company Name Donald T. Plank, Plank Law Firm, LPA	
Address 411 E. Town Street, Floor 2, Columbus, Ohio 43215	
Phone # (614) 947-8600	Fax #
Email dtp@planklaw.com	

Staff Use Only
Case # AP - 3942
Date filed: 4-11-19
Received by: PJA
Hearing date: 5-20-19
Zoning Compliance:

Document Submission
The following documents must accompany this application:
<input checked="" type="checkbox"/> Completed form
<input type="checkbox"/> Auditor's map (8 1/2" x 11")
<input checked="" type="checkbox"/> Covenants and deed
<input checked="" type="checkbox"/> Notarized signatures
<input checked="" type="checkbox"/> Proof of water & waste water supply
<input checked="" type="checkbox"/> Copy of Administrative Officer's decision
Please see the Application Instructions for complete details

Case #

AP-3942

Describe the decision by an Administrative Officer that is being appealed:

Applicant is appealing the denial of Commercial Zoning Compliance Application ZC# 18-109, filed November 14, 2018. The Administrative Officer noted that Proposed Standard Industrial Classification Code 5411 and 6099 are not permitted uses in the General Industrial zoning district.

Describe the project

Applicant proposes to change the use of one unit on the Property consisting of a former check cashing establishment to a grocery store and check cashing establishment. Please see Exhibit A for a supporting statement.

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.

Donald Rank
Applicant *attorney*

4/11/19
Date

Randy Selberg
Property Owner (Signature must be notarized)
PARTNER

4/11/19
Date

by [Signature]
Property Owner (Signature must be notarized)
Notary Public

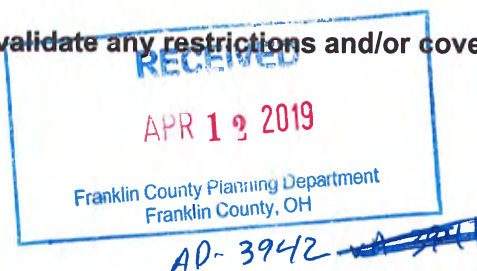
4/11/19
Date



Craig J. Moncrief, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

*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.

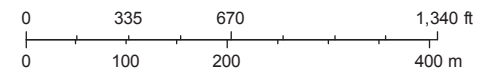


AP-3942 (4081-4201 W. Broad St.)



April 16, 2019

1:4,986



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

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APR 19 2019

Franklin County Planning Department
Franklin County, OH

AP-3942

Exhibit A

Appeal to the Board of Zoning Appeals

Property Information

Site Address: 4081-4201 W. Broad Street, Franklin Twp., Ohio 43228 (the "Property")

Franklin County Auditor Tax Parcel Id. No.'s: 140-007390 and 140-007182.

Supporting Statement

Under Section 110.043(2) of the Franklin County Zoning Resolution, on approval of an appeal to the Board of Zoning Appeals, a non-conforming use may be changed to a use found to be *more nearly in character* with the Zoning District in which the non-conforming use is located. The Applicant is a tenant in the Hollywood Plaza shopping center, located at the Property. The Applicant proposes to change one (1) unit formerly used as a check cashing establishment (6099) to a grocery store (5411) and check cashing establishment (6099). The Property is zoned GI-General Industrial District ("GI") classification.

Applicant's proposal to use the unit as a grocery store and a check cashing establishment is more nearly in character with the GI classification than its prior use. The GI classification permits any permitted use under the RI- Restricted Industrial District classification and LI-Limited Industrial District classification. The permitted uses under the GI classification include manufacturing, wholesaling (groceries and related products), commercial establishments, administrative offices, and personal and consumer services. Thus, Applicant's proposed use as a commercial establishment is more nearly in character with the inclusive GI classification than the prior single use.

The Hollywood Plaza shopping center currently includes, but is not limited to, a daycare, nail salon, ice cream store, and Mexican grill. Thus, not only will the grocery store bring the unit more nearly in character with the GI classification, it will bring the unit more nearly in character with the surrounding units in the Property. Adding a grocery store will further develop the Broad Street commercial corridor surrounding the Hollywood Casino.

The structure and use of the Property will make it extremely difficult to attract an industrial business to lease the unit. Additionally, a grocery store is more nearly in character with the commercial character of the neighborhood. Unless this Appeal is granted, Applicant will be forced to leave this unit, and any future unoccupied units, vacant. The Appeal, if approved, would not impair the general health, safety and welfare of the public. Additionally, there will be no increase in congestion of public streets, increase the danger of fires, endanger the public safety, or unreasonably diminish or impair the public health and safety of the inhabitants of the Westland area and the City of Columbus.

Further, Applicant only requests approval of this Appeal for a temporary time- until approval of the rezoning request filed on the same date herewith.