

Franklin County Board of Zoning Appeals

Judicial Services Building (Hall of Justice)
369 South High Street
1st Floor, Commissioners Hearing Room
Columbus, OH 43215

Monday, October 18, 2021
1:30 p.m.

1. Call roll for board members
2. Introduction of staff
3. Swearing in of witnesses
4. Approval of minutes from the September 20, 2021 meeting
5. Old Business:

i. CU-3968 – Brad Fisher

Owner/Applicant:	Bright Innovations, LLC.
Agent:	Jackson B. Reynolds III, C/o Smith & Hale, LLC.
Township:	Madison Township
Site:	Corbett Road (PID #180-000395), 71 Front Street (PID #180-000396), Corbett Road (PID #180-000911)
Acreage:	0.81-acres
Zoning:	Limited Industrial District (LI)
Request:	Requesting to renew a Conditional Use from Section 610.06(7) of the Franklin County Zoning Resolution to allow for the permanent placement of fill in the floodway fringe in an area zoned Limited Industrial (LI).

ii. CU-3969 – Brad Fisher

Owner/Applicant:	Bob Ward FLP
Agent:	Jackson B. Reynolds III, C/o Smith & Hale, LLC.
Township:	Madison Township
Site:	541 Corbett Road (PID #180-004979)
Acreage:	0.630-acres
Zoning:	Limited Industrial District (LI)
Request:	Requesting to renew a Conditional Use from Section 610.06(7) of the Franklin County Zoning Resolution to allow for the permanent placement of fill in the floodway fringe in an area zoned Limited Industrial (LI).

6. New Business:

i. CU-4018 – Brad Fisher

Owner/Applicant:	Don Poling
Agent:	Joe Tribble
Township:	Pleasant Township
Site:	5283 Beatty Rd. (PID#230-001556)
Acreage:	9.424-acres
Zoning:	Rural
Request:	Requesting a Conditional Use from Section 302.0392(b) of the Franklin County Zoning Resolution to allow the construction of a pond that is over 1,000 square feet in size in an area zoned Rural.

ii. VA-4019 – Brad Fisher

Owner:	Adina Kruppa
Applicant:	Nicholson Builders Inc. c/o John Nicholson
Township:	Norwich Township
Site:	4844 Bellann Rd. (PID#201-000074)
Acreage:	0.590-acres
Utilities:	Private water and wastewater
Zoning:	Limited Suburban Residential (R-2)
Request:	Requesting a Variance from Section 306.042 of the Franklin County Zoning Resolution to allow for an addition on a single-family home that would cause the property to exceed the maximum permitted lot coverage in an area zoned Limited Suburban Residential (R-2).

iii. VA-4020 – Brad Fisher

Owner:	Robert & Christia Crooks
Applicant:	Gary Alexander
Township:	Norwich Township
Site:	4812 Bellann Rd. (PID#201-000007)
Acreage:	0.610-acres
Utilities:	Private water and wastewater
Zoning:	Limited Suburban Residential (R-2)
Request:	Requesting a Variance from Sections 512.02(2(a)) of the Franklin County Zoning Resolution to allow the construction of an accessory building that would not meet accessory building location requirements in an area zoned Limited Suburban Residential (R-2).

7. Adjournment of Meeting to November 15, 2021

MINUTES OF THE FRANKLIN COUNTY BOARD OF ZONING APPEALS

Monday September 20, 2021

The Franklin County Board of Zoning Appeals convened at 369 South High Street (Judicial Services Building), in Meeting Room B, 1st Floor, Columbus, Ohio, 43215, on Wednesday, September 20, 2021.

Present were:

Chris Baer, Chairperson

Tim Guyton

Joe Martin

Nancy Hunter

Franklin County Economic Planning and Development Department:

Jenny Snapp, Assistant Director

Matt Brown, Planning Administrator

Brad Fisher, Planner

Franklin County Prosecuting Attorney's Office:

Jesse Armstrong, Franklin County Assistant Prosecuting Attorney

Adria Fields, Franklin County Assistant Prosecuting Attorney

Mr. Baer opened the meeting.

The first order of business being the roll call and introduction of Staff. The next order of business was the approval of the minutes from the August 16, 2021, meeting. Mr. Martin made a motion to approve the minutes. It was seconded by Mr. Guyton. The motion was approved by a four-to-zero vote.

NEW BUSINESS:

The next order of business being Conditional Use Case No. CU-4014. The owner is Visintine Equipment Corp. The applicant is requesting to table the case until the November 14th, 2021, meeting. Chairperson Baer made a motion to table the case. It was seconded by Mr. Guyton. The motion was approved by a four-to-zero vote.

OLD BUSINESS:

The next order of business being Variance Application No. VA-4009. Mr. Martin recused himself from this case. The owner is the International Society for Krishna Consciousness of Greater Columbus. The township is Brown Township. The site is located at 3508 Walker Road. It is 48.940 acres in size and is served by private water and wastewater. It is zoned Rural. The applicant is requesting a variance from Sections 302.047, 505.02, and 505.022(b) of the Franklin County Zoning Resolution to allow a structure to exceed the maximum permitted height, locate a dumpster on the property and not meet the dumpster side yard requirements in an area zoned Rural. Brad Fisher read and presented the case to the Board of Zoning Appeals. Mr. Desmond Cullimore presented the applicant's case to the Board of Zoning Appeals. Mr. Guyton made a motion to approve a variance from Section 302.047 of the Franklin County Zoning

Resolution with seven staff recommendations. It was seconded by Ms. Hunter. The motion was approved by a vote of three yeases and one abstention. Mr. Guyton made a motion to approve a variance from Section 505.02 of the Franklin County Zoning Resolution with seven staff recommendations. It was seconded by Ms. Hunter. The motion was approved by a vote of three yeases and one abstention. Mr. Guyton made a motion to approve a variance from Section 505.022(b) of the Franklin County Zoning Resolution with seven staff recommendations. It was seconded by Ms. Hunter. The motion was approved by a vote of three yeases and one abstention. Mr. Guyton made a motion to approve Findings of Fact that the reason for granting the request for a variance from Section 302.047 of the Franklin County Zoning Resolution results from the applicant satisfying the following criteria: 1. The applicant is a religious institution. 2. The size of the property, the proposed location of the temple with respect to the size of the property, the proposed preservation of land, together with the exercise of religion, creates special conditions and circumstances peculiar to the site. 3. Under the circumstances present, the use and location of the dumpster is needed for the proper and orderly disposal of refuse. It was seconded by Mr. Baer. The motion was approved by a vote of three yeases and one abstention. Mr. Guyton made a motion to approve Findings of Fact that the basis for approving a variance from Section 505.02 of the Franklin County Zoning Resolution results from the applicant satisfying the following criteria: 1. Under the circumstances present, the use and location of the dumpster is needed for the proper and orderly disposal of refuse. It was seconded by Mr. Baer. The motion was approved by a vote of three yeases and one abstention. Mr. Guyton made a motion to approve Findings of Fact that the basis for approving the applicant's request for a variance from Section 505.022(b) of the Franklin County Zoning Resolution results from the applicant satisfying the following criteria: 1. Under the circumstances present, the use and location of the dumpster is needed for the proper and orderly disposal of refuse. It was seconded by Mr. Baer. The motion was approved by a vote of three yeases and one abstention.

NEW BUSINESS:

The next order of business being Variance Application Case No. VA-4017. The owners and applicants are Ronald and Penny Dalton. The township is Franklin Township. The site is located at 923 Derrer Road. It is 0.022 acres in size and is served by public water and sewer. It is zoned Rural. The applicants are requesting a variance from Sections 512.02(2) and 512.02(2)(a) of the Franklin County Zoning Resolution to allow the construction of an accessory building that would not meet accessory building size and location requirements in an area zoned Rural. Brad Fisher read and presented the case to the Board of Zoning Appeals. Mr. Guyton made a motion to approve Variance Application Case No. VA-4017. It was seconded by Mr. Martin. The motion failed by a vote of one yes and three noes. Mr. Guyton made a motion to accept Findings of Fact that the basis for denying the applicant's request for a variance from Sections 512.02(2) and 512.02(2)(a) of the Franklin County Zoning Resolution results from the applicant's failure to satisfy the criteria for granting a variance under Section 810.041. Mr. Martin Seconded the motion. The motion was approved by a vote of three yeases and one abstention. (Mr. Martin was excused from the remainder of the hearing.)

The next order of business being Variance Application Case No. VA-4015 and Conditional Use Case No. CU-4016. The owners and applicants are Harley and Katherine Langley. The township is Madison Township. The site is located at 3317 Latonia Court. It is 0.330 acres in size and is served by public water and sewer. It is zoned Restricted Urban Residential. The applicants are requesting a variance from Section 610.081(1) of the Franklin County Zoning Resolution and Section 4.2-1(A)(1) of the Franklin County Special Resolution NFIP Regulations to allow for the construction of a single-family home in the floodplain that fails to meet elevation requirements in an area zoned Restricted Urban Residential. In Case No. CU-4016, the applicants are requesting a Conditional Use from Section 610.06(2) of the Franklin County Zoning Resolution to allow the construction of a single-family home in the floodway fringe in an area zoned Restricted Urban Residential. Brad Fisher read and presented the case to the Board of Zoning Appeals. Mr. Guyton made a motion to approve Variance Application Case No. VA-4015. It was seconded by Ms. Hunter. The motion failed by a three-to-zero vote. Mr. Guyton made a motion to accept Findings of Fact that the basis for denying the applicant's request for a variance from Section 610.081(1) and Section 4.2-1(A)(1) results from the applicant's failure to satisfy the criteria for granting a variance under Section 810.041 of the Franklin County Zoning Resolution and Section 3.5-2(5) of the Special Resolution National Flood Insurance

Program Regulations. The motion was approved by a three-to-zero vote. Mr. Guyton made a motion to approve Conditional Use Case No. CU-4016. It was seconded by Ms. Hunter. The motion failed by a three-to-zero vote. Mr. Guyton made a motion to approve Findings of Fact that the basis for denying the applicant's request for the Conditional Use from Section 610.06(2) of the Franklin County Zoning Resolution results from the applicant's failure to satisfy the criteria for granting a Conditional Use under Section 815.041. The motion was seconded by Ms. Hunter. The motion was approved by a three-to-zero vote.

There being no further business to come before the Franklin County Board of Zoning Appeals, Mr. Baer made a motion to adjourn the hearing. It was seconded by Ms. Hunter. The motion was approved by unanimous vote. The proceedings were adjourned at 7:03 p.m.

Signature

Minutes of the September 20, 2021, Franklin County Board of Zoning Appeals hearing were approved this 18th day of October, 2021.

STAFF REPORT

Board of Zoning Appeals
October 18, 2021

Case: CU-3968

Prepared by: Brad Fisher

Owner/Applicant:	Bright Innovations LLC
Agent:	Jackson B. Reynolds, III – Smith and Hale LLC
Township:	Madison Township
Site:	Corbett Road (PID #'s 180-000395)
Acreage:	0.81-acres
Zoning:	Limited Industrial (LI)
Request:	Requesting to renew a Conditional Use from Section 610.06(7) of the Franklin County Zoning Resolution to allow for the permanent placement of fill in the floodway fringe in an area zoned Limited Industrial (LI).

Summary

The applicant is requesting to renew a Conditional Use to allow for the permanent placement of fill in the floodway fringe in an area zoned Limited Industrial (LI). The request will allow the previously issued conditional use to remain valid while a certificate of zoning compliance continues to be reviewed. Staff recommends **conditional approval**.

Description of the Request

The subject site is located at the southwest corner of Corbett Road and Front Street in Madison Township. The applicant previously received a conditional use to allow permanent fill in the regulatory floodplain with the intention of elevating the property above the Base Flood Elevation (BFE). Once filled, the applicant intends to develop the site with a storage lot for equipment and materials.

The applicant is requesting to renew the previously approved Conditional Use.

History

This application was conditionally approved on September 21, 2020, which was scheduled to expire on September 21, 2021. The applicant submitted a letter on September 10, 2021 requesting to renew the Conditional Use to allow for more time to address engineering issues. The original conditions of approval were as follows:

1. The applicant must apply for and receive an NFIP permit from the Franklin County Economic Development and Planning Department prior to placing fill on the site.
2. The applicant must apply for and receive a Certificate of Zoning Compliance from the Franklin County Economic Development and Planning Department prior to placing fill on the site.
3. The filling of the site must incorporate stormwater management measures to ensure that existing stormwater flows from adjacent properties are maintained. Compliance with this condition must be evidenced at the time of applying for a Certificate of Zoning Compliance and confirmed by the Franklin County Drainage Engineer's office.
4. A Certificate of Zoning Compliance must be applied for and received prior to any future change in use or development of the site.
5. All parcels must be combined prior to approval of a Certificate of Zoning Compliance.

Staff Review

A Certificate of Zoning Compliance may be issued only for an approved Conditional Use within the period of one (1) year from the date of final approval by the Board of Zoning Appeals. If a conditional use permit has not been used within one (1) year of its date of issuance, meaning there has not been active and substantial improvement to a property in accordance with a valid conditional use permit, then the conditional use permit shall expire and no work may commence or continue without either renewing the conditional use or receiving a new conditional use approval from the Board of Zoning Appeals.

The applicant submitted a certificate of zoning compliance application on November 10, 2020 which remains under review. The requested conditional use renewal will allow the zoning compliance to continue to be reviewed and the development proposed under the Conditional Use to be completed. Additionally, the applicant has applied for an NFIP permit and has combined the parcels as required by the original Conditional Use approval.

Recommendation

Based on Staff’s analysis, Staff recommends conditional approval of the request to renew a Conditional Use from Section 610.06(7) of the Franklin County Zoning Resolution to allow the placement of permanent fill in the floodway fringe in an area zoned Limited Industrial (LI). The conditions of approval are as follows:

1. The applicant must receive approval of an NFIP permit from the Franklin County Economic Development and Planning Department prior to placing fill on the site.
2. The applicant must receive approval of a Certificate of Zoning Compliance from the Franklin County Economic Development and Planning Department prior to placing fill on the site.
3. The filling of the site must incorporate stormwater management measures to ensure that existing stormwater flows from adjacent properties are maintained. Compliance with this condition must be evidenced at the time of applying for a Certificate of Zoning Compliance and confirmed by the Franklin County Drainage Engineer’s office.
4. A Certificate of Zoning Compliance must be applied for and received prior to any future change in use or development of the site.

Resolution

For your convenience, the following is a proposed resolution:

Proposed Resolution for Request:

_____ moves to approve the request to renew Conditional Use case CU-3968 with the recommended Staff conditions.

Seconded by: _____

Findings of Fact

If the resolution fails for lack of support, Staff recommends that the BZA adopt findings for the denial:

_____ moves that the basis for denying the applicant’s request to renew Conditional Use case CU-3968 results from (reasons for denial)

Seconded by: _____

JEFFREY L. BROWN
GLEN A. DUGGER
JACKSON B. REYNOLDS, III

SMITH & HALE LLC
ATTORNEYS AND COUNSELORS AT LAW
37 WEST BROAD STREET
COLUMBUS, OHIO 43215-4199
www.smithandhale.com

HARRISON W. SMITH, JR.
1926-2009
BEN W. HALE, JR.
1944-2015

614/221-4255

September 10, 2021

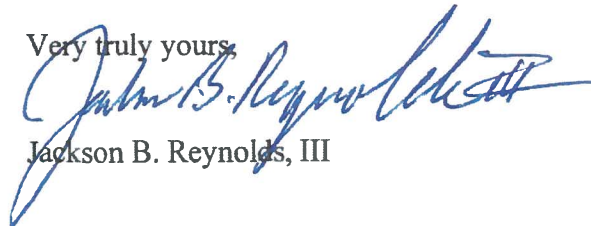
Mr. Matt Brown
Franklin County Economic Development & Planning
150 South Front Street
Columbus, OH 43215

RE: Extension Request for Conditional Use Cases – CU3968 and CU3969 (see attached)

Dear Mr. Brown:

I am requesting an opportunity to be placed on the October 18, 2021 BZA agenda to request a one year extension of the two (2) above approved Conditional Use cases. The NFIP applications were filed with the County in January of this year, but engineering issues have held up the approval of the NFIP approvals for both properties. The owner needs the additional time to secure the NFIP permit to move forward with the process.

Very truly yours,



Jackson B. Reynolds, III

JBR/nct

Enclosures

brown-ward-corbett.ltr (nct)
9/10/21 S:Docs





Franklin County
Board of Commissioners

**ECONOMIC DEVELOPMENT
& PLANNING**

September 24, 2020

Smith & Hale, LLC
Jackson B. Reynolds, III
37 W. Broad Street, Ste 725
Columbus, OH 43215

RE: Conditional Use Case CU-3968 – Corbet Road (PID #'s 180-000395, 180-000396, 180-000911)

Mr. Reynolds:

This letter is to inform you that on Monday, September 21, 2020 Conditional Use Case CU-3968 was presented to the Franklin County Board of Zoning Appeals for consideration.

The Board ***conditionally approved*** your conditional use request from Section 610.06(7) of the Franklin County Zoning Resolution to allow for the permanent placement of fill in the floodway fringe in an area zoned Limited Industrial (LI). The conditions of approval are as follows:

1. The applicant must apply for and receive an NFIP permit from the Franklin County Economic Development and Planning Department prior to placing fill on the site.
2. The applicant must apply for and receive a Certificate of Zoning Compliance from the Franklin County Economic Development and Planning Department prior to placing fill on the site.
3. The filling of the site must incorporate stormwater management measures to ensure that existing stormwater flows from adjacent properties are maintained. Compliance with this condition must be evidenced at the time of applying for a Certificate of Zoning Compliance and confirmed by the Franklin County Drainage Engineer's office.
4. A Certificate of Zoning Compliance must be applied for and received prior to any future change in use or development of the site.
5. All parcels must be combined prior to approval of a Certificate of Zoning Compliance.

All forms and applications can be found on our website at <https://development.franklincountyohio.gov/> or obtained at our office.

Please keep this letter for your records. If you have any questions, I can be reached at 614-525-4684 or bradfischer@franklincountyohio.gov.

Sincerely,

Brad Fisher
Planner



CC: Joe Bailey – Franklin County Zoning Enforcement Officer
File

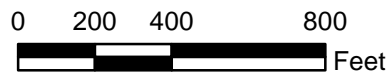
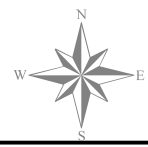
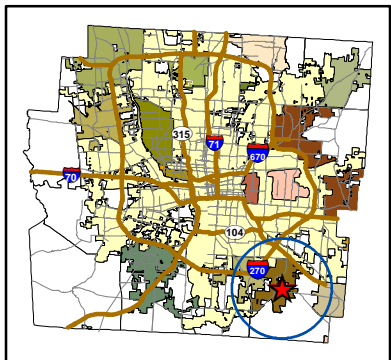


CU-3968

Requesting to renew a Conditional Use from Section 610.06(7) of the Franklin County Zoning Resolution to allow for the permanent placement of fill in the floodway fringe in an area zoned Limited Industrial (LI).

Acres: 0.81-acres
Township: Madison Township

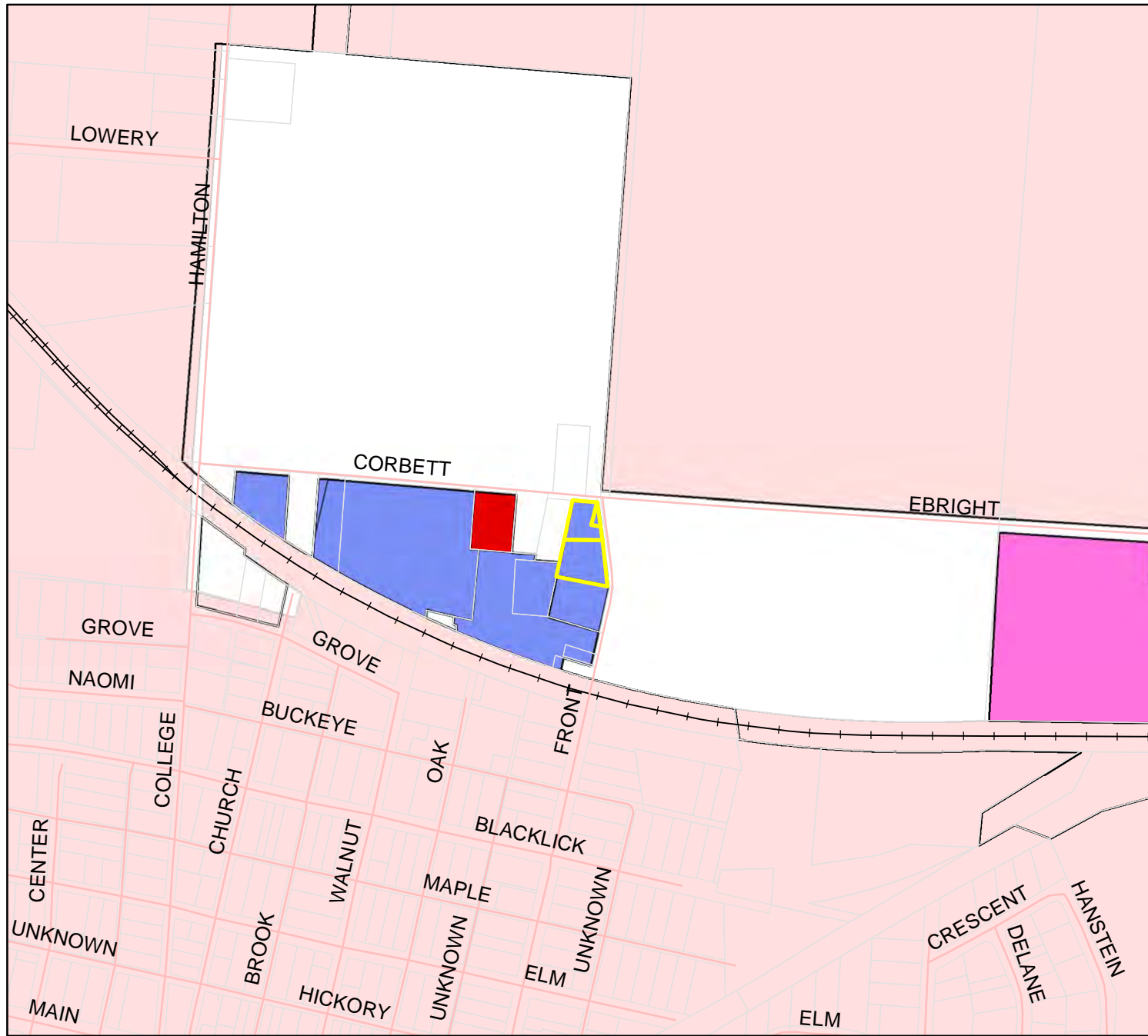
-  Corbett Road
-  Streets
-  Parcels
-  City of Groveport
-  Floodplain



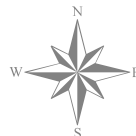
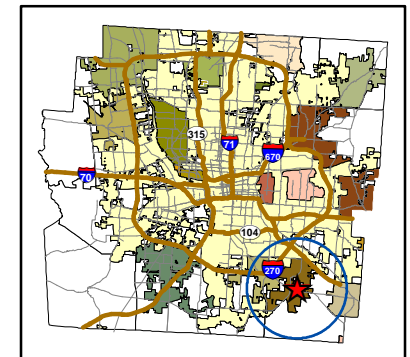
CU-3968

Requesting to renew a Conditional Use from Section 610.06(7) of the Franklin County Zoning Resolution to allow for the permanent placement of fill in the floodway fringe in an area zoned Limited Industrial (LI).

Acres: 0.81-acres
Township: Madison Township



- Corbett Road
 - Streets
 - Parcels
 - City of Groveport
- Franklin County Zoning**
- Rural
 - Community Commercial
 - Limited Industrial
 - Select Commercial Planned District







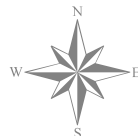
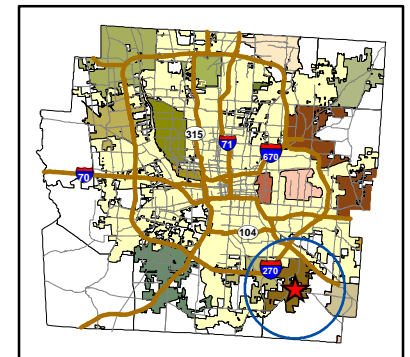


CU-3968

Requesting to renew a Conditional Use from Section 610.06(7) of the Franklin County Zoning Resolution to allow for the permanent placement of fill in the floodway fringe in an area zoned Limited Industrial (LI).

Acres: 0.81-acres
Township: Madison Township

-  Corbett Road
-  Streets
-  Parcels
-  Floodplain



STAFF REPORT

Board of Zoning Appeals
October 18, 2021

Case: CU-3969

Prepared by: Brad Fisher

Owner/Applicant:	Bob Ward FLP
Agent:	Jackson B. Reynolds, III – Smith and Hale LLC
Township:	Madison Township
Site:	541 Corbett Road (PID #180-004979)
Acreage:	0.63-acres
Zoning:	Limited Industrial (LI)
Request:	Requesting to renew a Conditional Use from Section 610.06(7) of the Franklin County Zoning Resolution to allow for the permanent placement of fill in the floodway fringe in an area zoned Limited Industrial (LI).

Summary

The applicant is requesting to renew a Conditional Use to allow for the permanent placement of fill in the floodway fringe in an area zoned Limited Industrial (LI). The request will allow the previously issued conditional use to remain valid while a certificate of zoning compliance continues to be reviewed. Staff recommends **conditional approval**.

Description of the Request

The subject site is located on the south side of Corbett Road just east of South Hamilton Road in Madison Township. The site includes a single-family home, septic system, two (2) accessory buildings, trees and maintained grass. The home, septic system and some trees are proposed to be removed. The applicant previously received a conditional use to allow permanent fill in the regulatory floodplain with the intention of elevating the property above the Base Flood Elevation (BFE). Once filled, the applicant intends to develop the site with a personal storage facility.

The applicant is requesting to renew the previously approved Conditional Use.

History

This application was conditionally approved on September 21, 2020, which was scheduled to expire on September 21, 2021. The applicant submitted a letter on September 10, 2021 requesting to renew the Conditional Use to allow for more time to address engineering issues. The original conditions of approval were as follows:

1. The applicant must apply for and receive an NFIP permit from the Franklin County Economic Development and Planning Department prior to placing fill on the site.
2. The applicant must apply for and receive a Certificate of Zoning Compliance from the Franklin County Economic Development and Planning Department prior to placing fill on the site.
3. The filling of the site must incorporate stormwater management measures to ensure that existing stormwater flows from adjacent properties are maintained. Compliance with this condition must be evidenced at the time of applying for a Certificate of Zoning Compliance and confirmed by the Franklin County Drainage Engineer's office.
4. A Certificate of Zoning Compliance must be applied for and received prior to any future change in use or development of the site.

Staff Review

A Certificate of Zoning Compliance may be issued only for an approved Conditional Use within the period of one (1) year from the date of final approval by the Board of Zoning Appeals. If a conditional use permit has not been used within one (1) year of its date of issuance, meaning there has not been active and substantial improvement to a property in accordance with a valid conditional use permit, then the conditional use permit shall expire and no work may commence or continue without either renewing the conditional use or receiving a new conditional use approval from the Board of Zoning Appeals.

The applicant submitted a certificate of zoning compliance application on November 10, 2020 which remains under review. The requested conditional use renewal will allow the zoning compliance to continue to be reviewed and the development proposed under the Conditional Use to be completed. Additionally, the applicant has applied for an NFIP permit as required by the original Conditional Use approval.

Recommendation

Based on Staff’s analysis, Staff recommends conditional approval of a request to renew a Conditional Use from Section 610.06(7) of the Franklin County Zoning Resolution to allow the placement of permanent fill in the floodway fringe in an area zoned Limited Industrial (LI). The conditions of approval are as follows:

1. The applicant must receive approval of an NFIP permit from the Franklin County Economic Development and Planning Department prior to placing fill on the site.
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Resolution

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Proposed Resolution for Request:

_____ moves to approve the request to renew Conditional Use case CU-3968 with the recommended Staff conditions.

Seconded by: _____

Findings of Fact

If the resolution fails for lack of support, Staff recommends that the BZA adopt findings for the denial:

_____ moves that the basis for denying the applicant’s request to renew Conditional Use case CU-3968 results from (reasons for denial).

Seconded by: _____

JEFFREY L. BROWN
GLEN A. DUGGER
JACKSON B. REYNOLDS, III

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September 10, 2021

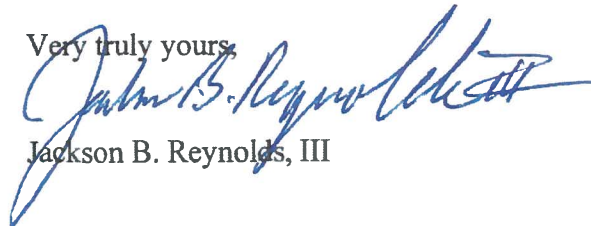
Mr. Matt Brown
Franklin County Economic Development & Planning
150 South Front Street
Columbus, OH 43215

RE: Extension Request for Conditional Use Cases – CU3968 and CU3969 (see attached)

Dear Mr. Brown:

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Very truly yours,



Jackson B. Reynolds, III

JBR/nct

Enclosures

brown-ward-corbett.ltr (nct)
9/10/21 S:Docs





Franklin County
Board of Commissioners

**ECONOMIC DEVELOPMENT
& PLANNING**

~~September 24, 2020~~

Smith & Hale, LLC
Jackson B. Reynolds, III
37 W. Broad Street, Ste 725
Columbus, OH 43215

RE: Conditional Use Case CU-3969 – 541 Corbet Road (PID # 180-004979)

Mr. Reynolds:

This letter is to inform you that on Monday, September 21, 2020 Conditional Use Case CU-3968 was presented to the Franklin County Board of Zoning Appeals for consideration.

The Board ***conditionally approved*** your conditional use request from Section 610.06(7) of the Franklin County Zoning Resolution to allow for the permanent placement of fill in the floodway fringe in an area zoned Limited Industrial (LI). The conditions of approval are as follows:

1. The applicant must apply for and receive an NFIP permit from the Franklin County Economic Development and Planning Department prior to placing fill on the site.
2. The applicant must apply for and receive a Certificate of Zoning Compliance from the Franklin County Economic Development and Planning Department prior to placing fill on the site.
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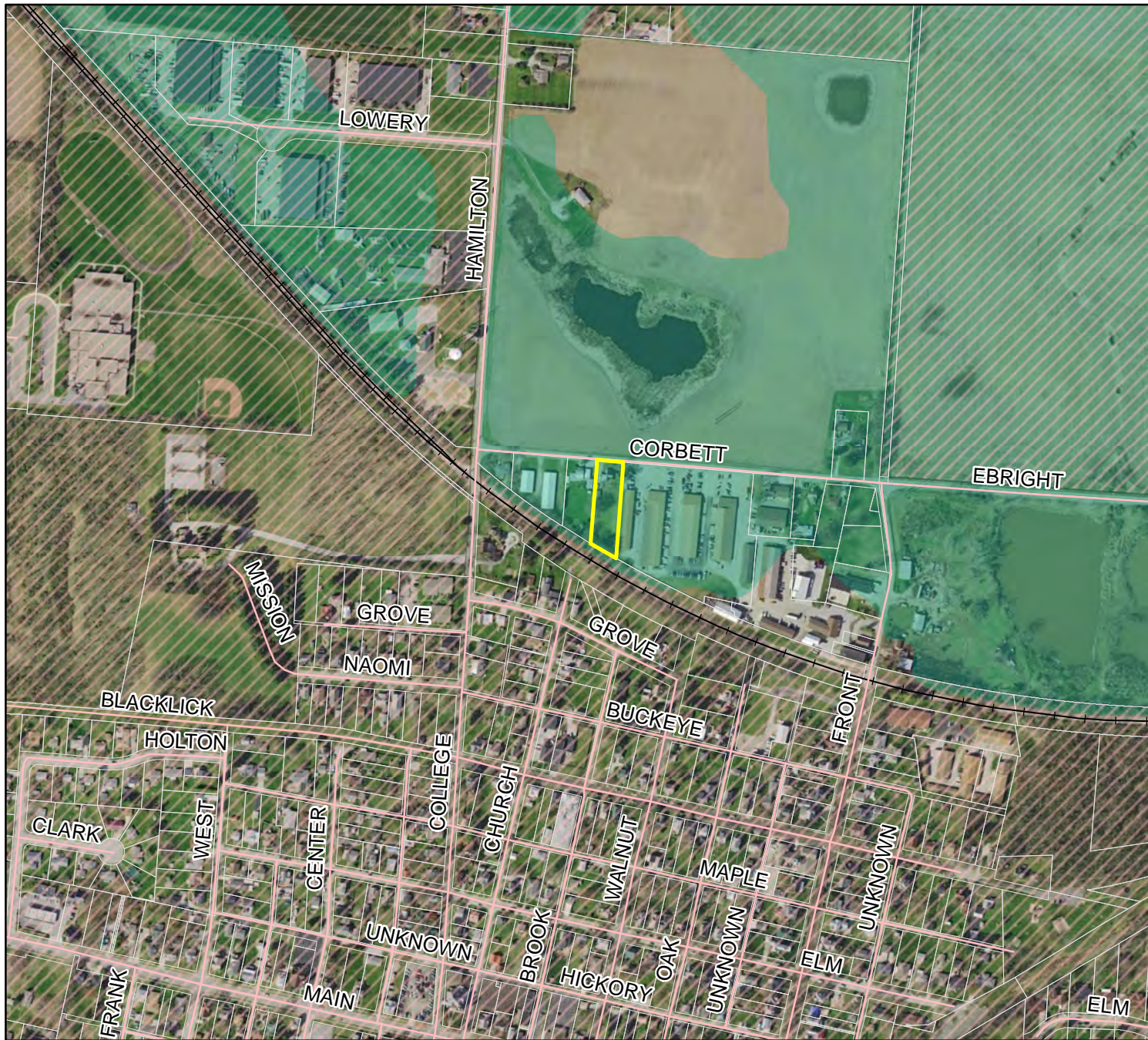
All forms and applications can be found on our website at <https://development.franklincountyohio.gov/> or obtained at our office.

Please keep this letter for your records. If you have any questions, I can be reached at 614-525-4684 or bradfisher@franklincountyohio.gov.

Sincerely,

Brad Fisher
Planner





CC: Joe Bailey – Franklin County Zoning Enforcement Officer
File

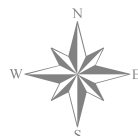
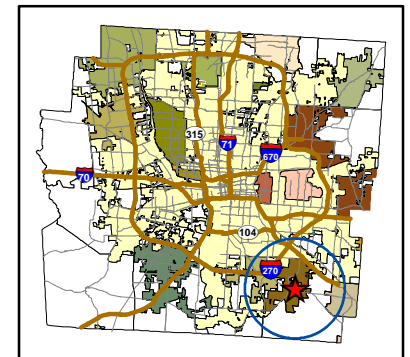


CU-3969

Requesting to renew a Conditional Use from Section 610.06(7) of the Franklin County Zoning Resolution to allow for the permanent placement of fill in the floodway fringe in an area zoned Limited Industrial (LI).

Acres: 0.63-acres
Township: Madison Township

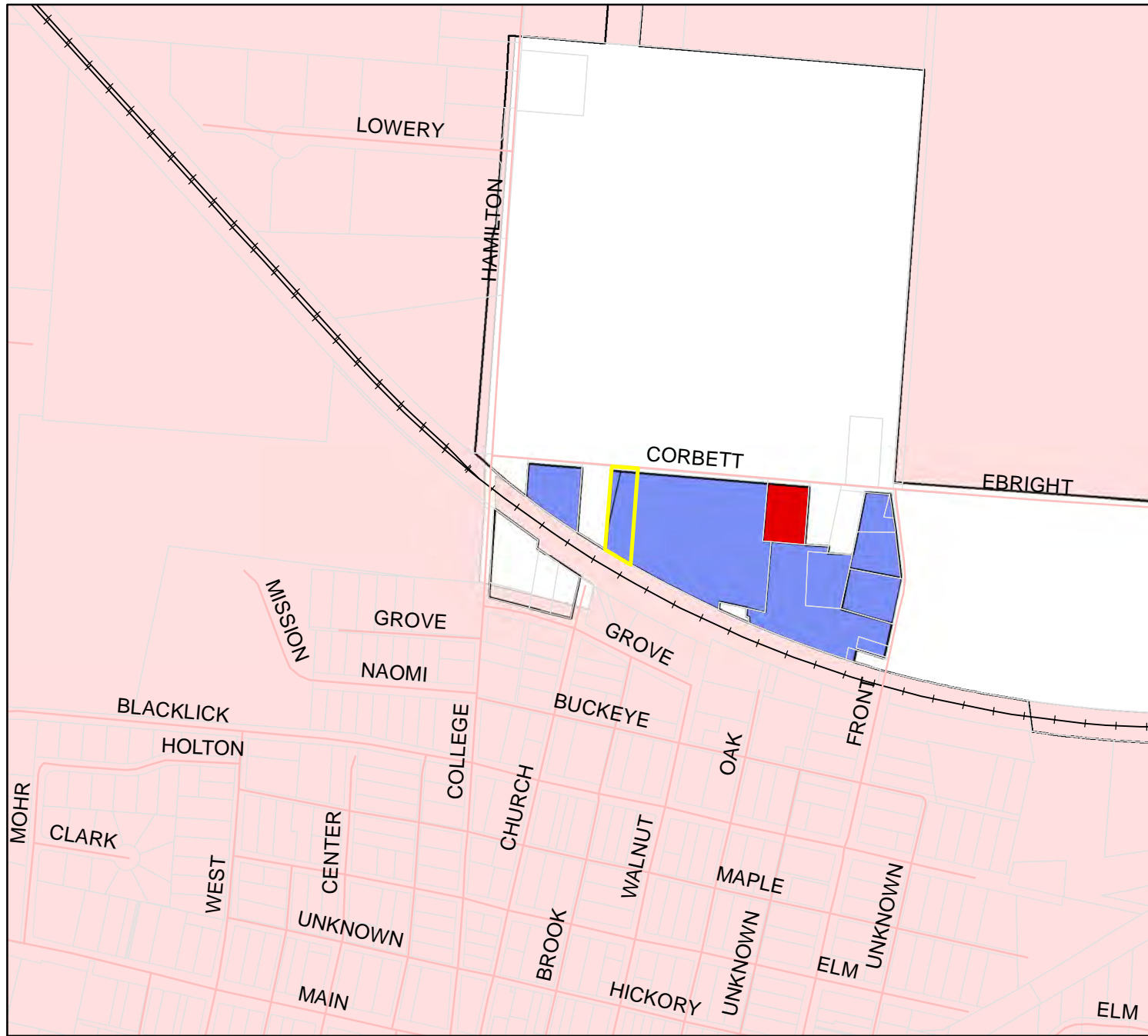
-  541 Corbett Road
-  Streets
-  Parcels
-  City of Groveport
-  Floodplain



CU-3969

Requesting to renew a Conditional Use from Section 610.06(7) of the Franklin County Zoning Resolution to allow for the permanent placement of fill in the floodway fringe in an area zoned Limited Industrial (LI).

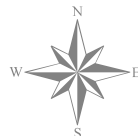
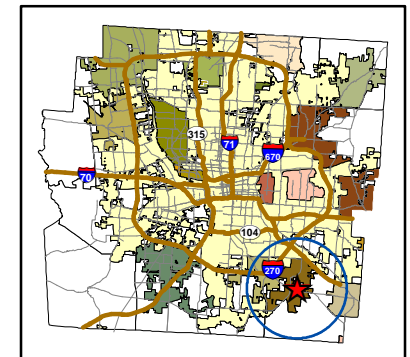
Acres: 0.63-acres
Township: Madison Township



- 541 Corbett Road
- Streets
- Parcels
- City of Groveport

Franklin County Zoning

- Rural
- Community Commercial
- Limited Industrial







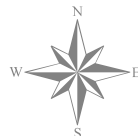
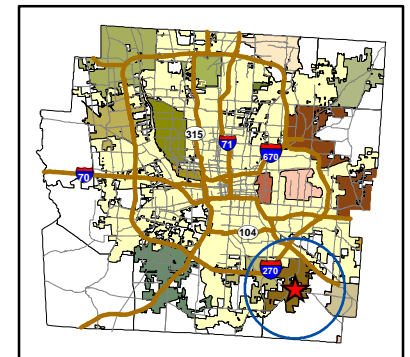


CU-3969

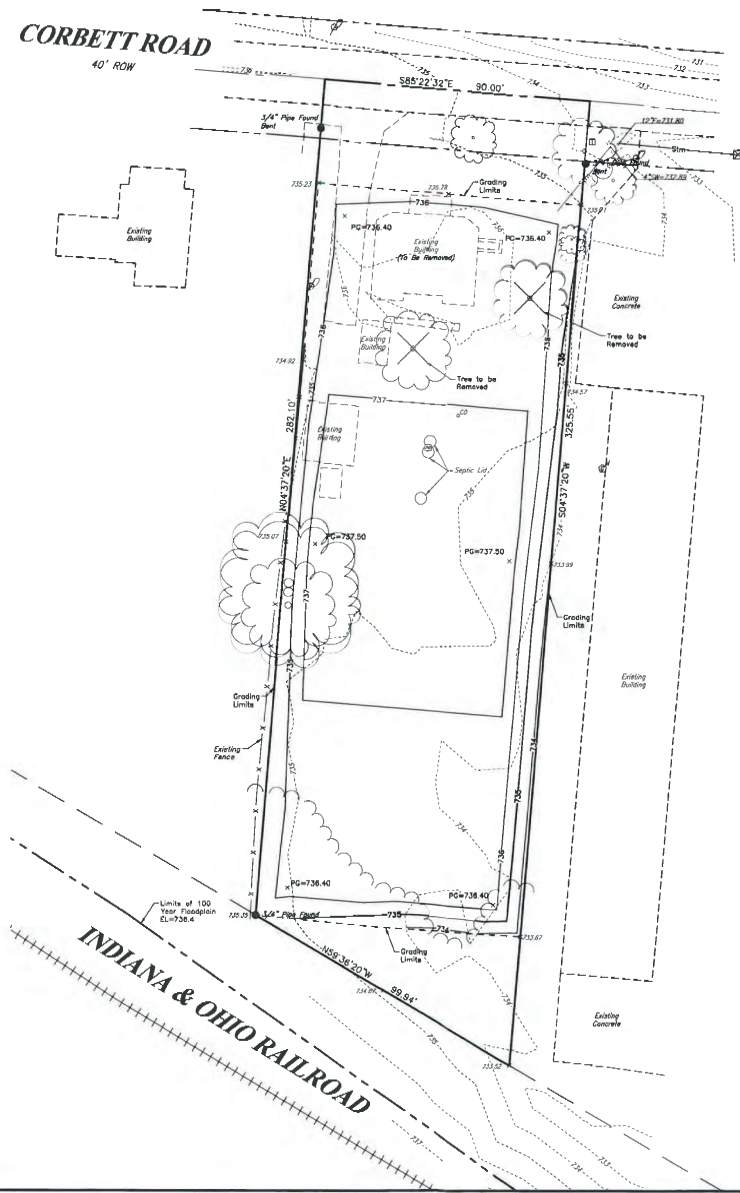
Requesting to renew a Conditional Use from Section 610.06(7) of the Franklin County Zoning Resolution to allow for the permanent placement of fill in the floodway fringe in an area zoned Limited Industrial (LI).

Acres: 0.63-acres
Township: Madison Township

-  541 Corbett Road
-  Streets
-  Parcels
-  Floodplain



CORBETT ROAD
40' ROW



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JUN 11 2020
Franklin County Planning Department
Franklin County, OH

CU-3969



SITE DATA

Applicant:
Bob Ward Construction and Rentals
Diana Ward-Bright
5141 Bxford Avenue
Canal Winchester, Ohio 43110
614-836-9159

Engineer:
Harral and Stevenson
Craig Stevenson, P.E., P.S.
2866 North Court Street
Circleville, Ohio 43113
740-497-4432

Street Address:
541 Corbett Road
Groveport, Ohio 43125

Tax District/Parcel Number:
180-004979-00

Present Use:
Vacant Lot

Proposed Use:
Floodplain Fill

Zoning:
(U) Limited Industrial

Project:	E20003
Date:	June 10, 2020
Sheet:	1/1
Scale:	1"=20'
	
Harral and Stevenson Civil Engineering and Surveying 2866 North Court Street Circleville, Ohio 43113 Phone: 740.497.4432 www.harralstevenson.com	
MADISON TOWNSHIP, FRANKLIN COUNTY, OHIO BOB WARD CONSTRUCTION AND RENTALS 541 CORBETT ROAD SITE DEVELOPMENT PLAN	
Revisions	
Description	
Mark:	

STAFF REPORT

Board of Zoning Appeals
October 18, 2021

Case: CU-4018

Prepared by: Brad Fisher

Owner:	Don & Kelly Poling
Applicant/Engineer:	Korda/Nemeth Engineering – Joe Tribble
Township:	Pleasant Township
Site:	5283 Beatty Road (PID #230-001556)
Acreage:	9.424-acres
Utilities:	Private water and wastewater
Zoning:	Rural
Request:	Requesting a Conditional Use from Section 302.0392(b) of the Franklin County Zoning Resolution to allow the construction of a pond that is over 1,000 square feet in size in an area zoned Rural.

Summary

The applicant is requesting a Conditional Use allow the construction of a pond over 1,000 square feet in size in an area zoned Rural. The request meets the criteria necessary for granting a Conditional Use. Staff recommends *conditional approval*.

Request

The subject site is located on the south side of Beatty Road, west of Harrisburg Pike in Pleasant Township. The site is a vacant agricultural field. The applicant has submitted a separate Zoning Compliance for a single-family home.

The applicant has proposed a 1.33-acre pond to be located in the center of the property. The Rural zoning district allows for ponds greater than 1,000 square feet in size provided the standards of Section 302.0392 of the Zoning Resolution are met and a Conditional Use is approved by the Board of Zoning Appeals.

Surrounding Land Use/Zoning

The subject site and all surrounding properties are zoned Rural in Pleasant Township. All surrounding properties include active agricultural fields and properties to the north are developed with low density single-family residential uses.

Comprehensive Plan

The Pleasant Township Comprehensive Plan, adopted in 2009 and the Big Darby Accord Watershed Master Plan, adopted in 2006 include maps to help guide development. Both plans recommend the area for conservation development with 50 percent dedicated open space.

The proposed development of a single-family home and pond are allowed under the site's current zoning and keep with both adopted plans.

Staff Review

Conditional Use from Section 302.0392(b) – Ponds - Man made ponds may be excavated provided the following standards are met:

- b) For ponds greater than 1,000 square feet:
 - A Conditional Use permit shall be required

- A registered professional engineer must design the pond
- The pond must have an approved outlet(s) to a creek, river or adequate swale
- The pond shall be designed in accordance with, and reviewed by, the Franklin Soil and Water Conservation District
- A pond development plan shall be submitted to the Franklin Soil and Water Conservation District for review and approval. The plan must include the following:
 - location of principal and emergency spillway outlets
 - location of outlet discharge points
 - location of dam and pool area
 - proposed grade of pond and surrounding area
 - location of spoil
 - soil stabilization plan including seeding, mulching and fertilizing data
 - other information deemed reasonably necessary by the Franklin Soil and Water Conservation District or the Franklin County Development Department
- The Franklin Soil and Water Conservation District shall be responsible for construction inspections to assure the pond is completed in accordance with approved plans

Technical Review Committee Agency Review

Franklin County Drainage Engineer’s Office

The proposed pond must be designed in accordance with the Franklin County Stormwater Drainage Manual. Additionally, the design of the pond and a grading plan must be approved prior to the approval of a Zoning Compliance.

Franklin Soils and Water Conservation District

Indicated no concerns with the request.

No other reviewing agencies indicated any concerns with the request.

Staff Analysis

Section 815.041 – Approval of Conditional Use:

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

- 1) *The proposed use is a Conditional Use of the Zoning District, and the applicable Development Standards established in this Zoning Resolution are met;*
 - » The proposed pond is a Conditional Use in the Rural district.
 - » Provided the Franklin County Drainage Engineer’s office comments are addressed all development standards will be met prior to receiving approval of a Zoning Compliance.
- 2) *The proposed development is in accordance with applicable plans or policies for the area;*
 - » The proposed pond is in accordance with the adopted plans for the area.
- 3) *The proposed use will be in keeping with the existing land use character of the area.*
 - » The proposed pond will be in keeping with the existing land use character of the area.

Recommendation

Based on Staff’s analysis, Staff’s recommendation is that the BZA **conditionally approval** a Conditional Use from Section 302.0392(b) of the Franklin County Zoning Resolution to allow the construction of a pond over 1,000 square feet in size in an area zoned Rural. The conditions of approval are as follows:

1. The applicant must apply for and receive approval of a Zoning Compliance with the Franklin County Economic Development and Planning Department.
2. The proposed pond must be designed in accordance with the Franklin County Stormwater Drainage Manual. Additionally, the design of the pond and a grading plan must be approved prior to the approval of a Zoning Compliance.

Resolution

For your convenience, the following is a proposed resolution:

Proposed Resolution for Request:

_____ moves to approve a Conditional Use from Section 302.0392(b) of the Franklin County Zoning Resolution as outlined in the request for the applicant identified in case No. CU-4018 with the recommended Staff conditions.

Seconded by: _____

Findings of Fact

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

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

_____ moves that the basis for denying the applicant’s request for the Conditional Use from Section 302.0392(b) of the Franklin County Zoning Resolution as outlined in the request for the applicant identified in case No. CU-4018 results from applicant’s failure to satisfy the criteria for granting a Conditional Use under Section 815.041.

Seconded by: _____

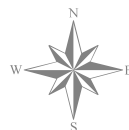
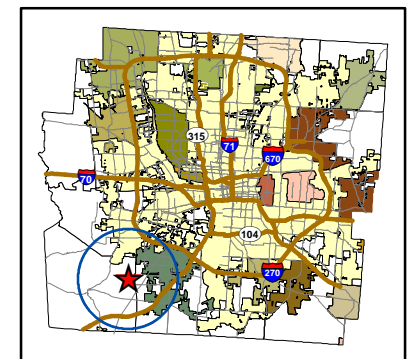


CU-4018

Requesting a Conditional Use from Section 302.0392(b) of the Franklin County Zoning Resolution to allow the construction of a pond that is over 1,000 square feet in size in an area zoned Rural.

Acres: 9.424-acres
Township: Pleasant Township

-  5283 Beatty Rd
-  Streets
-  Railroad
-  Parcels



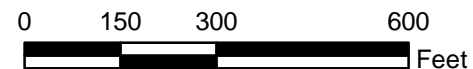
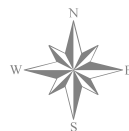
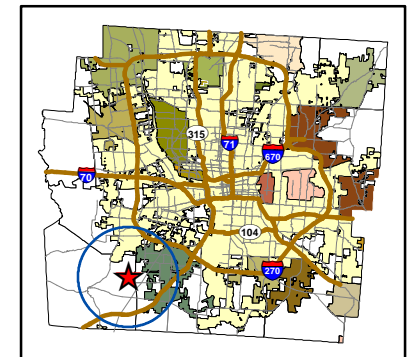


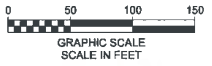
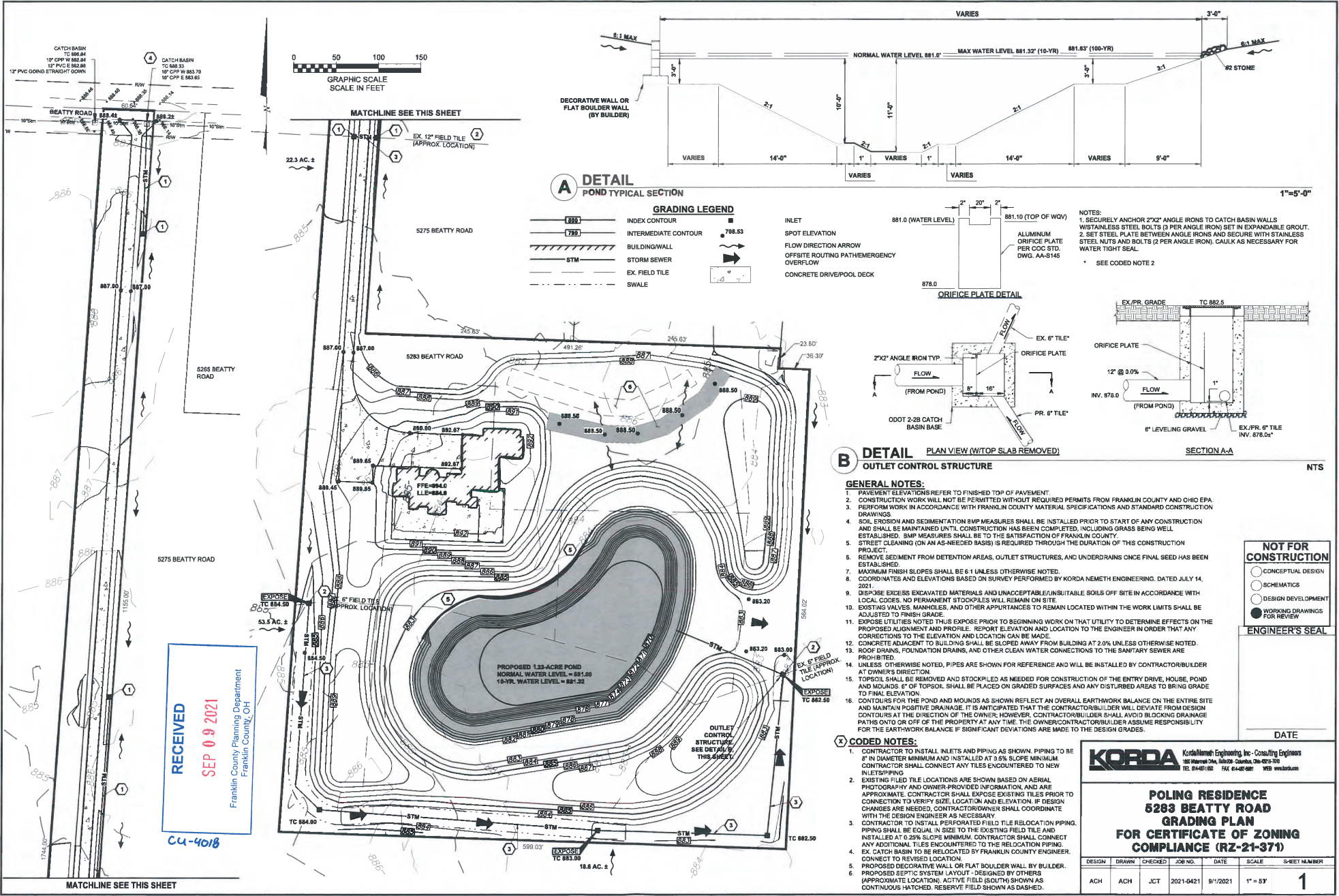
CU-4018

Requesting a Conditional Use from Section 302.0392(b) of the Franklin County Zoning Resolution to allow the construction of a pond that is over 1,000 square feet in size in an area zoned Rural.

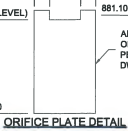
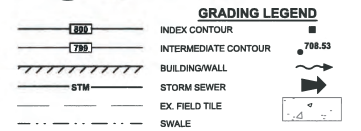
Acres: 9.424-acres
Township: Pleasant Township

-  5283 Beatty Rd
-  Streets
-  Parcels





A DETAIL
POND TYPICAL SECTION



B DETAIL
PLAN VIEW (W/ TOP SLAB REMOVED)
OUTLET CONTROL STRUCTURE

GENERAL NOTES:

- PAVEMENT ELEVATIONS REFER TO FINISHED TOP OF PAVEMENT.
- CONSTRUCTION WORK WILL NOT BE PERMITTED WITHOUT REQUIRED PERMITS FROM FRANKLIN COUNTY AND OHIO EPA. PERFORM WORK IN ACCORDANCE WITH FRANKLIN COUNTY MATERIAL SPECIFICATIONS AND STANDARD CONSTRUCTION DRAWINGS.
- SOIL EROSION AND SEDIMENTATION BMP MEASURES SHALL BE INSTALLED PRIOR TO START OF ANY CONSTRUCTION AND SHALL BE MAINTAINED UNTIL CONSTRUCTION HAS BEEN COMPLETED, INCLUDING GRASS BEING WELL ESTABLISHED. BMP MEASURES SHALL BE TO THE SATISFACTION OF FRANKLIN COUNTY.
- STREET CLEANING (ON AN AS-NEEDED BASIS) IS REQUIRED THROUGHOUT THE DURATION OF THIS CONSTRUCTION PROJECT.
- REMOVE SEDIMENT FROM DETENTION AREAS, OUTLET STRUCTURES, AND UNDERDRAINS ONCE FINAL SEED HAS BEEN ESTABLISHED.
- MAXIMUM FINISH SLOPES SHALL BE 6:1 UNLESS OTHERWISE NOTED.
- COORDINATES AND ELEVATIONS BASED ON SURVEY PERFORMED BY KORDA NEMETH ENGINEERING, DATED JULY 14, 2021.
- DISPOSE EXCESS EXCAVATED MATERIALS AND UNACCEPTABLE/SUITABLE SOILS OFF SITE IN ACCORDANCE WITH LOCAL CODES. NO PERMANENT STOCKPILES WILL REMAIN ON SITE.
- EXISTING VALVES, MANDIBLES, AND OTHER APPURTANCES TO REMAIN LOCATED WITHIN THE WORK LIMITS SHALL BE ADJUSTED TO FINISH GRADE.
- EXPOSE UTILITIES NOTED THIS EXPOSE PRIOR TO BEGINNING WORK ON THAT UTILITY TO DETERMINE EFFECTS ON THE PROPOSED ALIGNMENT AND PROFILE. REPORT ELEVATION AND LOCATION TO THE ENGINEER IN ORDER THAT ANY CORRECTIONS TO THE ELEVATION AND LOCATION CAN BE MADE.
- CONCRETE ADJACENT TO BUILDING SHALL BE SLOPED AWAY FROM BUILDING AT 2.0% UNLESS OTHERWISE NOTED.
- ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED.
- UNLESS OTHERWISE NOTED, PIPES ARE SHOWN FOR REFERENCE AND WILL BE INSTALLED BY CONTRACTOR/BUILDER AT OWNER'S DIRECTION.
- TOPSOIL SHALL BE REMOVED AND STOCKPILED AS NEEDED FOR CONSTRUCTION OF THE ENTRY DRIVE, HOUSE, POND AND MOUNDS. 6" OF TOPSOIL SHALL BE PLACED ON GRADED SURFACES AND ANY DISTURBED AREAS TO BRING GRADE TO FINAL ELEVATION.
- CONTOURS FOR THE POND AND MOUNDS AS SHOWN REFLECT AN OVERALL EARTHWORK BALANCE ON THE ENTIRE SITE AND MAINTAIN POSITIVE DRAINAGE. IT IS ANTICIPATED THAT THE CONTRACTOR/BUILDER WILL DEVIATE FROM DESIGN CONTOURS AT THE DIRECTION OF THE OWNER; HOWEVER, CONTRACTOR/BUILDER SHALL AVOID BLOCKING DRAINAGE PATHS ONTO OR OFF OF THE PROPERTY AT ANY TIME. THE OWNER/CONTRACTOR/BUILDER ASSUME RESPONSIBILITY FOR THE EARTHWORK BALANCE IF SIGNIFICANT DEVIATIONS ARE MADE TO THE DESIGN GRADES.

CODED NOTES:

- CONTRACTOR TO INSTALL INLETS AND PIPING AS SHOWN. PIPING TO BE 8" IN DIAMETER MINIMUM AND INSTALLED AT 0.5% SLOPE MINIMUM. CONTRACTOR SHALL CONNECT ANY TILES ENCOUNTERED TO NEW INLETS/PIPING.
- EXISTING FIELD TILE LOCATIONS ARE SHOWN BASED ON AERIAL PHOTOGRAPHY AND OWNER PROVIDED INFORMATION, AND APPROXIMATE. CONTRACTOR SHALL EXPOSE EXISTING TILES PRIOR TO CONNECTION TO VERIFY SIZE, LOCATION AND ELEVATION. IF DESIGN CHANGES ARE NEEDED, CONTRACTOR/OWNER SHALL COORDINATE WITH THE DESIGN ENGINEER AS NECESSARY.
- CONTRACTOR TO INSTALL PERFORATED FIELD TILE RELOCATION PIPING. PIPING SHALL BE EQUAL IN SIZE TO THE EXISTING FIELD TILE AND INSTALLED AT 0.25% SLOPE MINIMUM. CONTRACTOR SHALL CONNECT ANY ADDITIONAL TILES ENCOUNTERED TO THE RELOCATED PIPING.
- EX. CATCH BASIN TO BE RELOCATED BY FRANKLIN COUNTY ENGINEER. CONNECT TO REVISED LOCATION.
- PROPOSED DECORATIVE WALL OR FLAT BOULDER WALL BY BUILDER.
- PROPOSED SEPTIC SYSTEM LAYOUT - DESIGNED BY OTHERS (APPROXIMATE LOCATION); ACTIVE FIELD (SOUTH) SHOWN AS CONTINUOUS HATCHED. RESERVE FIELD SHOWN AS DASHED.

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Franklin County Planning Department
Franklin County, OH
CU-4018

NOT FOR CONSTRUCTION

- CONCEPTUAL DESIGN
- SCHEMATICS
- DESIGN DEVELOPMENT
- WORKING DRAWINGS FOR REVIEW

ENGINEER'S SEAL

DATE

KORDA Korda/Nemeth Engineering, Inc. - Consulting Engineers
185 Walnut St., Suite 201, Columbus, Ohio 43215-7010
TEL: 614-487-8800 FAX: 614-487-8801 WEB: www.kordac.com

**POLING RESIDENCE
5283 BEATTY ROAD
GRADING PLAN
FOR CERTIFICATE OF ZONING
COMPLIANCE (RZ-21-371)**

DESIGN	DRAWN	CHECKED	JOB NO.	DATE	SCALE	SHEET NUMBER
ACH	ACH	JCT	2021-0421	9/1/2021	1" = 5'	1

EROSION AND SEDIMENT CONTROL NARRATIVE

EROSION AND SEDIMENT CONTROL NARRATIVE:

PLAN DESIGNER: KORDANENIEMI ENGINEERING INC. 1650 WATERMARK DRIVE, SUITE 200 COLUMBUS, OHIO 43215
 PHONE: (614) 487-1650 FAX: (614) 487-8861

OWNER: NAME: DON POLING
 ADDRESS: 5283 BEATTY RD, GROVE CITY, OH 43123
 CONTACT: DON POLING
 PHONE: 614-718-5103
 EMAIL: DPOLING@PARALLELTECH.COM

NOI PERMIT: 46C08013'AG

EXISTING SITE CONDITIONS: THE SITE CONSISTS OF FARM FIELD.

PROJECT DESCRIPTION: THE PROJECT INCLUDES A NEW TWO-STORY HOUSE WITH AN ENTRY DRIVE, POOL DECK AND A 1.45 ACRE POND WITH MOUNDING.

DISTURBED AREA: 9.5 ACRES

SITE DRAINS TO: SITE GENERALLY DRAINS TO THE PROPOSED POND. THE POND OUTLETS TO AN EXISTING FIELD TILE WHICH EVENTUALLY DISCHARGES TO THE SCIOTO RIVER.

SITE BMPs: PROPOSED 1.33-ACRE POND

ADJACENT AREAS: THE SITE IS BOUNDED BY BEATTY ROAD & PRIVATE PROPERTY TO THE NORTH AND PRIVATE PROPERTY TO THE SOUTH, EAST, AND WEST.

SOILS: ACCORDING TO SOIL SURVEY RECORDS, THE SOIL TYPES ON THE SITE ARE KOKOMO SILTY CLAY LOAM (K0) WHICH IS HYDROLOGIC SOIL GROUP CO AND LEWISBURG-CROSSBY COMPLEX (LEB) WHICH IS HYDROLOGIC SOIL GROUP D.

EROSION AND SEDIMENT CONTROL: PROVIDE SILT FENCE AT CRITICAL AREAS AS SHOWN. ANY NEW OR EXISTING STORM INLETS IMPACTED BY THE NEW CONSTRUCTION ACTIVITY WILL NEED THE APPROPRIATE INLET PROTECTION FOR SEDIMENT CONTROL. PROTECT TOPSOIL STOCKPILES WITH SILT FENCING. TRENCH GROUNDWATER CONTAINING SEDIMENT MUST BE EFFECTIVELY TREATED PRIOR TO DISCHARGE. USE MEANS NECESSARY TO CONTROL DUST ON-SITE AND PREVENT TRACKING SOIL OFF-SITE.

JURISDICTION: EROSION AND SEDIMENT CONTROL PRACTICES ARE SUBJECT TO FIELD MODIFICATION AT THE DISCRETION OF FRANKLIN COUNTY AND/OR THE OHIO EPA.

COEFFICIENTS: PRE-DEVELOPED CURVE NUMBER = 84
 POST-DEVELOPED CURVE NUMBER = 97
 EXISTING IMPERVIOUS AREA = 0.0 ACRES
 PROPOSED IMPERVIOUS AREA = 2.14 ACRES

CONSTRUCTION SEQUENCE

UNLESS NOTED OTHERWISE, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL EROSION AND SEDIMENT CONTROL MEASURES REQUIRED THROUGHOUT THE DURATION OF THE PROJECT.

1. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE.
2. CONSTRUCT TEMPORARY SEDIMENT CONTROLS. PERIMETER EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AS THE FIRST STEP OF CONSTRUCTION.
3. STOCKPILE TOPSOIL.
4. PERFORM MAJOR EARTHWORK ACTIVITIES FOR HOUSE, DRIVE AND POND. ADD ADDITIONAL SILT FENCE IF NECESSARY.
5. DISTRIBUTE TOPSOIL AND COMPLETE FINE GRADING AND DRIVE INSTALLATION.
6. ONCE FINAL SEEDING HAS BEEN ESTABLISHED, CLEAN SEDIMENT FROM PIPES AND INLETS.
7. REMOVE TEMPORARY EROSION CONTROL MEASURES.

MAINTENANCE/INSPECTION PROCEDURES

1. EROSION & SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AT LEAST ONCE EACH WEEK AND WITHIN 24 HOURS FOLLOWING ANY STORM EVENT OF 0.5 INCHES OR GREATER.
2. MEASURES SHALL BE MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF REPORT.
3. TEMPORARY AND PERMANENT SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH.
4. A MAINTENANCE INSPECTION REPORT SHALL BE MADE AFTER EACH INSPECTION, AND A WRITTEN LOG MUST BE KEPT. THIS LOG SHALL INDICATE THE DATE OF THE INSPECTION, NAME OF THE INSPECTOR, WEATHER CONDITIONS, OBSERVATIONS, ANY CORRECTIVE ACTIONS TAKEN, AND BE SIGNED IN ACCORDANCE WITH THE CONDITIONS OF THE NPDES PERMIT. ANY CONTROL MEASURE MUST BE REPAIRED/REPLACED WITHIN THREE DAYS OF INSPECTION.
5. PERSONNEL SELECTED FOR INSPECTION AND MAINTENANCE RESPONSIBILITIES SHALL BE TRAINED IN INSPECTION AND MAINTENANCE PRACTICES NECESSARY FOR KEEPING THE EROSION AND SEDIMENT CONTROLS USED ON-SITE IN GOOD WORKING ORDER. A WRITTEN DOCUMENT CONTAINING THE SIGNATURES OF PERSONNEL INVOLVED IN THE IMPLEMENTATION OF EROSION AND SEDIMENT CONTROL MEASURES MUST BE MAINTAINED AS PROOF ACKNOWLEDGING THAT THEY REVIEWED AND UNDERSTAND THE CONDITIONS AND RESPONSIBILITIES OF THE PLAN. THE DOCUMENT SHALL BE CREATED BY THE CONTRACTOR SIGNED PRIOR TO THE START OF CONSTRUCTION.

DISPOSAL OF SOLID/SANITARY/TOXIC WASTES

1. SOLID, SANITARY AND TOXIC WASTES MUST BE DISPOSED OF IN A PROPER MANNER IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.
2. IT IS PROHIBITED TO BURN, BURY OR POUR OUT ONTO THE GROUND OR INTO A STORM WATER CONVEYANCE ANY SOLVENTS, PAINTS, STAINS, GASOLINE, DIESEL FUEL, USED MOTOR OIL, HYDRAULIC FLUID, ANTIFREEZE, CEMENT CURING COMPOUNDS AND OTHER SUCH SOLID AND HAZARDOUS WASTES.
3. ANY RINSE WATERS OF SUCH MATERIAL ARE ALSO PROHIBITED FROM BEING PLACED WHERE THEY MAY ENTER DRAINAGEWAYS.
4. WASH-OUT OF CEMENT TRUCKS SHOULD OCCUR IN A DIKED, DESIGNATED AREA, AWAY FROM ANY CONVEYANCE CHANNEL.
5. COORDINATE WASH OUT AREA WITH CONSTRUCTION MANAGER.

STABILIZATION PROCEDURES

CONTRACTOR SHALL BE RESPONSIBLE TO KEEP A RECORD OF DATES WHEN MAJOR GRADING ACTIVITIES OCCUR. WHEN EARTH DISTURBANCE HAS TEMPORARILY OR PERMANENTLY CEASED ON A PORTION OF THE SITE, AND WHEN STABILIZATION MEASURES HAVE BEEN INITIATED.

DEWATERING

DISCHARGES FROM DEWATERING ACTIVITIES, INCLUDING DISCHARGES FROM DEWATERING OF TRENCHES AND EXCAVATIONS ARE PROHIBITED UNLESS MANAGED BY APPROPRIATE CONTROLS.

GENERAL NOTES:

1. A COPY OF THE EROSION & SEDIMENT CONTROL PLAN AND THE APPROVED EPA STORMWATER PERMIT (WITH THE SITE-SPECIFIC NO NUMBER) SHALL BE KEPT ON-SITE AT ALL TIMES.
2. PROVIDE INLET SEDIMENT FILTER PER DETAIL D3S AT ALL EXISTING AND PROPOSED STORM INLET STRUCTURES RECEIVING FLOW FROM DISTURBED AREAS.
3. SOIL EROSION AND BMP MEASURES SHALL BE INSTALLED PRIOR TO START OF ANY CONSTRUCTION AND SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION. BMP MEASURES SHALL BE TO THE SATISFACTION OF THE OHIO EPA. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND MODIFYING BMPs TO COMPLY WITH OHIO EPA PERMIT NO. CHC090005 "GENERAL PERMIT AUTHORIZATION FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM". EROSION AND SEDIMENTATION CONTROL PRACTICES ARE SUBJECT TO FIELD MODIFICATION AT THE DISCRETION OF FRANKLIN COUNTY AND/OR THE OHIO EPA.
4. STREET CLEANING (ON AN AS-NEEDED BASIS) IS REQUIRED THROUGH THE DURATION OF THIS CONSTRUCTION PROJECT. CLEAN AT THE END OF EACH WORK DAY.
5. DIRECT DISCHARGE OF SEDIMENT LADEN WATER TO THE SEWER SYSTEM OR A RECEIVING STREAM IS A VIOLATION OF OHIO EPA AND FRANKLIN COUNTY REGULATIONS. THE CONTRACTOR WILL BE HELD LIABLE FOR THE VIOLATION AND SUBSEQUENT FINES.

PERMANENT STABILIZATION	
AREA REQUIRING PERMANENT STABILIZATION	TIME FRAME TO APPLY EROSION CONTROLS
ANY AREAS THAT WILL LIE DORMANT FOR ONE YEAR OR MORE.	WITHIN SEVEN DAYS OF THE MOST RECENT DISTURBANCE.
ANY AREAS WITHIN 50 FEET OF A SURFACE WATER OF THE STATE AND AT FINAL GRADE.	WITHIN TWO DAYS OF REACHING FINAL GRADE.
ANY OTHER AREAS AT FINAL GRADE.	WITHIN SEVEN DAYS OF REACHING FINAL GRADE WITHIN THAT AREA.

WHERE VEGETATIVE STABILIZATION TECHNIQUES MAY CAUSE STRUCTURAL INSTABILITY OR ARE OTHERWISE UNSTAINABLE, ALTERNATIVE STABILIZATION TECHNIQUES MUST BE EMPLOYED. PERMANENT AND TEMPORARY STABILIZATION ARE DEFINED IN PART VII OF THE PERMIT.

TEMPORARY STABILIZATION	
AREA REQUIRING TEMPORARY STABILIZATION	TIME FRAME TO APPLY EROSION CONTROLS
ANY DISTURBED AREAS WITHIN 50 FEET OF A SURFACE WATER OF THE STATE AND NOT AT FINAL GRADE.	WITHIN TWO DAYS OF THE MOST RECENT DISTURBANCE IF THE AREA WILL REMAIN IDLE FOR MORE THAN 14 DAYS.
FOR ALL CONSTRUCTION ACTIVITIES, ANY DISTURBED AREAS THAT WILL BE DORMANT FOR MORE THAN 14 DAYS BUT LESS THAN ONE YEAR, AND NOT WITHIN 50 FEET OF A SURFACE WATER OF THE STATE.	WITHIN SEVEN DAYS OF THE MOST RECENT DISTURBANCE WITHIN THE AREA. FOR RESIDENTIAL SUBDIVISIONS, DISTURBED AREAS MUST BE STABILIZED AT LEAST SEVEN DAYS PRIOR TO TRANSFER OF PERMIT COVERAGE FOR THE INDIVIDUAL LOTS.
DISTURBED AREAS THAT WILL BE IDLE OVER WINTER.	PRIOR TO THE ONSET OF WINTER WEATHER.

POST-CONSTRUCTION POND MAINTENANCE SCHEDULE

THE PROPOSED STORMWATER QUALITY OUTLET STRUCTURE IS A STORMWATER BMP WHICH WILL REQUIRE ONGOING INSPECTION AND MAINTENANCE CLEANING. RESPONSIBILITY AND ASSURANCE OF PERIODIC MAINTENANCE AND THE CONTINUOUS FUNCTIONALITY OF THE CONTROL STRUCTURES IS PERPETUAL, BEGINNING WITH THE OWNER AT THE TIME OF INSTALLATION AND CONTINUING TO ALL FUTURE OWNERS OF SAID PRIVATE STORM SEWER SYSTEM. GENERAL RECOMMENDATIONS ARE AS FOLLOWS:

OUTLET CONTROL STRUCTURE	VISUALLY INSPECT AND REMOVE SEDIMENT AND TRASH.	MONTHLY AND AFTER RAINFALL EVENTS 0.5 INCHES OR GREATER OR IF STANDING WATER PERSISTS FOR MORE THAN 72 HOURS
MAINTAIN DOCUMENTATION OF ALL INSPECTIONS NOTING WHEN MAINTENANCE IS PERFORMED. PROVIDE DOCUMENTATION TO FRANKLIN COUNTY UPON REQUEST.		

NOT FOR CONSTRUCTION

- CONCEPTUAL DESIGN
- SCHEMATICS
- DESIGN DEVELOPMENT
- WORKING DRAWINGS FOR REVIEW

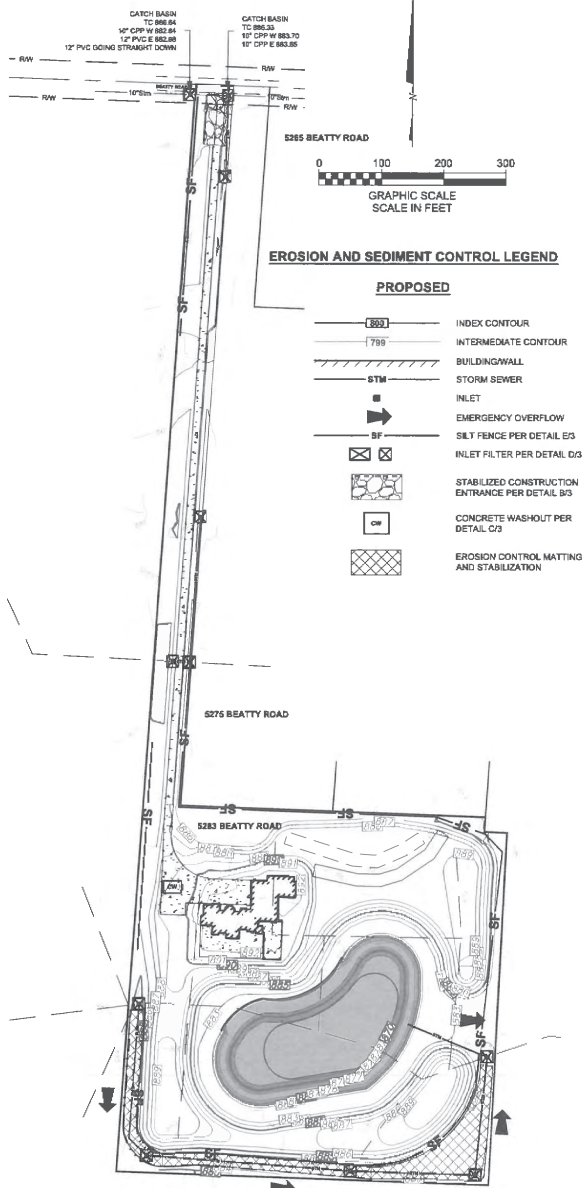
ENGINEER'S SEAL

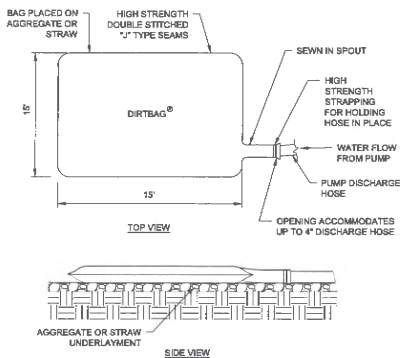
DATE

KORDA Kordanenemi Engineering, Inc. - Consulting Engineers
 180 Piedmont Drive, Suite 200 - Columbus, Ohio 43257-7016
 TEL: 614-487-1650 FAX: 614-487-8861 WEB: www.korda.com

**POLING RESIDENCE
 5283 BEATTY ROAD
 SEDIMENT & EROSION CONTROL PLAN
 FOR CERTIFICATE OF ZONING
 COMPLIANCE (RZ-21-371)**

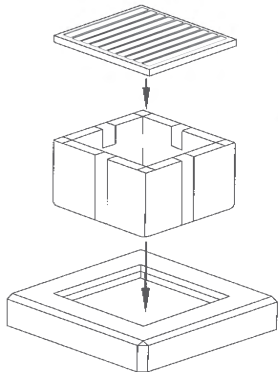
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ACH	ACH	JCT	2021-0421	9/1/2021	1" = 100'	2





- NOTES:**
1. THE PUMPING OR DIRECT DISCHARGE OF SEDIMENT-LADEN (MUDDY) WATER TO THE CITY'S SEWER SYSTEM OR A RECEIVING STREAM IS A VIOLATION OF DHD EPA AND CITY OF COLUMBUS REGULATIONS.
 2. ALL INLETS RECEIVING FLOW FROM RUNOFF, PUMPING ACTIVITIES, OR OTHER DIRECT DISCHARGES SHALL BE FITTED WITH AN INLET PROTECTION DEVICE THAT IS PROPERLY SIZED AND SECURED TO REDUCE THE DISCHARGE OF SEDIMENT INTO THE STORM SEWER AND RECEIVING STREAM. INLET PROTECTION IS REQUIRED ON ALL INLETS RECEIVING DISCHARGE REGARDLESS OF WHETHER OR NOT THE INLET IS TRIBUTARY TO ANY DOWNSTREAM EROSION AND SEDIMENT CONTROLS.
 3. DISCHARGE HOSES USED DURING PUMPING ACTIVITIES SHALL BE FITTED WITH SEDIMENT BAGS THAT ARE PROPERLY SIZED PER MANUFACTURER'S RECOMMENDATIONS REGARDLESS OF WHAT OTHER SEDIMENT CONTROLS ARE IN PLACE FURTHER DOWNSTREAM. SEDIMENT BAGS MUST BE PROPERLY SECURED TO THE DISCHARGE HOSE AND PLACED OVER VEGETATED AREAS, WHERE FEASIBLE, DURING DISCHARGE. SEE DETAIL ABOVE OF A TYPICAL SEDIMENT BAG INSTALLATION.

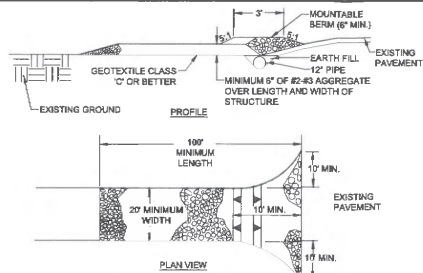
A DETAIL DEWATERING BAG N.T.S.



- INSTALLATION:**
1. REMOVE GRATE.
 2. INSTALL BAG (RESTS ON LIP OF CASTING).
 3. REINSTALL GRATE.
- MAINTENANCE:**
1. REMOVE GRATE.
 2. BAG CAN BE CLEANED SEVERAL WAYS:
 - A) PICK UP BAG AND GUMP IT.
 - B) SHAKING DEBRIS OUT OF BAG
 - C) VAC-U-UNT
 3. SHAKE LOOSE DEBRIS OUT OF BAG OR RINSE WITH WATER.
 4. REINSTALL BAG.
 5. REINSTALL GRATE.

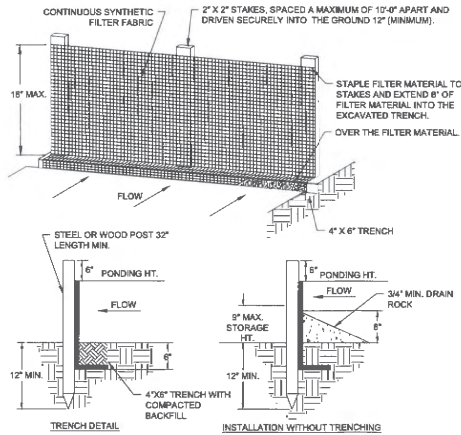
TO BE USED ON ALL EXISTING AND PROPOSED STRUCTURES

D DETAIL INLET FILTER (BELOW GRATE INLET PROTECTION) N.T.S.



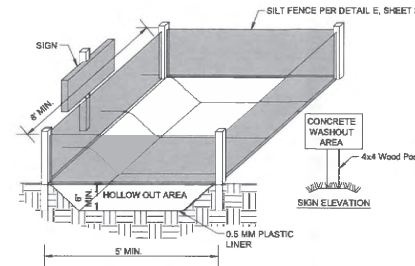
- NOTES:**
1. LENGTH - MINIMUM OF 10'
 2. WIDTH - 20' MINIMUM, SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
 3. GEOTEXTILE FABRIC (FILTER CLOTH) SHALL BE PLACED OVER THE EXISTING GROUND PRIOR TO PLACING STONE.
 4. STONE - CRUSHED AGGREGATE (#2 TO #3) OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT SHALL BE PLACED AT LEAST 6" DEEP OVER THE LENGTH AND WIDTH OF THE ENTRANCE.
 5. SURFACE WATER - ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED THROUGH THE ENTRANCE, MAINTAINING POSITIVE DRAINAGE. PIPE INSTALLED THROUGH THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROTECTED WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND A MINIMUM OF 6" OF STONE OVER THE PIPE.
 6. LOCATION - A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED AT EVERY POINT WHERE CONSTRUCTION TRAFFIC ENTERS OR LEAVES A CONSTRUCTION SITE. VEHICLES LEAVING THE SITE MUST TRAVEL OVER THE ENTIRE LENGTH OF THE STABILIZED CONSTRUCTION ENTRANCE.
 7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPOILED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.
 8. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAYS. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
 9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

B DETAIL STABILIZED CONSTRUCTION ENTRANCE N.T.S.



- NOTES:**
1. GENERAL
 2. CONSTRUCT SILT FENCE BEFORE UPSLOPE DISTURBANCE BEGINS.
 3. BRING ENDS OF SILT FENCE UPSLOPE SLIGHTLY SO THAT PONDING WATER WILL BE PREVENTED FROM FLOWING AROUND ENDS.
 4. WHEN POSSIBLE PRESERVE VEGETATION 5 FEET UP UPSLOPE OF THE SILT FENCE. IF REMOVED, REESTABLISH WITHIN 7 DAYS FROM INSTALLATION OF FENCE.
 5. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
 6. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL. CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM OF A 6 INCH OVERLAP, AND SECURELY SEALED.
 7. THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 8 INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 16 INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.
 8. THE TRENCH SHALL BE BACKFILLED AND SOIL COMPACTED OVER THE FILTER FABRIC.
 9. SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.
 10. THE USE OF STRAW WATTLES HAS PROVEN TO BE A VERSATILE AND EFFECTIVE ESC BMP, ESPECIALLY IN RESIDENTIAL SETTINGS. STRAW WATTLES MAY BE SUBSTITUTED FOR SILT FENCE.
 11. THE USE OF COMPOST FILTER SOCKS AND COMPOST BLANKETS ARE GAINING WIDER ACCEPTANCE NATIONWIDE. THEY ARE NOW APPROVED FOR USE ON ALL COLUMBUS SWPPS PLANS AND CONSTRUCTION SITES. STRAW WATTLES AND COMPOST ROLLS TO BE A MINIMUM OF 12" IN DIAMETER.
- MAINTENANCE**
1. SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
 2. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
 3. ANY SEDIMENT DEPOSITS REMAINING AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEED.

E DETAIL SILT FENCE N.T.S.



- NOTES:**
1. CONCRETE TRUCKS SHALL UTILIZE AREAS TO WASHOUT TRUCKS.
 2. ACCUMULATED CONCRETE SHALL BE REMOVED FROM THE SITE AND DISPOSED PROPERLY.
 3. PLACE PLASTIC LINER OVER THE ENTIRE HOLLOW OUT AREA PRIOR TO USE.
 4. PROVIDE ITEMS NOTED ABOVE INCLUDING REMOVAL OF CONCRETE WASHOUT UPON COMPLETION OF THE PROJECT AS NOTED IN THE BID PRICE FOR THE PROJECT.
 5. FILL HOLLOW AREA TO A DEPTH OF 4 TO 6 INCHES WITH OMSC ITEM 703 AGGREGATE, SIZE #57, #2, OR #4.
 6. USE ROLL AWAY OR OTHER PORTABLE CONTAINERS IS AN ACCEPTABLE ALTERNATIVE (AND HIGHLY ENCOURAGED) PROVIDED THEY ARE USED IN ACCORDANCE WITH NPDES GUIDELINES ON CONCRETE WASHOUT.

C DETAIL CONCRETE TRUCK WASHOUT AREA N.T.S.

KORDA Korda/Namini Engineering, Inc. - Consulting Engineers
420 Westwood Drive, Albany, Georgia 31707
TEL: 914-487-4820 FAX: 914-487-4821 WEB: www.korda.com

POLING RESIDENCE SWPPP DETAILS

DESIGN	DRAWN	CHECKED	JOB NO.	DATE	SCALE	SHEET NUMBER
ACH	ACH	JCT	2021-0421	8/30/2021	N/A	3



STAFF REPORT

Board of Zoning Appeals
October 18, 2021

Case VA-4019

Prepared by: Brad Fisher

Owner:	Adina Kruppa
Applicant:	Nicholson Builders – John Nicholson & Erik Maxwell
Township:	Norwich Township
Site:	4844 Bellann Road (PID #201-000074)
Acreage:	0.59-acres
Zoning:	Limited Suburban Residential District (R-2)
Utilities:	Private water and wastewater
Request:	Requesting a Variance from Section 306.042 of the Franklin County Zoning Resolution to allow for an addition on a single-family home that would cause the property to exceed the maximum permitted lot coverage in an area zoned Limited Suburban Residential (R-2).

Summary

The applicant is requesting a variance to allow for an addition on a single-family home that would cause the property to exceed the maximum permitted lot coverage in an area zoned Limited Suburban Residential (R-2). The request meets the criteria necessary for granting a variance. Staff recommends ***conditional approval.***

Description of the Request

The subject site is located on the east side of Bellann Road, south of Hayden Run Road and west of the Scioto River. The site was developed with a single-family home in 2015 and the current property owner purchased the property in 2019. The site includes a single-family home that has a 3,698 square foot footprint, including an attached garage, a 572 square foot detached garage and a 2,081 square foot patio. The applicant is proposing to construct a home addition with a 296 square foot footprint located at the southeast corner of the home.

The approved lot coverage based on the zoning compliance application submitted for the development of the home in 2015 is 20%. The existing lot coverage for the site is 24.9%, which includes the concrete patio that was added in 2016. The proposed lot coverage is 25.8%. A variance of 5.8% is required. Staff notes that the proposed home addition will increase the existing lot coverage by 0.9%.

History

A zoning compliance was approved on September 28, 2015 to allow for the construction of a single-family home. The approved lot coverage at that time was 20%, which is the maximum permitted lot coverage. No zoning compliance was submitted for the entirety of the existing paved patio area.

A zoning compliance was approved on September 18, 2019 to allow for a fence to be located around a portion of the concrete patio and fence in the general area for where the proposed home addition would be located.

Surrounding Area and Zoning

The subject site and surrounding properties are located in the Hayden Falls Heights subdivision, which was platted in the early 1920's. The site and surrounding properties are zoned Limited Suburban Residential (R-2) and is medium density residential in character.

Comprehensive Plan

No area plan exists at this time.

Staff Review

Variance from Section 306.042 – Lot Area and Coverage:

- Only one 1 principal use shall be permitted on a lot, and such lot shall not be covered more than twenty percent 20% by structure.
 - The property, including all of the existing and proposed improvements, will be at 25.8% lot coverage.
 - The existing lot coverage is 24.9%.
 - A variance of 5.8% is required.
 - *Note: The proposed home addition will increase the existing lot coverage by 0.9%.*

Technical Review Committee Agency Review

Franklin County Public Health

Approved the request on September 16, 2021.

No other agencies expressed any concerns with the request.

Staff Analysis

Section 810.041 – Approval of Variance:

The Board of Zoning Appeals shall only approve a variance if all the following findings are made.

- 1) *Special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the same zoning district;*
 - » The applicant indicated that due to the parcel size and current lot coverage due to the size of the home that was built in 2015, a lot coverage variance would be required to expand the home or hardscape.
 - » Staff agrees that the existing lot size and how the site was developed prior to the current property owner purchasing the lot serves as a special circumstance.
- 2) *A literal interpretation of the provisions of this Zoning Resolution would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Zoning Resolution;*
 - » The applicant indicated that a number of surrounding lots that are also zoned R-2 would require a similar variance based on the typical lot sizes.
 - » Staff notes that the site exceeded the maximum permitted lot coverage by 4.9% at the time the current owner purchased the property and the request is to increase the lot coverage by 0.9%, which is negligible considering all other development standards have been met and no other reviewing agencies have any concerns with the request.
- 3) *The special conditions and circumstances do not result from the action of the applicant;*
 - » The property size and existing lot coverage does not result from the applicant's actions.
- 4) *Granting the variance requested will not confer on the applicant any special privilege that is denied by this Zoning Resolution to other lands or structures in the same Zoning District;*
 - » The applicant indicated that a lot coverage variance for an addition of this size is very common based on most lot sizes in the R-2 district.
 - » Staff notes that the adjacent property to the north applied for a lot coverage variance to exceed the maximum permitted lot coverage by 2%. That request was approved with conditions. The applicant for the subject site is requesting a larger deviation from the standard, however the proposed development with this application is only increasing by 0.9%

- 5) *Granting the variance will not adversely affect the health or safety of persons residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare or injurious to private property or public improvements in the vicinity;*
- » The applicant indicated that the proposed addition will not be visible from the street and will not impact the surrounding neighbors or future public improvements.

Recommendation

Based on Staff’s analysis, Staff’s recommendation is that the BZA ***conditionally approve*** a Variance from Section 306.042 of the Franklin County Zoning Resolution to allow for an addition on a single-family home that would cause the property to exceed the maximum permitted lot coverage in an area zoned Limited Suburban Residential (R-2). The conditions of approval are as follows:

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

Resolution

For your convenience, the following is a proposed resolution:

Proposed Resolution for Request:

_____ moves to approve a variance from Section 302.047 of the Franklin County Zoning Resolution as outlined in the request for the applicant identified in Case No. VA-4019.

Seconded by: _____

Findings of Fact

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

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

_____ moves that the basis for denying the applicant’s request for the variance from Section 302.047 of the Franklin County Zoning Resolution as outlined in the request for the applicant identified in Case No. VA-4019 results from applicant’s failure to satisfy the criteria for granting a variance under Section 810.041.

Seconded by: _____

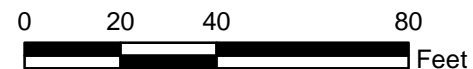
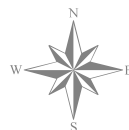
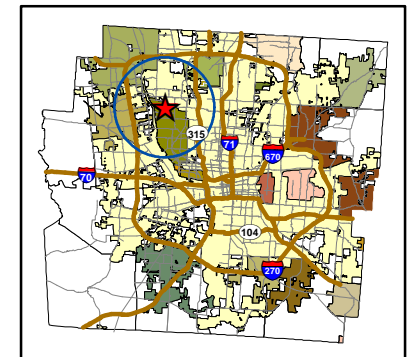


VA-4019

Requesting a Variance from Section 306.042 of the Franklin County Zoning Resolution to allow for an addition on a single-family home that would cause the property to exceed the maximum permitted lot coverage in an area zoned Limited Suburban Residential (R-2).

Acres: 0.59-acres
Township: Norwich

- 4844 Bellann Rd
- Streets
- Parcels
- City of Hilliard
- City of Dublin
- City of Columbus








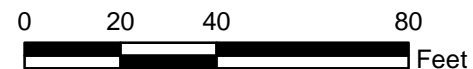
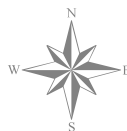
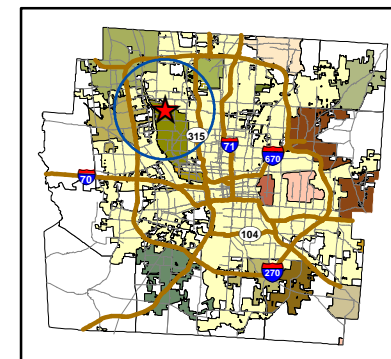


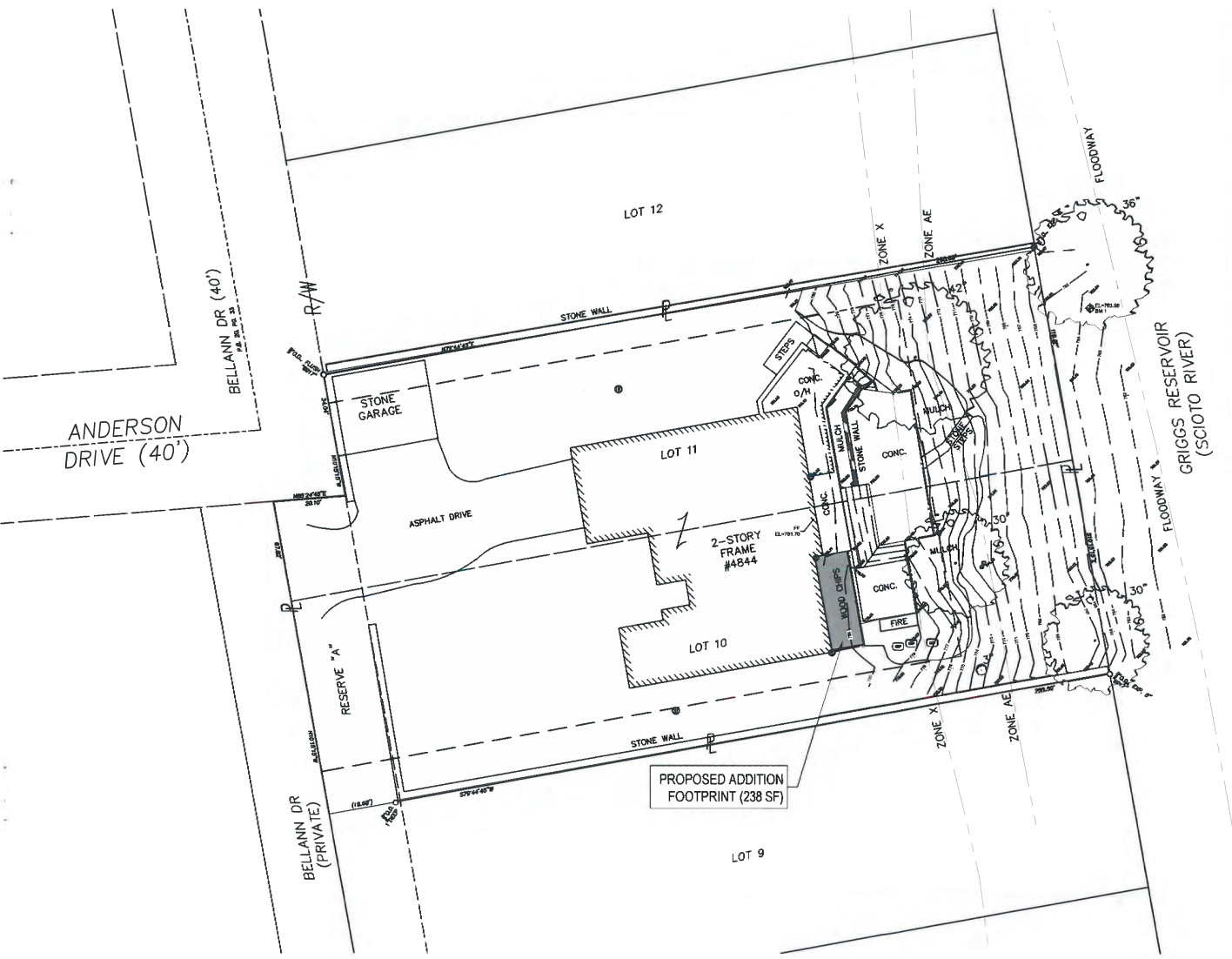
VA-4019

Requesting a Variance from Section 306.042 of the Franklin County Zoning Resolution to allow for an addition on a single-family home that would cause the property to exceed the maximum permitted lot coverage in an area zoned Limited Suburban Residential (R-2).

Acres: 0.59-acres
Township: Norwich

-  4844 Bellann Rd
-  Streets
-  Parcels
-  Proposed addition
-  City of Columbus





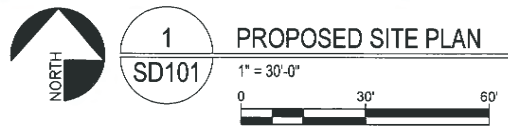
BUILDING CODE INFORMATION

PARCEL# 201-000074-00
 BUILT: 2015 (LOT 10-11)
 ZONED: R-2
 LOT SIZE: 25,721 SF

MAX DEVELOPMENT COVER:	5,144 SF (20%)
EXISTING DEVELOPMENT COVER:	6,409 SF (24.9%)
PROPOSED ADDITION FOOTPRINT:	238 SF
PROPOSED BUILDING COVER:	6,647 SF (25.8%)

EXISTING HOUSE FINISH:	3,383 SF
LOWER LEVEL ADDITION:	296 SF
MAIN LEVEL ADDITION:	104 SF
TOTAL FINISH:	3,783 SF
EXIST. DETACHED GARAGE:	568 SF

RECEIVED
SEP 07 2021
 Franklin County Planning Department
 Franklin County, OH
VA-4019



NICHOLSON

BUILDERS

DESIGN • BUILD • REMODEL

6529 Busch Blvd, Columbus, Ohio 43229 (614) 846-7388 Fax (614) 846-7390
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REMODEL/ADDITION
TO THE
KRUPPA
RESIDENCE

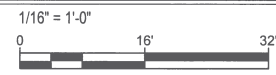
4844 BELLANN RD.
COLUMBUS, OH 43221

APPROVED BY / DATE:
DRAWN BY: E.M.
CHECKED BY: J.N. / E.M.
SHEET NO. SD101
PROGRESS: 08/25/2021 F.C. VARIANCE: 09-05-2021 PERMIT: REVISION:



1
SD102

PROPOSED SITE PLAN





NICHOLSON
BUILDERS
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EXP: 12-31-2021

A(N)
**REMODEL/ADDITION
TO THE
KRUPPA
RESIDENCE**

4844 BELLANN RD.
COLUMBUS, OH 43221

APPROVED BY/ DATE:

DRAWN BY:
E.M.

CHECKED BY:
J.N. / E.M.

SHEET NO.:
SD102

PROGRESS: 08/25/2021
F.C. VARIANCE: 09-05-2021
PERMIT:
REVISION:



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<p>EXPIRES: 12-31-2021</p>	
<p>A(N) REMODEL/ADDITION TO THE KRUPPA RESIDENCE 4844 BELLANN RD. COLUMBUS, OH 43221</p>	
<p>APPROVED BY / DATE:</p>	
<p>DRAWN BY: E.M.</p>	
<p>CHECKED BY: J.N. / E.M.</p>	
<p>SHEET NO.: SD103</p>	
<p>PROGRESS: 08/25/2021 F.C. VARIANCE: 09-05-2021 PERMIT: REVISION:</p>	



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EXP: 12-31-2021

A(N)
 REMODEL/ADDITION
 TO THE
 KRUPPA
 RESIDENCE
 4844 BELLANN RD.
 COLUMBUS, OH 43221

APPROVED BY / DATE:
 DRAWN BY:
 E.M.
 CHECKED BY:
 J.N. / E.M.
 SHEET NO.:
SD104
 PROGRESS: 08/25/2021
 F.C. VARIANCE: 09-05-2021
 PERMIT:
 REVISION:



NICHOLSON
BUILDERS
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6525 Busch Blvd., Columbus, Ohio 43229 (614) 846-7388 Fax (614) 846-7390
 We warrant our work as the property of Nicholson Builders, Inc. and may not be altered or duplicated without
 written consent. Nicholson Builders, Inc. shall not be held liable for the unauthorized use of these plans for
 any project.



A(N)
REMODEL/ADDITION
 TO THE
KRUPPA
 RESIDENCE
 4844 BELLANN RD.
 COLUMBUS, OH 43221

APPROVED BY/ DATE:
DRAWN BY: E.M.
CHECKED BY: J.N. / E.M.
SHEET NO.: SD105
PROGRESS: 08/25/2021
F.C. VARIANCE: 09-05-2021
PERMIT:
REVISION:

To whom it concerns,

We currently live at 4850 Bellann Rd., which is adjacent to the Kruppa residence at 4844 Bellann Rd. We have been made aware of the renovation project next door and have seen the drawings and plans from the architect. We have no issues with the renovations.

Name:

Matthew Barnhart

Signature:



Date:

9-21-21

Name:

Ashley Paenhaus

Signature:



Date:

9-21-21



STAFF REPORT

Board of Zoning Appeals
October 18, 2021

Case VA-4020

Prepared by: Brad Fisher

Owner:	Robert & Christia Crooks
Applicant:	Gary Alexander, Architect
Township:	Norwich Township
Site:	4812 Bellann Road (PID #201-000007)
Acreage:	0.61-acres
Zoning:	Limited Suburban Residential District (R-2)
Utilities:	Private water and wastewater
Request:	Requesting a Variance from Section 512.02(2(a)) of the Franklin County Zoning Resolution to allow the construction of an accessory building that would not meet accessory building location requirements in an area zoned Limited Suburban Residential (R-2).

Summary

The applicant is requesting a variance to allow for the construction of an accessory building that would not meet accessory building location requirements in an area zoned Limited Suburban Residential (R-2). The request meets the criteria necessary for granting a variance. Staff recommends **conditional approval**.

Description of the Request

The subject site is located on the east side of Bellann Road, south of Hayden Run Road and west of the Scioto River. The site was developed with a single-family home that includes an attached 2-car garage in 1940. The current property owner purchased the property in 1997. The applicant is proposing to construct a 694 square foot detached garage that would be 62.5 feet forward of the home.

A variance of 62.5 feet is required.

Surrounding Area and Zoning

The subject site and surrounding properties are located in the Hayden Falls Heights subdivision, which was platted in the early 1920's. The site and surrounding properties are zoned Limited Suburban Residential (R-2) and is medium density residential in character.

Comprehensive Plan

No area plan exists at this time.

Staff Review

Variance from Section 512.02(2(a)) – Location of Residential Accessory Buildings:

- An accessory building shall be located to the side or rear of the principal structure and shall be no closer than 10 feet from any part of the principal structure.
 - The proposed accessory building is located 62.5 feet in advance of the principal structure.
 - A variance of 62.5 feet is required.

Technical Review Committee Agency Review
Franklin County Public Health

Approved the request on October 1, 2021.

No other agencies expressed any concerns with the request.

Staff Analysis

Section 810.041 – Approval of Variance:

The Board of Zoning Appeals shall only approve a variance if all the following findings are made.

- 1) *Special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the same zoning district;*
 - » The applicant indicated that the home is located on a site that slopes down to the Scioto River at the rear of the property. The site is not wide enough to accommodate a detached garage at the side of the residence and meet the required separation distance between the garage and the home. Because of the steep slope it is extremely difficult to construct the detached garage at the rear of the property.
 - » Staff agrees that the existing home location and grade of the property serves as a special circumstance.
- 2) *A literal interpretation of the provisions of this Zoning Resolution would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Zoning Resolution;*
 - » The applicant indicated that the existing garage is extremely narrow. The garage door is 14 feet wide. Two cars cannot be accommodated in this garage. The vast majority of homes with a comparable value in the area has at minimum, a functioning two-car garage.
 - » Staff agrees that most neighboring properties have two-car garages.
- 3) *The special conditions and circumstances do not result from the action of the applicant;*
 - » The location of the existing home and steep grade to the rear of the home does not result from the applicant's actions.
- 4) *Granting the variance requested will not confer on the applicant any special privilege that is denied by this Zoning Resolution to other lands or structures in the same Zoning District;*
 - » The applicant indicated that granting the variance will not confer on the applicant any special privilege. Along this street, there are four other detached garages that are located in front of the principal structures.
 - » Staff agrees that the proposed building location and design is not out of character with the area.
- 5) *Granting the variance will not adversely affect the health or safety of persons residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare or injurious to private property or public improvements in the vicinity;*
 - » Staff believes that granting the variance will not adversely affect the health or safety of persons residing in the vicinity of the proposed development.

Recommendation

Based on Staff's analysis, Staff's recommendation is that the BZA ***conditionally approve*** a Variance from Section 512.02(2(a)) of the Franklin County Zoning Resolution to allow the construction of an accessory building that would not meet accessory building location requirements in an area zoned Limited Suburban Residential (R-2). The conditions of approval area as follows:

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

Resolution

For your convenience, the following is a proposed resolution:

Proposed Resolution for Request:

_____ moves to approve a Variance from Section 512.02(2(a)) of the Franklin County Zoning Resolution as outlined in the request for the applicant identified in Case No. VA-4020 with the recommended Staff conditions.

Seconded by: _____

Findings of Fact

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

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

_____ moves that the basis for denying the applicant's request for the variance from Sections 512.02(2(a)) of the Franklin County Zoning Resolution as outlined in the request for the applicant identified in Case No. VA-4020 results from applicant's failure to satisfy the criteria for granting a variance under Section 810.041.







Seconded by: _____

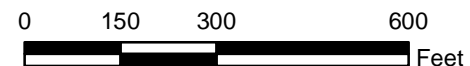
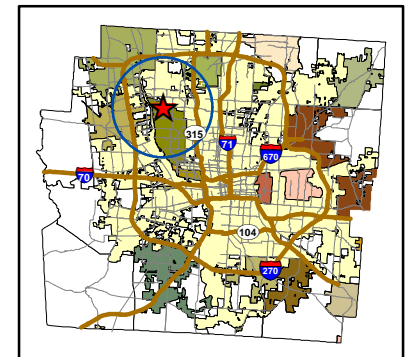


VA-4020

Requesting a Variance from Section 512.02(2(a)) of the Franklin County Zoning Resolution to allow the construction of an accessory building that would not meet accessory building location requirements in an area zoned Limited Suburban Residential (R-2).

Acres: 0.61-acres
Township: Norwich

-  4812 Bellann Rd
-  Streets
-  Parcels
-  City of Hilliard
-  City of Dublin
-  City of Columbus








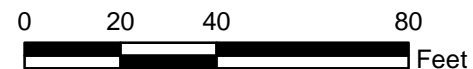
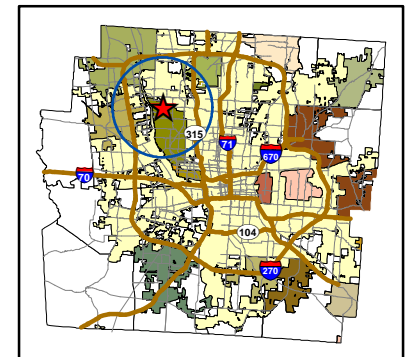


VA-4020

Requesting a Variance from Section 512.02(2(a)) of the Franklin County Zoning Resolution to allow the construction of an accessory building that would not meet accessory building location requirements in an area zoned Limited Suburban Residential (R-2).

Acres: 0.61-acres
Township: Norwich

-  4812 Bellann Rd
-  Streets
-  Parcels
-  City of Columbus
-  Proposed building

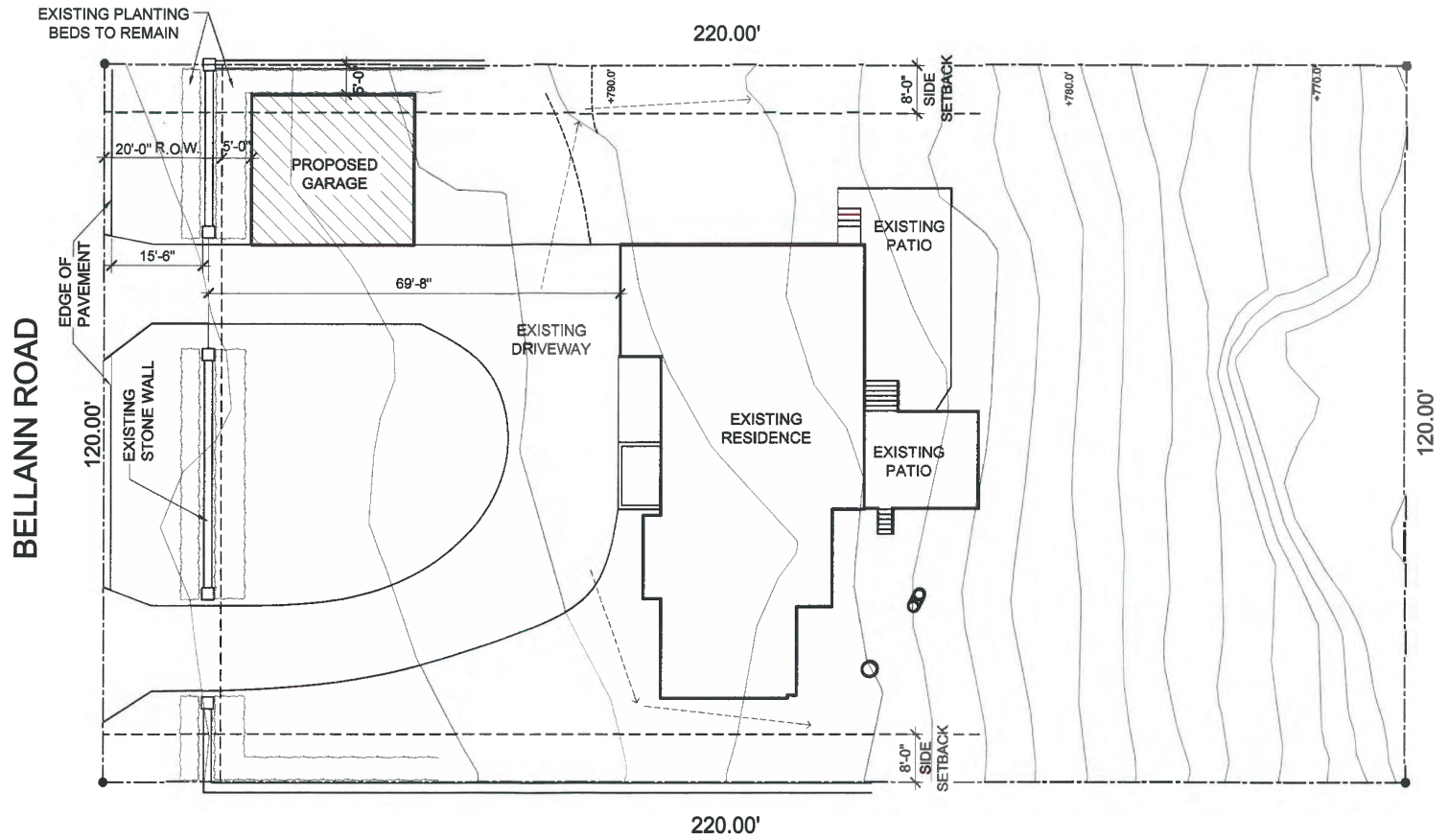


RECEIVED

AUG 31 2021

Franklin County Planning Department
Franklin County, OH

VA-4020



SITE PLAN
SCALE: 1" = 20'-0"

ZONING INFORMATION

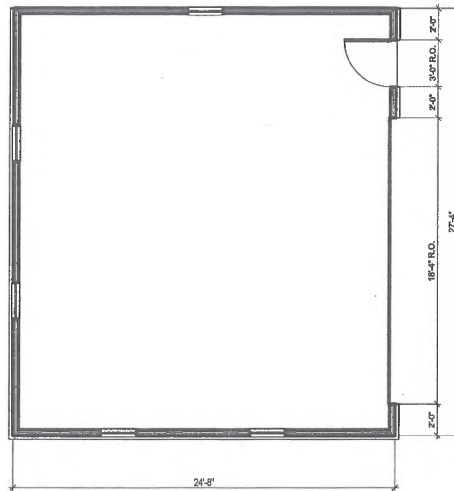
PARCEL ID	201-000007-00
LOT AREA	26,400 SQ. FT.
TOTAL BUILDING COVERAGE	- 3,829 SQ. FT. 14% OF LOT AREA
PROPOSED GARAGE	- 694 SQ. FT. 2.6% OF LOT AREA
HOUSE	- 2,935 SQ. FT. 11% OF LOT AREA

PROGRESS: 08-12-2021

A-1

DETACHED GARAGE
THE CROOKS RESIDENCE
4812 BELLANN ROAD

Gary J. Alexander,
Architect
1265 Neil Avenue, Columbus, Ohio 43201
(614) 487-0637



FLOOR PLAN

PROPOSED AREA OF GARAGE = 684 SQ. FT.
SCALE: 1/8" = 1'-0"

PROGRESS: 08-12-2021

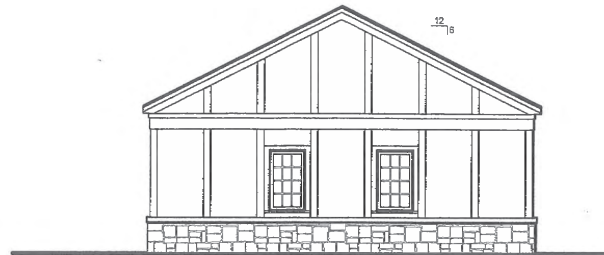
A-2

DETACHED GARAGE
THE CROOKS RESIDENCE
4812 BELLANN ROAD

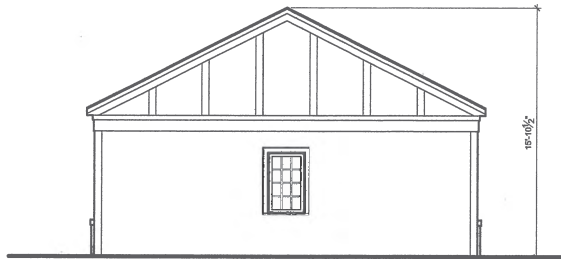
Gary J. Alexander,
Architect
1265 Neil Avenue, Columbus, Ohio 43201
(614) 487-0637



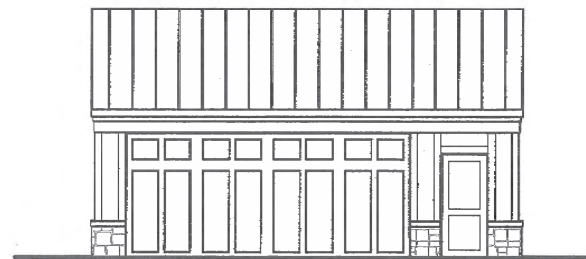
SIDE (NORTH) ELEVATION
SCALE: 1/8" = 1'-0"



FRONT (WEST) ELEVATION
SCALE: 1/8" = 1'-0"



REAR (EAST) ELEVATION
SCALE: 1/8" = 1'-0"



SIDE (SOUTH) ELEVATION
SCALE: 1/8" = 1'-0"

PROGRESS: 08-12-2021

A-3

DETACHED GARAGE
THE CROOKS RESIDENCE
4812 BELLANN ROAD

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