



Technical Review Committee Agenda

Zoom Conference Meeting

(To participate: (929) 436-2866; Meeting ID: 911 3401 0004; Password: 471510)

Tuesday, October 26, 2021

1:30 p.m.

1. New Business

A. Planning Commission

i. 743-PP – Brad Fisher

Owner/Applicant:	Parr Estates, LTD.
Agent:	Jackson B. Reynolds
Township:	Prairie Township
Site:	6106 Bausch Rd. (PID #240-006605)
Acreage:	43.970-acres
Utilities:	Private water and wastewater
Request:	Requesting approval of a preliminary plan replat for Reserve "A" of the Parr Estates subdivision to allow the creation of two single-family lots.

A. Board of Zoning Appeals

i. CU-4014 – Brad Fisher

Owner/Applicant:	Visintine Equipment Corp.
Township:	Franklin Township
Site:	660 Hart Rd. (PID#140-002156)
Acreage:	36.500-acres
Zoning:	General Industrial (GI)
Request:	Requesting a Conditional Use from Sections 346.032 and 610.06(7) of the Franklin County Zoning Resolution to allow for a pond to be used as a clean fill disposal area and allow permanent placement of fill in an area zoned General Industrial (GI).

ii. VA-4021 – Brad Fisher

Owner/ Applicant:	David Lacey Jr.
Township:	Franklin Township
Site:	2595 Clime Rd. (PID#140-000477)
Acreage:	1.270-acres
Utilities:	Public water and private wastewater
Zoning:	Rural
Request:	Requesting a Variance from Section 512.02(2) of the Franklin County Zoning Resolution to allow the construction of an accessory building that would not meet accessory building size in an area zoned Rural.

iii. VA-4022 – Brad Fisher

Owner/Applicant:	Flu-Allen Trucking, LLC.
Township:	Madison Township
Site:	6387 Pontius Rd. (PID#180-000200)
Acreage:	1.930-acres
Utilities:	Private water and wastewater
Zoning:	Limited Industrial (LI)
Request:	Requesting a Variance from Sections 501.012 and 501.028 of the Franklin County Zoning Resolution to allow for the construction of a fence that would exceed the maximum permitted fence height and include barbed wire in an area zoned Limited Industrial (LI).

2. Adjournment of Meeting to November 23, 2021



Franklin County
Board of Commissioners

**ECONOMIC DEVELOPMENT
& PLANNING**

Economic Development & Planning Department
James Schimmer, Director

Application for
**Subdivision
Re-Plat**
Page 1



- Preliminary Plan
- Final Plat

Property Information

Site Address: 6106 Bausch Road, Galloway, OH 43119

Parcel ID(s): 240-006605

Total Acreage: 43.97 acres Current Zoning: SCPD/R-2

Township: **Prairie** Subdivision Name: **Parr Estates**

Lot Number(s)/Reserve to be Re-Platted:
Reserve "A"

Property Owner Information

Name: **Parr Estates Ltd. c/o Tom Parr**

Address: **6106 Bausch Road
Galloway, OH 43119**

Phone # **1 (866) 320-7277** Fax #

Email: **tparr@parrpse.com**

Engineer/Surveyor Information

Name: **Paul Dinan c/o Myers Surveying**

Address: **2740 East Main Street
Bexley, OH 43209**

Phone # **(614) 235-8677** Fax #

Email: **info@myerssurveying.com**

Applicant Information Same as property owner Same as engineer/surveyor

Name: **Jackson B. Reynolds, III c/o Smith & Hale LLC**

Address: **37 West Broad Street, Suite 460
Columbus, OH 43215**

Phone # **(614) 221-4255** Fax # **(614) 221-4409**

Email: **jreynolds@smithandhale.com**

Staff Use Only

Case # **743-AP+FP**

Date Filed: **8/17/2021**

Fee Paid: **\$2,000.00**

Receipt # **21-02917**

Received By: **Matt Brown**

Date Accepted/Rejected:

Hearing Date:

Reason for Re-Plat

Lot Subdivision

Lot Combination

Lot Reconfiguration

Other

Water & Wastewater

Water Supply

Public (Central)

Private (On-site)

Other:

Wastewater Treatment

Public (Central)

Private (On-site)

Other:

Checklist

Completed Application

Fee Payment (checks only)

Preliminary Plan and/or Final Plat
5 Copies folded

One 11"x17" of plans

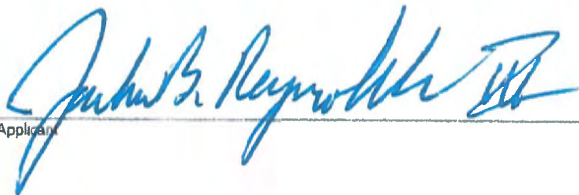
Electronic Copy in PDF and CAD

Copy of original plat 11"x17"

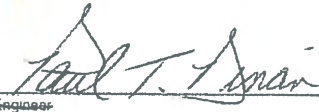


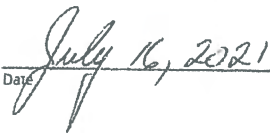
Applicant Signature

To the best of my/our knowledge and belief, information and materials submitted as a part of this Re-Plat application are correct, complete and accurate. The Franklin County Technical Review Committee members are hereby granted permission to enter the property for inspection and review purposes.


 Applicant



 Date

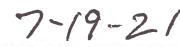

 Engineer
 SURVEYOR


 Date

Property Owner (Signature must be notarized)


Date


 Property Owner (Signature must be notarized)


 Date



J'SHON JOHNSON
 Notary Public, State of Ohio
 My Commission Expires
 January 5, 2022


 7-19-2021



August 30, 2021

PARR Estates LLC
Tom Parr
6106 Bausch Rd
Galloway, OH 43119

RE: Soil & Sewage Treatment System Site Review for 3 Parcel Lot Split (Original 43.8 acre lot and a .82 acre split and a .55 acre split)
6106 Bausch Rd, Prairie Township, Tax ID # 240-006605-00 43.85 acres

Dear Mr. Tom Parr:

I have received the plot plan and soil reports for the above referenced property.

Based upon the information provided and a recent visit to this site, please be advised of the following:

- Each of the 2 proposed parcels to be developed within Franklin County have adequate space and soil conditions to allow installation of an on-site home sewage treatment system and reserve area, as required by the Ohio Department of Health's Sewage Treatment System Rules and
- Each of these 2 proposed parcels will also meet Ohio Department of Health's isolation distance requirements.
- This review does not indicate nor give approval to how the site plan might be developed regarding to size of house, location of well, location or type of household sewage treatment system. These factors would need to be addressed in a future Site Plan Review before development.

The proposed property boundaries will also need to be reviewed and finalized by Franklin County's Department of Economic Development and Planning.

Please feel free to contact me if you have any questions or if I can be of any further assistance.

Sincerely,

A handwritten signature in black ink that reads "Mary Beth Brown". The signature is fluid and cursive, with a long horizontal line extending to the right.

MaryBeth Brown, REHSIT
Water Quality Program
MaryBethBrown@franklincountyohio.gov
(614) 525-43929

Cc: Brad Fisher, Franklin County Department of Economic Development & Planning
Matt Brown, Planning Administrator



Franklin County
Board of Commissioners

**ECONOMIC DEVELOPMENT
& PLANNING**

Economic Development & Planning Department
James Schimmer, Director

Application for

Conditional Use

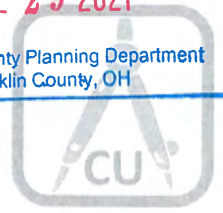
Pursuant to Section 815 of the Zoning Resolution

Page 1 of 8

RECEIVED

JUL 29 2021

Franklin County Planning Department
Franklin County, OH



(revised 8.13.19)

Property Information

Site Address: 660 HART ROAD COLUMBUS, OH 43223

Parcel ID: 140-002156-00,
140-000190-00 & 140-000385-00

Zoning District: RURAL,
GENERAL INDUSTRIAL

Lot Acreage: 36.5 ACRES

Township: FRANKLIN TWP.

Property Owner Information

Name: VISINTINE HART ROAD LLC ATTN: STEVE SMITH

Address: PO BOX 207 GROVE CITY, OH 43123

Phone # 614-206-1417

Fax #

Email: SETSOH1@AOL.COM

Applicant Information

Same as property owner

Name:

Address:

Phone #

Fax #

Email:

Agent Information

Name:

Address:

Phone #

Fax #

Email:

Staff Use Only

Case # CU- 4014

Date Filed: 7/29/21

Received By: BMF

Fee Paid: \$ 650

Receipt Number: 21-02779

Hearing Date: 9/20/21

Technical Review: 8/24/21

Zoning Compliance #:

N/A

Checklist

- Completed Application
- Fee Payment (checks only)
- Auditor's Map (8.5"x11")
- Site Map (max 11"x17")
- Covenants and deed
- Notarized signatures
- Proof of water/wastewater supply
- Copy of denied Zoning Certificate
- Copy of denial letter

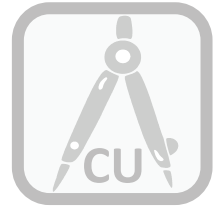
Water & Wastewater

Water Supply

- Public (Central)
- Private (On-site)
- Other

Wastewater Treatment

- Public (Central)
- Private (On-site)
- Other



Case# CU-

Conditional Use(s) Requested:

Section: **346.032- OTHER INDUSTRIAL USE**

Description: **CONVERT EXISITING POND ON SITE TO A CLEAN FILL DISPOSAL AREA.**

Section: **610.06(7)- CONDITIONAL USES IN THE FLOODWAY FRINGE**

Description: **PERMANANT FILL TO BE PLACED WITHIN POND / FLOODPLAIN**

Section:

Description:

Describe the project:

CONVERT EXISITING POND ON SITE TO A CLEAN FILL DISPOSAL AREA.

NOTE: The applicant must demonstrate that the propsal can satisfy all of the conditional use requirements of the respective zoning district in addition to all requirements under Section 815.04 of the Franklin County Zoning Resolution. Your answers to the following questions will help the Board of Zoning Appeals determine whether you meet the requirements for a conditional use. If you fail to answer any/all of the questions below, your application will be considered incomplete.

1. Proposed Use or Development of the Land:

CONVERT EXISITING POND ONSITE TO A CLEAN FILL DISPOSAL AREA.



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Economic Development & Planning Department
James Schimmer, Director

Application for

Conditional Use

Pursuant to Section 815 of the Zoning Resolution

Page 3 of 8



Case# CU-

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

FILLING IN THE POND CAN MAKE THE SITE DEVELOPABLE IN THE FUTURE.

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

YES.

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

NO, FILLING IN THE POND WILL CREATE LESS HAZARDOUS CONDITION.

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

NO, FILLING IN THE POND CAN MAKE THE SITE DEVELOPABLE IN THE FUTURE.

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

N/A- NO BUILDINGS TO BE SERVED



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Economic Development & Planning Department
James Schimmer, Director

Application for

Conditional Use

Pursuant to Section 815 of the Zoning Resolution

Page 4 of 8



Case# CU-

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

N/A- SITE IS NOT BEING DEVELOPED AT THIS TIME, JUST FILLED IN.

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

NO, SITE IS UNDEVELOPABLE IN CURRENT STATE

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

YES-

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

N/A- NO BUILDINGS TO BE SERVED

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

YES



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Economic Development & Planning Department
James Schimmer, Director

Application for

Conditional Use

Pursuant to Section 815 of the Zoning Resolution

Page 5 of 8



Case# CU-

Conditional Use-Expanded Home Occupation (Only)

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

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

2. How many non-resident employees?

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

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

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

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

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

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



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Economic Development & Planning Department
James Schimmer, Director

Application for

Conditional Use

Pursuant to Section 815 of the Zoning Resolution

Page 6 of 8



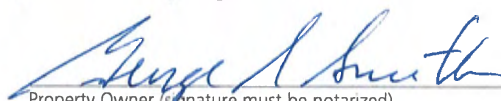
Case# CU-

Affidavit

I hereby certify that the facts, statements, and information presented within this application form are true and accurate 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 and all applicable requirements of the Franklin County Zoning Resolution. The affiant further acknowledges that a Certificate of Zoning Compliance may only be issued 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 in accordance with Section 815 of the Franklin County Zoning Resolution.


Applicant/Authorized Agent

7-7-21
Date


Property Owner (signature must be notarized)

7-7-21
Date

Property Owner (signature must be notarized)

Date

- *Agent must provide documentation that they are legally representing the property owner.
- **Approval does not invalidate any restrictions and/or covenants that are on the property.





ALLISON BRONCHIK
Notary Public, State of Ohio
My Commission Expires 09-27-2025



Franklin County
Board of Commissioners

**ECONOMIC DEVELOPMENT
& PLANNING**

Economic Development & Planning Department
James Schimmer, Director

Application for

Zoning Variance

Pursuant to Section 810 of the Zoning Resolution

Page 1 of 7

RECEIVED

OCT 13 2021

Franklin County Planning Department
Franklin County, OH



(revised 7.13.19)

Property Information (2595)

Site Address: 2573 Clime Road

Parcel ID: 140-000477 Zoning District: Rural + CS

Lot Acreage: 1.27 Township: Franklin

Property Owner Information

Name: David Lacey Jr.

Address: 1073 Lexmont Dr.
Cols, 43228

Phone # _____ Fax # _____

Email: dmacdad05@gmail.com

Applicant Information Same as property owner

Name: _____

Address: _____

Phone # _____ Fax # _____

Email: _____

Agent Information

Name: _____

Address: _____

Phone # _____ Fax # _____

Email: _____

Staff Use Only

Case # VA- 4021

Date Filed: 10/13/21

Received By: BME

Fee Paid: \$350

Receipt Number: 21-03682

Hearing Date: 11/15/21

Technical Review: 10/26/21

Zoning Compliance #: NA

Checklist

- Completed Application
- Fee Payment (checks only)
- Auditor's Map (8.5"x11")
- Site Map (max 11"x17")
- Covenants and deed
- Notarized signatures
- Proof of water/wastewater supply
- Copy of denied Zoning Certificate
- Copy of denial letter

Water & Wastewater

Water Supply

- Public (Central)
- Private (On-site)
- Other

Wastewater Treatment

- Public (Central)
- Private (On-site)
- Other



Franklin County Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Economic Development & Planning Department
James Schimmer, Director

Application for

Zoning Variance

Pursuant to Section 810 of the Zoning Resolution

Page 2 of 7



Case# VA-

Variance(s) Requested:

Section:

512.02 (2)

Description:

Location, Number and Size of Residential Accessory Bldgs.

Section:

Description:

Section:

Description:

Describe the project:

New 36' x 60' x 12' detached accessory structure "Pole Barn" (2160 sq.ft.) to be used for storage of misc. items & equipment

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

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

~~No~~. It is a residential property surrounded by commercial properties. I have motorcycles + vintage cars that need stored in a building



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Economic Development & Planning Department
James Schimmer, Director

Application for

Zoning Variance

Pursuant to Section 810 of the Zoning Resolution

Page 3 of 7



Case# VA-

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

~~No.~~ The general area adjacent to the properties have buildings

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

No.

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

No.

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

No.

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

Yes



Zoning Variance



Case# VA-

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

36' x 60' = 2160 sq. ft. Proposed Pole Barn
1440 sq. ft (allowed)
720 sq. ft = Variance

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

~~No~~. It would improve the neighborhood because it is currently a vacant lot

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

It would not affect anything at all.

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

No

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

Yes.

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

Yes, This property has been vacant for years. We believe it would be more beneficial to be utilized as a new single family home than sit vacant with nothing on it.



Franklin County Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Economic Development & Planning Department
James Schimmer, Director

Application for

Zoning Variance

Pursuant to Section 810 of the Zoning Resolution

Page 5 of 7



Case# VA-

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 and all applicable requirements of the Franklin County Zoning Resolution. The affiant further acknowledges that a Certificate of Zoning Compliance may only be issued for an approved Variance within the period of one (1) year from the date of final approval by the Board of Zoning Appeals; if an approved Variance 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 Variance, then the Variance shall expire and no work may commence or continue without either renewing the Variance or receiving a new Variance approval from the Board of Zoning Appeals in accordance with Section 810 of the Franklin County Zoning Resolution.

David Lacey Jr
Applicant/Authorized Agent *

10 13 21
Date

David Lacey Jr
Property Owner (signature must be notarized)

10 13 21
Date

Property Owner (signature must be notarized)

Date

- *Agent must provide documentation that they are legally representing the property owner.
- **Approval does not invalidate any restrictions and/or covenants that are on the property.

STATE OF OHIO
COUNTY OF Franklin

Sworn to (or affirmed) and subscribed before me
this 13th day of Oct., 2021, by David Lacey Jr.

Matthew Brown
Notary Public's Signature Notary Name
Personally Known _____ OR _____
Type of Identification Produced Driver's License



Matthew Brown
Notary Public, State of Ohio
My Commission Expires 06-15-2026



Parcel#: 140-000477
Address For Site Plan: 2595 Clime Rd
City, State, ZIP: Columbus, OH 43223
Purpose of site plan: Permit

Scale: 1"=40'

Owner:
RLACEY DAVID JR
Legal info:
2573 CLIME RD ENTRY 1454 0.253 ACRE

Land Use Cat: RESIDENTIAL

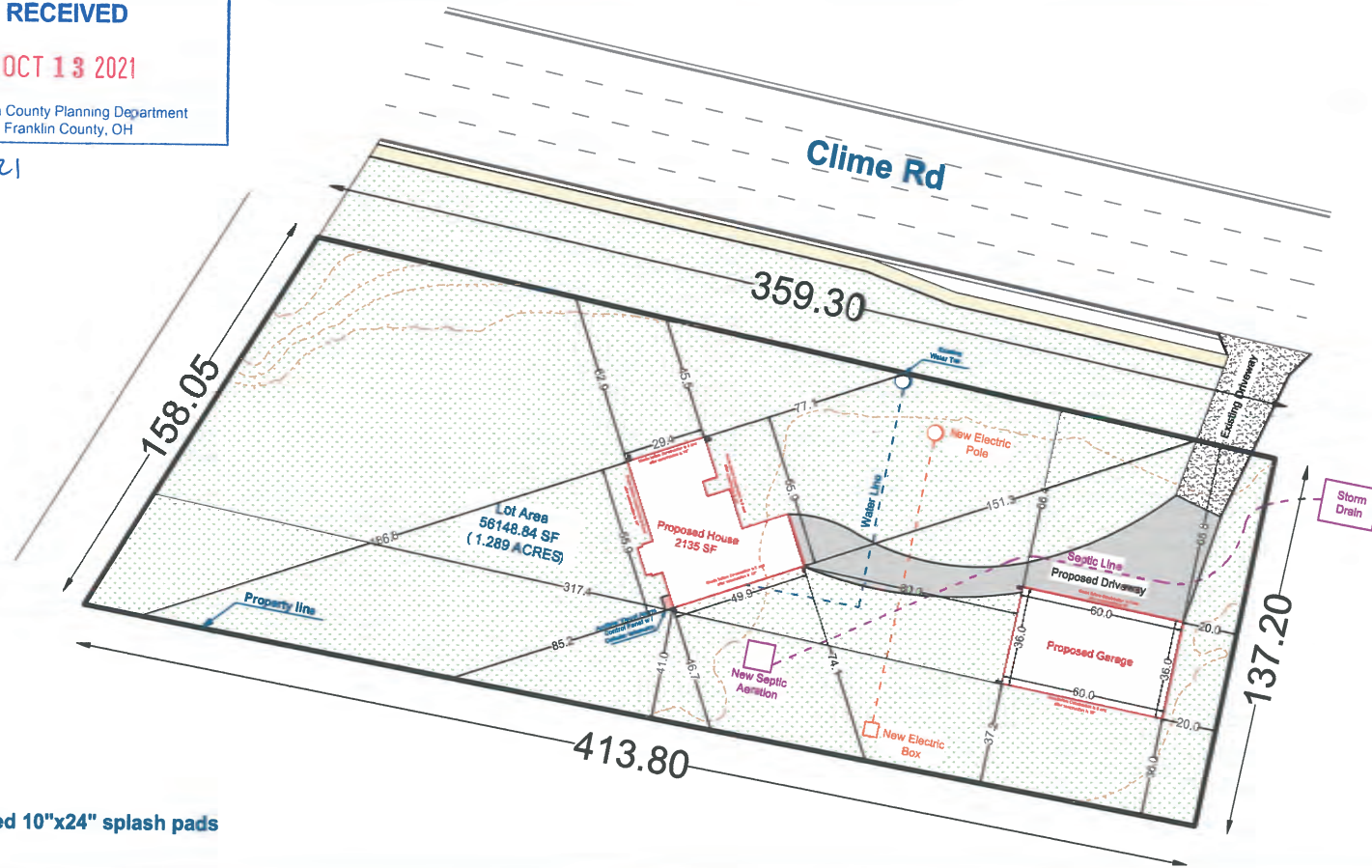


RECEIVED

OCT 13 2021

Franklin County Planning Department
Franklin County, OH

VA-4021



Proposed 10"x24" splash pads



Franklin County
Board of Commissioners
**ECONOMIC DEVELOPMENT
& PLANNING**
Economic Development & Planning Department
James Schimmer, Director

Application for
Zoning Variance
Pursuant to Section 810 of the Zoning Resolution
Page 1 of 7



(revised 7.13.19)

Property Information

Site Address: **6387 PONTIUS ROAD, GROVEPORT, OHIO 43125**

Parcel ID: **180-000200-00** Zoning District: **2507**

Lot Acreage: **1.93** Township: **MADISON**

Property Owner Information

Name: **FLU-ALLEN TRUCKING, LLC**

Address: **PO BOX 7502, COLUMBUS, OHIO 43207**

Phone # **(614) 579-7827** Fax # **(614) 675-6878**

Email: **flua11entrucking@gmail.com**

Applicant Information

Same as property owner

Name: _____

Address: _____

Phone # _____ Fax # _____

Email: _____

Agent Information

Name: **CHARLONDA V. FLU-ALLEN**

Address: **1973 WALNUT HILL PARK DR, COLUMBUS, OHIO 43232**

Phone # **(614) 579-7827** Fax # **(614) 675-6878**

Email: **flua11entrucking@gmail.com**

Staff Use Only

Case # **VA- 4022**

Date Filed: **10/13/21**

Received By: **BMF**

Fee Paid: **\$650**

Receipt Number: **21-03687**

Hearing Date: **11/15/21**

Technical Review: **10/26/21**

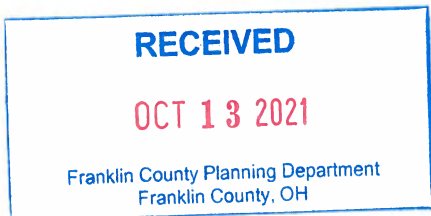
Zoning Compliance #: **N/A**

Checklist

- Completed Application
- Fee Payment (checks only)
- Auditor's Map (8.5"x11")
- Site Map (max 11"x17")
- Covenants and deed
- Notarized signatures
- Proof of water/wastewater supply
- Copy of denied Zoning Certificate
- Copy of denial letter

Water & Wastewater

- Water Supply**
- Public (Central)
 - Private (On-site)
 - Other
- Wastewater Treatment**
- Public (Central)
 - Private (On-site)
 - Other





Franklin County
Board of Commissioners
**ECONOMIC DEVELOPMENT
& PLANNING**
Economic Development & Planning Department
James Schimmer, Director

Application for
Zoning Variance
Pursuant to Section 810 of the Zoning Resolution
Page 2 of 7



Case# VA-

Variance(s) Requested:

Section: 501.012

Description: HEIGHT

Section: 501.028

Description: ELECTRIC AND BARBED WIRE FENCES

Section:

Description:

Describe the project:

INSTALLATION OF 6FT CHAIN LINKED FENCE TOPPED WITH 1' BARBED WIRE TO SECURE COMMERCIAL
DUMP TRUCKS, EQUIPMENT, AND VEHICLES.

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

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

THE PHYSICAL CHARACTERISTICS OF THE PROPERTY, NARROWNESS, ORIGINAL RURAL RESIDENTIAL USE, AND REZONING TO LI, THE APPLICANTS INTENDED USE AND NEEDS CONSTITUTE SPECIAL CONDITIONS.

THE PROPERTY IS WIDE OPEN PRESENTING SECURITY CONCERNS AND VULNERABILITY IN THE AREA OF BOUNDARY PROTECTION.



Application for
Zoning Variance
 Pursuant to Section 810 of the Zoning Resolution
 Page 3 of 7



Case# VA-

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

THE LITERAL INTERPRETATION RESTRICTS AND LIMITS THE APPLICANTS USE OF THE PROPERTY. IT DENIES FLU-ALLEN TRUCKING THE RIGHT FOR ADDITIONAL BOUNDARY PROTECTION THAT IS ACTIVELY BEING ENJOYED BY BUSINESSES IN THE SAME ZONING DISTRICT WHERE THE TERMS OF THE ZONING RESOLUTION EXIST.

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

SPECIAL CONDITIONS AND CIRCUMSTANCES GIVEN IN THIS APPLICATION DO NOT EXIST AS A RESULT OF SOMETHING HAS OR HAS NOT DONE.

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

GRANTING THE VARIANCE REQUESTED WILL NOT GIVE ANY SPECIAL PRIVILEGE THAT IS DENIED BY THIS ZONING RESOLUTION TO OTHER LANDS OR STRUCTURES IN THE SAME ZONING DISTRICT. THE SIZING AND DESIGN OF THE FENCING IS SIMILAR TO THAT OF OTHER PROPERTIES IN THE AREA

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

THE VARIANCE REQUESTED WOULD NOT ADVERSELY AFFECT THE HEALTH OR SAFETY OF THOSE RESIDING OR WORKING THE VICINITY OR COMMUNITY OF THE PROPOSED IMPROVEMENT PROJECT.

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

YES THERE COULD BE SOME BENEFICIAL USE OF THE PROPERTY WITHOUT THE VARIANCE, HOWEVER IT WOULD LIMIT SECURED, EFFICIENT, AND BUSINESS USE OF THE PROPERTY IN ITS TOTALITY.



Franklin County
Board of Commissioners

**ECONOMIC DEVELOPMENT
& PLANNING**

Economic Development & Planning Department
James Schimmer, Director

Application for

Zoning Variance

Pursuant to Section 810 of the Zoning Resolution

Page 4 of 7



Case# VA-

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

THE VARIANCE IS NOT TOO SUBSTANCIAL. REQUIRED HEIGHT IS 6FT. THE PROPOSED HEIGHT WILL BE 7FT.
CHAIN LINKED FENCE 6' AND BARBED WIRE ACROSS THE TOP OF CHAIN LINKED FENCE 1'.

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

THE ESSENTIAL CHARACTER OF THE NEIGHBORHOOD WOULD BE UPHELD AND NOT SUBSTANTIALLY COMPROMISE
OR ALTER ANY ADJOINING PROPERTIES LEADING TO HARM AS A RESULT OF THE VARIANCE.

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

GOVERNMENTAL AND PUBLIC SERVICES WILL NOT BE HINDERED OR ADVERSELY AFFECTED BY THIS VARIANCE.
ACCESS WILL BE READILY AVAILABLE AT ALL TIMES THROUGH A KNOX RAPID ACCESS SYSTEM FOR AREA
IMPACTED BY THE REQUEST

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

FLU-ALLEN TRUCKING WAS NOT AWARE OF THE ZONING RESTRICTIONS WHEN PROPERTY WAS PURCHASED

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

THE PREDICAMENT OF FLU-ALLEN TRUCKING CANNOT BE FEASIBLY OBTAINED THROUGH SOME METHOD
OTHER THAN A VARIANCE.

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

THE SPIRIT AND INTENT BEHIND THE ZONING REQUIREMENT WILL BE UPHELD AND SUBSTANTIAL JUSTICE WILL
BE DONE BY GRANTING THE VARIANCE.



Franklin County Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Economic Development & Planning Department
James Schimmer, Director

Application for Zoning Variance

Pursuant to Section 810 of the Zoning Resolution

Page 5 of 7



Case# VA-

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 and all applicable requirements of the Franklin County Zoning Resolution. The affiant further acknowledges that a Certificate of Zoning Compliance may only be issued for an approved Variance within the period of one (1) year from the date of final approval by the Board of Zoning Appeals; if an approved Variance 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 Variance, then the Variance shall expire and no work may commence or continue without either renewing the Variance or receiving a new Variance approval from the Board of Zoning Appeals in accordance with Section 810 of the Franklin County Zoning Resolution.

CHARLONDA V. FLU-ALLEN Applicant/Authorized Agent *		9/15/2021 Date
FLU-ALLEN TRUCKING, LLC Property Owner (signature must be notarized)		9/15/2021 Date
 Property Owner (signature must be notarized)		9/15/2021 Date

***Agent must provide documentation that they are legally representing the property owner.**
****Approval does not invalidate any restrictions and/or covenants that are on the property.**



GINGER H. CUNNINGHAM
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
03-28-2023
Recorded in
Franklin County

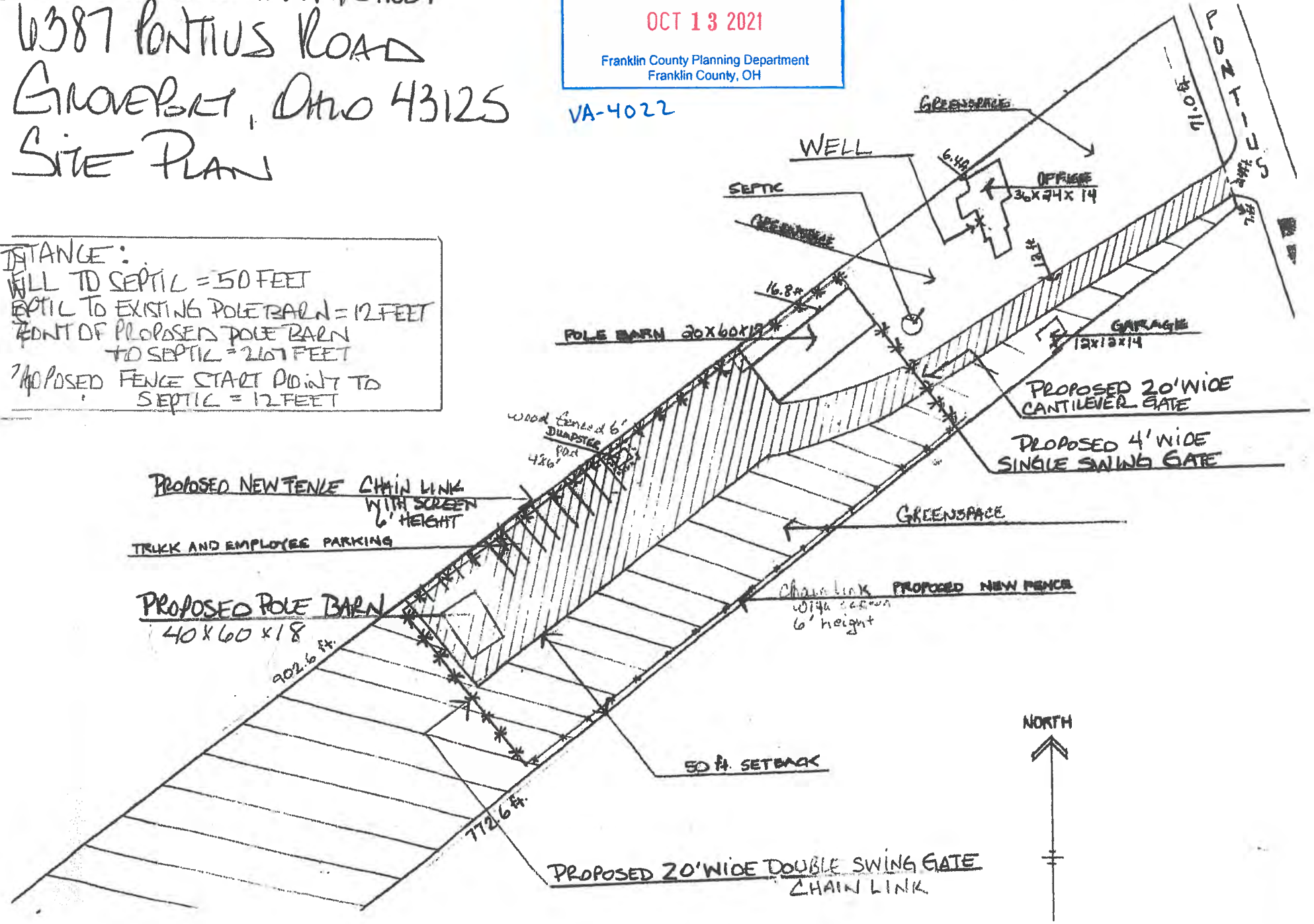
9-15-2021

JW AND TRUCKING
 6387 PONTIUS ROAD
 GROVEPORT, OHIO 43125
 SITE PLAN

RECEIVED
 OCT 13 2021
 Franklin County Planning Department
 Franklin County, OH

VA-4022

DISTANCE:
 WELL TO SEPTIC = 50 FEET
 SEPTIC TO EXISTING POLE BARN = 12 FEET
 FRONT OF PROPOSED POLE BARN
 TO SEPTIC = 216.7 FEET
 PROPOSED FENCE START POINT TO
 SEPTIC = 12 FEET

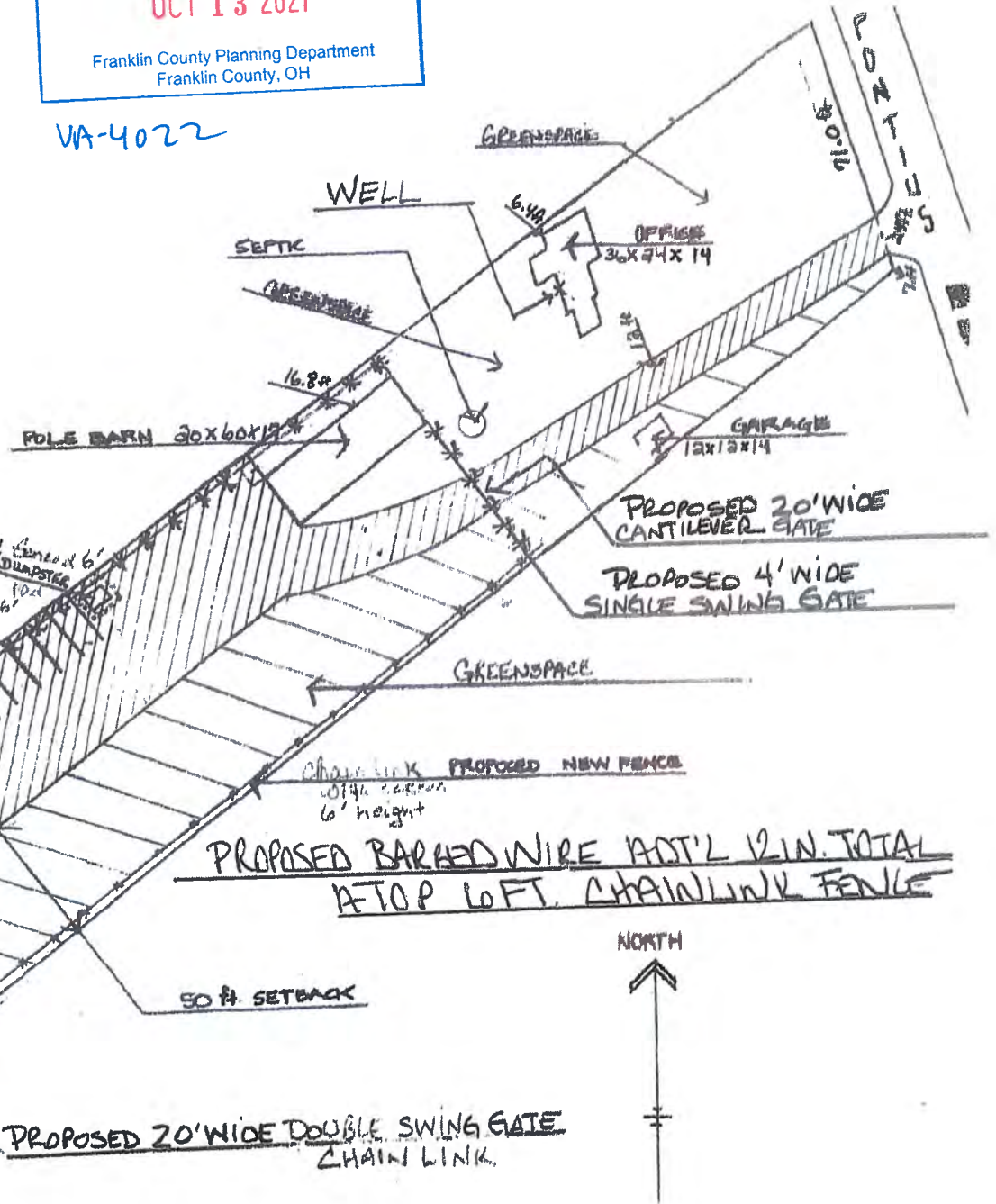


2100 Aves Trucking
 6387 Pontius Road
 Groveport, Ohio 43125
 Site Plan

RECEIVED
 OCT 13 2021
 Franklin County Planning Department
 Franklin County, OH

VA-4022

DISTANCE:
 WELL TO SEPTIC = 50 FEET
 SEPTIC TO EXISTING POLE BARN = 12 FEET
 FRONT OF PROPOSED POLE BARN
 TO SEPTIC = 21.67 FEET
 PROPOSED FENCE START POINT TO
 SEPTIC = 12 FEET





Fisher, Brad M.

From: Walker, Bertram
Sent: Friday, October 8, 2021 12:14 PM
To: Burris, Michael L.
Cc: Fisher, Brad M.
Subject: FW: Plan review approvals



VA-4022

From: Allen, Adrian C. <AdrianAllen@franklincountyohio.gov>
Sent: Friday, October 8, 2021 12:12 PM
To: Walker, Bertram <bxwalker@franklincountyohio.gov>
Subject: Plan review approvals

Hi Bert,

6387 Pontius rd – Flu-Allen Trucking, LLC – Chain link fence around property – approved

3845 Saturn Rd – Schumann – Attached garage renovation – Approved

Thanks,

Adrian Allen
REHS;Water Quality Program
Franklin County Public Health
280 East Broad Street
Columbus, Ohio 43215-4562

adrianallen@franklincountyohio.gov
(614) 525-5092

Prevent the spread of COVID-19

Minimize risk by getting vaccinated

Anyone fully vaccinated can resume most normal activities

Stay masked when indoors in public places and outdoors in crowds (even if vaccinated)

Keep taking precautions when needed

<https://vax2normal.org/>

The information contained in this electronic mail message, medical or otherwise, is intended for the personal and confidential use of the designated recipient(s) named above. If you have received this information in error, NOTIFY FRANKLIN COUNTY PUBLIC HEALTH at (614) 525-3160. If you are not the designated recipient(s), do not review or copy any of the message text or attached document(s). Disclosure of this information to any party other than the intended recipient(s) and the use of this information for other than the stated purpose(s) is prohibited. When your records are destroyed or archived, this electronic mail and attached document(s) must be stored or disposed of in the same manner.

6387 PONTIUS RD AERIAL VIEW



RECEIVED
OCT 1 2021
Franklin County Planning Department
Franklin County, VA

© All Pictometry

VA-4022

05/02/2020