



# Technical Review Committee Agenda

Zoom Conference Meeting

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

**Tuesday, March 25, 2025**

**1:30 p.m.**

## **1. New Business**

### **i. 790-V**

Owner/Applicant:	Aleksandr and Nina Zhuchenya
Township:	Prairie
Site:	Dallas Dr. (PID# 240-004137)
Acreage:	13.93 Acres
Utilities:	Private water/wastewater
Zoning:	Limited Suburban Residential District
Request:	Requesting a variance request from Section 501.05 of the Franklin County Zoning Resolution to exceed the maximum lot depth to width ratio.

### **ii. 777-FP**

Owner/Applicant:	Bob Webb VIII LLC
Township:	Jefferson
Site:	3115-3201 Reynoldsburg-New Albany Rd
Acreage:	32.38 Acres
Utilities:	Private water/wastewater
Zoning:	Restricted Suburban Residential (RSR)
Request:	–Requesting approval of a final plat to create 58 single-family residential lots and 7 preserves for private roads, drainage facilities, and floodplain management.

**iii. VA-4127**

Owner/Applicant:	Craig Cataline
Township:	Pleasant
Site:	2816 River St, Grove City, OH 43123 (PID# 230-001240)
Acreage:	0.87 Acres
Utilities:	Private water/wastewater
Zoning:	Rural (R)
Request:	Requesting a variance from Section 650.162(c) of the Franklin County Zoning Resolution for the construction of a fence in the Riparian Setback.

**iv. CU-4126**

Owner/Applicant:	Visintine Hart Road LLC
Township:	Franklin
Site:	660 Hart Rd. (PID# 140-00385)
Acreage:	36.5 Acres
Utilities:	N/A
Zoning:	Rural (R)
Request:	Requesting conditional use from Sections 346.032 and 610.06(7) of the Franklin County Zoning Resolution to fill a disposal area higher than what was previously permitted and construct storm water and sediment facilities in an area zoned General Industrial (GI).

**V. JEFF-25-01**

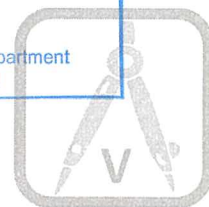
Owner/Applicant:	Judy Williams/Logan Buehrer
Township:	Jefferson
Site:	Mulberry St (PID# 170-000398)
Acreage:	.048 Acres
Utilities:	Private water/wastewater
Zoning:	Community Service District (CS)
Request:	Request for Franklin County Planning Commission recommendation to Jefferson Township Zoning Commission to rezone 0.48 acres from the township's Community Service District to the Suburban Office District.

Application for  
**Subdivision  
Variance**  
 Page 1

RECEIVED

MAR 07 2025

Franklin County Planning Department  
Franklin County, OH



**Property Information**

Site Address: 0 Dallas Drive	
Parcel ID(s): 240-004137-00	
Total Acreage: 13.93 acres	Current Zoning: R-2
Township: Prairie Township	Subdivision:

**Staff Use Only**

Case #	790-SUB
Date Filed:	3/7/2025
Fee Paid:	\$350.00
Receipt #	25-00594
Hearing Date:	4/9/2025
Received By:	TreBion W.

**Requested Variances/Decision or Interpretation Appealed**

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

Section 501.05	Description Lot depth to width ration shall not exceed 4 to 1. Due to the entire frontage of this proeprty being in the floodway there is only one entrance that both property have to share so the frontage is meeting Praire Township development requirments but a variance is needed in order to have lot split this lot.
Section	Description
Section	Description

**The following shall govern the granting of the variance: (Provide explanation, use separate sheet if needed)**

Is the variance detrimental to the public health or safety or is it injurious to other property?

☐ Yes

☒ No

No other property would be affected by this variance, and is not deterrental to heathl, safety or environment, as this only effects this parcel trying to utilize the entrance that is already existent on site.

Are the circumstances of the request unique to the property and not generally applicable to others?

☒ Yes

☐ No

Yes this property does not have an ability to have another entrance as all of it frontage is in the floodway, so have to utilize the only existing entrance to the property from Oharra Rd. So without this entrance this property is not accessible.

Due to physical surroundings, shape or characteristics of the property, would a hardship result, as distinguished from an inconvenience, if the strict letter of the Subdivision Regulations were enforced?

☒ Yes

☐ No

Yes this entire property frontage is in the flooway and there is no other way to split this lot and yet still have entrance from Oharra Rd. This variance is needed in order to have accessibility to the lots.



Franklin County  
Board of Commissioners

## ECONOMIC DEVELOPMENT & PLANNING

Economic Development & Planning Department  
James Schimmer, Director

# Application for Subdivision Variance

Page 2



### Property Owner Information

Name: Aleksandr & Nina Zhuchenya

Address: 4345 Orangeberry Dr. Grove City, OH 43123

Phone # 614-425-0167

Fax #

Email: alex.zhuchenya@yahoo.com

### Engineer/Surveyor Information

Name: Yak Consulting LLC

Address: 2977 Norton Rd. Grove City, OH 43123

Phone # 614-519-1956

Fax #

Email: yakconsultingllc@gmail.com

### Applicant Information

☐ Same as property owner

☒ Same as engineer/surveyor

Name:

Address:

Phone #

Fax #

Email:

### 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*)

☐ Copy of denied application, if applicable

☐ Site plan, max. size 11"x17"

☐ Proof of Water/Wastewater





Franklin County  
Board of Commissioners

## ECONOMIC DEVELOPMENT & PLANNING

Economic Development & Planning Department  
James Schimmer, Director

# Application for Subdivision Variance

Page 3



### Applicant Signature

To the best of my/our knowledge and belief, information and materials submitted as a part of this Variance 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.

*A. Y. Khmizky*  
Applicant

*2-19-2025*  
Date

*A. Y. Khmizky*  
Engineer

*2-19-2025*  
Date

*[Signature]*  
Property Owner (Signature must be notarized)

*02-21-25*  
Date

*[Signature]*  
Property Owner (Signature must be notarized)

*2-21-25*  
Date

On 11/13/2024 at 3:29 PM, Raimere Fitzpatrick, Raimere Fitzpatrick <[Raimere.Fitzpatrick@franklincountyohio.gov](mailto:Raimere.Fitzpatrick@franklincountyohio.gov)> wrote:

Alek, the zoning resolution Section that you cited provides the framework within the Rural zone to create parcels outside of the formal subdivision process. However, Section 204.11 of the County Subdivision Regulations establishes an approval process to create parcels between 5 and 20 acres (LLD) to receive an administrative approval to create lots/parcels (minor subdivision) rather than Planning Commission approval (major subdivision) to create lots/parcels. Also, the lot geometry standards of Section 501.05 apply for the creation of new parcels/lots.

That approval process has submittal requirements that must still be 1.) provided, and 2.) met to be eligible for approval. You will need to provide the information requested by the review entities. Specifically, the floodplain and floodway boundaries need to be shown, proposed access locations, soil types, contours, and proposed septic locations. Documentation needs to be provided from Public Health that the soils and preliminary site location has been approved for on-site sanitary systems.

We are available to schedule time to meet in person or virtually to review and discuss submittal requirements.

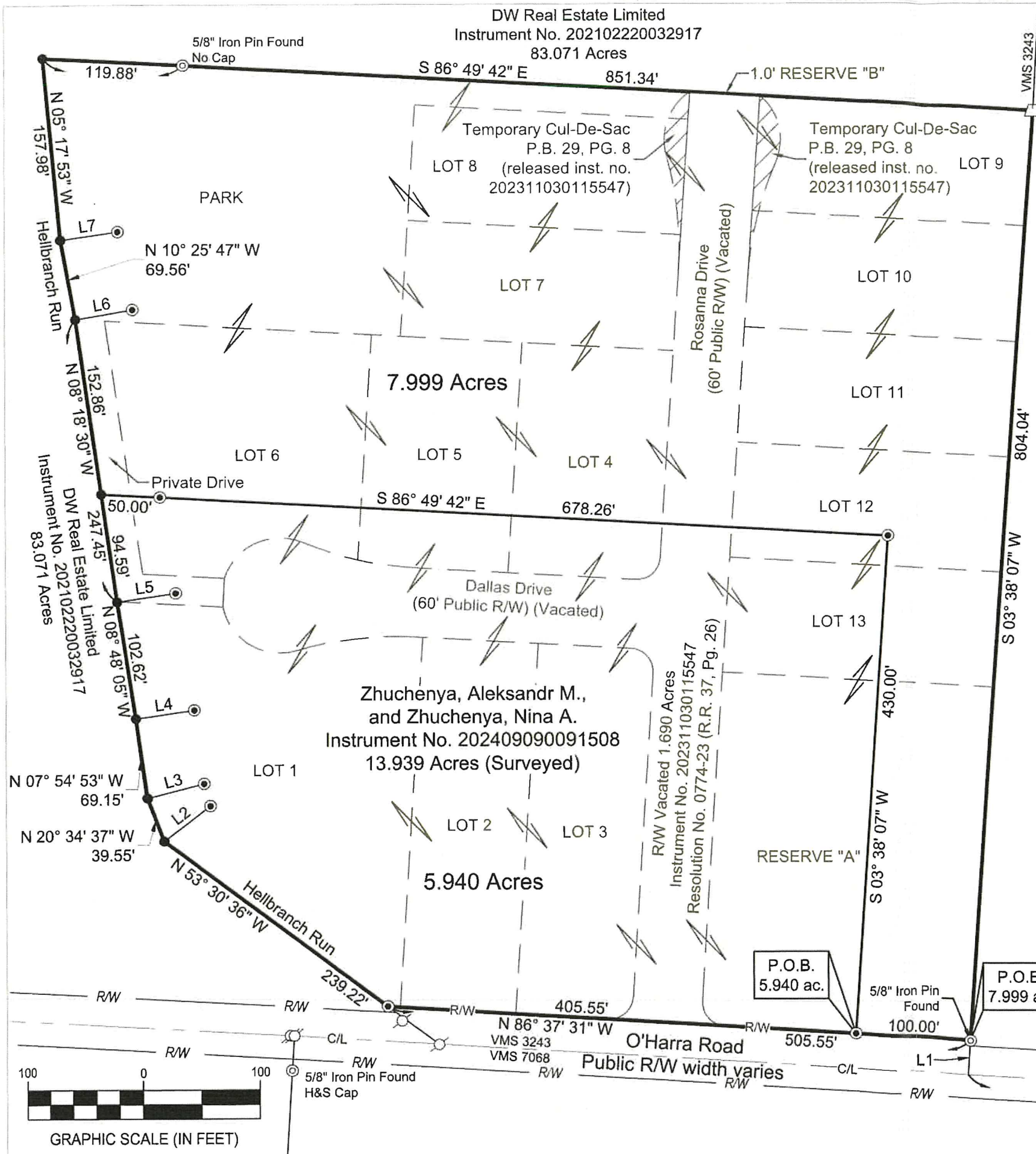
Respectfully,

Raimere Fitzpatrick

Planning Administrator  
Economic Development & Planning







Hensley, Georgia Lynn  
Instrument No.  
200905120067778  
14.246 Acres

RECEIVED  
MAR 07 2025  
Franklin County Planning Department  
Franklin County, OH

PRELIMINARY APPROVAL  
BRAD FOSTER, P.E., P.S.  
jwiggins  
10/21/2024 10:41:40 AM  
PENDING ORIGINALS  
Submitted via digital format  
Please return this approval, along with the original description and plat of survey, as prepared by the surveyor, signed, sealed, and dated in blue ink.

**BASIS OF BEARING**  
The Basis of Bearing shown hereon is for a portion of the centerline of O'Harra Road, establishing a bearing of North 86°37'31" West, as established by the Ohio CORS Network (Ohio South Zone) to determine a grid bearing in NAD83 (2011) Epoch 2010. The Columbus CORS stations were used in determining this bearing.

**SURVEYOR'S CERTIFICATION:**  
I hereby certify that this drawing represents a true complete survey made by me or under my supervision, and meets the latest provision of Ohio Administrative Code Chapter 4733-37 - minimum standards for boundary surveys in the State of Ohio. All dimensions are in feet and decimal parts thereof.

The field work was completed in June, 2023.

Matthew J. Ackroyd, PS  
OHIO PROFESSIONAL SURVEYOR #8897  
DATE 10/21/24



LINE TABLE		
Line #	Direction	Length
L1	N03° 38' 07"E	30.00'
L2	N52° 57' 24"E	50.00'
L3	N75° 45' 15"E	50.00'
L4	N81° 38' 31"E	50.00'
L5	N81° 26' 43"E	50.00'
L6	N80° 37' 52"E	50.00'
L7	N82° 08' 10"E	50.00'

- SURVEY LEGEND**
- - 5/8" Iron Pin Set w/cap CESO, Inc
  - ⊙ - Iron Pin Found as Described
  - △ - Stone Monument Found
  - ◻ - Monument Found as Described
  - - PK Nail/Mag Nail Found
  - - Point



**Plat of Survey**  
Rosanna Terrace, P.B. 29, PG. 8  
Prairie Township, Franklin County, Ohio  
Virginia Military Survey 3243

© 2024 CESO, INC.  
Project Number: 762713  
Scale: 1" = 100'  
Drawn By: JMCV  
Checked By: MA  
Date: 10/21/2024  
Issue:

Drawing Title:





Franklin County  
Board of Commissioners

## ECONOMIC DEVELOPMENT & PLANNING

Economic Development & Planning Department  
James Schimmer, Director

# Application for Subdivision Final Plat

Page 1



### Property Information

Site Address:

3115-3201 Reynoldsburg-New Albany Road

Parcel ID(s):

170-000696-00, 170-000495-00, 170-000504-00, 170-000502-00 & 170-000503-00

Total Acreage:

32.38

Current Zoning:

Restricted Suburban Residential ("RSR")

Township

Jefferson

School District:

Fire Department:

Police Department:

### Subdivision Summary

#### General

Subdivision Name:

Woodland Preserve

Total Number of Lots:

58

Number of Reserves:

7

#### Non-Residential Areas

#### Typical Lot Characteristics

Reserve Areas:	19.132	acres	Width:	65	ft
Open Space:	15.378	acres	Depth:	125	ft
Streets:	3.754	acres	Typical Lot Area:	0.187	acres

### Roadways

#### Existing Access Roads

#### Proposed New Streets

<input type="checkbox"/> State	<input type="checkbox"/> Public
<input checked="" type="checkbox"/> County	<input checked="" type="checkbox"/> Private
<input type="checkbox"/> Township	<input type="checkbox"/> Both
<input type="checkbox"/> Not Applicable	<input type="checkbox"/> Not Applicable

### Stormwater Infrastructure

Will there be Stormwater Detention/Retention?

<input checked="" type="checkbox"/> Yes	If yes, you will be required to join the County Drainage Maintenance Program for all drainage infrastructure within the proposed development
<input type="checkbox"/> No	If no, you must explain how stormwater will be handled for the proposed development
<input type="checkbox"/> Other	

### Staff Use Only

Case #

777-FP

Hearing Date:

4/9/2025

Date Filed:

3/3/2025

Fee Paid:

\$7,250.00

Receipt #

25-00542

Received By:

TRE WOLF

Date of Preliminary Plan Approval

Have all required  
improvements been  
installed?

☐ Yes

☐ No

If no, include detailed estimates of cost and a statement relative to the method of improvement guarantee. All of the estimates must be approved by the responsible county officials.

### Checklist

☒ Completed Application

☒ Fee Payment (checks only)

☒ Final Plat - 5 Copies folded

☒ Final Plat - One 11"x17"

☒ Electronic Copy in PDF and CAD

☒ Subdividers Agreement



Franklin County  
Board of Commissioners

## ECONOMIC DEVELOPMENT & PLANNING

Economic Development & Planning Department  
James Schimmer, Director

# Application for Subdivision Final Plat

Page 2



### Property Owner Information

Name:  
Bob Webb VIII LLC

Address:  
7662 N Central Dr

Lewis Center, OH 43035

Phone #  
614-207-1574

Fax #

Email:  
Lewis Center, OH 43035

### Engineer/Surveyor Information

Name:  
EP Ferris and Associates

Address:  
2130 Quarry Trails Drive

Columbus, OH 43328

Phone #  
614-299-2999

Fax #  
614-299-2992

Email:  
gbrown@epferris.com

### Applicant Information

☐ Same as property owner

☒ Same as engineer/surveyor

Name:

Address:

Phone #

Fax #

Email:





Franklin County  
Board of Commissioners

## ECONOMIC DEVELOPMENT & PLANNING

Economic Development & Planning Department  
James Schimmer, Director

# Application for Subdivision Final Plat

Page 3



### Applicant Signature

To the best of my/our knowledge and belief, information and materials submitted as a part of this Final 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

2/24/2025

Date

Engineer

Date

Property Owner (Signature must be notarized)

2/27/25

Date

Property Owner (Signature must be notarized)

Date



LAUREN GRIZZLE  
Notary Public, State of Ohio  
My Commission Expires:  
April 21, 2029

## Appendix B

### SUBDIVIDER'S AGREEMENT – COUNTY OF FRANKLIN, OHIO

To be signed and submitted with the Construction Plan

NOTE: The county engineer must approve form and content of actual agreement.

This Agreement, between Bob Webb VIII, LLC, the subdivider, and the County of Franklin concerning the Woodland Preserve subdivision plat, shall set out conditions, requirements and considerations relative to the construction of required improvements and the issuance of county zoning, building and health permits for lots and reserves in the above named subdivision. This Agreement shall be binding on the subdivider(s) and his/her/their personal representatives, heirs and assigns, upon the submission and approval of the construction plan and shall be subject to the following:

- A. All improvement plans (street, drainage, storm water management, sanitary, water, erosion and sedimentation control, grading, etc.) shall be signed by the subdivider's engineer. Improvement plans approved by the county engineer, county drainage engineer, county sanitary engineer, or Franklin County Public Health shall be a part of this Agreement.
- B. Requirements and provisions of the subdivision plat and Subdivision Regulations of Franklin County, Ohio shall be a part of this Agreement.
- C. No county zoning, building or health permits shall be issued for development of lots or reserves in this subdivision until all required improvements have been properly completed to the satisfaction of the county engineer and the Franklin County Economic Development and Planning Department.
- D. The Subdivider further agrees that any violation of, or unsatisfactory compliance with, any provision, stipulation, or requirement of this Agreement, the subdivision plat, or the Subdivision Regulations of Franklin County, Ohio shall constitute a breach of contract and may subject the Subdivider and subdivision to enforcement measures such as, but not limited to: stop work orders, use of surety, forfeiture of deposited funds, moratoria on development permits, fines, revocation of approvals or permits, plat recall, etc.
- E. All work shall be performed within a 1 Year period from the approval date of the Final Plat. However, an extension of time may be granted if approved by the Board of Franklin County Commissioners.

Ed LaTorre  
First Witness (print)

[Signature]  
First Witness (Sign)

Brandon Belli  
Subdivider (Print)

[Signature]  
Subdivider (Sign)

8/21/24  
Date

8/21/24  
Date

\_\_\_\_\_  
Franklin County Engineer

\_\_\_\_\_  
Date

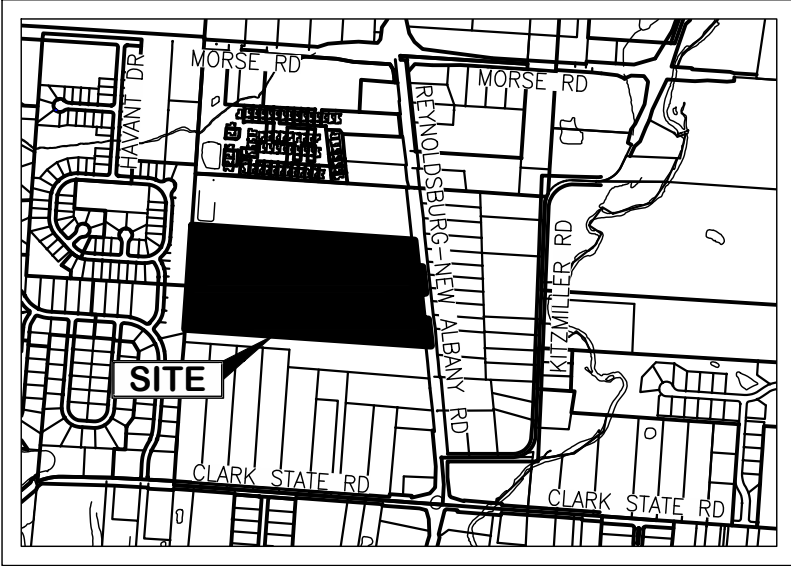


FINAL PLAT

WOODLAND PRESERVE

TOWNSHIP OF JEFFERSON, FRANKLIN COUNTY, OHIO

UNITED STATES MILITARY LANDS



Situate in the County of Franklin, Township of Jefferson, State of Ohio, and being part of Quarter Township 1, Township 1 North, Range 16 West, United States Military District, containing 32.379 acres and being the same tracts as conveyed to Bobb Webb VIII, LLC as described in Instrument Number 202309050090657, Instrument Number 202309130094274, and Instrument Number 202309130094278, all being of record in the Recorder's Office, Franklin County, Ohio.

The undersigned, **Bob Webb VIII, LLC**, an Ohio Corporation, by \_\_\_\_\_ owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its **"Woodland Preserve"**, a subdivision containing lots numbered 1–58 and Reserves "A"–"G" inclusive, does hereby accept this plat of same and dedicates to public use, as such, all of Reynoldsburg–New Albany Road shown hereon and not heretofore dedicated.

Reserve "C" shall be owned and maintained by the Woodland Preserve Homeowners Association including private streets and stormwater facilities.

Easements are hereby reserved in, over, and under areas designated on this plat as "UTILITY EASEMENT" (U.E.) or "DRAINAGE EASEMENT" (D.E.) for the construction, operation, and maintenance of all public and quasi–public utilities above, beneath, and on the surface of the ground and, where necessary, for the construction, operation, and maintenance of service connections to all adjacent lots and lands and for storm water management.

Easements are hereby reserved in, over, and under areas designated on this plat as "STORMWATER MANGAGMENT EASEMENT", for the access and maintenance of all pond areas and, where necessary, for the construction, operation, and maintenance of said pond areas. An association comprised of the owners of the fee simple lots for "Woodland Preserve" subdivision(s) shall be responsible for the construction and aesthetic maintenance of stormwater facilities while the Franklin County Drainage Engineer shall maintain the functionality of said facilities.

In witness whereof, **Bob Webb VIII, LLC**, an Ohio Corporation, \_\_\_\_\_ of **Bob Webb VIII, LLC**, has hereunto set his hand this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**SIGNED AND ACKNOWLEDGED**  
**IN THE PRESENCE OF:** **Bob Webb VIII, LLC**

BY: \_\_\_\_\_  
Owner/Representative

**STATE OF OHIO**  
**COUNTY OF FRANKLIN**

Before me a Notary Public in and for said county personally came \_\_\_\_\_, of **Bob Webb VIII, LLC**, an Ohio Corporation, who acknowledged the signing of the foregoing instrument to be their voluntary act and deed for uses and purposes therein expressed.

In witness whereof I have hereunto set my hand and affixed my official seal this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

My commission expires \_\_\_\_\_  
Notary Public, \_\_\_\_\_ State of Ohio



2130 QUARRY TRAILS DR  
2ND FLOOR  
COLUMBUS, OHIO 43228  
(614) 299–2999  
(614) 299–2992 (Fax)  
www.EPFERRIS.com

The undersigned certifies that this subdivision plat conforms to applicable zoning regulations.

Approved this \_\_\_\_\_ day of \_\_\_\_\_  
Jefferson Township Zoning Inspector

The undersigned hereby certifies adequate and legal water and sanitary sewer plant capacities exist to serve this subdivision.

Approved this \_\_\_\_\_ day of \_\_\_\_\_  
Director,  
Jefferson Water and Sewer District

The undersigned hereby certifies that this subdivision plat conforms to applicable subdivision regulations.

Approved this \_\_\_\_\_ day of \_\_\_\_\_  
Franklin County Planning Commission

Approved this \_\_\_\_\_ day of \_\_\_\_\_  
Franklin County Engineer

Approved this \_\_\_\_\_ day of \_\_\_\_\_  
Franklin County Drainage Engineer

This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Resolution No.\_\_\_\_\_, Right–of–Way for Reynoldsburg–New Albany Road, herein dedicated to public use are hereby approved and accepted as such for the County of Franklin, State of Ohio.

Franklin County Commissioners

This Plat shall not be transferred or recorded until all required signatures are secured.

Transferred this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
Auditor, Franklin County, Ohio

Deputy Auditor, Franklin County, Ohio

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
at \_\_\_\_:\_\_\_\_, M. Fee \_\_\_\_\_  
Recorder, Franklin County, Ohio

File No. \_\_\_\_\_  
Deputy Recorder, Franklin County, Ohio

Plat Book \_\_\_\_\_, Page \_\_\_\_\_

**OWNER/DEVELOPER**  
Bobb Webb Woodland Preserve LLC  
7662 North Central Drive  
Lewis Center, OH 43025

Primary Contact: Brandon Belli  
Phone: 614–207–1574  
Email: brandon.belli@bobwebb.com

**MONUMENTS**  
All iron pins set are 5/8" rebar, 30" in length with yellow plastic cap and all Mag Nails set are with brass survey marker with "EP FERRIS SURVEYOR 8797" inscribed on top.

All permanent markers set are 1" rebar, 30" long with aluminum cap.

All monuments found are in good condition unless otherwise noted.

All monuments shall be set at the completion of construction.

**SOURCE DATA**  
The sources of recorded survey data referenced in the plan and text of this plat are the records of the Recorder's Office, Franklin County, Ohio.

**BASIS OF BEARINGS**  
The bearings shown hereon are based on the Ohio State Plane Coordinate System, Ohio South Zone, NAD83 (2011) as determined by ODOT RTN observations, with the centerline of Reynoldsburg–New Albany Road between Franklin County Engineering Department monuments FCGS 9911A RESET and FCGS 1162 bearing South 06°05'43" East.

**CERTIFICATION**  
We do hereby certify that we have surveyed the attached premises, prepared the attached plat, and that said plat is correct. All dimensions are shown in feet and decimal parts, dimensions shown along curves are chord measurements.



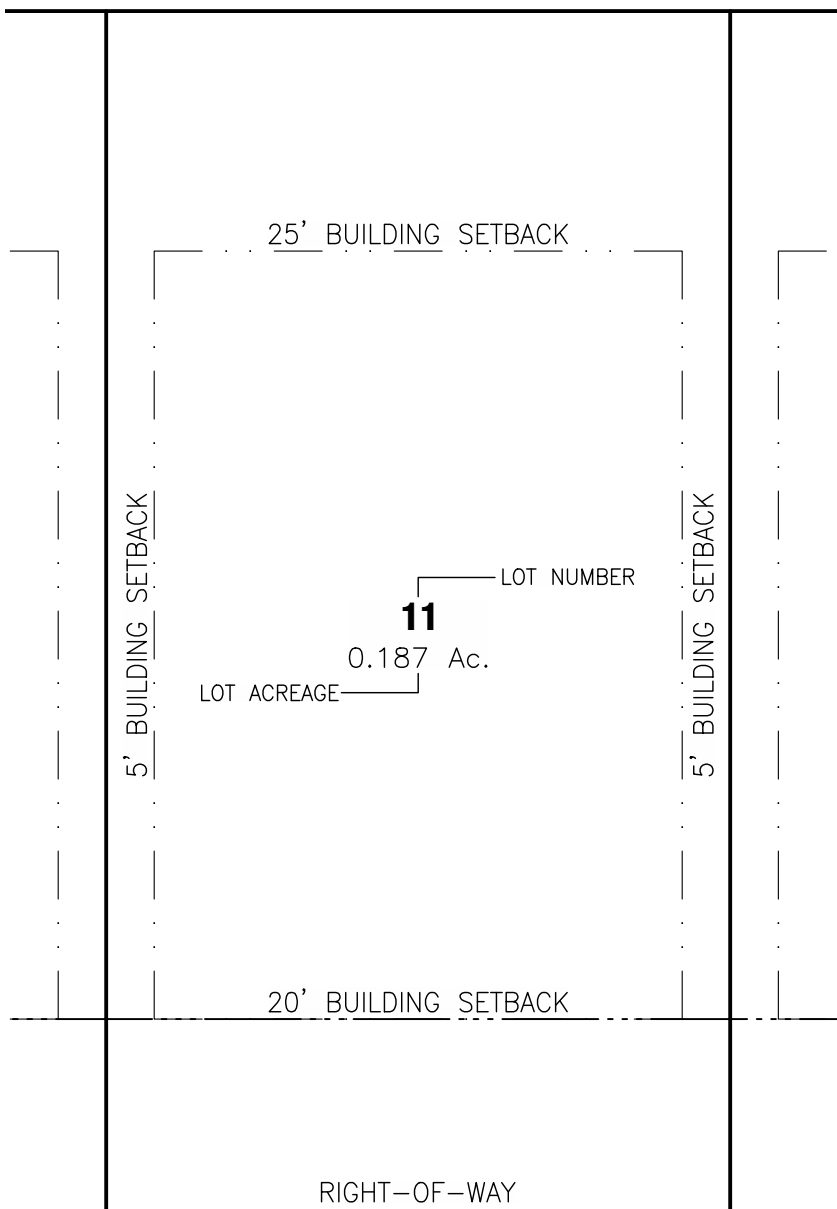
BY: \_\_\_\_\_  
Garrett G. Brown, P.S., E.L.  
Registered Surveyor No. 8797

DRWN BY TKC CHK BY GGB DATE 2/19/25



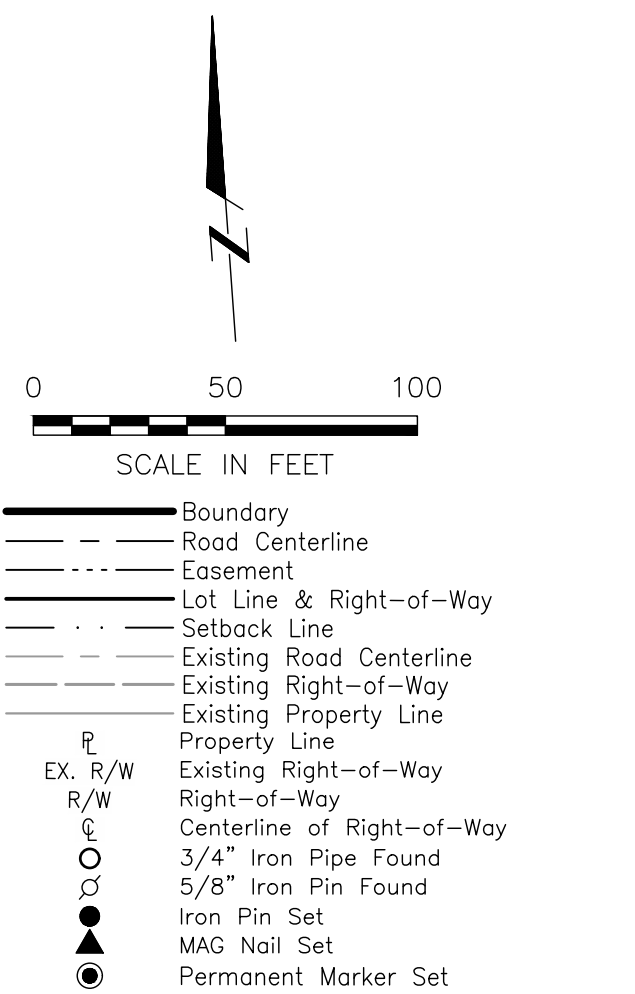
# FINAL PLAT WOODLAND PRESERVE

**TYPICAL LOT DETAIL  
UNLESS SHOWN OTHERWISE**

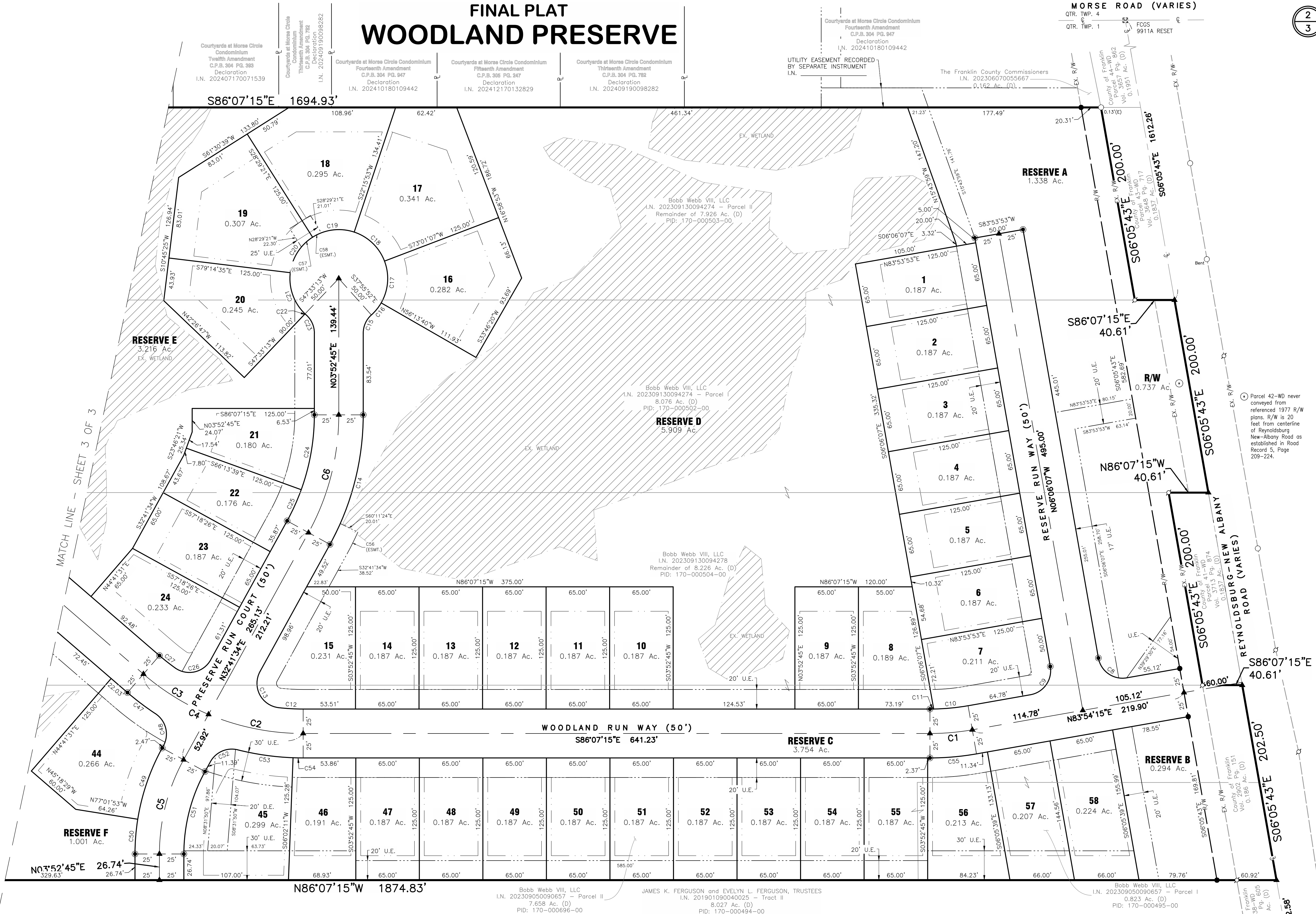


SCALE: 1" = 20'

**Surveyor Note**  
Offsite easement to be recorded in separate instrument



2130 QUARRY TRAILS DR  
2ND FLOOR  
COLUMBUS, OHIO 43228  
(614) 299-2999  
(614) 299-2992 (Fax)  
www.EPFERRIS.com



DRWN BY: TKC CHK BY: GGB DATE: 2/19/25

1150.003







# ENGINEER'S ESTIMATE

## E. P. FERRIS and ASSOCIATES INC.

2130 Quarry Trails Drive, 2nd Floor

Columbus, Ohio 43228

614-299-2999

614-299-2992 (Fax)

## Construction Cost Estimate

1150.003

## Woodland

Street, Storm, & Water Improvement Plan

February 27, 2025

Prepared By: CJB

ITEM	DESCRIPTION	QTY.	UNIT	UNIT COST	TOTAL COST
<b>Roadway</b>					
203	Excavation	17,320	CY	\$7.00	\$121,240
203	Embankment	36,370	CY	\$8.00	\$290,960
203	Embankment Using No. 57 Stone (4")	5,400	CY	\$18.00	\$97,200
204	Subgrade Compaction	11,415	SY	\$2.50	\$28,538
304	4" Aggregate Base	1,240	CY	\$20.00	\$24,800
304	6" Aggregate Base	155	CY	\$20.00	\$3,100
307	6" Roller Compacted Concrete (RCC) Base	1,625	CY	\$30.00	\$48,750
407	Non-Tracking Tack Coat (0.08 Gal/SY)	70	GAL	\$3.50	\$245
441	1-1/2" Asphalt Concrete Surface Course, Type 1, (448), PG 64-22	440	CY	\$190.00	\$83,600
441	1-1/2" Asphalt Concrete Intermediate Course, Type 2, (448), PG 64-23	440	CY	\$160.00	\$70,400
441	1-3/4" Asphalt Concrete Intermediate Course, Type 2, (448), PG 64-24	45	CY	\$160.00	\$7,200
605	4" Pipe Underdrain	6,265	LF	\$4.00	\$25,060
608	Concrete Walk (By Developer)	7,670	SF	\$6.00	\$46,020
608	Curb Ramp	12	EA	\$300.00	\$3,600
608	Detectable Warning	140	SF	\$25.00	\$3,500
609	Straight 18" Curb, Type Standard	80	LF	\$30.00	\$2,400
609	Combination Curb and Gutter, Type Standard	6,160	LF	\$25.00	\$154,000
609	Mountable Curb, Type Standard	25	LF	\$25.00	\$625
				<b>SUBTOTAL</b>	<b>\$1,011,238</b>
<b>Sediment &amp; Erosion Control</b>					
653	Topsoil Furnished and Placed	4,125	SY	\$3.00	\$12,375
659	Seeding and Mulching	4,125	SY	\$3.50	\$14,438
832	Inlet Protection	29	EA	\$135.00	\$3,915
832	Perimeter Filter Fabric Fence	5,855	LF	\$3.50	\$20,493
832	Construction Ditch Protection (Rock Check Dam)	2	EA	\$110.00	\$220
832	Designated Concrete Washout Area	1	EA	\$3,000.00	\$3,000
832	Stabilized Construction Entrance	230	SY	\$85.00	\$19,550
				<b>SUBTOTAL</b>	<b>\$73,990</b>
<b>Storm Sewer</b>					
602	Concrete Masonry (Headwall), COC Std. Dwg. AA-S166	20	CY	\$360.00	\$7,200
602	Concrete Masonry (Headwall), COC Std. Dwg. AA-S167	10	CY	\$360.00	\$3,600
611	Manhole, ODOT Std. Dwg. MH-3, 60"	6	EA	\$3,000.00	\$18,000
611	Manhole, ODOT Std. Dwg. MH-3, 72"	3	EA	\$3,200.00	\$9,600
611	Catch Basin, ODOT Std. Dwg. CB 2-2B	7	EA	\$2,500.00	\$17,500
611	Catch Basin, ODOT Std. Dwg. CB 2-3	4	EA	\$2,800.00	\$11,200
611	Catch Basin, ODOT Std. Dwg. CB 2-4	1	EA	\$3,200.00	\$3,200
611	Catch Basin, ODOT Std. Dwg. CB 3	5	EA	\$4,750.00	\$23,750
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**Signage & Striping**

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644 Crosswalk Line	75	LF	\$3.50	\$263
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**Water**

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			<b>SUBTOTAL</b>	<b>\$411,125</b>

**PROJECT TOTAL \$2,709,510****State of Ohio  
Registered Engineer****2/27/2025  
Date**

# ENGINEER'S ESTIMATE

## E. P. FERRIS and ASSOCIATES INC.

2130 Quarry Trails Drive, 2nd Floor

Columbus, Ohio 43228

614-299-2999

614-299-2992 (Fax)

## Construction Cost Estimate

1150.003

## Woodland

Street, Storm, & Water Improvement Plan

February 27, 2025

Prepared By: CJB

ITEM	DESCRIPTION	QTY.	UNIT	UNIT COST	TOTAL COST
<b>Roadway</b>					
203	Excavation	17,320	CY	\$7.00	\$121,240
203	Embankment	36,370	CY	\$8.00	\$290,960
203	Embankment Using No. 57 Stone (4")	5,400	CY	\$18.00	\$97,200
204	Subgrade Compaction	11,415	SY	\$2.50	\$28,538
304	4" Aggregate Base	1,240	CY	\$20.00	\$24,800
304	6" Aggregate Base	155	CY	\$20.00	\$3,100
307	6" Roller Compacted Concrete (RCC) Base	1,625	CY	\$30.00	\$48,750
407	Non-Tracking Tack Coat (0.08 Gal/SY)	70	GAL	\$3.50	\$245
441	1-1/2" Asphalt Concrete Surface Course, Type 1, (448), PG 64-22	440	CY	\$190.00	\$83,600
441	1-1/2" Asphalt Concrete Intermediate Course, Type 2, (448), PG 64-23	440	CY	\$160.00	\$70,400
441	1-3/4" Asphalt Concrete Intermediate Course, Type 2, (448), PG 64-24	45	CY	\$160.00	\$7,200
605	4" Pipe Underdrain	6,265	LF	\$4.00	\$25,060
608	Concrete Walk (By Developer)	7,670	SF	\$6.00	\$46,020
608	Curb Ramp	12	EA	\$300.00	\$3,600
608	Detectable Warning	140	SF	\$25.00	\$3,500
609	Straight 18" Curb, Type Standard	80	LF	\$30.00	\$2,400
609	Combination Curb and Gutter, Type Standard	6,160	LF	\$25.00	\$154,000
609	Mountable Curb, Type Standard	25	LF	\$25.00	\$625
				<b>SUBTOTAL</b>	<b>\$1,011,238</b>
<b>Sediment &amp; Erosion Control</b>					
653	Topsoil Furnished and Placed	4,125	SY	\$3.00	\$12,375
659	Seeding and Mulching	4,125	SY	\$3.50	\$14,438
832	Inlet Protection	29	EA	\$135.00	\$3,915
832	Perimeter Filter Fabric Fence	5,855	LF	\$3.50	\$20,493
832	Construction Ditch Protection (Rock Check Dam)	2	EA	\$110.00	\$220
832	Designated Concrete Washout Area	1	EA	\$3,000.00	\$3,000
832	Stabilized Construction Entrance	230	SY	\$85.00	\$19,550
				<b>SUBTOTAL</b>	<b>\$73,990</b>
<b>Storm Sewer</b>					
602	Concrete Masonry (Headwall), COC Std. Dwg. AA-S166	20	CY	\$360.00	\$7,200
602	Concrete Masonry (Headwall), COC Std. Dwg. AA-S167	10	CY	\$360.00	\$3,600
611	Manhole, ODOT Std. Dwg. MH-3, 60"	6	EA	\$3,000.00	\$18,000
611	Manhole, ODOT Std. Dwg. MH-3, 72"	3	EA	\$3,200.00	\$9,600
611	Catch Basin, ODOT Std. Dwg. CB 2-2B	7	EA	\$2,500.00	\$17,500
611	Catch Basin, ODOT Std. Dwg. CB 2-3	4	EA	\$2,800.00	\$11,200
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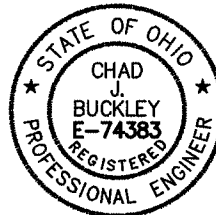
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**PROJECT TOTAL \$2,709,510**

State of Ohio  
Registered Engineer

2/27/2025  
Date



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

MAR 11 2025

Franklin County Planning Department  
Franklin County, OH



(revised 7.13.19)

### Property Information

Site Address: 2816 River St, Grove City, OH 43123

Parcel ID: 230001240

Zoning District:

Lot Acreage: .87

Township: PLEASANT TWP

### Property Owner Information

Name: Craig Cataline

Address: 2816 River St, Grove City, OH 43123

Phone # 614.965.0133

Fax #

Email: ccataline@regalmech.com

### Applicant Information

☒ Same as property owner

Name:

Address:

Phone #

Fax #

Email:

### Agent Information

Name:

Address:

Phone #

Fax #

Email:

### Staff Use Only

Case # VA- 4127

Date Filed: 3/11/2025

Received By: T.W.

Fee Paid: \$350.00

Receipt Number: 25-000619

Hearing Date: 4/21/2025

Technical Review: 3/25/2025

Zoning Compliance #:

RZ-25-024

### 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

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Application for

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Pursuant to Section 810 of the Zoning Resolution

Page 2 of 7



Case# VA-

### Variance(s) Requested:

Section: 650.162(c)

Description: List of Prohibited Uses

Section:

Description:

Section:

Description:

### Describe the project:

I am proposing to build a 6ft wooden privacy fence on the North side of my property line at 2816 River St. The fence would start at the NW corner of my existing pull barn and extend approximately 36 feet North to 2 feet inside of my property line. From there it would extend approximately 115 feet East and parallel with my property line. From there it would extend approximately 25 feet South to join with the corner of the existing chain link fence to close in my yard. The linear distance of the fence would be approximately 172 feet. The materials used for the fence would be wood fence posts and metal hardware. The fence would provide security around my house and keep my kids and dogs safely inside my property line as well as keep neighbor's dogs, vehicles and trash off of my property. It would also provide privacy for my property.

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

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

Yes. My property is located within a Riparian Zone and directly adjacent to Battelle Darby Metro Park on the West bank of Big Darby Creek. Building in a Riparian Zone requires a variance.



Franklin County  
Board of Commissioners

## ECONOMIC DEVELOPMENT & PLANNING

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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.

There are other residents in the same riparian zone with wooden privacy fences on their property, so if others have fences, then I should be able to have one, as well.

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

There are no conditions or circumstances resulting from my actions.

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 a variance will provide me no special privileges. Other residents in the same riparian zone have wooden privacy fences on their property. I feel I am entitled to the same and to be able to properly secure my property.

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

No. There are no health and safety concerns for building a replacement fence on my property. On the contrary, I am currently concerned about the health and safety of my family as the residents to the north of my property have large unleashed dogs that roam freely around my property.

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

No. I need a new fence to properly secure and close in my property line. I would like security and privacy in my backyard. I also need a proper fence to keep my kids dogs secured in my yard and the neighbor's dogs off of my property. This is a safety to me concern as I have young kids who aren't safe in my yard with the neighbor's dogs that are unleashed.



Franklin County  
Board of Commissioners

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Application for

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Page 4 of 7



Case# VA-

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

I believe this variance to be relatively insignificant. Since my property is located within a Riparian zone, I am obligated to apply for a variance because fences are prohibited within the said Riparian Zone without an approved 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. Other residents in the same riparian zone have wooden privacy fences on their property. The character of the neighborhood would be improved.

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

There would be no adverse affects to any governmental services. My property is on a private well and private septic tank. I am only proposing to close in the part of my yard that I pay taxes on each year. Enough space will be left for the propane service truck to reach my propane tank that will be outside of the proposed fence.

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?

No. A variance is the only pathway for a fence to be built in a Riparian Zone.

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

Yes. There would be no negative consequences to granting a variance in this case. The park will not be effected and both residential properties would see a positive utility with a replacement fence. It would be an improvement to the overall neighborhood.



Franklin County  
Board of Commissioners

## ECONOMIC DEVELOPMENT & PLANNING

Economic Development & Planning Department  
James Schimmer, Director

Application for

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Pursuant to Section 810 of the Zoning Resolution

Page 6 of 7



### Application Instructions

Please submit the following:

1. Application Form  
Completed application form with notarized signatures
2. Fee - non refundable *\*Please refer to our most current fee schedule by visiting [www.franklincountyohio.gov/edp](http://www.franklincountyohio.gov/edp)*  
Checks only payable to *Franklin County Treasurer*
3. Covenants or deed restrictions  
Provide a copy of your deed with any deed restrictions  
You can access and print a copy by visiting: [www.franklincountyohio.gov/recorder](http://www.franklincountyohio.gov/recorder)
4. Auditor's Tax Map  
Provide a map showing the subject property and all land within 500 feet of the property.  
You can access and print a copy of the map by visiting: [www.franklincountyohio.gov/auditor](http://www.franklincountyohio.gov/auditor)
5. Site Map - Refer to Page 7
6. Proof of utility service  
Provide proof from the provider of your water and wastewater services

*Note: If centralized water and/or sewer services are provided by a private/public entity, you must provide a letter or current bill verifying that services are provided or access is available. If you're proposing an on-lot septic system or well, please provide information from the Franklin County Board of Health (or appropriate agency).*

1 Staff reviews application for completeness

2 Staff distributes to Technical Review Agencies

3 Applicant meets with staff and Technical Review Committee

4 Staff drafts report and makes recommendation

5 BZA Hearing - Staff presents case to the Board who takes action to approve, approve with conditions or deny



Franklin County  
Board of Commissioners

## ECONOMIC DEVELOPMENT & PLANNING

Economic Development & Planning Department  
James Schimmer, Director

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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.

Craig Cataline

Applicant/Authorized Agent \*

03/10/25

Date

[Signature]

Property Owner (signature must be notarized)

03/10/25

Date

[Signature]

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.



Brandi A Sell  
Notary Public, State of Ohio  
My Commission Expires 01-18-2026

Brandi A Sell

3/10/2025





Franklin County  
Board of Commissioners

## ECONOMIC DEVELOPMENT & PLANNING

Economic Development & Planning Department  
James Schimmer, Director

Application for

# Zoning Variance

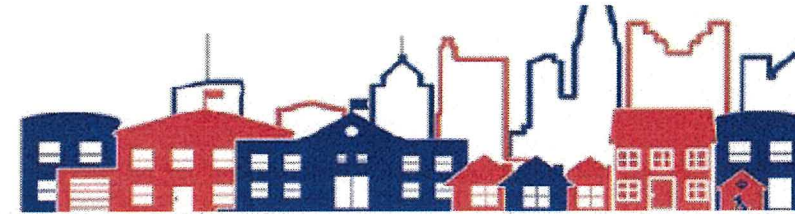
Pursuant to Section 810 of the Zoning Resolution

Page 7 of 7



### Site Plan Requirements

- The site plan must be prepared by a design professional (i.e. registered surveyor, engineer and/or architect) and include all items required under Sections 705.022 and 810.022 of the Franklin County Zoning Resolution
  - *Site plans which are incomplete and/or not drawn to scale will not be accepted.*
- Two (2) copies - minimum size of 8.5"x11" paper, maximum size of 11"x17" paper *\*Larger size copies are acceptable in addition to the min./max. sizes required*
- North arrow and appropriate scale (i.e. 1 inch = 20 feet)
- Property lines, with the exact dimensions of the lot labeled
- Street right-of-way boundaries including street centerline
- The exact dimensions and location of all existing buildings (principal and accessory), structures (decks, patios, pools, paved parking areas, courtyards, etc.) and driveways/access points, indicating setbacks of each from property lines with measurements/distances labeled
- The exact dimensions, height and location of all proposed buildings, structures, additions, or modifications to the property, indicating setbacks from property lines with measurements/distances labeled
- Landscaping details - provide the quantity, location, size and plant species (Ohio Native Non-Invasive Only) used
- All open space areas including calculations (percentage) of impervious vs. pervious surface
- Building elevations and/or architectural renderings
- Parking layout with required parking calculations provided
- Lighting details - location, type of fixture (illustration), height and strength (footcandles/lumens)
- Existing and intended uses of all buildings and structures
  - *If multiple uses are being conducted within one building, the site plan must reflect the area of the building being occupied by each individual use*
- All easements and above/below ground utilities
- Regulatory floodplain (Floodway and Floodway Fringe) and riparian setback boundaries, when applicable
- All existing and proposed above and below ground drainage and stormwater features
  - *Refer to the Franklin County Stormwater Drainage Manual*
- Site topography (two (2) ft. contour intervals)
- Details regarding the location, height, maintenance and screening for any existing or proposed trash dumpster
- Screening details - *Refer to Section 521 of the Franklin County Zoning Resolution*
- Provisions for water and sanitary services including the the exact location, dimensions and setbacks from property lines and structures of all private/public water and wastewater treatment facilities
  - *If public water and sewer services are provided, proof of services must be submitted*
- All areas of disturbance, including grading, filling, clearing, excavating, etc.
- Erosion and sediment control plan
- All fence locations, indicating height and material(s) used
- Any other information with regard to the lot or neighboring lots which may be necessary to determine and provide for the enforcement of the Franklin County Zoning Resolution
  - *Please note that the requirements mentioned above, or portions of, may be waived by the Administrative Officer when, in his/her opinion, the applicant has satisfactorily demonstrated that all aspects relative to the above have been suitably addressed*



AUDITOR OFFICE

SEARCH

ONLINE TOOLS

REFERENCE

CONTACT MICHAEL

Record Map

Summary

Parcel ID: 230-001240-00  
CATALINE CRAIG

# SITE PLAN - 2816 RIVER ST, 43123

Map Routing: 230  
2816

Land Profile

Residential

Commercial

Improvements

Permits

Mapping

Sketch

Photo

StreetSmart

Aerial Photos

Transfers

DOR Status

CAUV Status

Tax & Payments

Tax Distribution

Tax Calculators

Value History

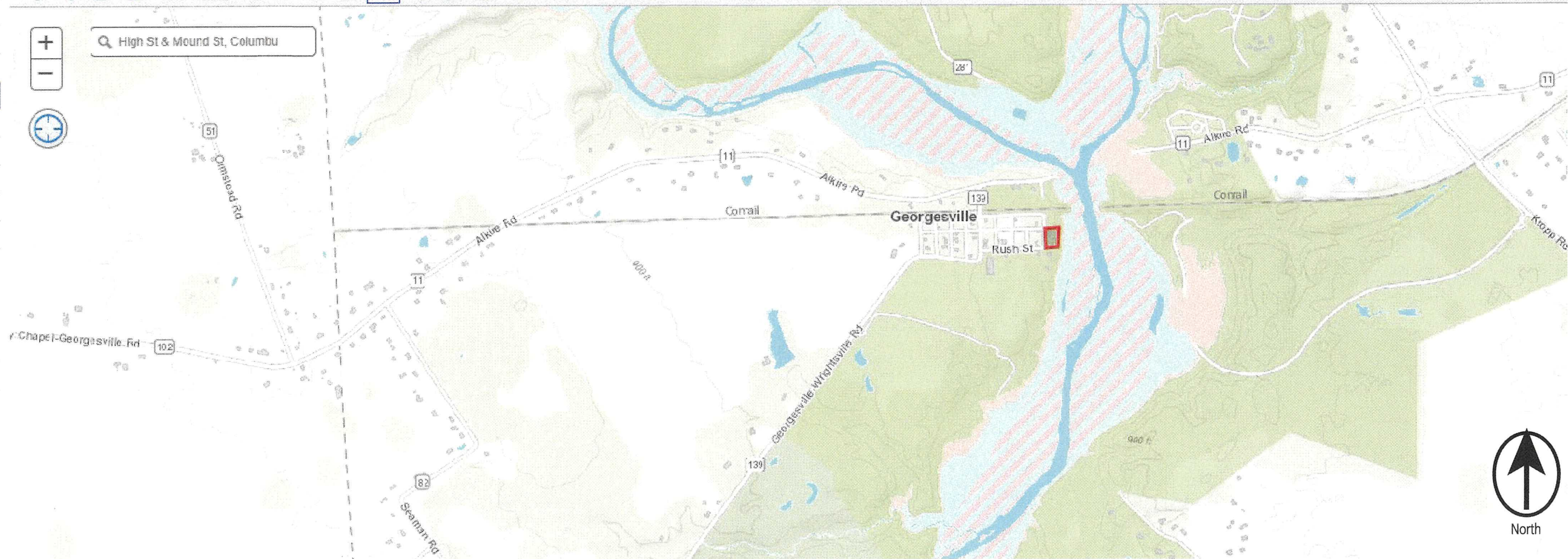
Rental Contact

Incentive Details

Quick Links

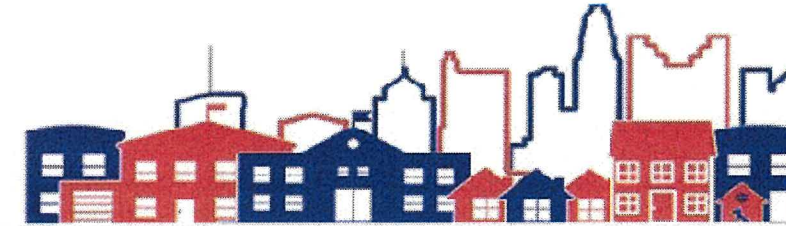


High St & Mound St, Columbu



North





AUDITOR OFFICE

SEARCH

ONLINE TOOLS

REFERENCE

CONTACT MICHAEL



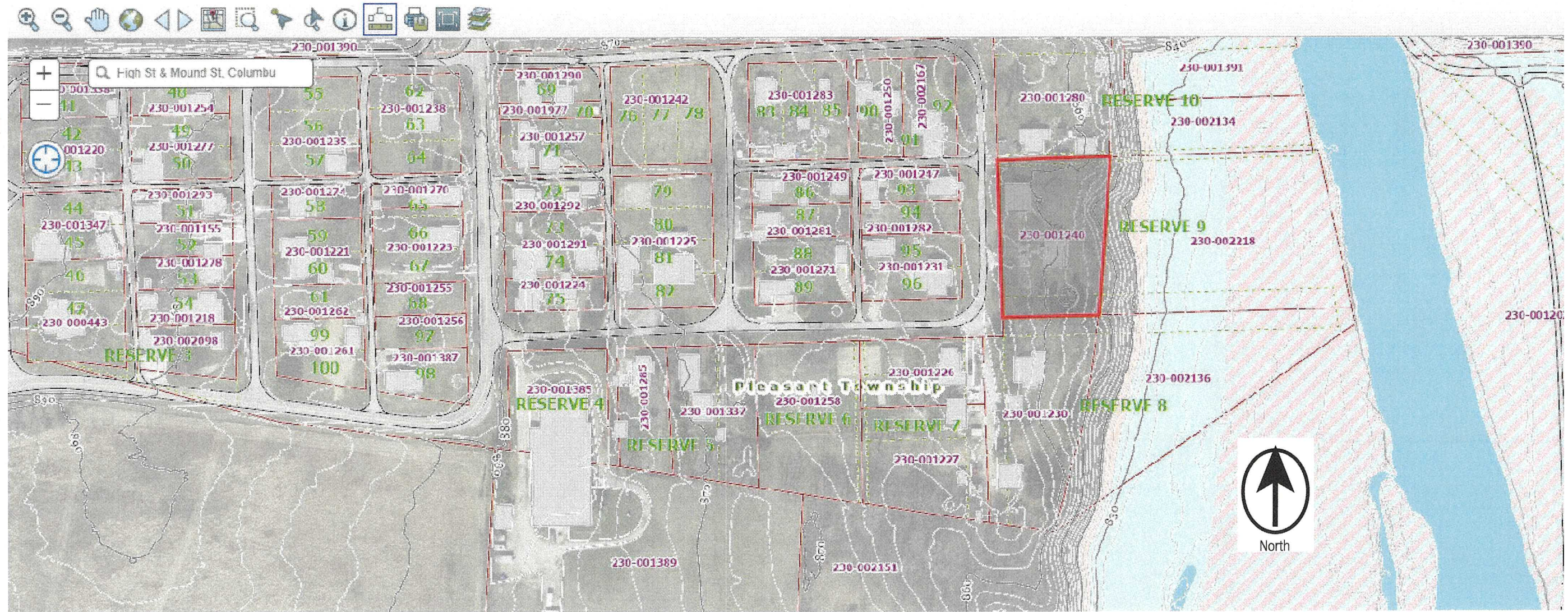
Record N

- Summary
- Land Profile
- Residential
- Commercial
- Improvements
- Permits
- Mapping**
- Sketch
- Photo
- Streetsmart
- Aerial Photos
- Transfers
- ROR Status
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- Incentive Details
- Quick Links

Parcel ID: 230-001240-00  
CATALINE CRAIG

# SITE PLAN - 2816 RIVER ST, 43123

Map Routing: 230-  
2816





## EXHIBIT "A"

Situated in the County of Franklin, State of Ohio, and Township of Pleasant, and further described as follows as:

BEING OUTLOT NUMBER NINE (9) of J.L. MOORE'S ADDITION to the original Town of Georgesville, Ohio, as the same is number and delineated upon the recorded plat thereof of record in Plat Book 2, pages 276 and 277, Recorder's Office, Franklin County, Ohio; ALSO conveying hereby that part of the Street and Alley adjoining said Lot Number Nine (9) which have been vacated by Order of the Board of County Commissioners of Franklin County, Ohio.

And being a part of Lot 9, part of a 16 foot vacated alley part of vacated Rush Street of John L. Moore's Addition to the Village of Georgesville as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 2, page 276 and being a part of the lands as conveyed to Vinus R. and Helen M. Collier as recorded in Deed Book 2237, page 251 in the Office of the Recorder of Franklin County, Ohio and being bounded and more fully described as follows:

Beginning at an iron pin in the center of vacated Rush Street in the easterly line of River Street;

Thence North along the easterly line of River Street a distance of 238.00 feet to an iron pin in the center of a vacated 16 foot alley;

Thence east with the center of said vacated alley a distance of 170.00 feet to an iron pin;  
Thence south 05 degrees 16' 09" west a distance of 239.01 feet to an iron pin in the center of vacated Rush Street;

Thence west a distance of 148.05 feet to the place of beginning containing 0.869 acres, more or less, subject however to any Easements, Restrictions or Right-of-Ways of record.

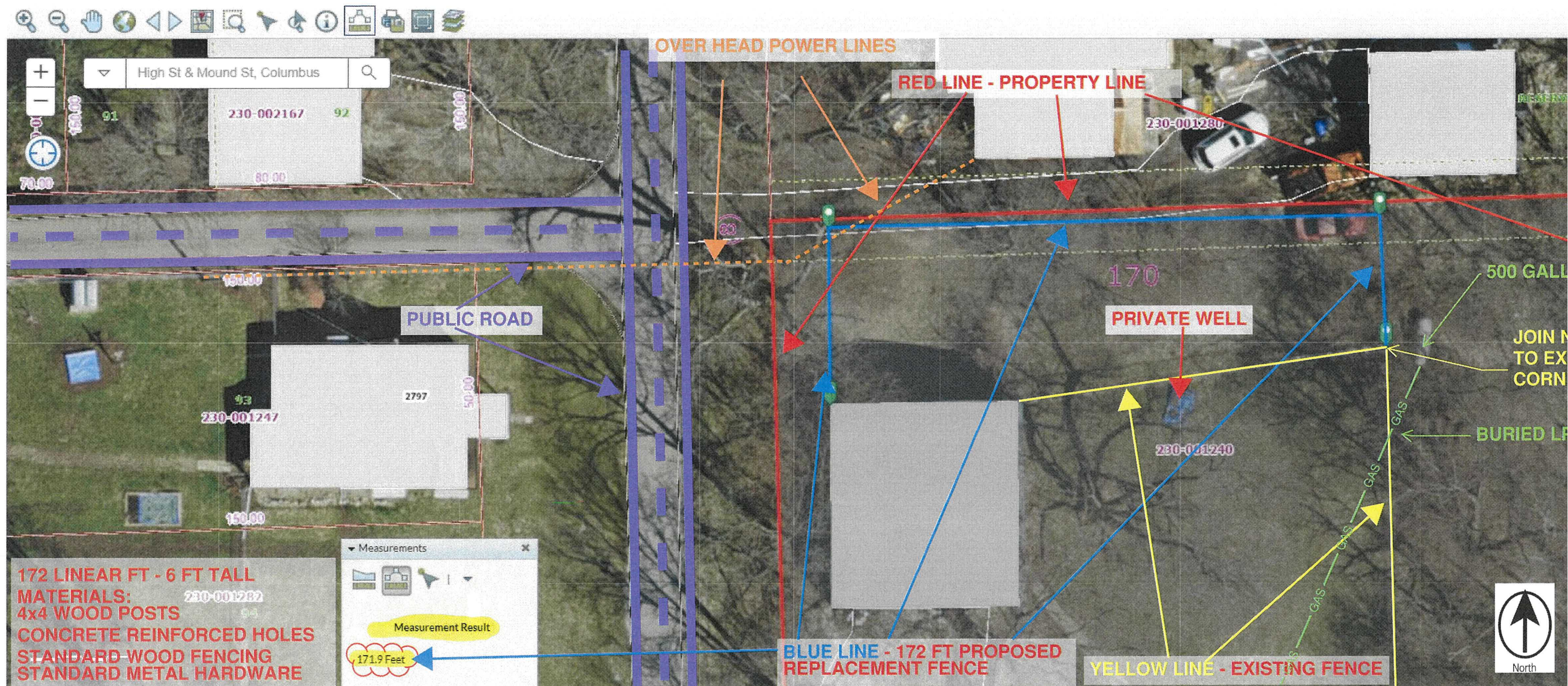


MAR 11 2025

Franklin County Planning Department  
Franklin County, OH

CATALINE CRAIG

# SITE PLAN - 2816 RIVER ST, 43123





## Franklin County Zoning

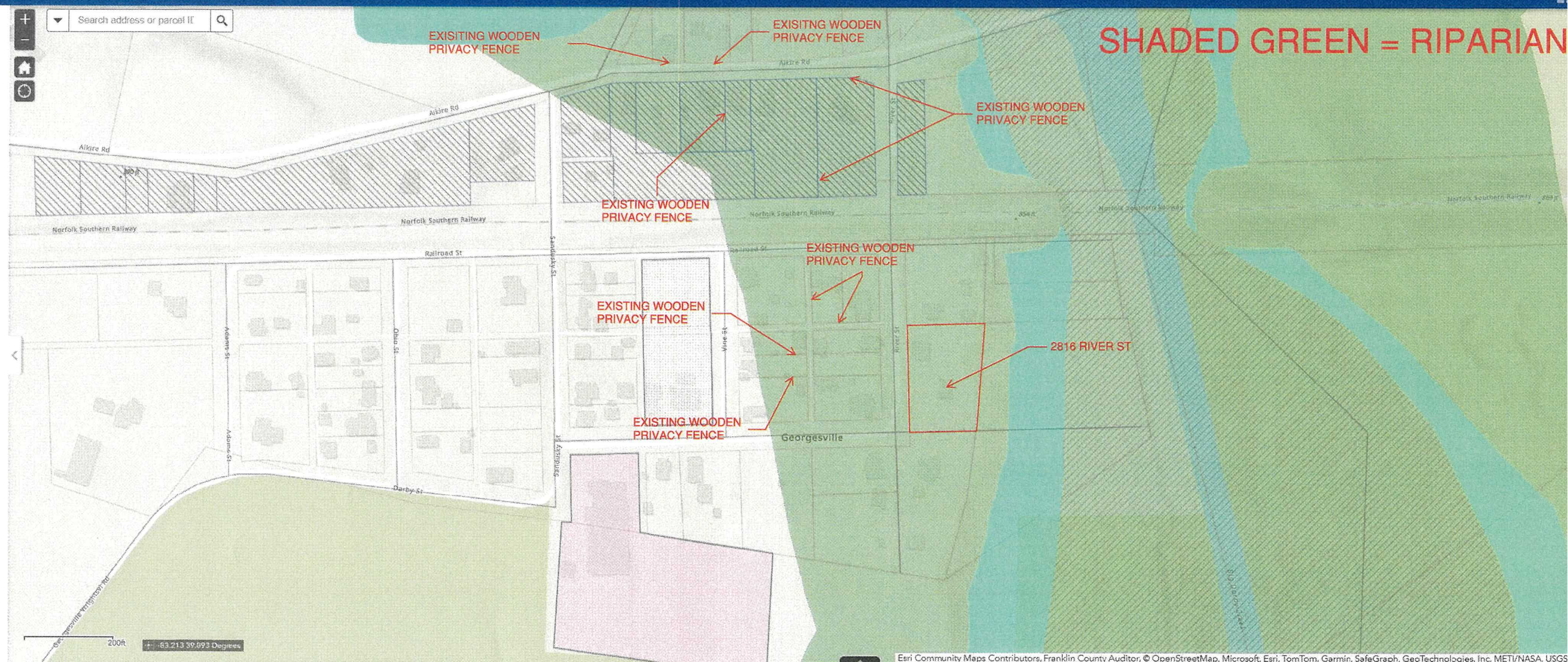


Franklin County  
Board of Commissioners  
**ECONOMIC DEVELOPMENT  
& PLANNING**

Franklin County Economic Development & Planning administers zoning for the following 10 townships: Brown, Clinton, Franklin, Hamilton, Mifflin, Madison, Norwich, Pleasant, Sharon, and Truro. Use this application to identify zoning and find property information.

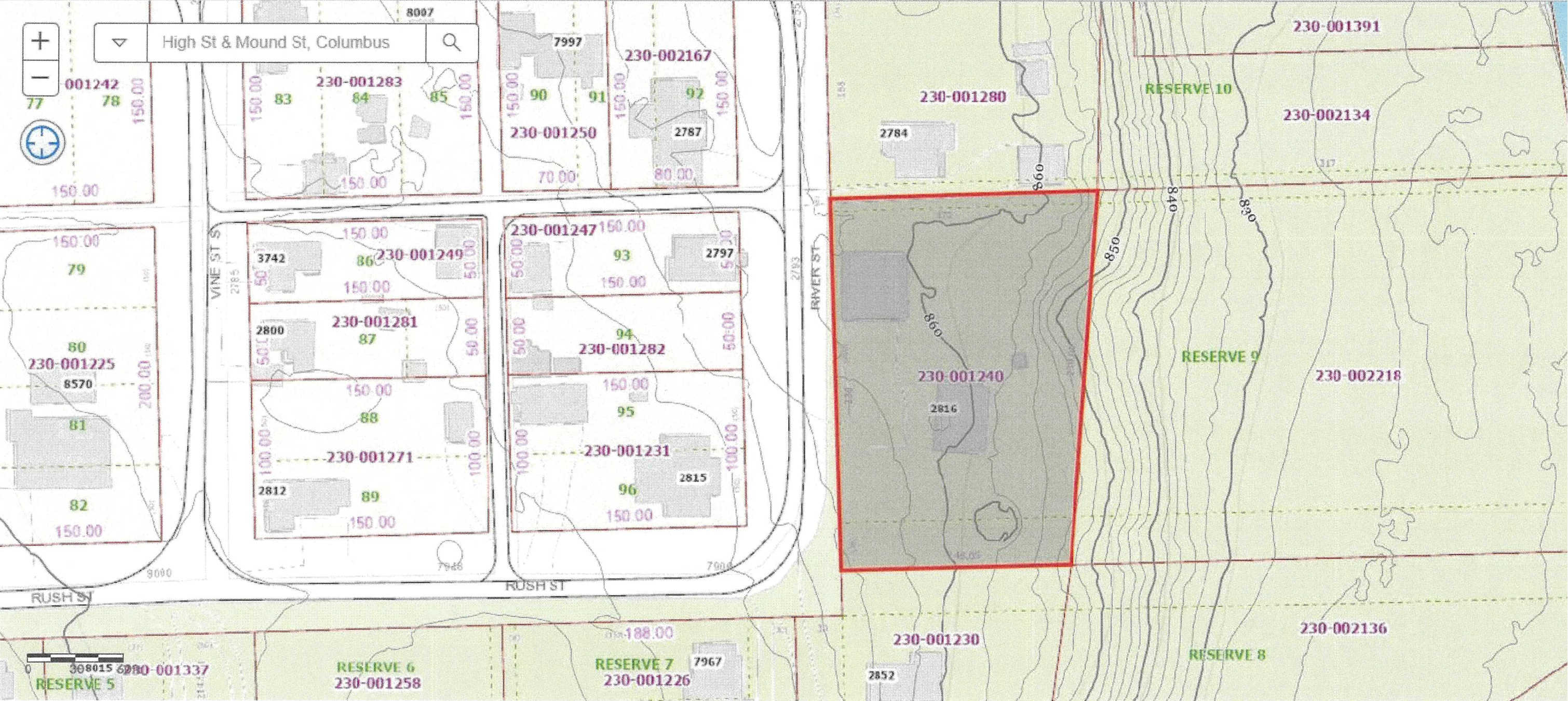
[More zoning information](#)

The content in this application is for reference purposes only.





Parcel ID: 230-001240-00  
CATALINE CRAIG







AUDITOR OFFICE

SEARCH

ONLINE TOOLS

REFERENCE

CONTACT MICHAEL

Summary Parcel ID: 230-001240-00  
CATALINE CRAIG

Land Profile

Residential

Commercial

Improvements

Permits

Mapping

Sketch

Photo

StreetSmart

Aerial Photos

Transfers

BOR Status

CAUV Status

Tax & Payments

Tax Distribution

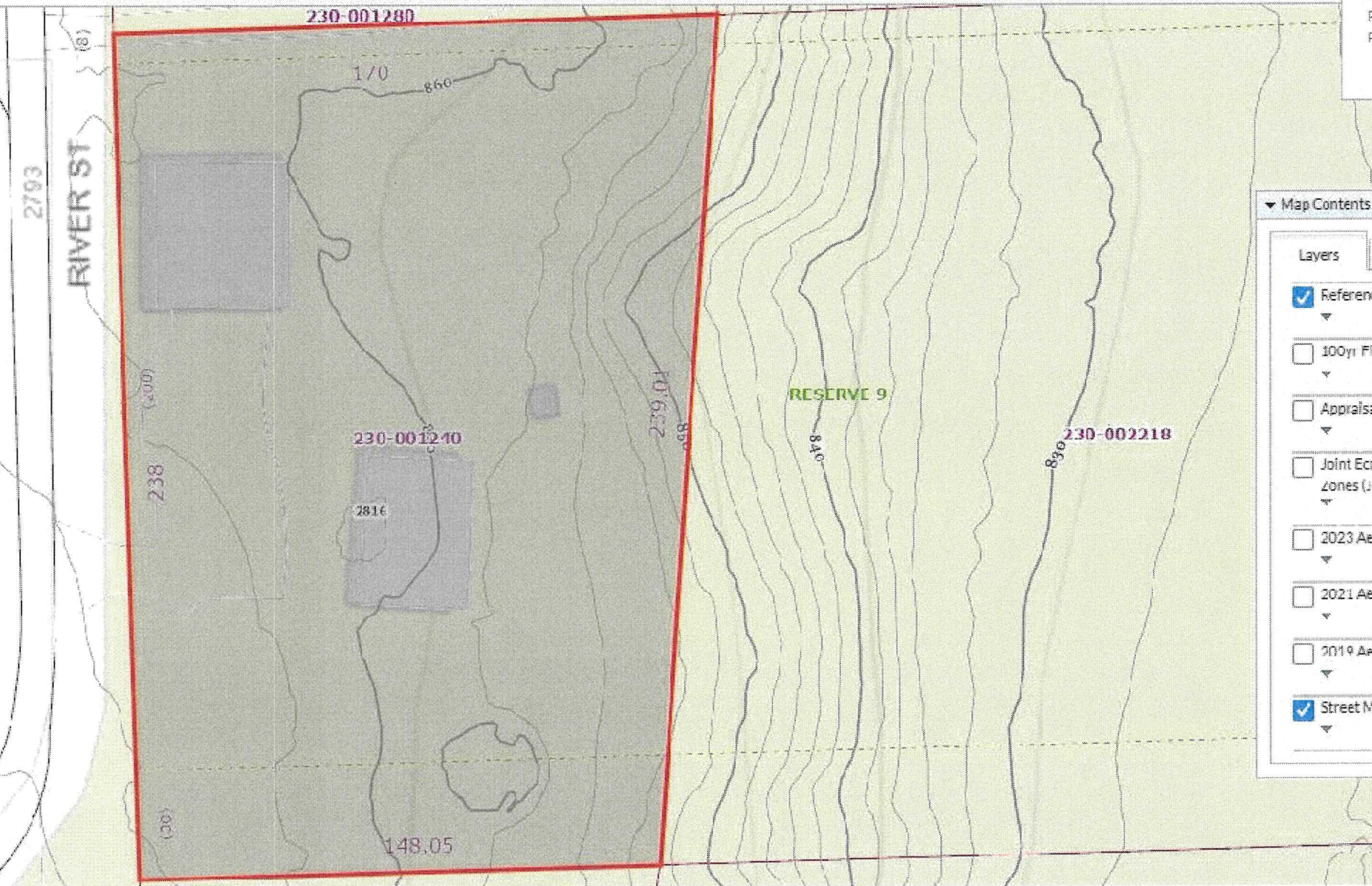
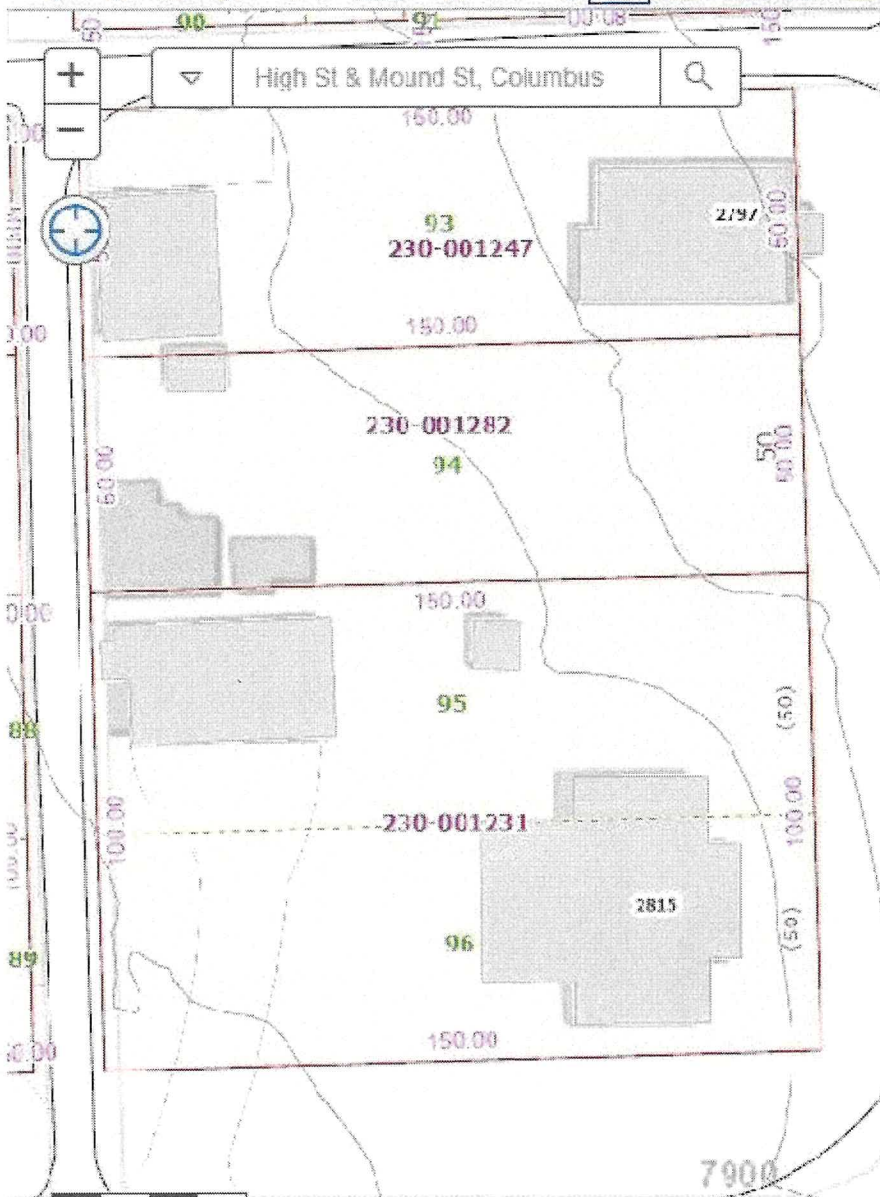
Tax Calculators

Value History

Rental Contact

Incentive Details

Quick Links



Map Routi

Map Contents

Layers

☒ Reference

☐ 100yr Flo

☐ Appraisal

☐ Joint Ecor

☐ Zones (JB

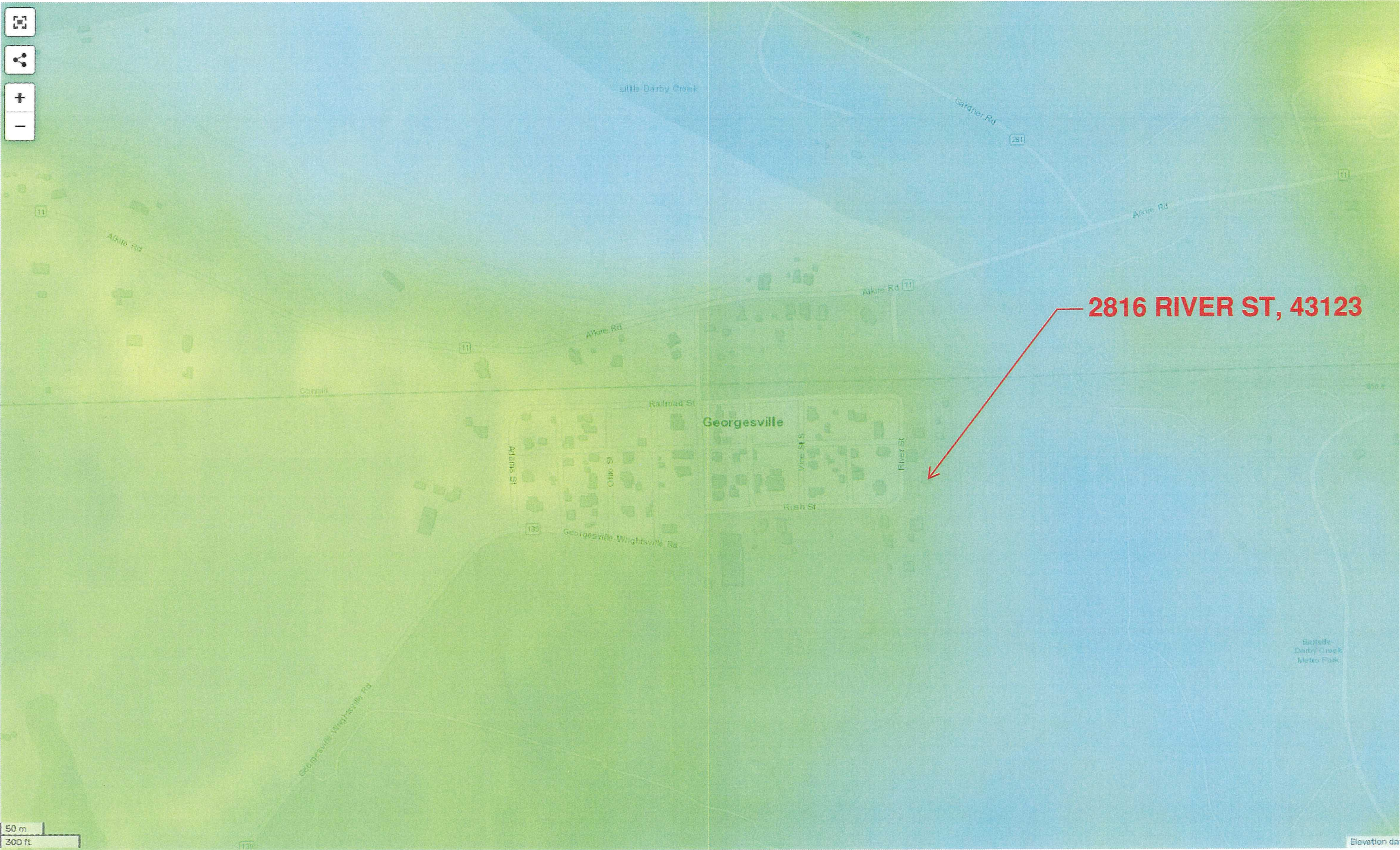
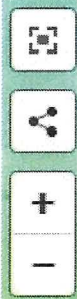
☐ 2023 Aer

☐ 2021 Aer

☐ 2019 Aer

☒ Street Ma





**2816 RIVER ST, 43123**

50 m  
300 ft

Elevation da

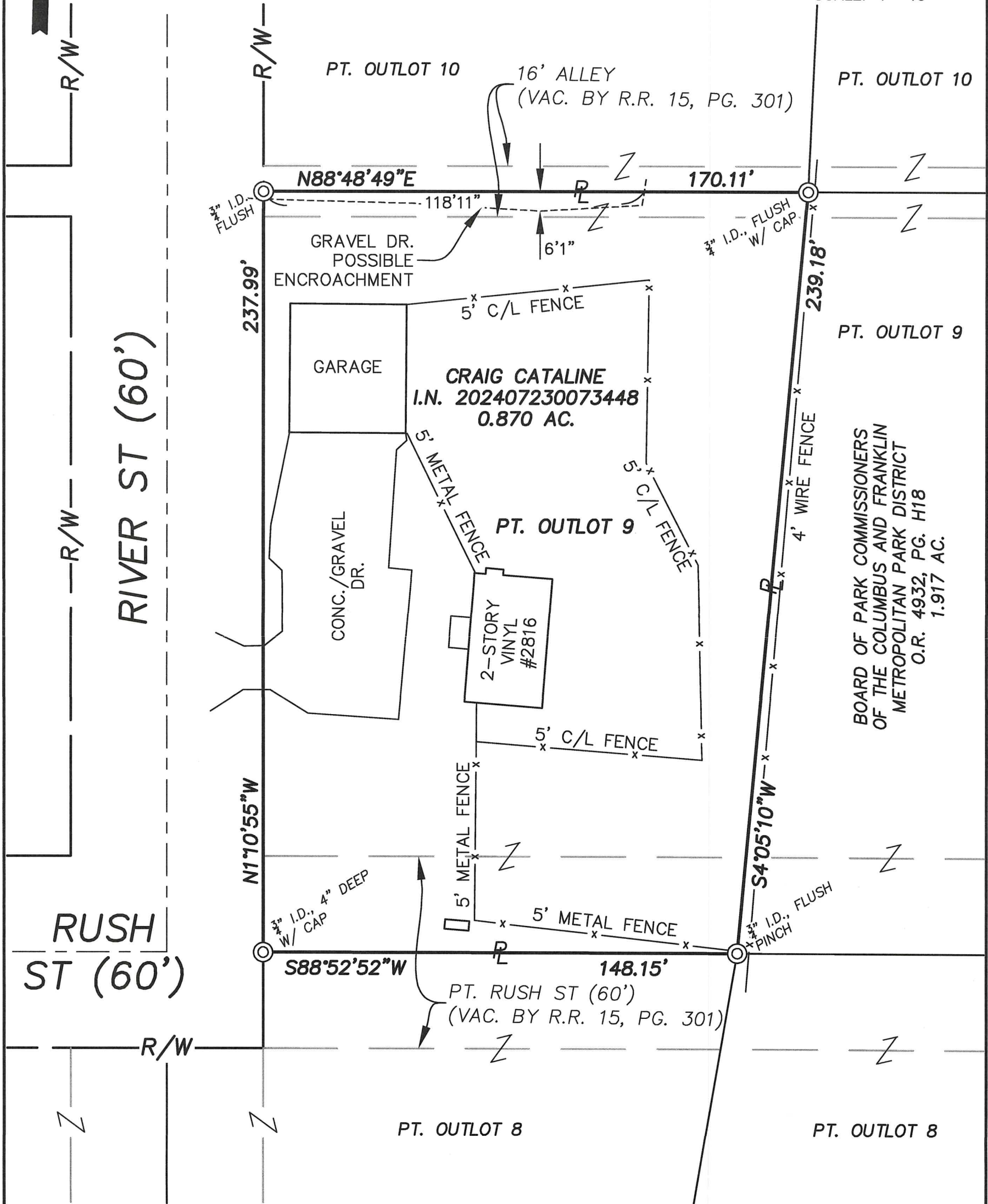
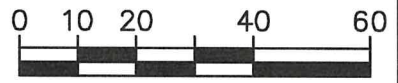


# BOUNDARY SURVEY

PT. OUTLOT 9, PT. 16' ALLEY, & PT. RUSH ST.

GEORGESVILLE (P.B. 2, PG. 276)

PLEASANT TOWNSHIP, FRANKLIN CO., OHIO



## LEGEND

- ⊙ IRON PIPE FOUND
- PROPERTY LINE
- R/W PUBLIC ROAD RIGHT-OF-WAY

## SURVEY NOTES

Bearings hereon are referenced to State Plane Grid, Ohio South Zone, per an Ohio RTN Survey (NAD83, 2011 Adjustment, Epoch 2010.0, US Survey Feet). Lot numbers referenced to the plat "Georgesville", of record in P.B. 2, Pg. 276.

Address of subject property is 2816 River St., Grove City, OH 43123. PID is 230-001240.

This plat is based on the results of an actual field survey performed on the property under my supervision in March, 2025.





Franklin County  
Board of Commissioners

## ECONOMIC DEVELOPMENT & PLANNING

Economic Development & Planning Department  
James Schimmer, Director

Application for

# Residential Fence Permit

Residential Construction

Page 1 of 2

**DENIED BY**

**Franklin County Planning Department  
Franklin County, OH**

**02/20/2025**

By: TreBion Wolf

Case #: RZ-25-024



(revised 3.15.19)

### Property Information

Site Address: 2816 River St, Grove City, OH 43123

Parcel ID: 230001240	Zoning District: <b>Rural (R)</b>	Subdivision: <b>N/A</b>
Lot Acreage: .87	Township: PLEASANT TWP	Corner Lot: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

### Property Owner Information

Name: Craig Cataline

Address: 2816 River St, Grove City, OH 43123

Phone # 614.965.0133

Fax #

Email: ccataline@regalmech.com

### Applicant Information

☒ Same as property owner

Name:

Address:

Phone #

Fax #

Email:

### Fence Information

<input type="checkbox"/> Vinyl	Height 6 ft	<input type="checkbox"/> New
<input checked="" type="checkbox"/> Wood	Length 172 ft	<input type="checkbox"/> Repair
<input type="checkbox"/> Chainlink (*Prohibited between street and principal structure per Section 501.024(b))	Setback from property line 3 ft	<input checked="" type="checkbox"/> Replacement
<input type="checkbox"/> Other: (please describe)		

### Staff Comments/Conditions

**Denied for property being located in the Riparian Setback.**

**650.162(c) List of Prohibited Uses - Fence and Walls: Erection of fences or walls is prohibited.**

**Tre' Bion Wolf**

02/20/2025

**2/20/2025**

Staff

Date

### Staff Use Only

RZ # **RZ-25-024**

☐ Approved ☒ Denied

Date of Action: **2/20/2025**

Date Filed: **2/19/2025**

Fee Paid: **\$25.00**

Receipt #: **25-00430**

Received By: **TreBion W.**

Floodplain: ☐ Yes ☒ No

Riparian Setback: ☒ Yes ☐ No

Requirements met: ☒ Yes ☐ No

Variance required: ☒ Yes ☐ No

If yes, VA/CU #:

### Checklist

☒ Completed Application

☐ Fee Payment (**check/money order only**)

☒ Site Plan (**max. 11"x17"**) to scale indicating location of all sections of fence on property as well as height and materials used - See pg. 2

### Applicant Signature

Applicant certifies that all information provided is true and accurate and is submitted to induce the issuance of a Certificate of Zoning Compliance. Applicant agrees to be bound by all provisions of the Franklin County Zoning Resolution. Applicant further agrees to complete all work in accordance with all applicable Federal, State and local laws and regulations. Applicant hereby acknowledges that all work described herein must begin within six (6) months of the date of issuance and be substantially completed within one (1) year.

*Craig Cataline*

Applicant

*02/17/2025*

Date



# Residential Fence Permit

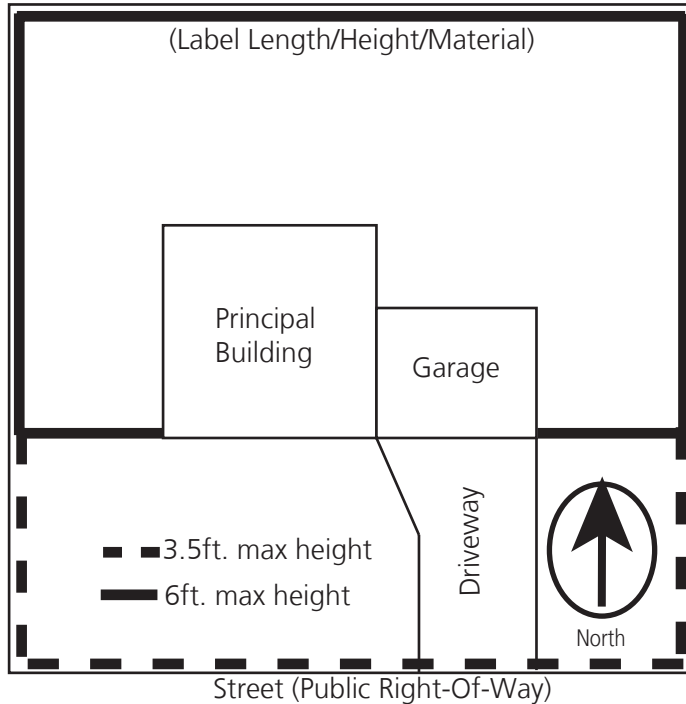
Residential Construction

Page 2 of 2



(revised 3.15.19)

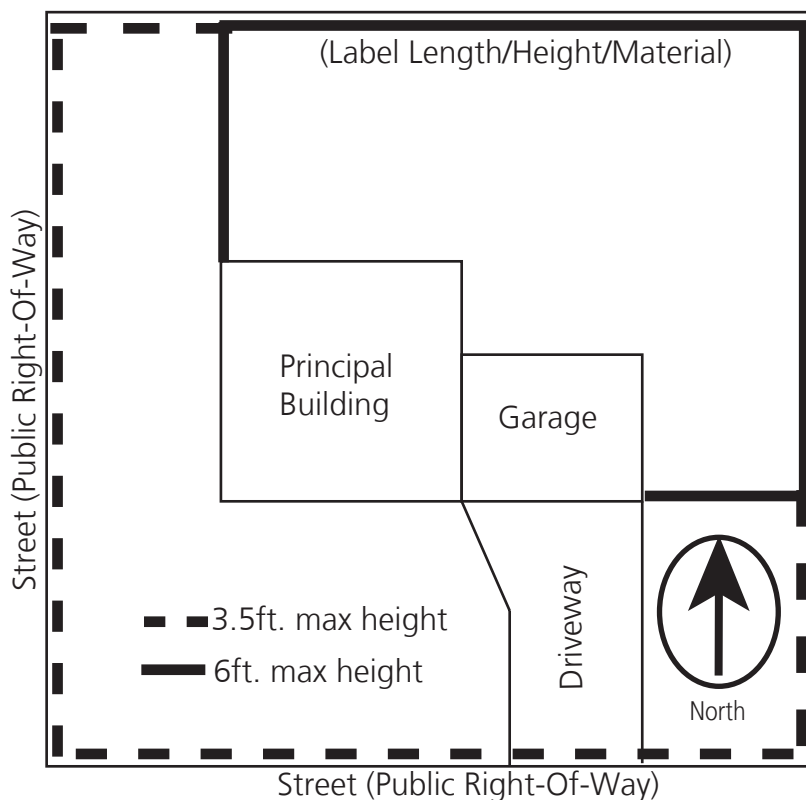
## Traditional Lot



### Site Plan Requirements

- North arrow and scale (i.e. 1 inch = 20 feet)
- Property lines, with the exact dimensions of the lot labeled
- Location of fence indicating length, height and material(s) used of all sections
- Three exact dimensions and location of the principal building (home)
- All easements and utilities
- Regulatory floodplain (Floodway and Floodway Fringe) and riparian setback boundaries, where applicable

**\*These site plan examples are for reference purposes only.**



Scale: 1 inch = 30 feet



*Note: to scale means feet represented in a measurable form of inches. Example has a scale of 1 inch equals 30 feet. The lot is 120 feet wide so it is drawn at 4 inches wide.*

**JEFFERSON TOWNSHIP  
ZONING COMMISSION**



TEL: (614) 855-4265

www.jeffersontownship.org

Email: [cmccroskey@jeffersontownship.org](mailto:cmccroskey@jeffersontownship.org)

**APPLICATION FOR ZONING CHANGE**

Case Number: RZ25-001

Date: 3/10/2025

Applicant: Logan Buehrer

Property Owner: Judy Williams

Street Address: 7564 New Albany Condit RD

Street Address: 592 mulberry st

City: New ALbany State: OH Zip: 43054

City: blacklick State: oh Zip: 43004

Phone Number: ( 419) 8227336

Phone Number: (614) 206-8283

E-Mail Address: loganbuehrer@gmail.com

E-Mail Address: williams13@peoplepc.com

*In accordance with the provisions of Article IX, Section 920 of the Jefferson Township Zoning Resolution,*

*I hereby apply to the Zoning Commission and the Township Trustees for a rezoning from the  
consumer services Zoning District to the Suburban Office Zoning District for property located at:*

Street Address: 592 mulberry st

Parcel #: 170-000399-00 & 170-000398-00 (pending combination)

Acreage to be rezoned: 0.48 acres

---- Please type or print information ----

--- Please answer the following questions thoroughly and completely ---

--- If additional space is needed, attach extra sheets ---

**1. The proposed use of the property is:**

The proposed use is for pet care, non vet uses. This property will be used for dog grooming. This would be the suburban office district.

**2. The property is currently being used for:**

The property is currently residential, sitting in a consumer district which means it is able to put a gas station and other high intensity uses.



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### 3. The legal description of the property for which the rezoning is requested:

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Situated in the Township of Jefferson, County of Franklin and State of Ohio: Being Lots Numbers Twelve (12) and Thirteen (13) of the Village of Smithville, as designated on the original plat of said Village, recorded in Plat Book 1, Page 47, Records Office, Franklin County, Ohio

---

### 4. The property is outlined on the attached Site Plan by Franklin City Auditor map.

*Type of Official Map*

### 5. Statement of the relation of the proposed zoning change to the general health, safety and welfare in terms of need or appropriateness within the area, by reason of changed or changing conditions; and the relation to changing conditions and the relation to appropriate plans of the area. Also approval by the controlling health agency and where applicable the Franklin County Engineer:

---

Rezoning 592 Mulberry Street to [appropriate zoning district] will support a low-impact, family-owned dog grooming business that aligns with the mixed-use nature of the area.

---

Unlike the high-intensity uses permitted under the current Community Services (CS) District, such as gas stations and car dealerships, pet grooming operates entirely indoors, with minimal noise, waste, and traffic.

---

Given that a holistic veterinary clinic already operates nearby under the NC District, this request is consistent with existing land use patterns.

---

The demand for pet care services has grown, and many municipalities have updated zoning regulations to accommodate small-scale pet businesses in commercial and mixed-use areas.

---

With five different zoning classifications within 250 feet of the property, the area is already transitioning into a diverse service corridor. This rezoning will fill a local need

---

while ensuring minimal environmental or infrastructure impact, as all operations will be contained within the home.

---

This request aligns with Jefferson Township's development goals, providing a neighborhood-friendly business while avoiding the disruptive impacts of high-traffic commercial uses.

---

Approval from the appropriate agencies will be obtained as needed, but given the controlled nature of the business, there are no significant health or safety concerns.

---

This rezoning is a logical, beneficial update that enhances community services without altering the character of the area.

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## 6. Attachments and additional information required:

- A. Complete and sign application
- B. One (1) copies of the legal description of the property. Current property survey to include acreage, and all bearings and distances, referencing an establishing beginning point.
- C. One (1) list of property owners within two hundred and fifty (250) feet of subject property, the address of the property and the mailing address of the property owners. This list must be obtained from the Franklin County Auditors Office located at 373 South High Street, Columbus, Ohio 43215 on the 19th floor.
- D. One (1) set of mailing labels for property owners within two hundred and fifty (250) feet of subject property.
- E. One (1) A-size map showing properties within two hundred and fifty (250) feet of subject property. This map must be obtained from the Franklin County Auditors Office located at 373 South High Street, Columbus, Ohio 43215 on the 19th floor.
- F. A recent photograph of the property to be rezoned must accompany the application.
- G. All information that pertains to sanitary services and water supply must be provided. This includes the location of any on-lot septic system(s) and/or well(s). If services are to be provided by a private or public entity, a letter must be provided verifying that the services exists *and* that the applicant will have access to such services. If an on-lot septic system and/or well are proposed, information from the Franklin County Board of Health (or the appropriate agency) must be provided.
- H. Any other information that may be deemed reasonably necessary by the Jefferson Township Zoning Department.
- I. Application filing fee payable to Jefferson Township. (*Fee \$500 + \$25 per acre/Residential; \$1,000 + \$50 per acre/Planned District, Commercial or Industrial*)

***Fee to request a modification to an Approved Development Plan***

***\$500 + 50 Notice***

*If request is to rezone to a Planned District, please refer to the Jefferson Township Zoning Resolution for additional development plan submission requirements. Eight (8) copies of all required information must be submitted with this application.*

## 7. Statement of Understanding:

I, Logan Buehrer (applicant / owner / agent) understand that this application must be filed with all pertinent information, as required by the Jefferson Township Zoning Resolution and any other information by Jefferson Township Zoning Department. I understand that my application will not be filed until all information has been received and that the Jefferson Township Zoning Department reserves the right to delay any request until such information has been received. I have been informed of my right to meet with staff prior to the submission of my application and have

either met with staff, through a scheduled appointment, or have waived my right to do so.

Applicant / Agent Signature: Logan Buehrer Date: 3/10/2025

## 8. Certification:

Before completing this application and executing the following certification, it is recommended that the application be discussed with the Staff of the Jefferson Township Zoning Department.

### *Judy Williams* **APPLICANT'S CERTIFICATION**

I / WE \_\_\_\_\_ certify that I am / We are the owner(s) of land included in the application and that the foregoing statement herein contained and attached, and information or attached exhibits thoroughly to the best of my / our ability present the arguments in behalf of the application herewith submitted and that the statements and attached exhibits above referred to are in all respects true and correct to the best of my / our knowledge and belief.

E-Signed: 03/11/2025 12:07 PM EDT

Signature of Property Owner:

*Judy Williams*

Please Print:

Judy Williams

IP: 172.59.67.131

Electronic Signature

DocID: 20250311105834619

Mailing Address:

592 Mulberry Street

City, State, and Zip:

Blacklick, OH 43004

Phone Number:

(614) 206-8283

Cell #: ( )

E-Mail Address:

williams13@peoplepc.com

Signature of Applicant:

*Logan Buehrer*

Please Print:

Logan Buehrer

Mailing Address:

7564 New Albany Condit RD

City, State, and Zip:

new albany, ohio 43054

Phone Number:

(419) 822 7336

Cell #: ( )

E-Mail Address:

LOGANBUEHRER@GMAIL.COM





## LEGAL DESCRIPTION

Situated in the Township of Jefferson, County of Franklin and State of Ohio:

Being Lots Numbers Twelve (12) and Thirteen (13) of the Village of Smithville, as designated on the original plat of said Village, recorded in Plat Book 1, Page 47, Recorder's Office, Franklin County, Ohio.



HOY LAND SURVEYING  
1767 McCorkle Blvd #1767  
Westerville, Ohio 43086  
Phone: 614-679-1186

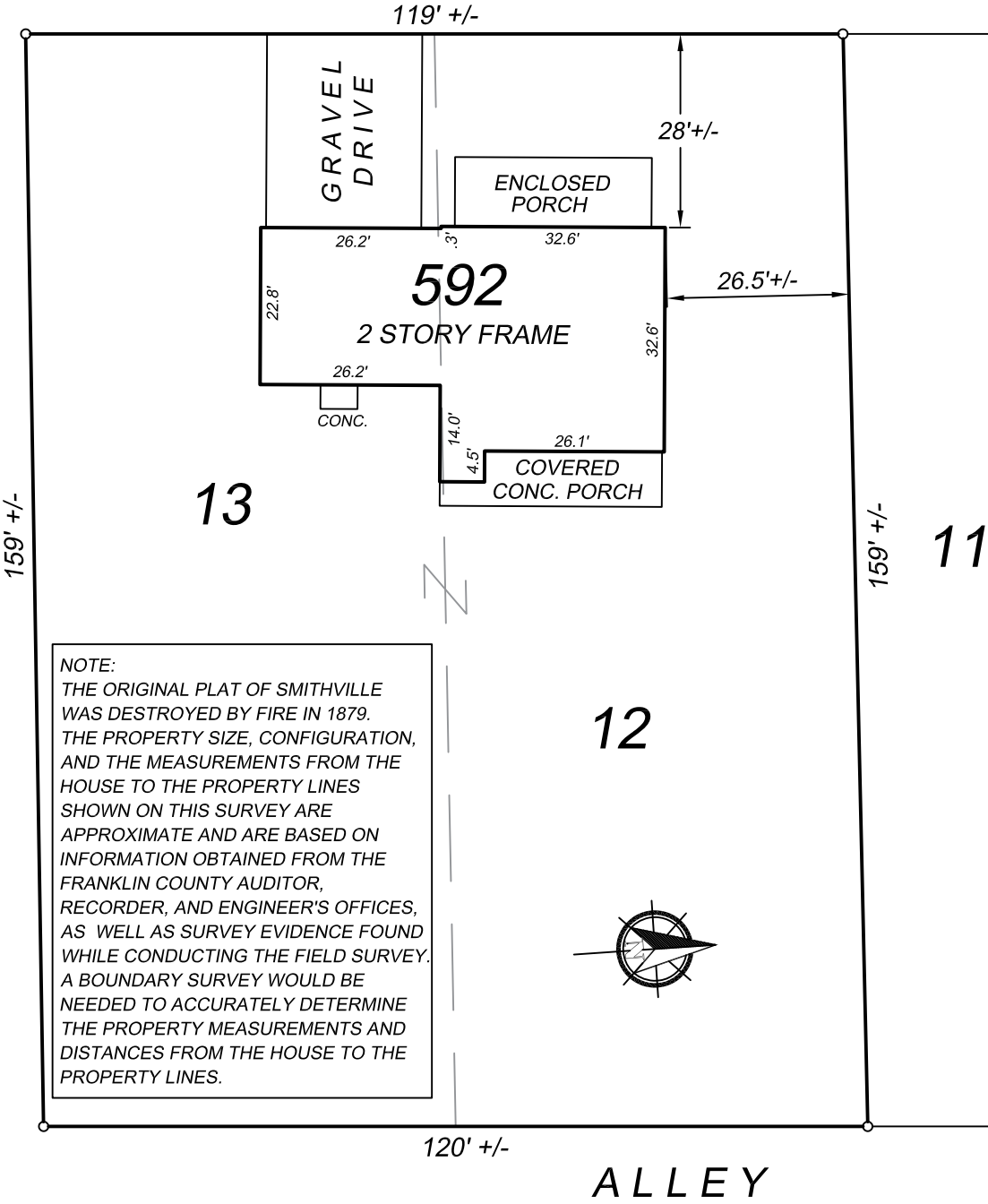


JOB NUMBER #: 819-2025 S      DATE OF DRAWING 03-06-25

CERTIFIED TO LANDSEL TITLE AGENCY, LLC  
LENDER THE HUNTINGTON NATIONAL BANK      BUYER BUEHRER  
LEGAL DESC. LOTS 12 & 13 ~ SMITHVILLE      P.B. 1      PG. 47  
CITY/TWP. JEFFERSON TWP.      COUNTY FRANKLIN      DRN. KLH      CK. SJH      DRAWING SCALE 1" = 25'  
FEMA INFORMATION: FLOOD ZONE X      MAP PANEL INFO 39049C 0356K      MAP DATE 06-17-08

MULBERRY STREET 60'

CENTER STREET 40'



NOTE:  
THE ORIGINAL PLAT OF SMITHVILLE  
WAS DESTROYED BY FIRE IN 1879.  
THE PROPERTY SIZE, CONFIGURATION,  
AND THE MEASUREMENTS FROM THE  
HOUSE TO THE PROPERTY LINES  
SHOWN ON THIS SURVEY ARE  
APPROXIMATE AND ARE BASED ON  
INFORMATION OBTAINED FROM THE  
FRANKLIN COUNTY AUDITOR,  
RECORDER, AND ENGINEER'S OFFICES,  
AS WELL AS SURVEY EVIDENCE FOUND  
WHILE CONDUCTING THE FIELD SURVEY.  
A BOUNDARY SURVEY WOULD BE  
NEEDED TO ACCURATELY DETERMINE  
THE PROPERTY MEASUREMENTS AND  
DISTANCES FROM THE HOUSE TO THE  
PROPERTY LINES.

12

11

ALLEY

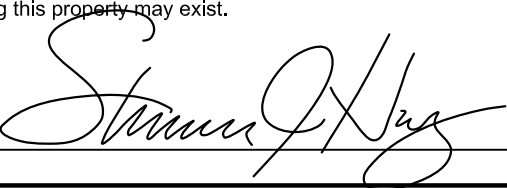
ENCROACHMENT INFORMATION  
NONE NOTED

I / WE HAVE RECEIVED A COPY OF THIS SURVEY  
AND FIND THE CONDITIONS ACCEPTABLE.

BUYER / OWNER

BUYER / OWNER

We hereby certify that the foregoing **MORTGAGE LOCATION SURVEY** was prepared in accordance with Chapter 4733-38, Ohio Administrative Code, and is not a Boundary Survey pursuant to Chapter 4733-37, Ohio Administrative Code. This plat is prepared for mortgage loan and title purposes only and is not to be construed as having been prepared for the owner / buyer for any purpose including but not limited to erecting fences or structures of any kind nor to establish property lines. Fences are only shown when not in substantial conformance with the legal description. A boundary survey would be needed to determine if any minor fence encroachments exist. Easements shown on this plat were taken from the subdivision plat of record or furnished by the client. Additional easements affecting this property may exist.

By 





# Franklin County Auditor's Office Auditor

Michael Stinziano

Map Produced March 11, 2025



## Planimetric Legend Source: 2021 Aerial Photography

- Edge of Pavement
- Roadway Centerlines
- Railroad Centerlines
- Building Footprints
- Building Under Construction
- Creeks, Streams, Ditches
- Rivers & Ponds

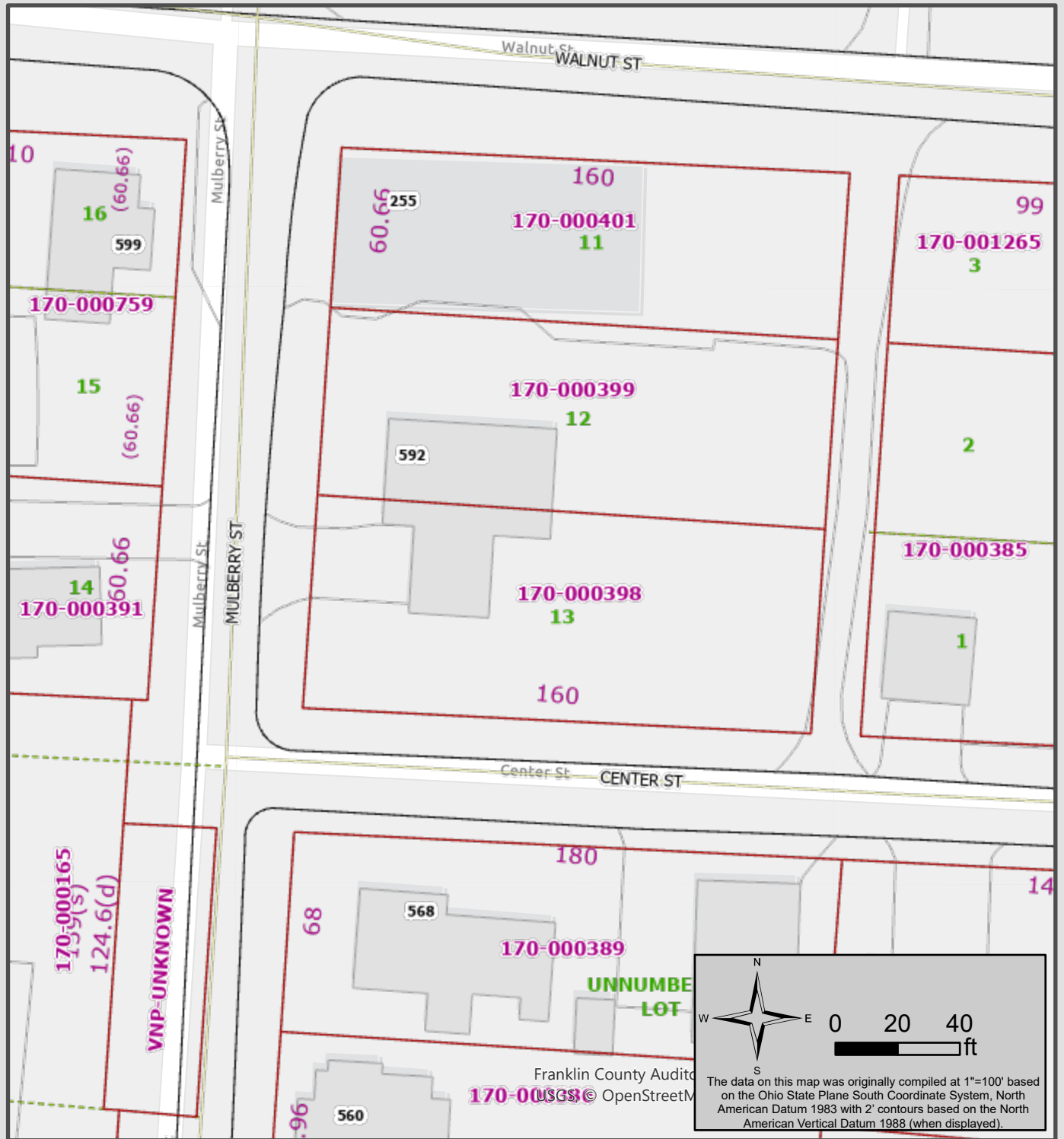
## Appraisal Legend Source: Franklin County Auditor & Engineer

- Parcel IDs
- Parcel Dimensions
- Lot Numbers
- Site Address
- Parcel Boundary
- Subdivision Boundary

## Topographic Legend Source: OSIP - 2019 LIDAR Collection

- Condominium Boundary
- County Boundary
- City or Village Boundary
- Tax District Boundary
- School District Boundary
- Zip Code Boundary
- Spot Elevation
- Index Contour
- Intermediate Contour

The information on this web site is prepared from the real property inventory maintained by the Franklin County Auditor's Office. Users of this data are notified that the primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.



# Franklin County Auditor's Office Auditor

Michael Stinziano

Map Produced March 11, 2025



## Planimetric Legend

Source: 2021 Aerial Photography

- Edge of Pavement
- Roadway Centerlines
- Railroad Centerlines
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- Creeks, Streams, Ditches
- Rivers & Ponds

## Appraisal Legend

Source: Franklin County Auditor & Engineer

- Parcel IDs
- Parcel Dimensions
- Lot Numbers
- Site Address
- Parcel Boundary
- Subdivision Boundary

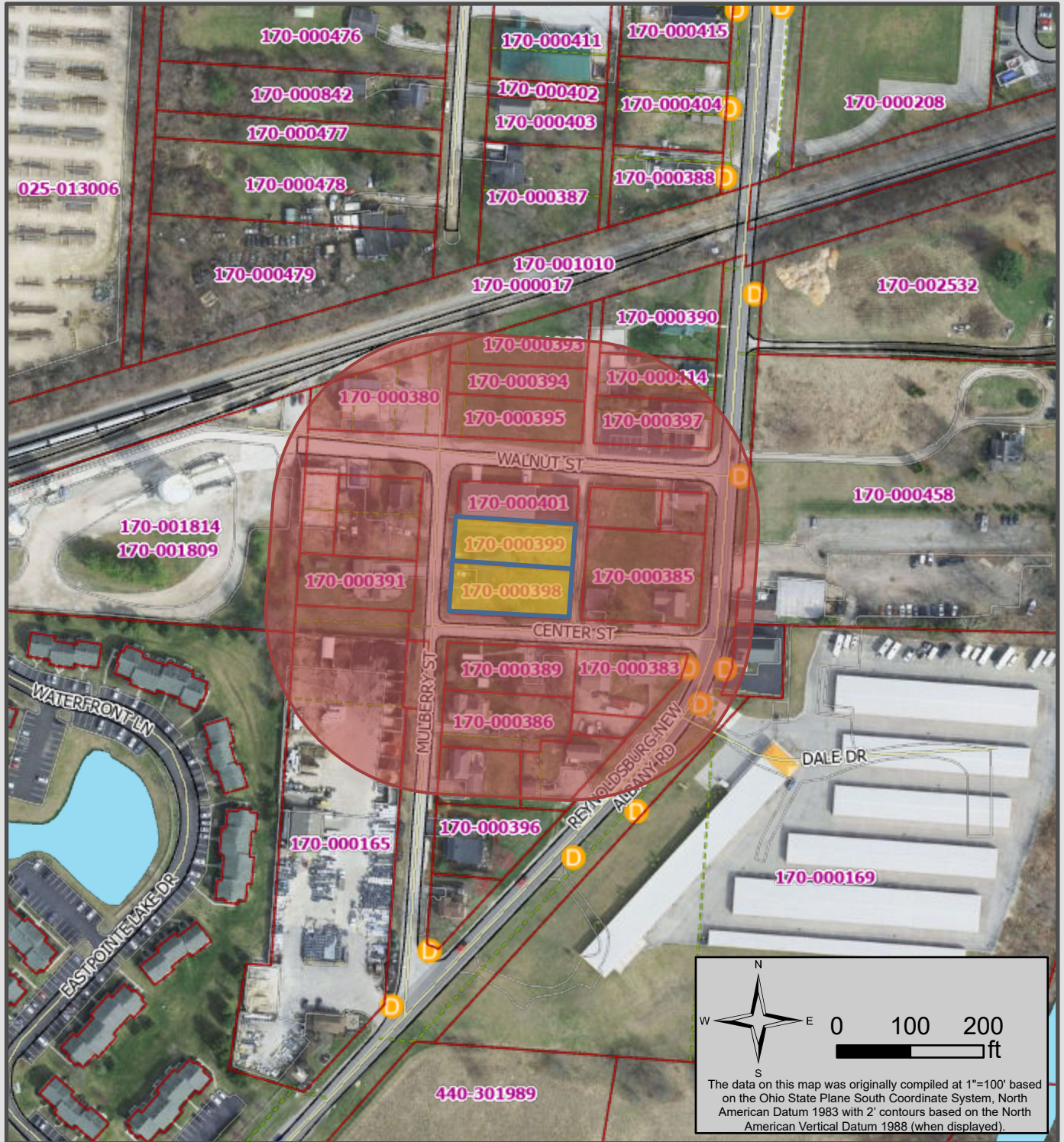
## Topographic Legend

Source: OSIP - 2019 LIDAR Collection

- Condominium Boundary
- County Boundary
- City or Village Boundary
- Tax District Boundary
- School District Boundary
- Zip Code Boundary
- Spot Elevation
- Index Contour
- Intermediate Contour

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# Franklin County Auditor's Office Auditor

Michael Stinziano

Map Produced March 11, 2025



## Planimetric Legend

Source: 2021 Aerial Photography

- Edge of Pavement
- Roadway Centerlines
- Railroad Centerlines
- Building Footprints
- Building Under Construction
- Creeks, Streams, Ditches
- Rivers & Ponds

## Appraisal Legend

Source: Franklin County Auditor & Engineer

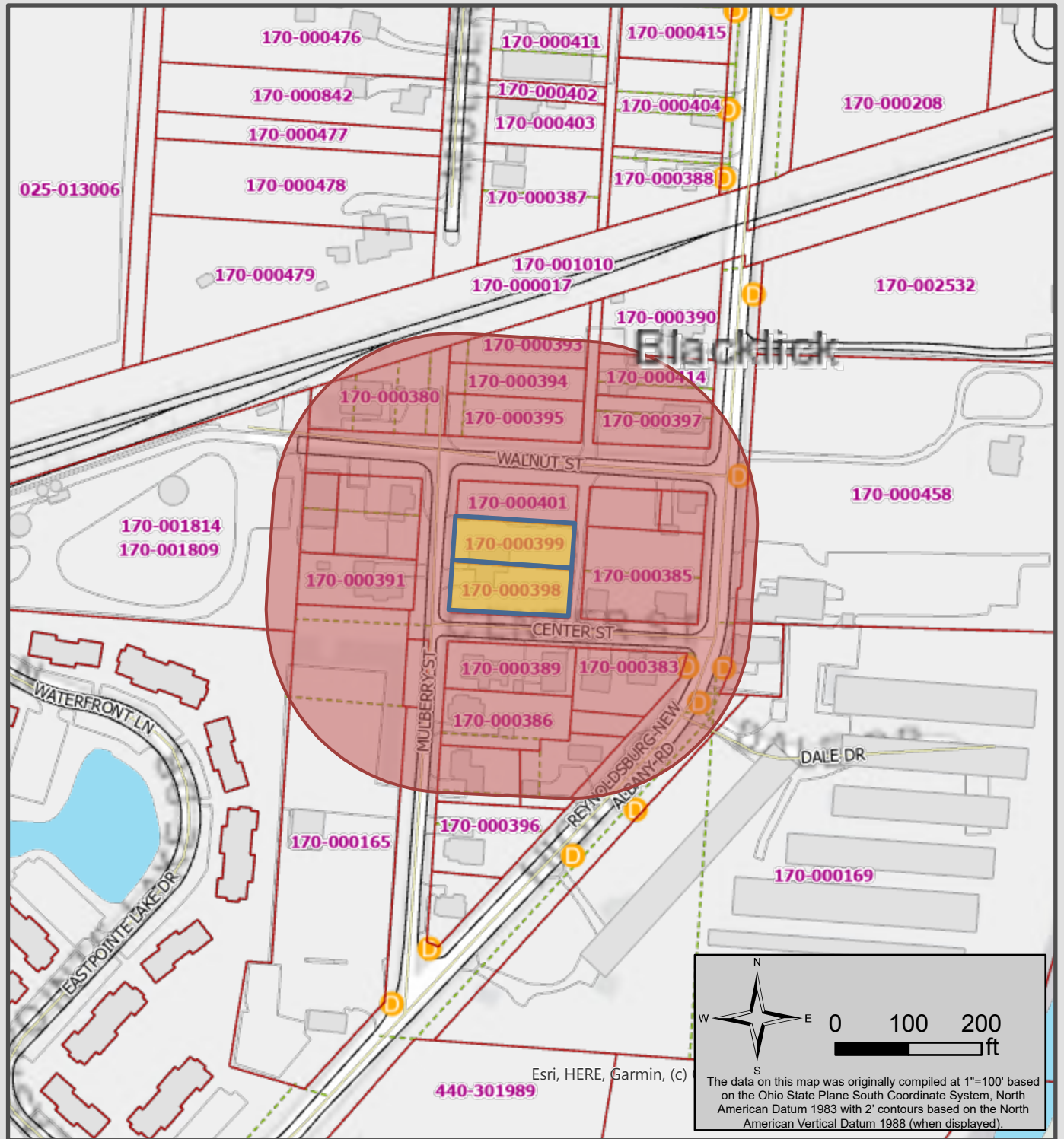
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592 Mulberry St  Inbox x



**Logan Buehrer**

Hello, My name is Logan, I am working to rezone 592 mulberry st into suburban office district, and on the application it requires the following: G. All informat



**Customer Service**

to me ▼

Hello,

Water and sewer services are currently provided at this property, 592 Mulberry St.

Thank you,

Brooke Wittekiend

Jefferson Water & Sewer District

6455 Taylor Rd

Blacklick, OH 43004

614-864-0740 ext 208

614-864-9192 Fax

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**From:** Logan Buehrer <[loganbuehrer@gmail.com](mailto:loganbuehrer@gmail.com)>

**Sent:** Monday, March 10, 2025 4:08 PM

**To:** Customer Service <[customerservice@jwsd.org](mailto:customerservice@jwsd.org)>

**Subject:** 592 Mulberry St

