



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Technical Review Committee Agenda

Zoom Conference Meeting

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

April 16, 2025

1:30 p.m.

1. New Business

i. Administrative Matter: CU-4128 Kayla Johnson

Owner/Applicant:	Alexandra Gomez
Township:	Truro Township
Site:	2909 Talbert (PID# 260-000476)
Acreage:	0.2 acres
Utilities:	Public water and wastewater
Zoning:	Restricted Urban Residential (R-8)
Request:	Requesting Conditional Use from Section 302.038 of the Franklin County Zoning Resolution for a TYPE A daycare that will hold up to 12 children in an area zoned Restricted Urban Residential (R-8).

ii. Administrative Matter: VA-4129 Austin Workman

Owner/Applicant:	Sunbelt Rentals INC, Kelly Basinger/Ceso, INC, David Teyber
Township:	Franklin Township
Site:	1325 W Mound (PID# 140-000195)
Acreage:	14.556 acres
Utilities:	N/A
Zoning:	Smart Growth Overlay and Limited Industrial (LI)
Request:	Requesting Variances from Sections 501.012 and 501.028 of the Franklin County Zoning Resolution to construct a fence that exceeds the maximum height, and to construct an electrical fence in an area zone Smart Growth Overlay and Limited Industrial (LI).

iii. Administrative Matter: 772-FP Raimere Fitzpatrick

Owner/Applicant:	Braumiller Development
Township:	Prairie Township
Site:	1860 Galloway (240-000146)
Acreage:	75.0023 acres
Utilities:	Public water and wastewater
Zoning:	
Request:	Requesting approval for a Final Plat for Galloway East Phase 1 to create 165 lots and 7 reserve.

iv. Administrative Matter: VA-4130 Kayla Johnson

Owner/Applicant:	Amy Bejion
Township:	Sharon Township
Site:	285 Rosslyn Ave. (PID# 254-151594)
Acreage:	0.12 acres
Utilities:	Public water and wastewater
Zoning:	Restricted Urban Residential District (R-8)
Request:	Requesting Variances from Sections 110.041, 512.01, and 512.02 of the Franklin County Zoning Resolution to develop on a non-conforming lot without the minimum road frontage required and construct an accessory building that exceeds the maximum size allowable in an area zoned Restricted Urban Residential (R-8).

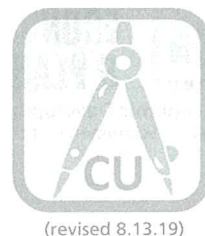
V. Administrative Matter: VA-4131 Austin Workman

Owner/Applicant:	Columbus Center For Human Services INC/Segna Associates
Township:	Franklin Township
Site:	540 Industrial Mile Rd. (PID# 140-000009-00, 140-007456-00, 140-007367-00)
Acreage:	8.1 acres
Utilities:	
Zoning:	General Industrial (GI)
Request:	Requesting Variances from Sections 501.012, and 501.024 of the Franklin County Zoning Resolution to construct a fence that exceeds the maximum height, and a non-conforming material in an area zoned General Industrial (GI).

VI. Administrative Matter: VA-CU-4132 Raimere Fitzpatrick

Owner/Applicant:	Trapper John's Real Estate, LTD
Township:	Pleasant Township
Site:	7141 London Groveport Rd. (PID# 230-000044)
Acreage:	3.102 acres
Utilities:	Other
Zoning:	Neighborhood Commercial (NC)
Request:	Requesting Variances from Section 650.16 of the Franklin County Zoning Resolution to construct a commercial building in the Riparian Setback. For the Conditional Use, the applicant is requesting a Variance from Sections 610.06(2) and 610.06(7) for an accessory building and site work that includes filling and removal of dead trees in an area zoned Neighborhood Commercial (NC).

Conditional Use



Property Information

Site Address: 2909 Talbert Court Columbus, OH 43232
Parcel ID: 260-000476-00 Zoning District: R-8
Lot Acreage: .20 Township: TRURO TWP

Property Owner Information

Name: Alexandra Gómez and Gregory Rodríguez
Address: 2909 Talbert Court
Columbus, OH 43232

Phone # 614.226-7843 Fax #
Email: torahhomecare@gmail.com

Applicant Information

☒ Same as property owner

Name: Alexandra Gómez
Address: 2909 Talbert Court
Columbus, OH 43232

Phone # 614.226.7843 Fax #
Email: torahhomecare@gmail.com

Agent Information

Name: Alexandra Gómez
Address: 2909 Talbert Court
Columbus, OH 43232

Phone # 614.226.7843 Fax #
Email: torahhomecare@gmail.com

Staff Use Only

Case # CU- 4128
Date Filed: 4/2/2025
Received By: T. WOLF
Fee Paid: \$350.00
Receipt Number: 25-00838
Hearing Date: 5/21/2025
Technical Review: 4/29/2025
Zoning Compliance #:

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

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:

My proposed will "NOT" change anything in my area.

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?

The general vacinity will "NOT" change any rules, altered or affect any area.

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

The Conditional Use will "NOT" be hazardous or disturbing to our existing or future neighbors uses.

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

The Conditional Use will "NOT" be detrimental to property in the immediate vicinity or to the community as a whole.

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

YES! The Conditional Use is served adequately by essential public facility and services.



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

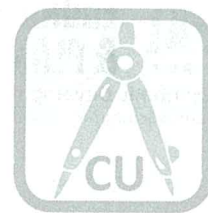
Economic Development & Planning Department
James Schimmer, Director

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.).

Type B child care. Operations hours 7:30a.m - 5pm Monday - through Friday. Parking in front of house and street.

2. How many non-resident employees?

One none-residential employee.

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?

Child care is conducted in residency house.

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?

No commodities or sites.

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!

No outside storage or any kind.

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

Yes, our handbook and Disaster Plan given to Parents.

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

Yes. In front of property is my Program Sign from Job and Family Services with my Program Start Date.

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.

NO. Delivery traffic will "NOT" increase.



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

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James Schimmer, Director

Application for

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Pursuant to Section 815 of the Zoning Resolution

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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
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
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
5. Site Map - Refer to Page 8
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).

Application Procedure

- 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
-

Statement of Hardship

Dear Council and Community Members:

My name is Alexandra Gomez and I have been working as a **Type B Childcare Provider** in this neighborhood for Two (2) Years. I'm licensed by the **Ohio Department of Job and Family Services** to care for up to six (6) children between the ages of three-month-old to twelve years old **Type B License**. I'm requesting that my residency be granted a VARIANCE to expand to a twelve (12) children Program **Type A License**. This will enable me to offer high quality services to more families in my community and employ more qualified staff to work with me. That team member's hiring process will be comprehensive and conducted by me with the **Ohio Department of Job and Family Services**.

My program supports and celebrates diversity and inclusion where families from different backgrounds can rely on the safe services I provide. The expansion of the licensed children care program will allow me to support more parents/guardians with the ability to work and to know their child/children are being taken care of in a high quality, safe, nurturing, and loving environment. The staff members will support the community by reducing the unemployment rate of quality childcare workers.

By approving this request, it would not adversely impact my neighbors or the community. With the expansion, the program will continue not affecting air or light to the adjacent properties. There should not be additional congestion of public roads as a result of granting my request since families already use public roads daily and some are within walking distance.

Zoning Variance for this Project:

Parcel ID: 260-000476-00

Zoning District: R-8

Township: TRUTO TWP

Lot Acreage: .20

Map Routing: 260-N122M-30700

Request a VARIANCE to permit a Type A Home Childcare facility for a maximum of Twelve (12) children within an existing unit dwelling.

Thank you so much for your support in this matter.

Alexandra Gomez / 2909 Talbert Court Columbus Ohio 43232 / torahhomecare@gmail.com

Franklin County Auditor - Michael Stinziano 260-000476-00

Owner Name GOMEZ ALEXANDRA
RODRIGUEZ GREGORY R

Site Address 2909 TALBERT CT

Legal Descriptions TALBERT CT
QUALSTAN EAST 619

Owner Address 2909 TALBERT COURT
COLUMBUS OH 43232

Transfer Date 02/16/2022

Transfer Price 214,000.00

Instrument Type

Prop. Class R - Residential
Land Use 510 - ONE-FAMILY DWLG ON PLATTED LC
Tax District 260 - TRURO TOWNSHIP
Sch. District 2507 - GROVEPORT-MADISON LSD
App Nbrhd 07503
Tax Lein No
CAUV Property No
Owner Occ. Credit 2024: Yes 2025: Yes
Homestead Credit 2024: No 2025: No
Rental Registration No
Board of Revision No
Zip Code 43232
Annual Taxes 3,031.98
Taxes Paid 1,515.99
Calculated Acreage .20
Legal Acreage .00

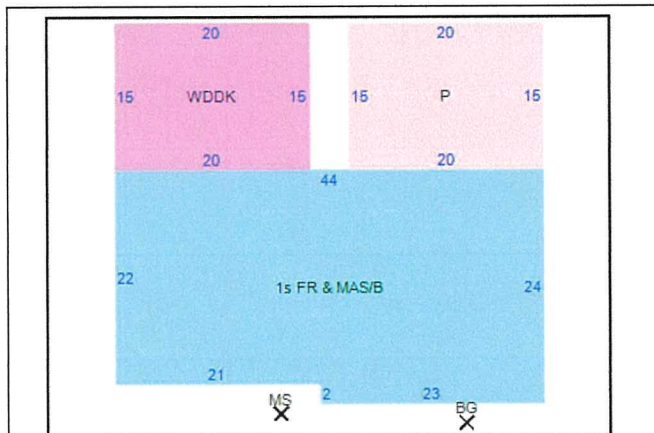
	Current Auditor's Appraised Value			Taxable Value		
	Land	Improv	Total	Land	Improv	Total
Base	\$55,800	\$115,400	\$171,200	\$19,530	\$40,390	\$59,920
TIF	\$0	\$0	\$0	\$0	\$0	\$0
Exempt	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$55,800	\$115,400	\$171,200	\$19,530	\$40,390	\$59,920
CAUV	\$0					

Building Data

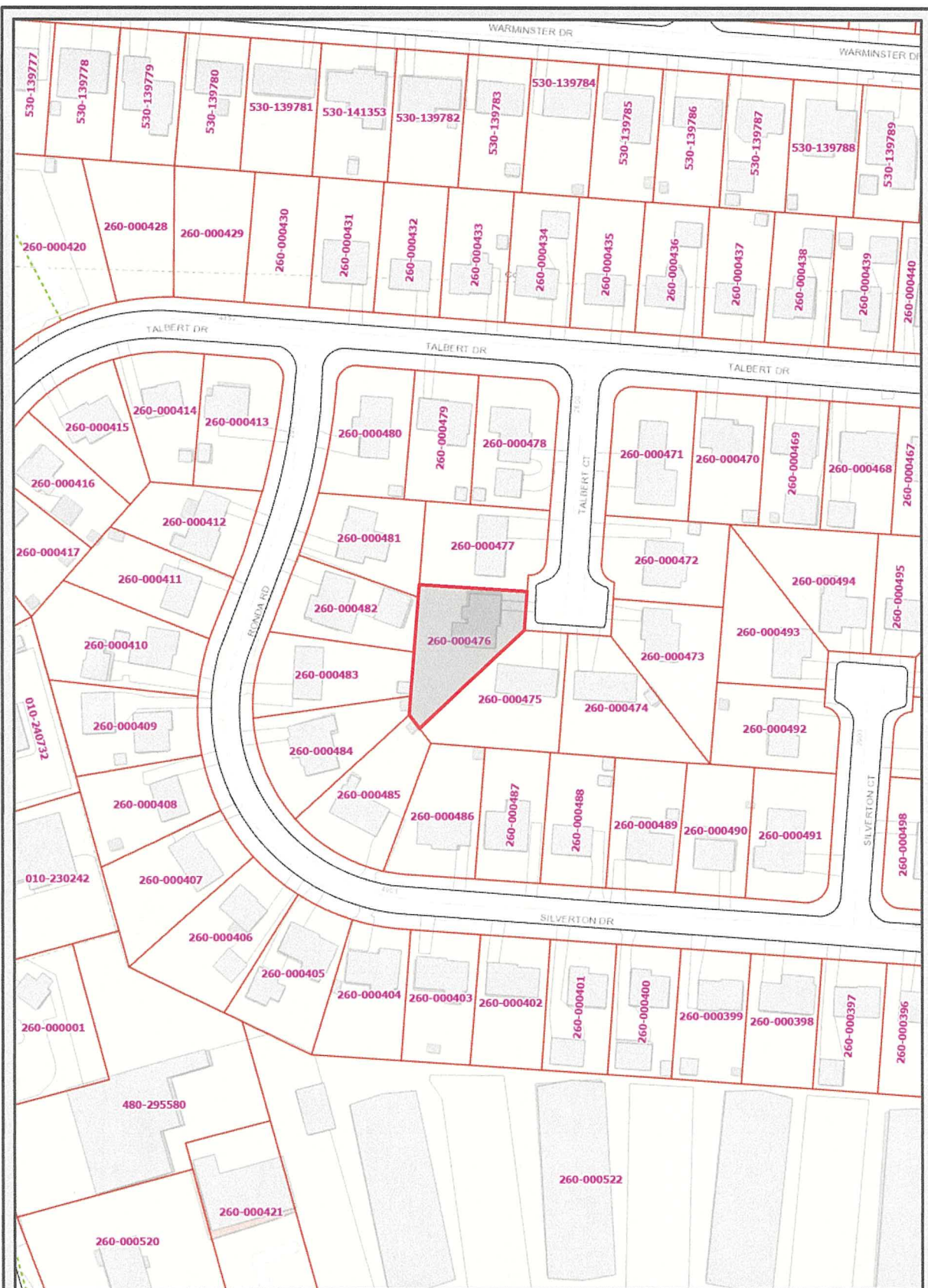
Year Built 1969
Finished Area 1014
Rooms 6
Bedrms 3
Dining Rooms 0
Full Baths 1
Half Bath
Heat/AC 2
Wood Fire /
Stories 1

Sketch Legend

0 1s FR & MAS/B 1014 Sq. Ft.
1 WDDK - 38:WOOD DECK 300 Sq. Ft.
2 BG - 35:BASEMENT GARAGE
3 P - 40:CONCRETE PATIO 300 Sq. Ft.
4 MS - 43:MASONRY STOOP 16 Sq. Ft.



Disclaimer: 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 26, 2025



The data on this map was originally compiled at 1"=100' based on the Ohio State Plane South Coordinate System, North American Datum 1983 with 2' contours based on the North American Vertical Datum 1988 (when displayed).



This map is prepared for the real property inventory within the county. It is compiled from record deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be considered for verification of the information contained on this map. The county and the mapping companies assume no legal responsibility for the information contained on this map. Please notify the Franklin County Auditor's GIS Department of any discrepancies.

Planimetric Legend

Source: 2021 Aerial Photography

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

Topographic Legend

Source: OGP - 2019 LIDAR Collection

- ▲ Spot Elevation
- Index Contour
- Intermediate Contour

Appraisal Legend

Source: Franklin County Auditor & Engineer

- Parcel IDs
- Parcel Dimensions
- Lot Numbers
- Site Address
- Parcel Boundary
- Subdivision Boundary
- Condominium Boundary
- County Boundary
- City or Village Boundary
- Tax District Boundary
- School District Boundary
- Zip Code Boundary

**Franklin County
Auditor's Office**
Auditor
Michael Stinziano

Map Produced March 18, 2025

Planimetric Legend

Source: 2021 Aerial Photography

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

Topographic Legend

Source: OSIP - 2019 LIDAR Collection

- Spot Elevation
- Index Contour
- Intermediate Contour

Appraisal Legend

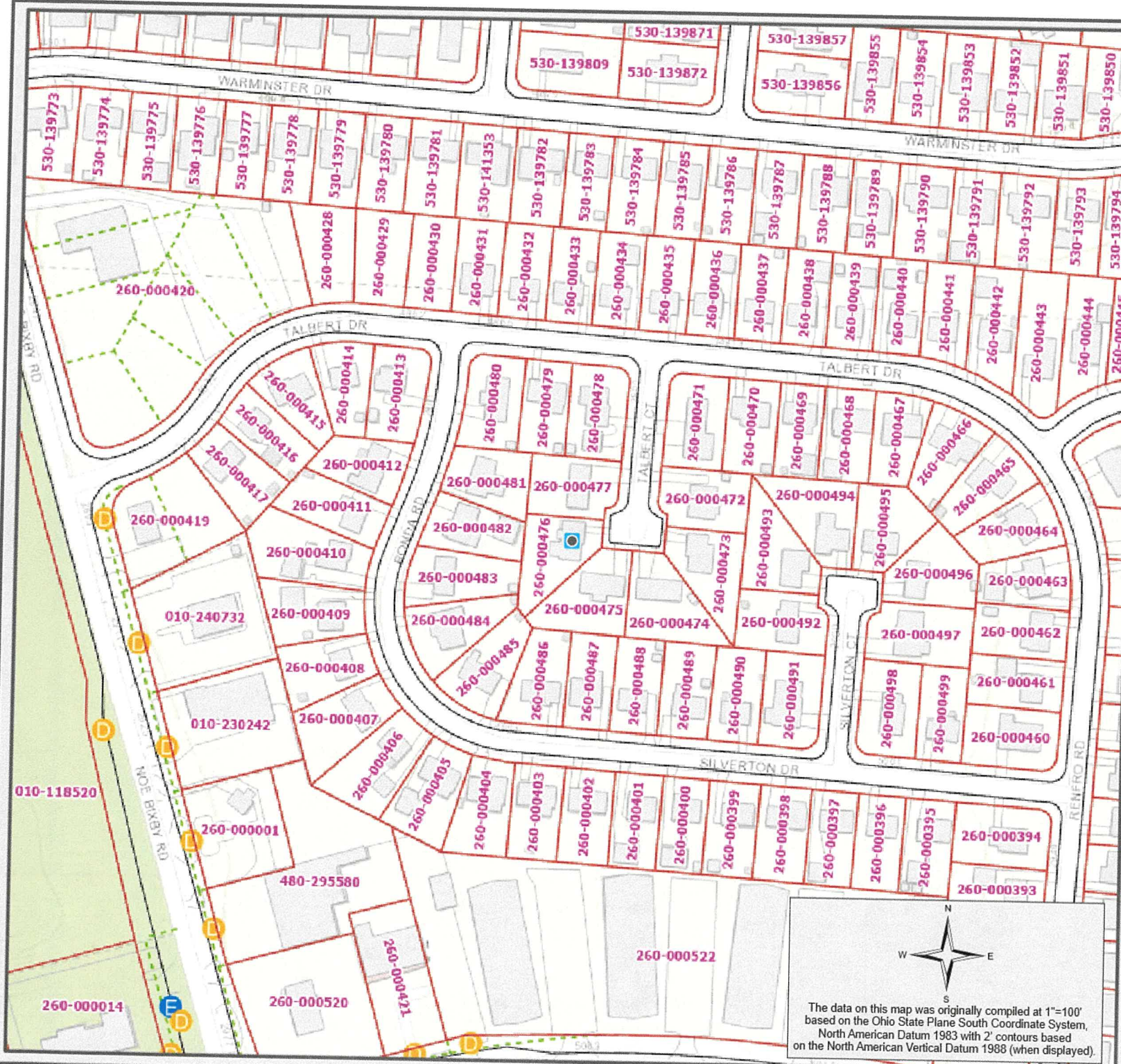
Source: Franklin County Auditor & Engineer

- Parcel IDs
- Parcel Dimensions
- Lot Numbers
- Site Address
- Parcel Boundary
- Subdivision Boundary
- Condominium Boundary
- County Boundary
- City or Village Boundary
- Tax District Boundary
- School District Boundary
- Zip Code Boundary

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For scaled maps, please visit the parcel viewer at <https://gis.franklincountyohio.gov/parcelviewer>

MICHAEL STINZIANO
Franklin County Auditor
CONNECT. PROTECT. REASSESS.



The data on this map was originally compiled at 1"=100' based on the Ohio State Plane South Coordinate System, North American Datum 1983 with 2' contours based on the North American Vertical Datum 1988 (when displayed).

APPLICANT/OWNER

Alexander Gomez

2909 Talbert Ct. Columbus, Ohio 43232

AREA COMMISSION

Greater South East Commission

c/o Tamica Johnson

2500 Park Crescent Dr.

Columbus, Ohio 43232

Surrounding Property Owners

CROSS, GENE

OR CURRENT OCCUPANT

2901 TALBERT CT.

COLUMBUS OH 43232

MARLOW, JANE

OR CURRENT OCCUPANT

2916 TALBERT CT.

COLUMBUS OH 43232

BROCKMAN, TANIKA

OR CURRENT OCCUPANT

2900 TALBERT CT.

COLUMBUS OH 43232

BURKE, ROBERT

OR CURRENT OCCUPANT

2917 TALBERT CT.

COLUMBUS OH 43232

NREA VB LLC.

OR CURRENT OCUPANT

2908 TALBERT CT.

COLUMBUS OH 43232

DEERING, CYNTHIA

OR CURRENT OCCUPANT

2892 TALBERT CT.

COLUMBUS OH 43232



Service To:
GREGORY RODRIGUEZ
2909 TALBERT CT
COLUMBUS, OH 43232-5251

Account Number
002898272 1273223
FRANKLIN COUNTY WATER
1230463 PWSID # OH2502412

Aqua Ohio Inc.
762 W. Lancaster Avenue
Bryn Mawr, PA 19010-3489

Toll Free: **877.987.2782**
Fax: **866.780.8292**
Aquawater.com

Questions about your water/sewer service? Contact us before the due date.
Bill Date **March 05, 2025** Total Amount Due **\$ 107.03** Current Charges Due Date **March 27, 2025**

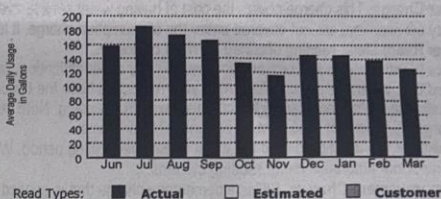
Meter Data

Meter	Size	Billing Period	Days	Read Type	Meter Readings	Usage	Units
17032482	5/8	03/03/25	28	Actual	28870	470	Cubic Feet
		02/03/25		Actual	28400		
Average Daily Usage = 16 Cubic Feet		Total Days:	28	Total Usage:		470	Cubic Feet
1 CF equals 7.4805 gallons							

Billing Detail

Amount Owed from Last Bill \$ 130.58
Total Payments Received 130.58
Remaining Balance 0.00
Customer Charge Water 14.80
3,516 gallons @ \$0.012671 per gallon 44.55
Current Water Charges by Aqua Ohio Inc. 59.35
Customer Charge Wastewater 0.00
3,516 gallons @ \$0.013563 per gallon 47.68
Current Sewer Charges by Aqua Wastewater Inc. 47.68
Amount Due ON or BEFORE 03/27/25 \$ 107.03
Amount Due AFTER the Current Due Date \$ 112.38

Water Usage History



Message Center (see reverse side for other information)

- Would you like to quickly and easily learn important information about your water? Please let us know how you want to be contacted via our new automated notification system by clicking on the WaterSmart Alerts button at www.aquawater.com.
- The due date refers to current charges and any deferred payment amount only. If you do not pay your bill on time, your service could be subject to interruption. To ensure proper credit, please remember to provide your full 16-digit account number when paying your bill.

RETURN THIS PORTION WITH YOUR PAYMENT



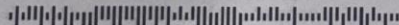
Aqua Ohio Inc.
762 W. Lancaster Avenue • Bryn Mawr, PA 19010-3489

Please do not remit payment to the above address

Cyc=22F1 1up=5610583

Seq=5109

AUTOSCH 5-DIGIT 43232 C 18 P 2 5109 1 AV 0.540



GREGORY RODRIGUEZ
2909 TALBERT CT
COLUMBUS OH 43232-5251



MAKE CHECK PAYABLE TO:
Aqua OH

Account Number

002898272-1273223



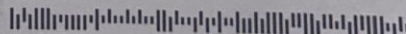
BEFORE DUE DATE **03/27/2025** PAY THIS AMOUNT **\$107.03**

AFTER DUE DATE **03/27/2025** PAY THIS AMOUNT **\$112.38**

Amount Enclosed \$



AQUA OH
PO BOX 70279
PHILADELPHIA PA 19176-0279



00289827212732230000000107038



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

APR 07 2025

Franklin County Planning Department
Franklin County, OH



(revised 7.13.19)

Roadway is in Columbus.
No Mobility comments.

No comments (B.
Frusher - FSWCD)
4-10-25

Not related to the
requested
variances but the
proposal has not
yet addressed all
drainage
comments and
site development
must comply with
the Franklin
County
Stormwater
Drainage
Manual.

Property Information

Site Address: 1325 W. Mound St., Columbus OH 43223

Parcel ID: 140-000195

Zoning District: Smart Growth Overlay and
Limited Industrial (LI)

Lot Acreage: 14.556

Township: Franklin

Property Owner Information

Name: Sunbelt Rentals Inc.; Contact: Kelly Basinger

Address: 1799 Innovation Point
Fort Mill, SC 29715

Phone # 803-558-5169

Fax #

Email: Kelly.Basinger@sunbeltrentals.com

Applicant Information

☐ Same as property owner

Name: CESO, Inc.; Contact: David Teyber

Address: 3601 Rigby Road, Suite 300
Miamisburg, OH 45342

Phone # 937.435.8584

Fax #

Email: teyber@cesoinc.com

Agent Information

Name:

Address:

Phone #

Fax #

Email:

Staff Use Only

Case # VA-4129

Date Filed: 04/07/25

Received By: Austin W.

Fee Paid: \$ 650

Receipt Number: 25-00881

Hearing Date: 05/21/25

Technical Review: 04/29/25

Zoning Compliance #:

26-21-095.

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

Zoning Variance



Case# VA-

Variance(s) Requested:

Section: Section 501.028 - Electric and Barbed Wire Fences

Description: Installation of electric fence around the perimeter of the property

Section: 501.012 – Height (between street & principal structure)

Description: Max height of electric fence will be 7'-9" along Mound Street as shown on the site plan. Max height of decorative fence would be approximately 6'-0" to match the existing fence currently along the eastern side of the frontage.

Section: 501.012 – Height (elsewhere on site)

Description: Max height of electric fence will be 9'-9" along along east, west, and south property lines as shown on the site plan. Existing chainlink fence along east, west, and south property lines will remain as-is.

Describe the project:

Sunbelt Rentals is seeking to redevelop their site through renovation of the existing facility. The site is currently has an existing 8-foot chain link fence along the east, west, and south property lines that would remain in place. There is also an existing decorative fence along the eastern frontage of Mound Street. The project proposes to continue this fencing towards the west, along the frontage of Mound Street. The proposed electric fencing would provide a short but safe shock that makes it almost impossible to climb the fence. Electric Fencing would be in compliance with ASTM F3296-16 Standard Practice for Commercial Application of Electric Security Fences.

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 applicant is having issues with unwanted visitors cutting the existing chain link fencing to enter the site when the facility is closed. People are entering the rental equipment to protect themselves from the weather. The damaged fencing is impacting the applicants ability to run a successful business and people using rental equipment as a shelter presents a safety hazard to the employees and customers, as well as potentially damaging rental equipment.



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.

The literal interpretation of the Zoning Resolution would result in reduced and poor site safety as unwanted visitors would continue to illegally access site. This would reduce safety and impact of the applicants daily business and operations, as well as the surrounding area.

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

The actions of unwanted visitors entering the site after hours is not the result of the applicant as they have continued to repair the fence in an effort to fix the problem. After hours security has been used, but applicant cannot keep after hours security full time due to expense.

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.

Approving the variance will not result in any special privileges for the property or applicant as they will be able to continue running their business.

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 existing and proposed fencing would not impact the surrounding area as it is located on private property.

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

The issue of unwanted visitors would likely be present regardless of the use.



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 request is to increase the height of the existing 8' fence to 9'-9" along the east, west, and south property lines. The fencing along the frontage of Mound Street would increase the height from 6' to 7'-9". All perimeter fence would include an electric fence.

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 character of the neighborhood would remain the same. Continuation of the fencing along the frontage of Mound Street would create a uniform look for the property. The electric fencing will blend in with the existing fencing as it is made of the similar materials and color.

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)

The height of the fence would have no impact on governmental services. During normal business hours access to the site will be provided through the site driveways. Cantilever and swing gates to function as normal.

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

The applicant has owned the eastern property for 20+ years and issues with unwanted visitors has increased over the years. Recent acquisition of the western property was made without knowledge of the zoning restrictions.

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

Other methods are likely not feasible due to the potential construction costs.

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

The zoning requirement would still be observed as the increased fence height does not result in large deviation from the resolution. Substantial justice would be observed as granting the variance would not place the property at an advantage over other properties.



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.

Applicant/Authorized Agent *

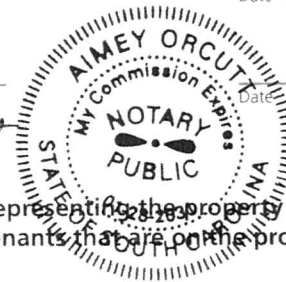
Property Owner (signature must be notarized)

Date

3/6/2025

Date

Property Owner (signature must be notarized)



3-6-2025

*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.

RECEIVED

APR 07 2025

Franklin County Planning Department
Franklin County, OH



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
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
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
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).

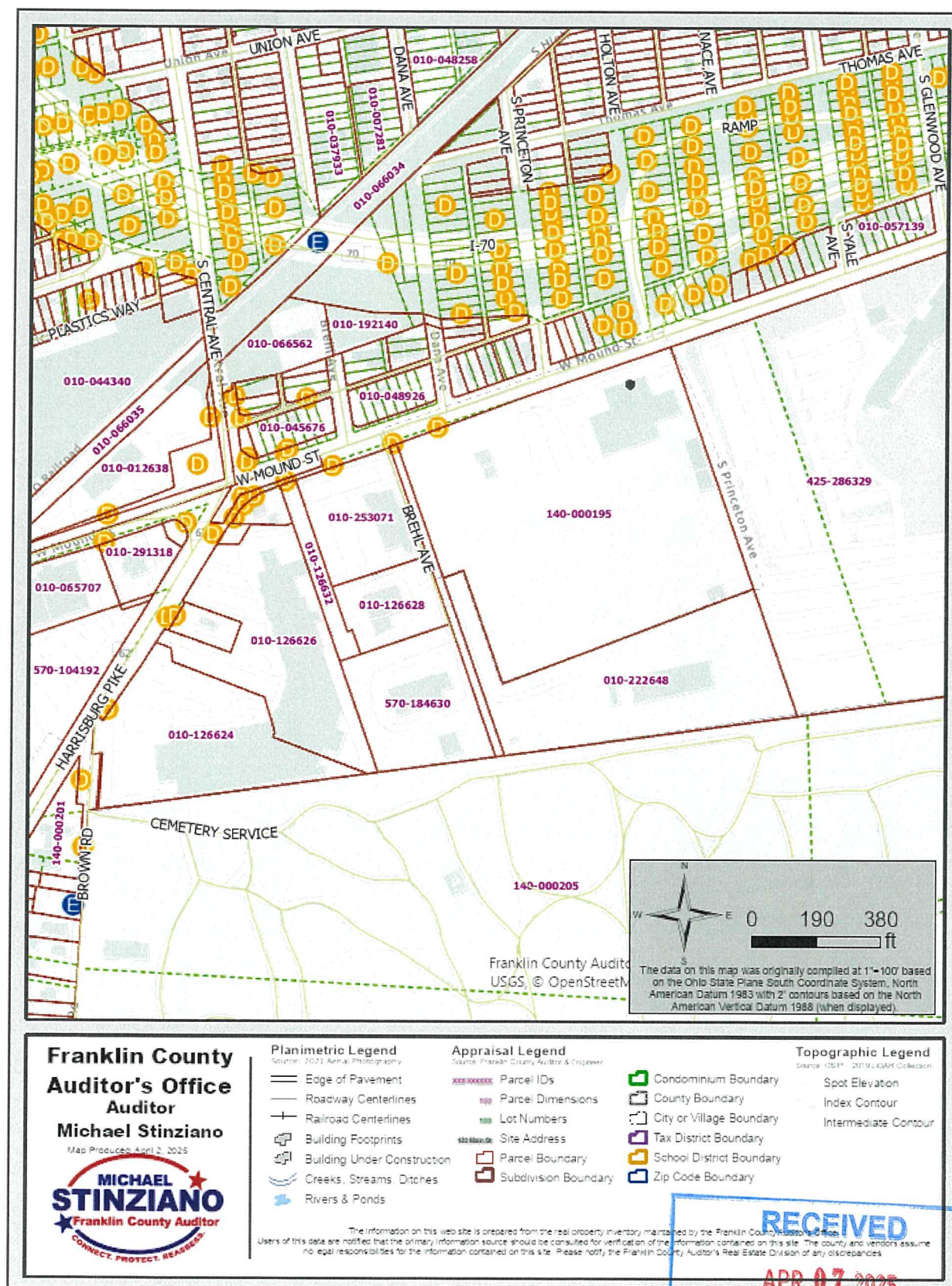


Zoning Variance

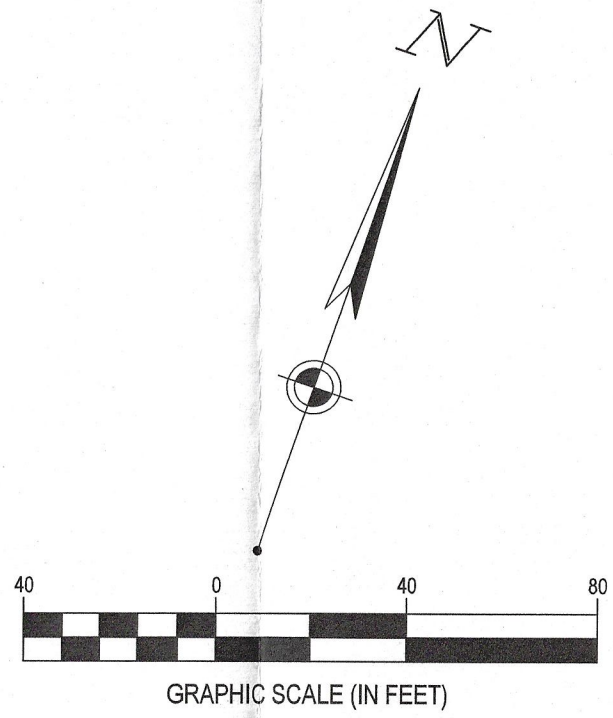
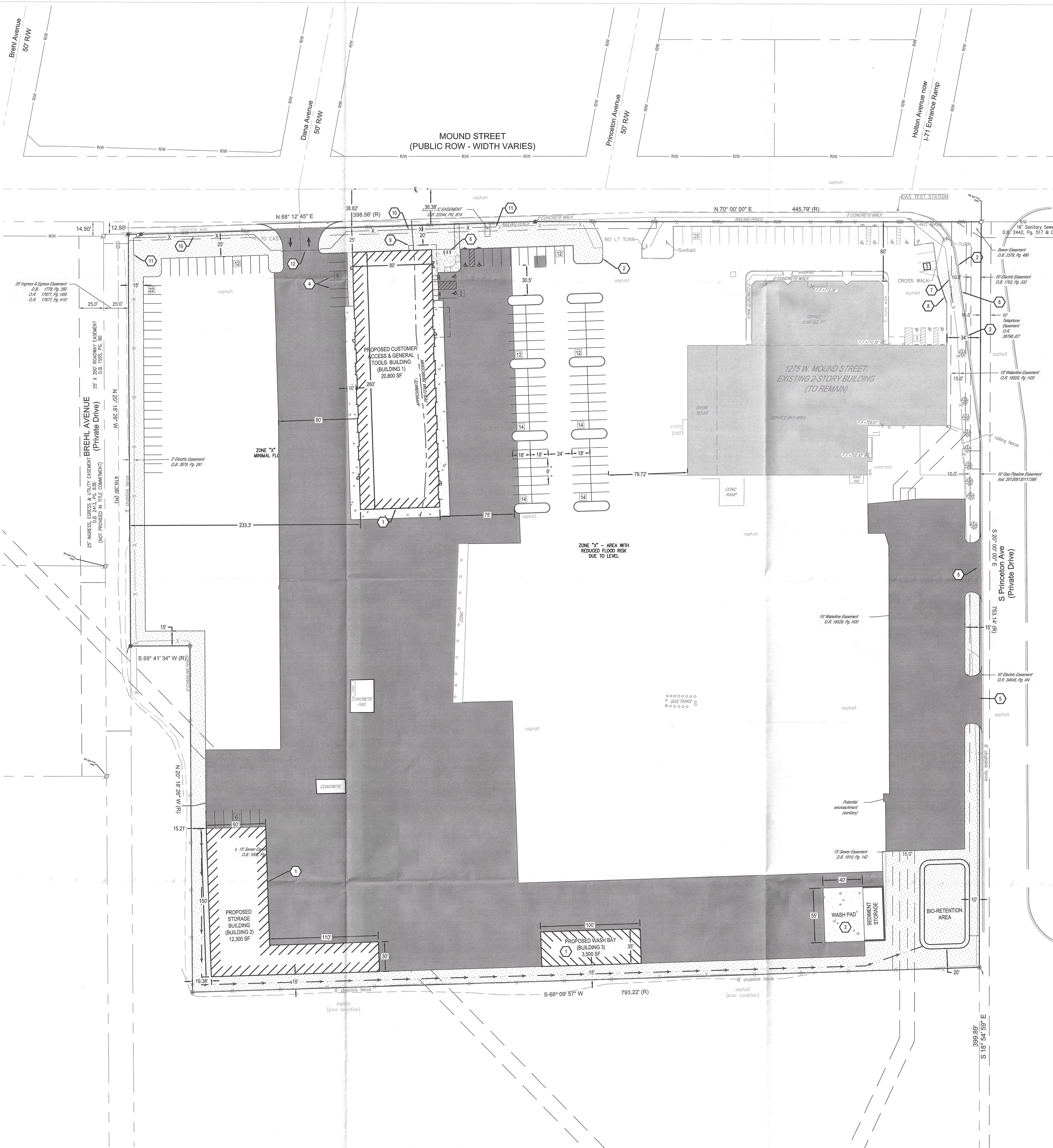


Site Plan Requirements

- 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*



W:\PROJECTS\SUNBELT RENTALS\762491-01 Mount St Columbus OH P2020103-CIVIL\PLAN_PLOT1762491-01 Site Map - 8/13/2024 - David Taylor



SITE LEGEND

EXISTING

REFER TO C1.0 FOR EXISTING FEATURES LEGEND

PROPOSED

- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED GRASS / LANDSCAPE AREA
- R/W
- RIGHT-OF-WAY
- PROPERTY LINE
- SETBACK
- EASEMENT
- CENTERLINE
- BUILDING
- CONCRETE CURB
- PAVEMENT/WALK
- PARKING SPACE COUNT
- SIGN
- DETECTABLE WARNING MAT.
- CATCH BASIN
- STORM MANHOLE
- SANITARY MANHOLE
- CURB INLET
- CLEANOUT
- YARD DRAIN
- DOWN SPOUT
- FIRE HYDRANT
- LIGHT POLE
- CONCRETE BUMPER BLOCK

PARKING COUNT DATA

BUILDING 1
AUTOMOBILE SERVICE GARAGE
TWO (2) SPACES PER SERVICE BAY
13 BAYS = 26 SPACES

RETAIL STORE:
ONE (1) SPACE FOR EVERY 250 SQUARE FEET OF GROSS FLOOR AREA
4,700 SQUARE FEET = 19 SPACES

BUILDING 2
AUTOMOBILE SERVICE GARAGE
TWO (2) SPACES PER SERVICE BAY
8 BAYS = 16 SPACES

GENERAL OFFICE:
ONE (1) SPACE FOR EACH 300 SQUARE FEET OF FLOOR AREA
1,400 SQUARE FEET = 5 SPACES

BUILDING 3
AUTOMOBILE SERVICE GARAGE
TWO (2) SPACES PER SERVICE BAY
1 BAYS = 2 SPACES

TOTAL REQUIRED = 26 + 19 + 16 + 5 + 2 = 68 SPACES

EXISTING PARKING SPACES
97 STANDARD SPACES
7 ADA SPACES
104 TOTAL SPACES

PROPOSED
161 STANDARD SPACES
11 ADA SPACES
172 TOTAL SPACES

CODED NOTES:

- PROPOSED BUILDING. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
- CONNECT TO EXISTING CURB.
- PROPOSED CONCRETE WASH PAD. SEE DETAILS ON SHEET C3.1 AND C6.0.
- ACCESSIBLE PARKING SPACE WITH ACCESSIBLE AND APPROPRIATE SIGNAGE. SEE DETAIL ON SHEET C6.0.
- PROPOSED DRIVEWAY TO PROVIDE ACCESS TO S PRINCETON AVE.
- BIKE RACK WITH ROOM FOR SIX BIKES TOTAL. SEE DETAIL ON SHEET C6.0.
- PROPOSED FENCE TO CONNECT TO THE EXISTING FENCE.
- INSTALL CONCRETE CURB. SEE DETAIL ON SHEET C6.0.
- BUILDING CANOPY. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
- PROPOSED DECORATIVE FENCE TO MATCH EXISTING MATERIAL, COLOR, AND HEIGHT.
- CONNECT TO EXISTING FENCE.
- PROPOSED SLIDING GATE.

LOT COVERAGE DATA

TOTAL LOT AREA	14.48 ACRES
EXISTING IMPERVIOUS AREA	13.89 ACRES
EXISTING PERVIOUS AREA	0.76 ACRES
PROPOSED IMPERVIOUS AREA	12.73 ACRES
PROPOSED PERVIOUS AREA	1.75 ACRES
PROPOSED PERCENT IMPERVIOUS	87.91%
IMPERVIOUS AREA PERCENT REDUCED	6.50%

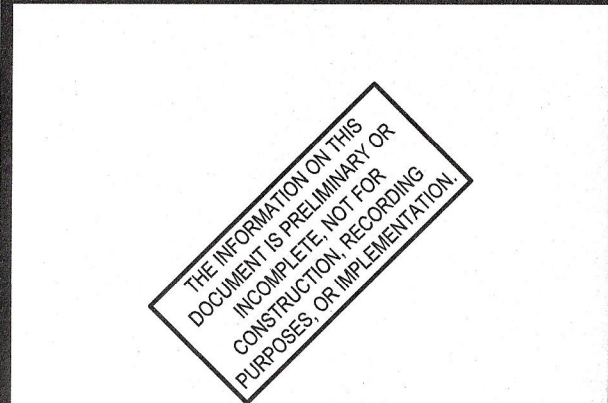
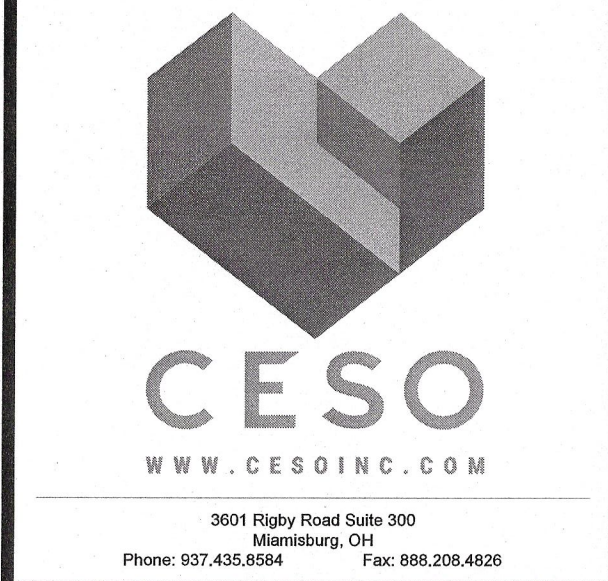
REQUIRED SETBACKS:

(NOT DEPICTED FOR CLARITY PURPOSES)

FRONT YARD & BUILDING SETBACK: 25-FEET PER SECTION 670.083

SIDE YARD & BUILDING SETBACK: 15-FEET PER SECTION 344.043

REAR YARD & BUILDING SETBACK: 15-FEET PER SECTION 344.044



SUNBELT RENTALS

0201 SAFETY IMPROVEMENT AND REDEVELOPMENT

1275 W. MOUND ST., COLUMBUS, OH 43223

Revisions / Submissions

ID	Description	Date

© 2024 CESO, INC.

Project Number: 762491

Scale: 1"=40'

Drawn By: BPR

Checked By: DMT

Date: 08/13/2024

Issue: NOT FOR CONSTRUCTION

Drawing Title: **SITE PLAN**

C2.0



FOURTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: OHIO UTILITIES PROTECTION SERVICE AT 811 OR 800-382-2784 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE

DO NOT DETACH

 Instrument Number: 202206220092550 Recorded Date: 06/22/2022 11:44:37 AM  Daniel J. O'Connor Jr. Franklin County Recorder 373 South High Street, 18th Floor Columbus, OH 43215 (614) 525-3930 http://Recorder.FranklinCountyOhio.gov Recorder@FranklinCountyOhio.gov	<div style="border: 2px solid blue; padding: 5px; text-align: center;">RECEIVED APR 07 2025 Franklin County Planning Department Franklin County, OH</div>
Transaction Number: T20220066058 Document Type: DEED Document Page Count: 3 Submitted By (Simplifile): Crown Search Services LTD 2323 W 5TH AVE STE 144 Columbus, OH 43204-4997	Return To (Simplifile): Crown Search Services LTD 2323 W 5th Ave Ste 144 Columbus, OH 43204-4997 <div style="text-align: right;">Simplifile</div>
First Grantor: TTG PROPERTIES LLC	First Grantee: 1275 MOUND HOLDINGS LLC
Fees: Document Recording Fee: \$34.00 Additional Pages Fee: \$8.00 Total Fees: \$42.00 Amount Paid: \$42.00 Amount Due: \$0.00	Instrument Number: 202206220092550 Recorded Date: 06/22/2022 11:44:37 AM

OFFICIAL RECORDING COVER PAGE

DO NOT DETACH

THIS PAGE IS NOW PART OF THIS RECORDED DOCUMENT

NOTE: If the document data differs from this cover sheet, please first check the document on our website to ensure it has been corrected. The document data always supersedes the cover page.

If an error on the cover page appears on our website after review please let our office know.

COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

KRISTEN ATHA
Director

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF
PUBLIC UTILITIES



Thank you for contacting The Department of Public Utilities,

I am writing to confirm that the address at 1275 W Mound St, Columbus, Ohio 43223 is serviced by the City of Columbus, Department of Public Utilities, for water and sewer

If you need additional assistance, please call the Customer Service Center at (614) 645-8276 Monday through Friday from 7:00 a.m. to 6:00 p.m.

Thank you,

Utility Lead Representative

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF
PUBLIC UTILITIES

Customer Service

1111 N. High St.
Columbus, OH 43215

Direct: 614.645.8276

Fax: 614.645.0222

www.columbus.gov/utilities

8898

This message and any response to it may constitute a public record, and therefore may be available upon request in accordance with Ohio public records law. (ORC 149.43)



Director's Office | 910 Dublin Road | Columbus OH 43215 | T 614.645.6141 | F 614.645.8019
Division of Power | 3500 Indianola Avenue | Columbus OH 43214 | T 614.645.8371 | F 614.645.7830
Division of Sewerage and Drainage | 1250 Fairwood Avenue | Columbus OH 43206 | T 614.645.7175 | F 614.645.3801
Division of Water | 910 Dublin Road | Columbus OH 43215 | T 614.645.7020 | F 614.645.3993
Customer Service 614.645.8276 | columbus.gov/utilities

90006926

CONVEYANCE TAX EXEMPT	
M	DB
MICHAEL STINZIANO FRANKLIN COUNTY AUDITOR	

TRANSFERRED

06-22-2022

MICHAEL STINZIANO
AUDITOR
FRANKLIN COUNTY, OHIO

Space Above This Line for Recorder's Use

22832288-TCM
Crown - TTA - C

After recording, please return to:
Talon Title Agency, LLC
570 Polaris Parkway, Suite 140
Westerville, Ohio 43082
Attn: Diane Anthony

LIMITED WARRANTY DEED

THIS LIMITED WARRANTY DEED is made this 15th day of June 2022, by and between TTG Properties, LLC, an Ohio limited liability company (hereinafter called "Grantor"), and 1275 Mound Holdings, LLC, an Ohio limited liability company, whose tax mailing address is P.O. Box 446, Grove City, Ohio 43123 (hereinafter called "Grantee").

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) in hand paid to Grantor by Grantee at and before the execution, sealing and delivery hereof, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee, and the successors and assigns of Grantee, with limited warranty covenants, that certain property located in Franklin County, Ohio, more particularly described on EXHIBIT "A" attached hereto and incorporated herein by reference (the "Property").

Address: 1325 W. Mound Street, Columbus, Ohio 43223

Parcel Number: 140-000195-00

Prior Instrument Reference: 199401210058157

TO HAVE AND TO HOLD said Property, together with any and all of the rights, members and appurtenances thereof to the same being, belonging or in anywise appertaining to the only proper use, benefit and behalf of Grantee forever, in fee simple, subject only to legal highways; zoning ordinances; real estate taxes and assessments which are now or may hereafter become a lien on said premises; covenants, conditions, restrictions and easements of record; and all coal, oil, gas, and other mineral rights and interests previously transferred or reserved of record.

EXHIBIT "A"**LEGAL DESCRIPTION OF THE PROPERTY**

Situated in the State of Ohio, County of Franklin, Township of Franklin, being located within Virginia Military Survey No. 422, being 14.506 acres comprised of all that remains of that original 10.700 acre tract and all that remains of that original 10.219 acre tract, both as described in deeds to Rentals, Inc., of record in Deed Book 2896, Page 91 and Deed Book 1763, Page 269, respectively, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at an iron pin found at the northeasterly corner of said 10.219 acre tract in the southerly right-of-way line of Mound Street(33 feet from centerline);

Thence South 20° 00' 00" East, along the easterly line of said tract, a distance of 753.14 feet to an iron pin found at the northeasterly corner of that 6.352 acre tract as described in a deed to Allwaste Tank Cleaning, Inc., of record in Official Records Volume 17677, Page H06;

Thence along the perimeter of said 6.352 acre tract the following three (3) courses and distances:

1. South 68° 09' 57" West, a distance of 793.22 feet to an iron pin found;
2. North 20° 18' 26" West, a distance of 350.00 feet to an iron pin found;
3. South 69° 41' 34" West, a distance of 60.00 feet to an iron pin found in the easterly line of that tract of land deeded to John E. Shore, of record in Deed Book 3674, Page 248;

Thence North 20° 18' 26" West, a distance of 416.36 feet to an iron pin set in the new southerly right-of-way line of Mound Street (width varies), as described in Official Records Volume 18403, Page C16;

ALL OF
(140)
000195

Thence along said new and existing right-of-way line the following two (2) courses and distances:

1. North 69° 41' 34" East, a distance of 12.77 feet to an iron pin set;
2. North 68° 12' 45" East, a distance of 398.56 feet to an iron pin set in the existing right-of-way line of Mound Street (33 feet from centerline);

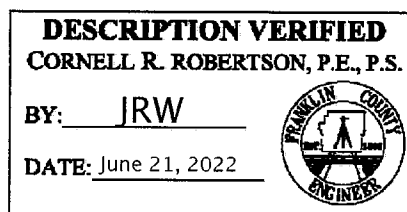
Thence North 70° 00' 00" East, along said right-of-way line, a distance of 445.79 feet to the place of beginning and containing 14.506 acres of land.

Bearings herein are based on those of the aforementioned deed of record in Deed Book 1763, Page 269.

Iron pins set consist of a 1" (O.D.) iron pipe, 30" long with a plastic cap inscribed "M-E ENG."

This description was prepared by M-E Engineering, Inc., Civil Division, based on a field survey of the premises performed in December of 1993.

Parcel No.: 140-000195-00
Commonly known as: 1325 W. Mound Street, Columbus, Ohio 43223



IN WITNESS WHEREOF, Grantor has executed and sealed this indenture, and delivered this indenture to Grantee, the day and year first written above.

GRANTOR:

TTG PROPERTIES, LLC,
An Ohio limited liability company

By: 

Thomas C. Richardson, Member

STATE OF OHIO)

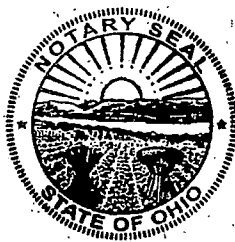
) SS.

COUNTY OF FRANKLIN)

The foregoing instrument was acknowledged before me this 15th day of June 2022 by Thomas C. Richardson, Member of TTG Properties, LLC, an Ohio limited liability company (the "Company") on behalf of the Company. This is an acknowledgment certificate; no oath or affirmation was administered to the signer with regard to this notarial act.


Notary Public

My commission expires: Lifetime



SCOTT N. SCHAEFFER, ATTORNEY AT LAW
NOTARY PUBLIC, STATE OF OHIO
My commission has no expiration date.
Section 147.03 R.C.



Franklin County
Board of Commissioners

**ECONOMIC DEVELOPMENT
& PLANNING**

Economic Development & Planning Department
James Schimmer, Director

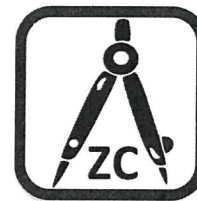
Franklin County Planning Department
Franklin County, OH

Application for

Certificate of Zoning Compliance

Commercial Construction

Page 1 of 5



(revised 4.8.19)

Property Information

Site Address: **1275-1325 W. Mound St, Columbus, OH 43223**

Parcel ID(s): 140-000195	Zoning District: Limited Industrial (LI) Industrial
Lot Acreage: 14.5	Township: Franklin

Property Owner Information

Name: **Sunbelt Rentals - 1275 Mound Holdings LLC**

Address: **1325 W. Mound St, Columbus, OH 43223**
PO BOX 446, Grove City, OH 43123

Phone # 830-280-2167	Fax #
-----------------------------	-------

Email: **kelly.basinger@sunbeltrentals.com**

Applicant Information

☐ Same as property owner

Name: **Inspired Technologies LLC**

Address: **221 Remington Way, Hickory, KY 42051**

Tom LaRose

Phone # 941-735-7729	Fax #
-----------------------------	-------

Email: **tlarose@inspiredtechnologies.com**

Tenant Information

☐ Same as applicant ☐ Same as property owner

Name: **Sunbelt Rentals**

Address: **1275 W. Mound St, Columbus, OH 43223**

Phone # 830-280-2167	Fax #
-----------------------------	-------

Email: **kelly.basinger@sunbeltrentals.com**

Business Information

Name of Establishment: Sunbelt Rentals	Number of Employees: N/A
Hours of Operation: 7am - 5pm	Utility Provider: (Central Water/Sewer Only)

Staff Use Only

ZC# 24-095

Date Filed: **09/30/2024**

Fee Paid: **\$25.00**

Receipt: # **24-03695**

Received By: **Austin W.**

Water Supply

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

Wastewater Supply

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

Submittal Checklist

- ☐ Completed Application Form
☐ Signed & Notarized Affidavit
see pg. 2
☐ Fee Payment
(check/money order only)
☐ Site Plan (max. 11"x17")
see pg. 3
☐ Proof of Public Water/
Wastewater



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Economic Development & Planning Department
James Schimmer, Director

Application for

Certificate of Zoning Compliance

Commercial Construction

Page 2 of 5

ZC#

Development Proposal (check all that apply)

☐ New Development ☐ Change in Use ☐ Interior Alterations ☐ Exterior Alterations ☒ Other

Current use of all existing buildings, structures and land:

Equipment Rental Facility

Please describe in detail the nature of the proposal (type of business/use, type of development, modifications):

Add a monitored pulse security fence to an existing chain link and ornamental perimeter fence to stop/deter intruders/homeless from breaking in/vandalizing/stealing equipment. Law enforcement has been unable to help stopping our problem which we are worried for our employees getting hurt from the homeless, burglars, paraphernalia left on our premises from intruders. Our fence is continually getting breached and cannot afford this to continue to happen. This system will deter and detect intruders with no harm to anyone.

Applicant/Authorized Agent Affidavit

Tom LaRose

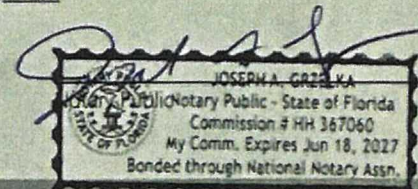
(Print Name), hereby certify that all information provided is true and accurate and is submitted to induce the issuance of a Certificate of Zoning Compliance. I agree to be bound by all provisions of the Franklin County Zoning Resolution. I further agree to complete all work in accordance with all applicable Federal, State and local laws and regulations.

Applicant's/Agent's Signature

9/30/24

Date

subscribed and sworn to me this 30th day of September, 2024



Property Owner's Signature

Tom LaRose (Agent)

(Print Name), hereby authorize the applicant/agent listed above to perform the work described in this application and/or to change the use of the subject property only in accordance with all requirements of the Franklin County Zoning Resolution.

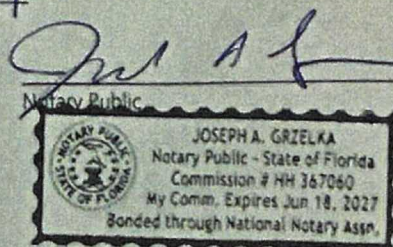
See attached letter

Property Owner's Signature

9/30/2024

Date

subscribed and sworn to me this 30th day of Sept, 2024





Letter of Authorization

Date: 9/30/2024

RE: Letter of authorization for Sunbelt Rentals – Columbus, OH, (PC0201)

This letter provides notice, as the owner, that Tom LaRose from Inspired Technologies is acting agent on behalf of property owner Sunbelt Rentals, Inc. for purposes of Zoning Variance application at the property of 1325 W. Mound Street, Columbus, OH 43223.

By: Kelly J Basinger

Company: Sunbelt Rentals, Inc.

Address: 1799 Innovation Point

Fort Mill, SC 29715

Phone: 803-280-2167

Email: kelly.basinger@sunbeltrentals.com



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

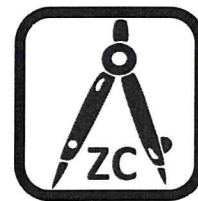
Economic Development & Planning Department
James Schimmer, Director

Application for

Certificate of Zoning Compliance

Commercial Construction

Page 3 of 5



Site Plan Requirements

***** Site plans which are incomplete and/or not drawn to scale will not be accepted*****

- **Preparation & Submittal**

- ☐ The site plan must be prepared by a design professional (i.e. registered surveyor, engineer and/or architect) as provided per Section 705.022 of the Franklin County Zoning Resolution
- ☐ Two (2) copies: Minimum size = 8.5"x11" paper, Maximum size = 11"x17" paper
 - If larger sized plans are provided, an electronic PDF copy must be provided that is a direct export from CAD software

- **Basic Content**

- ☐ North arrow and appropriate scale (i.e. 1 inch = 20 feet)
- ☐ Property lines labeled with exact dimensions
- ☐ Street right-of-way boundary and street centerline

- **Show all existing site conditions:**

- ☐ Location and dimensions of all existing buildings, structures*, access drives, and landscaping.
- ☐ Existing use(s) of all buildings with associated gross floor area (GFA)
- ☐ On-site water and sanitary system location and dimensions. Provide proof of public water and/or sewer otherwise.
- ☐ Parking lot footprint with location and dimensions of existing parking spaces and striping
- ☐ All easements and utilities (above and below ground)
- ☐ Existing above and below ground drainage and stormwater features

**Structures may include but are not limited to canopies, signs, parking areas, patios, porches, dumpsters and fences.*

- **Show all proposed development:**

- ☐ Location and dimensions of all proposed buildings, structures, additions, modifications to buildings/structures.
- ☐ Setback distance of all proposed development from existing buildings, street centerline and all property lines.
- ☐ Proposed use(s) of all buildings with associated gross floor area (GFA)
- ☐ Building elevations and/or architectural renderings (if applicable)
- ☐ Impervious surface locations and dimensions with total lot coverage calculations provided
- ☐ Grading plan and storm sewer layout showing proposed above and below ground drainage and stormwater features
- ☐ Area (ft²) of disturbance (i.e. grading, filling, clearing and excavating, etc.) drawn and labeled
- ☐ Landscaping details: location, quantity, size and plant species used
- ☐ Lighting details: location, type of fixture, height and intensity (foot-candles)
- ☐ Label buildings and structures to be removed (TBR) from the property

- **Additional Content**

- ☐ Site topography existing and proposed (one (1) ft. contour intervals)
- ☐ Regulatory floodplain and riparian setback boundaries (if applicable)
- ☐ Erosion and sediment control plan (if applicable)

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.



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Economic Development & Planning Department
James Schimmer, Director

Application for

Certificate of Zoning Compliance

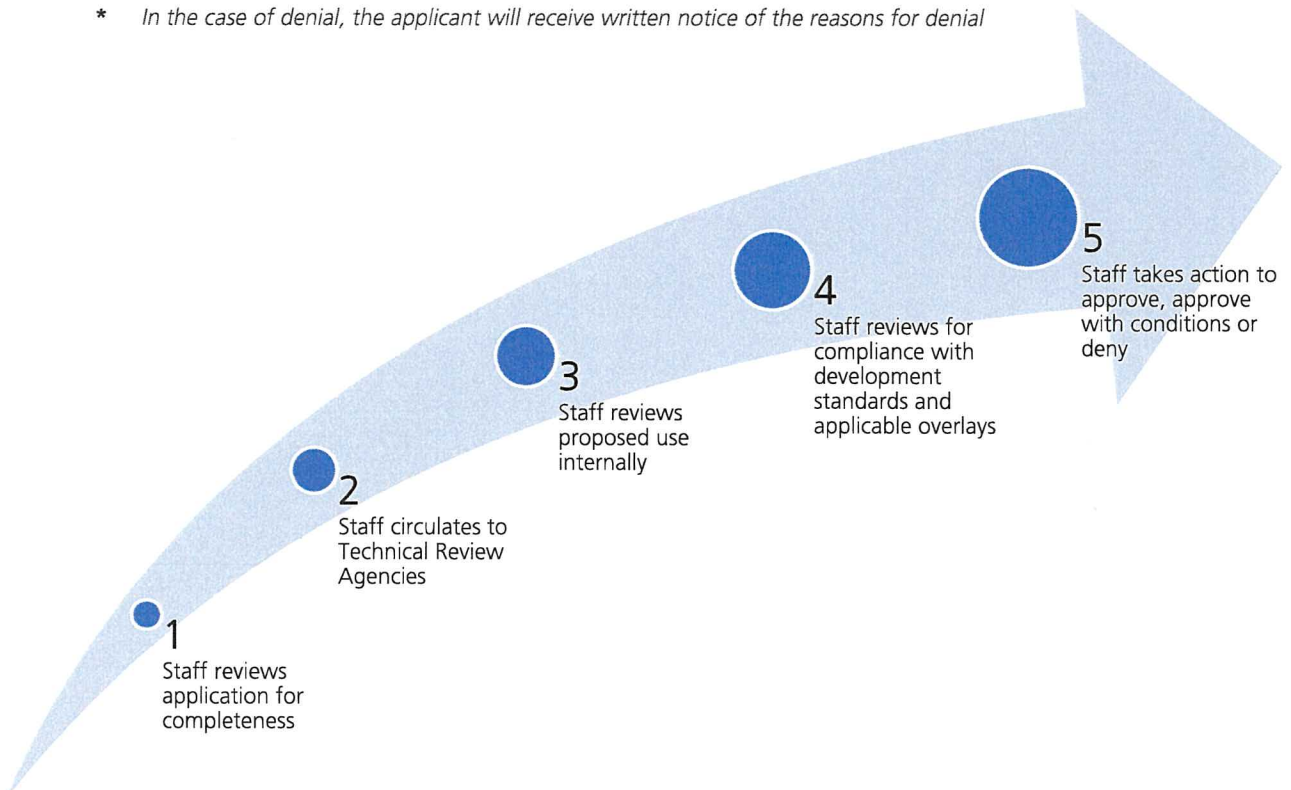
Commercial Construction

Page 4 of 5



Procedure for Review

1. Staff reviews the application and supporting documents to ensure completeness
 - * *Incomplete applications will not be accepted and any omitted information will delay the review process*
2. Staff circulates the site plan and supporting documents to the applicable Technical Review Agencies for comment
 - * Franklin County Engineer's Office - Access/Traffic
 - * Franklin County Drainage Engineer's Office - NPDES/Drainage Requirements
 - * Franklin County Public Health and/or Ohio Environmental Protection Agency - On-Site Water and/or Wastewater System
 - * Ohio Department of Transportation - Access/Traffic
 - * Franklin County Sanitary Engineer and Columbus Public Utilities - Public Water and/or Sanitary System
 - * Franklin Soil and Water Conservation District - Erosion and Sediment Control/NPDES Requirements
 - * Any other applicable Federal, State and/or local agency
3. Staff reviews the application to ensure that the proposed use is a permitted use of the corresponding zoning district
4. Staff reviews the site plan to ensure compliance with all development standards and applicable overlay zoning districts
5. Staff will take action to approve, approve with conditions or deny the application within 7-10 working (business) days from the date of filing provided the application is complete and all supporting documentation is included
 - * *In the case of denial, the applicant will receive written notice of the reasons for denial*





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



Revision 1.1.17

Property Information

Site Address:

Parcel ID: 140-000195	Zoning District: Li	Subdivision: N/A
Lot Acreage:	Township: Franklin	Corner Lot: <input type="checkbox"/> Yes <input type="checkbox"/> No

Property Owner Information

Name:

Address:

Phone #

Fax #

Email:

Applicant Information

☐ Same as property owner

Name:

Address:

Phone #

Fax #

Email:

Fence Information

<input type="checkbox"/> Vinyl	Height	ft	<input type="checkbox"/> New
<input type="checkbox"/> Wood	Length 3214.98	ft	<input type="checkbox"/> Repair
<input type="checkbox"/> Chainlink (*Prohibited between street and principal structure per Section 501.024(b))	Setback from property line	ft	<input type="checkbox"/> Replacement
<input type="checkbox"/> Other: (please describe)			

Staff Comments/Conditions

Austin Workman

Staff

10/01/2024

Date

Staff Use Only

RZ # ZC-24-095

☐ Approved ☒ Denied

Date of Action: 10/01/2024

Date Filed: 09/30/2024

Fee Paid: \$25

Receipt #:

Received By:

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.

Applicant

Date



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Economic Development & Planning Department
James Schimmer, Director

Application for

Certificate of Zoning Compliance

Commercial Construction

Page 5 of 5

ZC# 24-095

Staff Use Only

Development Standards

Zoning District:	Limited Industrial LI			
Smart Growth Overlay:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No		
Non-Conforming:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
Floodplain:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
Riparian Setbacks:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
VA/CU Required:	<input type="checkbox"/> Yes, Case #:	<input checked="" type="checkbox"/> No		
	Required		Proposed	
Lot Width:	N/A	ft	N/A	ft
Road Frontage:		ft		ft
Lot Area:		acre/s		acre/s
Lot Coverage:		%		%
Front Yard:		ft		ft
Side Yard (Left)*:		ft		ft
Side Yard (Right)*:		ft		ft
Rear Yard:		ft		ft
Building Height:		ft		ft
Parking Setback:		ft		ft
Front Greenbelt:		ft		ft
Parking Spaces:				

*As viewed from the street

Area Calculations

Principal Structure:	N/A	ft ²
Accessory Structure:		ft ²
Accessory Structure:		ft ²
Accessory Structure:		ft ²
Accessory Structure:		ft ²
Proposed Structure:		ft ²
Area of Disturbance:		acre/s

Technical Agencies

Public Health/OEPA	<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Date Submitted:		
Date of Action:		
County Engineer	<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Date Submitted:		
Date of Action:		
Drainage Engineer	<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Date Submitted:		
Date of Action:		
FSWCD	<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Date Submitted:		
Date of Action:		
ODOT	<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Date Submitted:		
Date of Action:		

Staff Action

☐ Approved ☐ Approved with Conditions ☒ Denied

Austin Workman

Signature

10/01/2024

Date

Comments/Conditions of Approval

Fences in-between principal structure and right-of-way cannot be over 3.5 ft tall and the maximum height a fence can be is 6 ft tall in areas other than in between the principal structure and right-of-way. Section 501.012.

Fences in-between the principal structure and right-of-way cannot be chain linked. Section 501.024(b).

Electric fences are not permitted on this property. Section 501.028.

W:\PROJECTS\SUNBELT RENTALS\762491-01 Mount St Columbus OH\PC020103-CIVIL\PLAN_PLOT1762491-01 Site.dwg - 8/13/2024 - David Teyler



SITE LEGEND

EXISTING

REFER TO C1.0 FOR EXISTING FEATURES LEGEND

PROPOSED

- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED GRASS / LANDSCAPE AREA
- RW - RIGHT-OF-WAY
- PROPERTY LINE
- SETBACK
- EASEMENT
- CENTERLINE
- BUILDING
- CONCRETE CURB
- PAVEMENT WALK
- PARKING SPACE COUNT
- SIGN
- DETECTABLE WARNING MAT.
- CATCH BASIN
- STORM MANHOLE
- SANITARY MANHOLE
- CURB INLET
- CLEANOUT
- YARD DRAIN
- DOWN SPOUT
- FIRE HYDRANT
- LIGHT POLE
- CONCRETE BUMPER BLOCK

GRAPHIC SCALE (IN FEET)

1 in. = 40 ft.

99" Electric Fence Added to existing 8' chain link fence on the interior perimeter to NOT over hang onto public area

78" Electric Fence Added to existing 6' ornamental fence on the interior perimeter to NOT over hang onto public area

PARKING COUNT DATA

BUILDING 1
AUTOMOBILE SERVICE GARAGE:
TWO (2) SPACES PER SERVICE BAY
13 BAYS = 26 SPACES

RETAIL STORE:
ONE (1) SPACE FOR EVERY 250 SQUARE FEET OF GROSS FLOOR AREA
4,700 SQUARE FEET = 19 SPACES

BUILDING 2
AUTOMOBILE SERVICE GARAGE:
TWO (2) SPACES PER SERVICE BAY
8 BAYS = 16 SPACES

GENERAL OFFICE:
ONE (1) SPACE FOR EACH 300 SQUARE FEET OF FLOOR AREA
1,400 SQUARE FEET = 5 SPACES

BUILDING 3
AUTOMOBILE SERVICE GARAGE:
TWO (2) SPACES PER SERVICE BAY
1 BAYS = 2 SPACES

TOTAL REQUIRED = 26 + 19 + 16 + 5 + 2 = 68 SPACES

EXISTING PARKING SPACES
91 STANDARD SPACES
7 ADA SPACES
104 TOTAL SPACES

PROPOSED
161 STANDARD SPACES
11 ADA SPACES
172 TOTAL SPACES

CODED NOTES:

- PROPOSED BUILDING. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
- CONNECT TO EXISTING CURB.
- PROPOSED CONCRETE WASH PAD. SEE DETAILS ON SHEET C3.1 AND C6.0.
- ACCESSIBLE PARKING SPACE WITH ACCESS AISLE AND APPROPRIATE SIGNAGE. SEE DETAIL ON SHEET C6.0.
- PROPOSED DRIVEWAY TO PROVIDE ACCESS TO S PRINCETON AVE.
- BIKE RACK WITH ROOM FOR SIX BIKES TOTAL. SEE DETAIL ON SHEET C6.0.
- PROPOSED FENCE TO CONNECT TO THE EXISTING FENCE.
- INSTALL CONCRETE CURB. SEE DETAIL ON SHEET C6.0.
- BUILDING CANOPY, REFER TO ARCHITECTURAL PLANS FOR DETAILS.
- PROPOSED DECORATIVE FENCE TO MATCH EXISTING MATERIAL, COLOR, AND HEIGHT.
- CONNECT TO EXISTING FENCE.
- PROPOSED SLIDING GATE.

LOT COVERAGE DATA

TOTAL LOT AREA	14.48 ACRES
EXISTING IMPERVIOUS AREA	13.69 ACRES
EXISTING PERVIOUS AREA	0.76 ACRES
PROPOSED IMPERVIOUS AREA	12.73 ACRES
PROPOSED PERVIOUS AREA	1.75 ACRES
PROPOSED PERCENT IMPERVIOUS	87.91%
IMPERVIOUS AREA PERCENT REDUCED	6.50%

REQUIRED SETBACKS:
(NOT DEPICTED FOR CLARITY PURPOSES)

FRONT YARD & BUILDING SETBACK: 25-FOOT PER SECTION 670.083

SIDE YARD & BUILDING SETBACK: 15-FOOT PER SECTION 344.043

REAR YARD & BUILDING SETBACK: 15-FOOT PER SECTION 344.044

DENIED BY
Franklin County Planning Department
Franklin County, OH
10/01/2024
By: Austin Workman
Case #: ZC-24-095



FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: OHIO UTILITIES PROTECTION SERVICE AT 811 OR 800-362-2764 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE

1981 Regis Road Suite 202
Mansfield, OH 44906
Phone: 937.435.8544 Fax: 937.205.4825

0201 SAFETY IMPROVEMENT AND REDEVELOPMENT
1275 W. MOUND ST., COLUMBUS, OH 43223

Revisions / Submissions

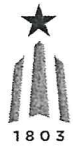
ID	Description	Date
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© 2024 CESO, INC.

Project Number: 762491
Scale: 1"=40'
Drawn By: BPR
Checked By: DMT
Date: 08/13/2024
Issue: NOT FOR CONSTRUCTION

Drawing Title:
SITE PLAN

C2.0



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Economic Development & Planning Department
James Schimmer, Director

Application for

Subdivision Final Plat

Page 1

RECEIVED

APR 09 2025

Franklin County Planning Department
Franklin County, OH

FCEO Tax Map's
comments will be sent
directly to the
surveyor and not part
of this review.

Property Information

Site Address:

1860 GALLOWAY ROAD

Parcel ID(s):

240-000146

Total Acreage:

75.023

Current Zoning:

Township

PRAIRIE

School District:

SOUTHWESTER CSD

Fire Department:

PRAIRIE TOWNSHIP

Police Department:

FRANKLIN COUNTY SHERIFF

Subdivision Summary

General

Subdivision Name:

GALLOWAY EAST PHASE 1

Total Number of Lots:

165

Number of Reserves:

7

Non-Residential Areas

Typical Lot Characteristics

Reserve Areas:

40.249

acres

Width:

ft

Open Space:

acres

Depth:

ft

Streets:

10.792

acres

Typical Lot Area:

acres

Roadways

Existing Access Roads

☐ State

☒ County

☐ Township

☐ Not Applicable

Proposed New Streets

☒ Public

☐ Private

☐ Both

☐ Not Applicable

Stormwater Infrastructure

Will there be Stormwater Detention/Retention?

☒ Yes

If yes, you will be required to join the County Drainage Maintenance Program for all drainage infrastructure within the proposed development

☐ No

If no, you must explain how stormwater will be handled for the proposed development

☐ Other

Staff Use Only

Case #

772-Fp

Hearing Date:

05/14/25

Date Filed:

04/09/2025

Fee Paid:

\$17,950.00

Receipt #

25-00904

Received By:

AUSTIN W.

BOARD: 05/13/25.

Date of Preliminary Plan Approval

06/14/2023

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

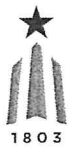
☒ Fee Payment (checks only)

☒ 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: EAST GALLOWAY DEVELOPMENT, LLC

Address: 3895 STONEBRIDGE LANE, DUBLIN, OHIO, 43017

Phone # 614-923-4050 Fax # _____

Email: RSABATINO@TRPROP.COM

Engineer/Surveyor Information

Name: EMHT - MATT KIRK

Address: 5500 NEW ALBANY ROAD, COLUMBUS, OHIO, 43054

Phone # 614-775-4131 Fax # _____

Email: MKIRK@EMHT.COM

Applicant Information

☐ Same as property owner ☐ Same as engineer/surveyor

Name: SAME AS PROPERTY OWNER

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

RECEIVED

APR 09 2025

Franklin County Planning Department
Franklin County, OH

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

4-4-25

Date

Engineer

4-8-25

Date

Property Owner (Signature must be notarized)

4-4-25

Date

Property Owner (Signature must be notarized)

Date

I, Courtney Stoots, am notarizing the signature for
RJ Sabatino for East Galloway Development LLC



COURTNEY E STOUTS
Notary Public, State of Ohio
Commission #: 2014-RE-511327
My Commission Expires 10-21-29

I would like to do the maintenance petition for all phases at one time.

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 East Galloway Development LLC, the subdivider, and the County of Franklin concerning the East Galloway Phase One 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.

LISA Durana

First Witness (print)

Lisa Durana

First Witness (Sign)

BRAD SABATHO East Galloway 3-26-25

Subdivider (Print)

Date

BRAD SABATHO

Subdivider (Sign)

Date

3-28-25

Adam W. Fowler

Franklin County Engineer

4-4-2025

Date



GALLOWAY EAST PHASE 1

Internal Comment:
Street, Storm, and Water Improvement Plan approved by BOC
on 3/11/25. Sanitary Sewer plan signed by FCEO on 1/9/25;
unsure of when Sanitary plan was approved by BOC.

All improvements will need to be constructed or bonded prior
to FCEO signature on the Final Plat.

Developer will need to submit an executed Ditch
Maintenance Petition, Cost Estimate of
drainage improvements (including value of land
area encompassed by basins within reserves),
and Ditch Maintenance area exhibit (matching
areas shown on sheets 5 & 6 of final plat) prior
to FCEO scheduling of Final Plat for
consideration by BOC such that the Drainage
Maintenance Petition can be established prior
to BOC final plat approval.

Drainage reviewers -
anything additional we need
to mention here related to
the ditch maintenance
petition?

What you have is fine.

Austin,
Can the approved Preliminary Plan and any PC conditions of preliminary
plan approval be added to the review session as [reference] documents?
If so, please alert me when those materials are added. Thanks!

shouldn't this be called a Plat?

Drainage
Jim Ramsey 04/16/2025

Situated in the State of Ohio, County of Franklin, Township of Prairie, and in Virginia Military Survey Number 1473, containing 75.023 acres of land, more or less, said 75.023 acres being part of that tract of land conveyed to **EAST GALLOWAY DEVELOPMENT, LLC** by deed of record in Instrument Number 202406270063738, Recorder's Office, Franklin County, Ohio.

The undersigned, **EAST GALLOWAY DEVELOPMENT, LLC**, an Ohio limited liability company, by **P. RONALD SABATINO**, Manager, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its **"GALLOWAY EAST PHASE 1"**, a subdivision containing Lots numbered 1 to 17, 104 to 106 and 251 to 395, all inclusive, and areas designated as Reserve "A", Reserve "B", Reserve "C", Reserve "D", Reserve "E", Reserve "F", and Reserve "G", does hereby accept this plat of same and dedicates to public use, as such, all of Balletto Drive, Encosta Way, Farella Way, Galloway Road, Padis Drive, Pallet Drive, Seavey Street, Selah Street, Sequum Way and Viberti Drive shown hereon and heretofore dedicated.

In consideration of approval of this plat, the undersigned understands and agrees to fulfill their obligations and responsibilities reflected in the subdivider's agreement and the subdivision regulations of Franklin County, Ohio. Zoning, building and health permits may be withheld in this subdivision until the subdivider has complied with the subdivider's agreement.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement" or "Drainage Easement". Each of the aforementioned designated easements permit the construction, operation and maintenance of all public and quasi-public utilities above, beneath and on the surface of the ground and, where necessary, are for the construction, operation and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Within those areas designated "Drainage Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining major storm water drainage swales and/or other above ground storm water drainage facilities. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat unless approved by the Franklin County Engineer. Easement areas shown hereon outside of the platted area are within lands owned by the undersigned and easements are hereby reserved therein for the uses and purposes as expressed herein.

Iron pins shall be set at all lot corners prior to the transfer and acceptance of any street for public purpose.

In Witness Whereof, **P. RONALD SABATINO**, Manager of **EAST GALLOWAY DEVELOPMENT, LLC**, has hereunto set his hand this ____ day of ____, 20__.

Signed and Acknowledged
In the presence of:

**EAST GALLOWAY
DEVELOPMENT, LLC**

By

P. RONALD SABATINO,
Manager

**STATE OF OHIO
COUNTY OF FRANKLIN ss:**

Before me, a Notary Public in and for said State, personally appeared **P. RONALD SABATINO**, Manager of **EAST GALLOWAY DEVELOPMENT, LLC**, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **EAST GALLOWAY DEVELOPMENT, LLC**, for the uses and purposes expressed herein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this ____ day of ____, 20__.

My commission expires _____

Notary Public, _____ State of Ohio

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

Approved this ____ Day of ____
20__ _____
Prairie 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 ____
20__ _____
Director,
Franklin County Sanitary Engineer

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

Approved this ____ Day of ____
20__ _____
Franklin County Planning Commission

Approved this ____ Day of ____
20__ _____
Franklin County Engineer

Approved this ____ Day of ____
20__ _____
Franklin County Drainage Engineer

This ____ day of ____, 20__, rights-of-way for Balletto Drive, Encosta Way, Farella Way, Galloway Road, Padis Drive, Pallet Drive, Seavey Street, Selah Street, Sequum Way and Viberti Drive 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

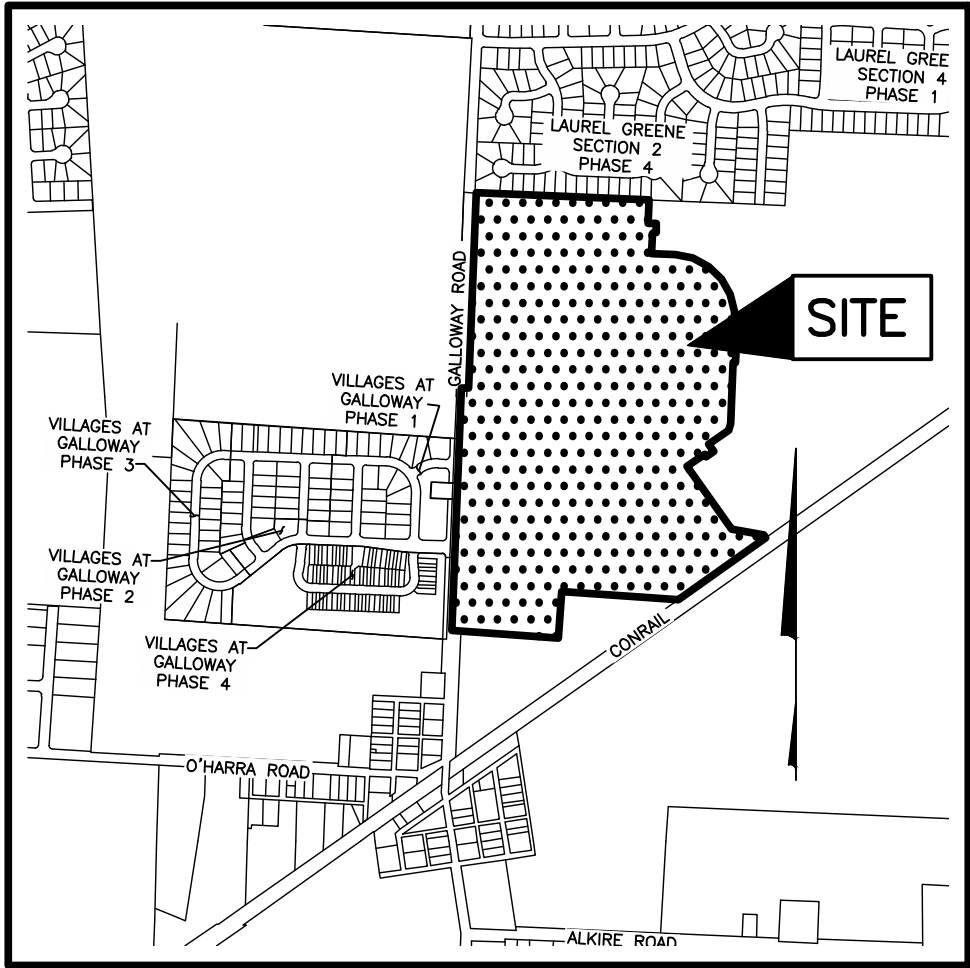
Deputy Auditor, _____ Franklin County, Ohio

Filed for record this ____ day of ____,
20__ at ____ M. Fee \$ ____
Recorder, _____ Franklin County, Ohio

File No. _____

Recorded this ____ day of ____,
20__. Deputy Recorder, _____ Franklin County, Ohio

Plat Book ____, Pages ____



LOCATION MAP AND BACKGROUND DRAWING

NOT TO SCALE

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown hereon are based the Ohio State Plane Coordinate System, South Zone, NAD 83 (2007). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations of Franklin County Engineering Department monuments FCGS 0080 and FCGS 8844, having a bearing of North 02° 16' 59" East between said monuments.

SOURCE OF 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.

IRON PINS: Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pipes, thirteen sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT INC.

PERMANENT MARKERS: Permanent markers, where indicated hereon in the public street centerline, are to be one-inch diameter, thirty-inch long, solid iron pins, are to be set to monument the points indicated, are to be set after the construction/installation of the street pavement and are to be set with the top end one-fourth inch below the top of the pavement. Once installed, the top of the pin shall be marked (punched) to record the actual location of the point.

SURVEYED & PLATTED
BY



We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

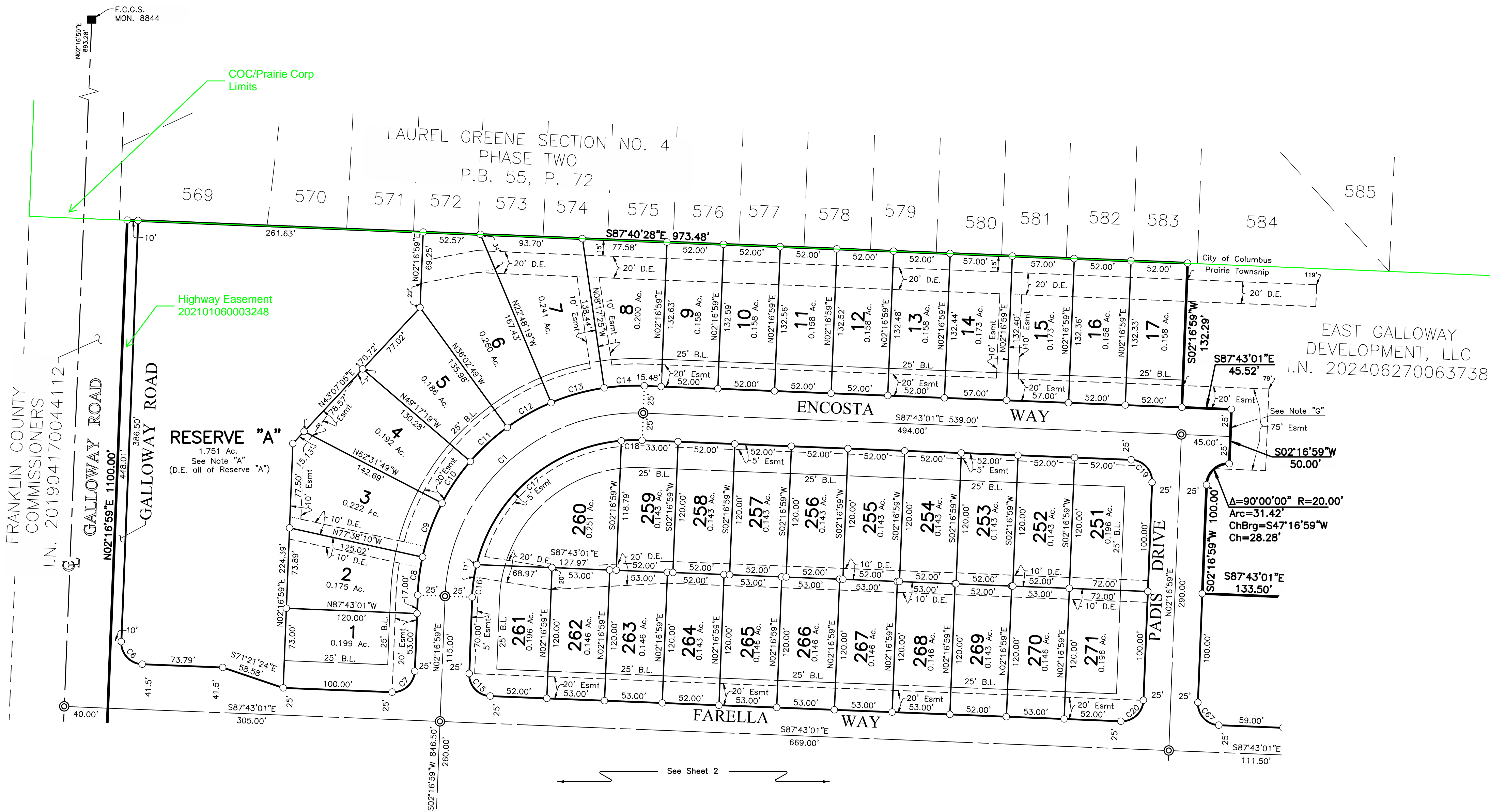
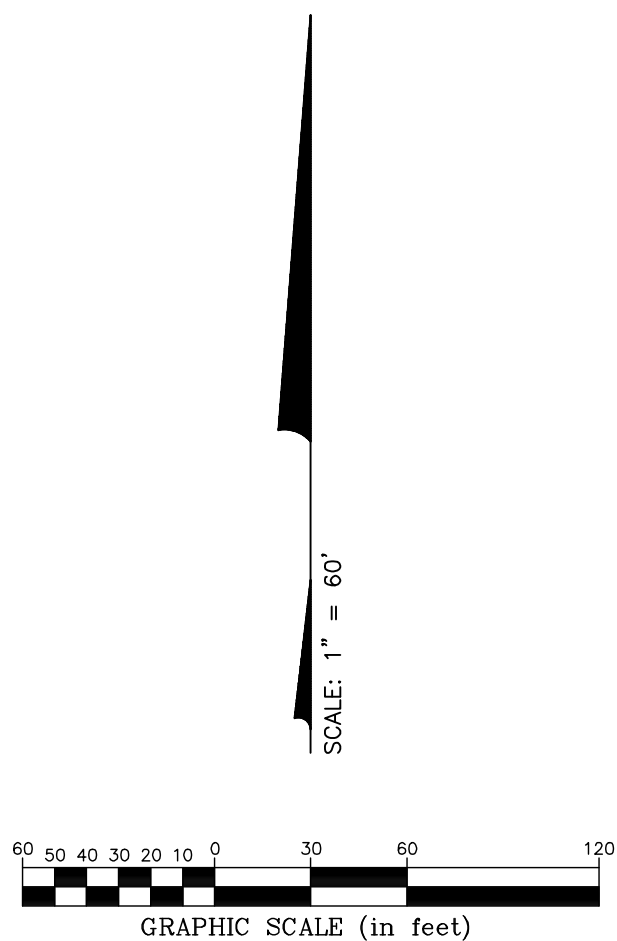
- = Iron Pin (See Survey Data)
- = MAG Nail to be set
- = Permanent Marker (See Survey Data)
- = F.C.G.S. Monument

By _____ Date _____
Professional Surveyor No. 7865



GALLOWAY EAST PHASE 1

3
6



CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	90°00'00"	175.00'	274.89'	N 47°16'59" E	247.49'
C2	90°00'00"	250.00'	392.70'	S 42°43'01" E	353.55'
C3	52°24'59"	250.00'	228.71'	N 28°29'29" E	220.82'
C4	37°35'01"	250.00'	163.99'	N 73°29'29" E	161.06'
C5	90°00'00"	250.00'	392.70'	N 47°16'59" E	353.55'
C6	90°00'00"	20.00'	31.42'	S 42°43'01" E	28.28'
C7	90°00'00"	20.00'	31.42'	N 47°16'59" E	28.28'
C8	10°04'50"	200.00'	35.19'	S 07°19'25" W	35.14'
C9	15°06'21"	200.00'	52.73'	S 19°55'00" W	52.58'
C10	13°14'30"	200.00'	46.22'	S 34°05'26" W	46.12'
C11	13°14'30"	200.00'	46.22'	S 47°19'56" W	46.12'
C12	13°14'30"	200.00'	46.22'	S 60°34'26" W	46.12'
C13	14°30'54"	200.00'	50.67'	S 74°27'08" W	50.53'
C14	10°34'25"	200.00'	36.91'	S 86°59'47" W	36.86'
C15	90°00'00"	20.00'	31.42'	S 42°43'01" E	28.28'
C16	11°32'13"	150.00'	30.20'	S 08°03'06" W	30.15'
C17	71°11'10"	150.00'	186.36'	S 49°24'47" W	174.61'
C18	7°16'37"	150.00'	19.05'	S 88°38'41" W	19.04'
C19	90°00'00"	20.00'	31.42'	N 42°43'01" W	28.28'
C20	90°00'00"	20.00'	31.42'	N 47°16'59" E	28.28'
C21	90°00'00"	20.00'	31.42'	S 47°16'59" W	28.28'
C22	90°00'00"	20.00'	31.42'	N 42°43'01" W	28.28'
C23	90°00'00"	20.00'	31.42'	N 47°16'59" E	28.28'
C24	90°00'00"	20.00'	31.42'	S 42°43'01" E	28.28'
C25	90°00'00"	20.00'	31.42'	S 47°16'59" W	28.28'
C26	90°00'00"	20.00'	31.42'	N 42°43'01" W	28.28'
C27	90°00'00"	20.00'	31.42'	N 47°16'59" E	28.28'
C28	90°00'00"	20.00'	31.42'	S 42°43'01" E	28.28'
C29	90°00'00"	20.00'	31.42'	S 47°16'59" W	28.28'
C30	90°00'00"	20.00'	31.42'	N 42°43'01" W	28.28'
C31	90°00'00"	20.00'	31.42'	N 47°16'59" E	28.28'
C32	90°00'00"	20.00'	31.42'	S 42°43'01" E	28.28'
C33	90°00'00"	20.00'	31.42'	N 47°16'59" E	28.28'
C34	90°00'00"	20.00'	31.42'	S 42°43'01" E	28.28'
C35	90°00'00"	20.00'	31.42'	S 47°16'59" W	28.28'
C36	90°00'00"	20.00'	31.42'	N 42°43'01" W	28.28'

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C37	90°00'00"	20.00'	31.42'	S 42°43'01" E	28.28'
C38	90°00'00"	20.00'	31.42'	S 47°16'59" W	28.28'
C39	3°57'01"	225.00'	15.51'	N 85°44'30" W	15.51'
C40	52°26'11"	225.00'	205.92'	S 57°32'55" E	198.81'
C41	11°47'44"	225.00'	46.32'	N 25°25'57" W	46.24'
C42	16°42'10"	225.00'	65.59'	N 11°11'00" W	65.36'
C43	5°06'54"	225.00'	20.09'	N 00°16'28" W	20.08'
C44	5°07'43"	225.00'	20.14'	N 04°50'51" E	20.13'
C45	16°42'11"	225.00'	65.59'	N 15°45'48" E	65.36'
C46	11°47'45"	225.00'	46.32'	N 30°00'46" E	46.24'
C47	52°25'20"	225.00'	205.86'	N 62°07'19" E	198.76'
C48	3°57'01"	225.00'	15.51'	S 89°41'31" E	15.51'
C49	23°02'30"	275.00'	110.59'	N 74°59'54" E	109.85'
C50	81°14'50"	20.00'	28.36'	N 75°53'55" W	26.04'
C51	81°12'15"	20.00'	28.35'	S 05°19'37" W	26.03'
C52	10°34'41"	275.00'	50.77'	N 40°38'24" E	50.70'
C53	11°53'37"	275.00'	57.09'	N 29°24'14" E	56.98'
C54	11°53'36"	275.00'	57.08'	N 17°30'38" E	56.98'
C55	9°16'50"	275.00'	44.54'	N 06°55'25" E	44.49'
C56	90°00'00"	20.00'	31.42'	S 47°16'59" W	28.28'
C57	90°00'00"	20.00'	31.42'	S 42°43'01" E	28.28'
C58	6°52'12"	275.00'	32.97'	N 01°09'06" W	32.95'
C59	10°34'11"	275.00'	50.73'	N 09°52'18" W	50.66'
C60	10°34'11"	275.00'	50.73'	N 20°26'28" W	50.66'
C61	10°34'11"	275.00'	50.73'	N 31°00'39" W	50.66'
C62	10°34'11"	275.00'	50.73'	N 41°34'50" W	50.66'
C63	10°34'11"	275.00'	50.73'	N 52°08'59" W	50.66'
C64	10°34'11"	275.00'	50.73'	N 62°43'10" W	50.66'
C65	10°34'11"	275.00'	50.73'	N 73°17'21" W	50.66'
C66	9°08'34"	275.00'	43.88'	N 83°08'43" W	43.84'
C67	90°00'00"	20.00'	31.42'	S 42°43'01" E	28.28'
C68	5°45'50"	275.00'	27.66'	N 89°24'05" E	27.65'
C69	90°00'00"	20.00'	31.42'	S 47°16'59" W	28.28'
C70	62°35'55"	102.00'	111.44'	S 60°59'02" W	105.98'
C71	25°33'39"	236.49'	105.50'	S 16°54'15" W	104.63'

NOTE "A" - RESERVES "A", "B", "C" AND "D": Reserves "A", "B", "C" and "D", as designated and delineated hereon, shall be owned and maintained by an association comprised of the owners of the fee simple titles of the lots in the Galloway East subdivisions as passive park/open space, excepting that the portions of said Reserves "A", "B", "C" and "D" designated as "Drainage Easement" shall be maintained by the Franklin County Engineering Department for the purpose of stormwater detention/retention.

NOTE "B" - RESERVES "E", "F" AND "G": Reserves "E", "F" and "G", as designated and delineated hereon, shall be platted with Phase 1 for the purpose of developing in future phases per the approved PUD zoning/development plan. Any future subdivisions of Reserves "H", "I" or "J" will require a replat. A portion of Reserves "I" and "J" will be used for stormwater management. Said reserves shall be maintained by the developer until developed.

NOTE "C": At the time of platting, all of the land hereby being platted as Galloway East Phase 1 is in Zone X (Areas determined to be outside of the 0.2% annual chance floodplain) as designated and delineated on the FEMA Flood Insurance Map for Franklin County, Ohio, and Incorporated Areas, map number 39049C0291K, with effective date of June 17, 2008.

NOTE "D" - ACREAGE BREAKDOWN:

Total acreage:	75.023 Ac.
Acreage in right-of-way:	10.792 Ac.
Acreage in lots:	23.982 Ac.
Acreage in reserves:	40.249 Ac.

NOTE "E" - ACREAGE BREAKDOWN: Galloway East Phase 1 is out of the following Franklin County Parcel Number:

Parcel Number 240-000146	75.023 Ac.
--------------------------	------------

NOTE "F": The purpose of this plat is to show certain property, rights of way, and easement boundaries as of the time of platting. At the request of zoning and planning authorities at the time of platting, this plat shows some of the limitations and requirements of the zoning code in effect on the date of filing this plat for reference only. The limitations and requirements may change from time to time and should be reviewed to determine the then current applicable use and development limitations of the zoning code as adopted by the government authority having jurisdiction. The then applicable zoning code shall have control over conflicting limitations and requirements that may be shown as on this plat. This note should not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such.

NOTE "G": No vehicular access to be in effect until such time as the public street right-of-way is extended and dedicated by plat, right-of-way deed or right-of-way easement.

NOTE "H": At the time of platting, all of Galloway East Phase 1 is in the South-Western City School District.

NOTE "I": At the time of platting, electric, cable, and telephone service providers have not issued information required so that easement areas, in addition to those shown on this plat as deemed necessary by these providers for the installation and maintenance of all of their main line facilities, could conveniently be shown on this plat. Existing recorded easement information about Galloway East Phase 1 or any part thereof can be acquired by a competent examination of the then current public records, including those in the Franklin County Recorder's Office.

Line Type Legend	
—	Existing Property Line
—	Existing R/W Line
—	Existing R/W Centerline
—	Existing Easement Line
—	Subdivision Boundary Line
—	Lot Line
—	R/W Line
—	R/W Centerline
—	Easement Line

Legend	
B.L.	= Building Line
D.E.	= Drainage Easement
Esmt	= Easement



RESERVE "G"
17.277 Ac.
See Note "B"

RESERVE "F"
6.117 Ac.
See Note "B"

① FRANKLIN COUNTY COMMISSIONERS
PARCEL 1-WD
I.N. 202202140025178

② FRANKLIN COUNTY COMMISSIONERS
PARCEL 1-WD
I.N. 202202140025176

③ FRANKLIN COUNTY COMMISSIONERS
PARCEL 1-WD
I.N. 202202140025177

CITY OF COLUMBUS, OHIO
I.N. 201206010077623

GALLOWAY EAST PHASE 1 2023-0721

\\:\20230721\DWG\04SHEETS\PLAT\20230721-VS-PLAT-PHS1.DWG plotted by KIRK, MATTHEW on 3/26/2025 1:09:52 PM last saved by JMASTON on 3/26/2025 12:25:06 PM
References: 20220993-VS-BGRO.DWG & 20220993-CS-REFR-E.DWG & 20170390-VS-ESMT-SSWR-02.DWG & 20230721-VS-COORD-PHS1.DWG & 20230721-CS-REFR-N1.DWG & EASEMENT COORDINATION 2024-12-10.DWG

GALLOWAY EAST PHASE 1

DRAINAGE EASEMENT FRANKLIN COUNTY DRAINAGE ENGINEER

1. The shaded area (designated the Storm Water Maintenance Easement) has been granted to the Franklin County Commissioners so that the Franklin County Drainage Engineer can maintain the Storm Sewers, Subsurface Drains, Structures and Culverts.

2. No structure or improvements of any kind, including sheds, fences, flower beds, rock gardens and trees (but excluding grass and approved bank protection), shall be erected or planted within the easement provided for the watercourse unless reviewed and approved by the Franklin County Drainage Engineer.

3. Every owner of property within the storm water maintenance easement shall maintain the portion of said storm water easement in their property and keep the same free of debris and obstruction of all kinds. Said maintenance shall be limited to mowing, removal of debris and turf maintenance. All other maintenance of the grassed waterways, drainage channels, subsurface drains and storm sewers shall be performed at the direction of the Franklin County Drainage Engineer.

4. The property owner will maintain the drainage structures, swales, underdrains and storm sewers along the side and back lot lines.

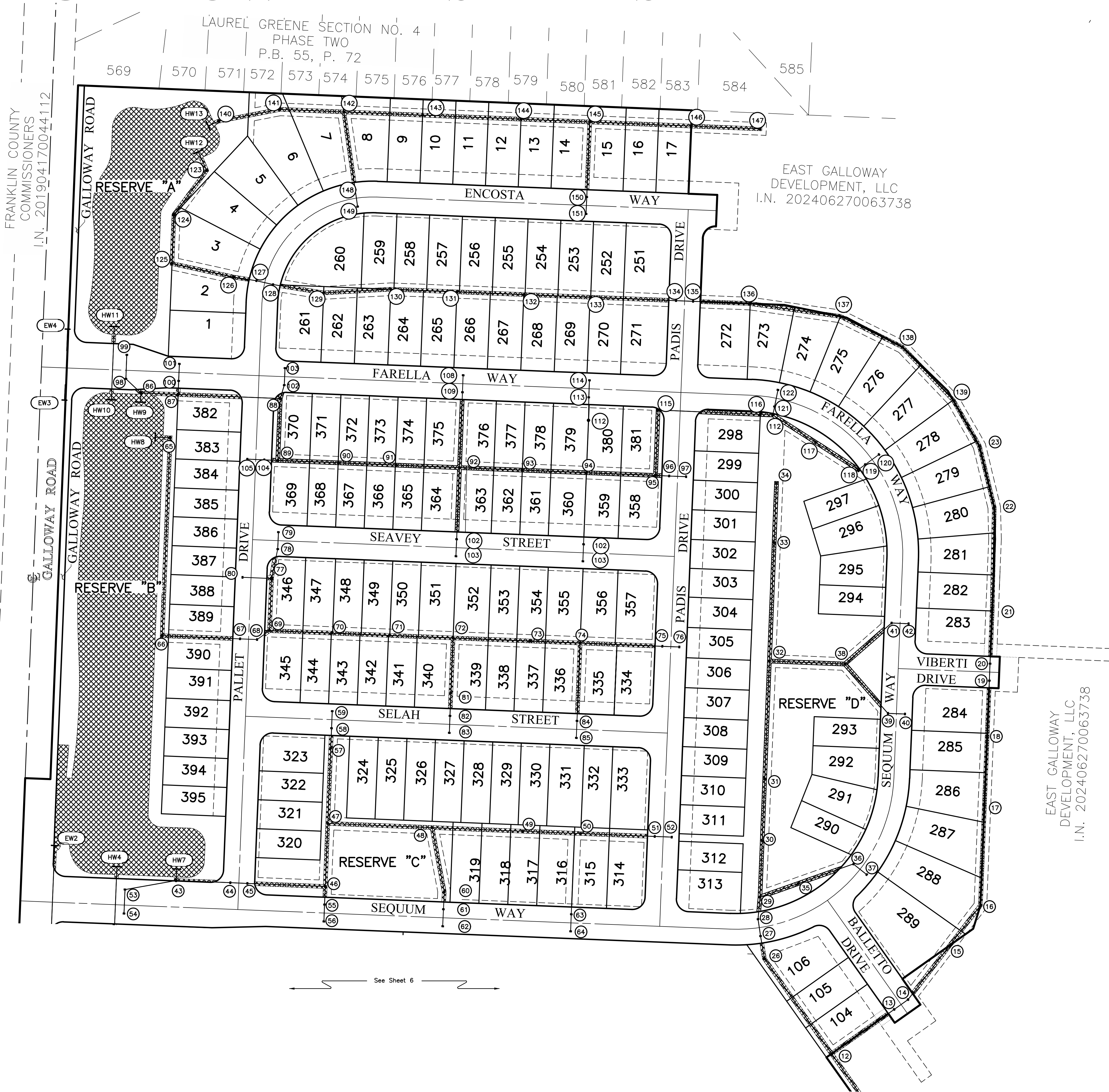
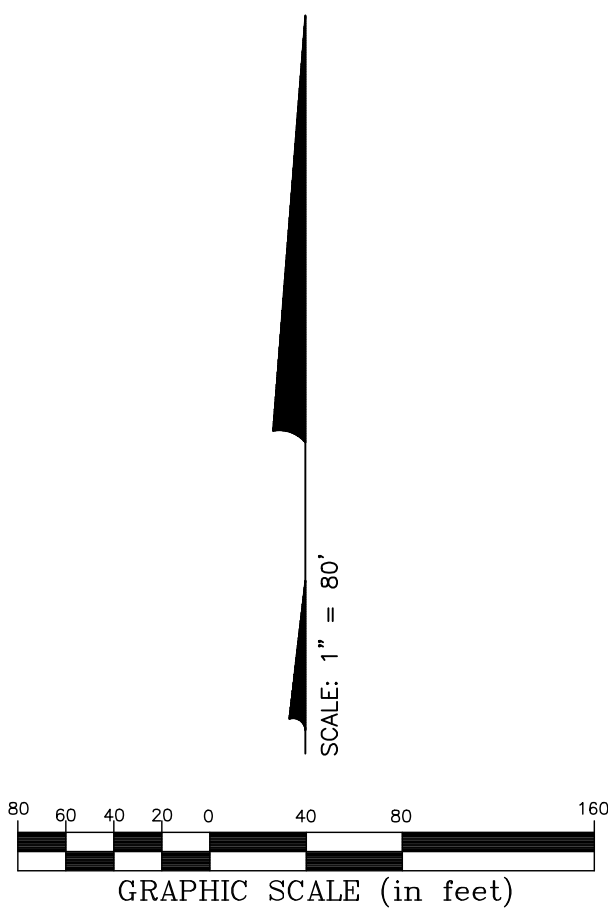
5. These restrictions and agreements shall run with the land and shall bind the owner, his successors and assigns unless and until a modification or change thereto is agreed to and approved by Franklin County.

6. All areas disturbed during maintenance operations will be reestablished with grass; tree removal will not be replanted.

This sheet is for information purposes only and is not intended to create plat restrictions. More information required regarding the Ditch Maintenance Plan can be acquired by a competent examination of the then current public records, including those in the Recorder's Office, Franklin County, Ohio



Hatching for ditch maintenance areas are shown here at constant widths. However actual widths of allowable maintenance areas vary based on size of pipe and easement. Ditch maintenance allows ingress/egress to all areas requiring maintenance and will require funding sufficient to maintain adequate drainage.

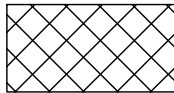


GALLOWAY EAST PHASE 1

DRAINAGE EASEMENT
FRANKLIN COUNTY DRAINAGE ENGINEER

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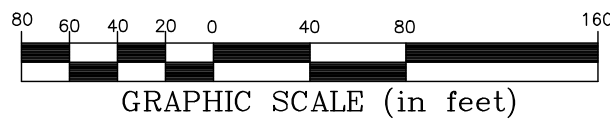
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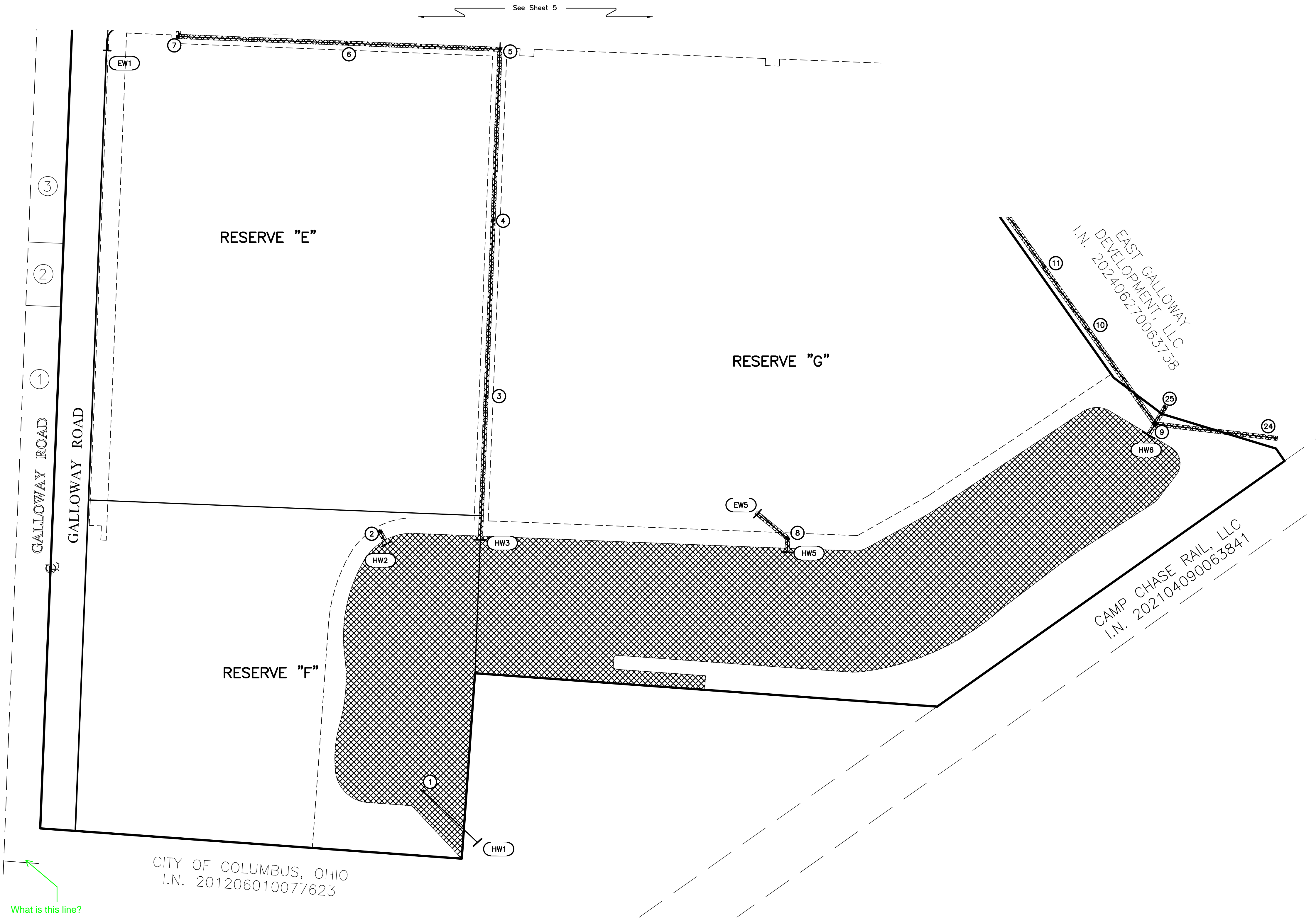
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SCALE: 1" = 80'



- ① FRANKLIN COUNTY COMMISSIONERS
PARCEL 1—WD
I.N. 202202140025178
- ② FRANKLIN COUNTY COMMISSIONERS
PARCEL 1—WD
I.N. 202202140025176
- ③ FRANKLIN COUNTY COMMISSIONERS
PARCEL 1—WD
I.N. 202202140025177



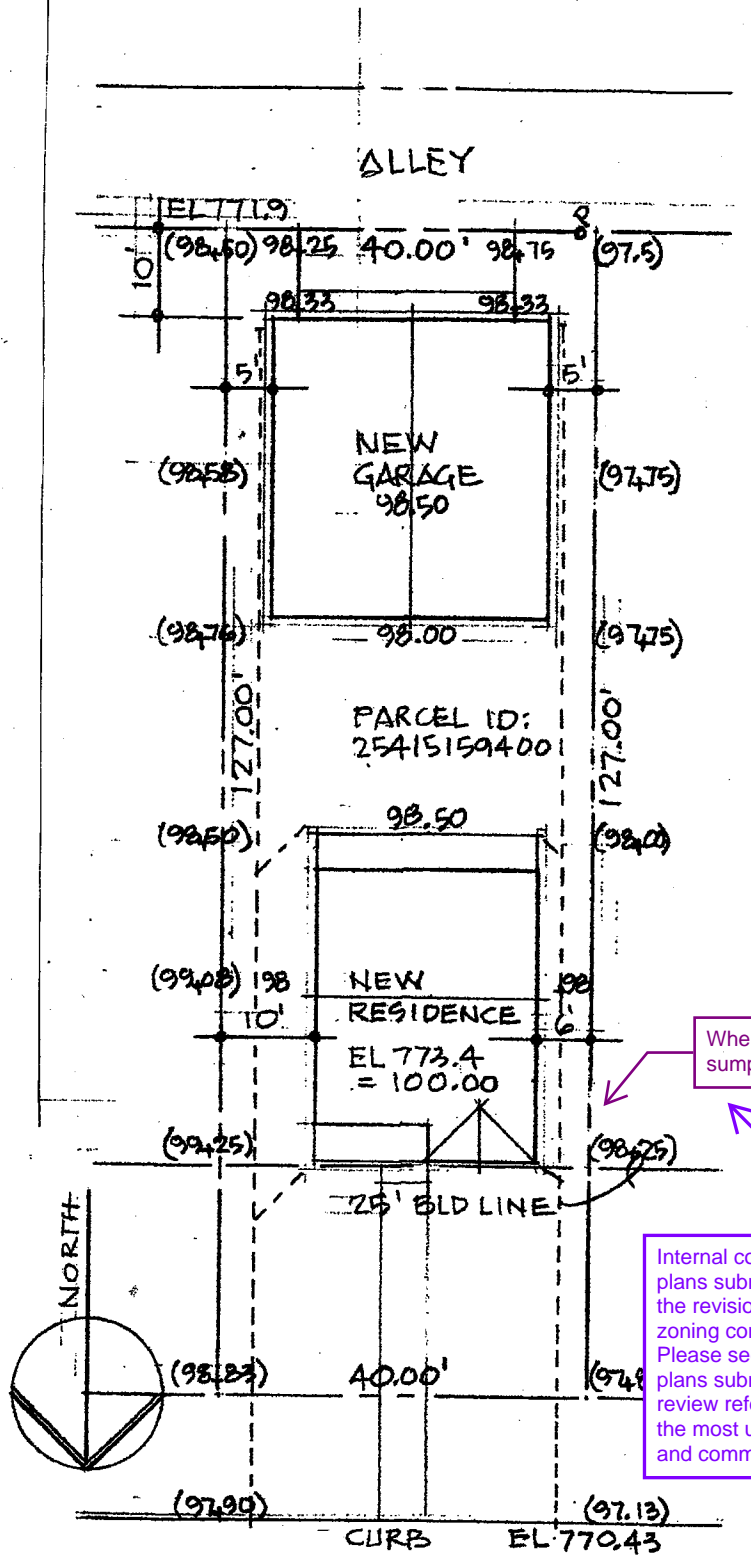
EAST GALLOWAY
DEVELOPMENT, LLC
I.N. 202406270063738

CAMP CHASE RAIL, LLC
I.N. 202104090063841

CITY OF COLUMBUS, OHIO
I.N. 201206010077623

NEW HOUSE & GARAGE
285 ROSSLYN AVENUE
COLUMBUS, OH 43214

DRAWN BY:
CUSHMAN ASSOC., INC.
(614) 402-3634



Where will downspouts and sump pump outlet?

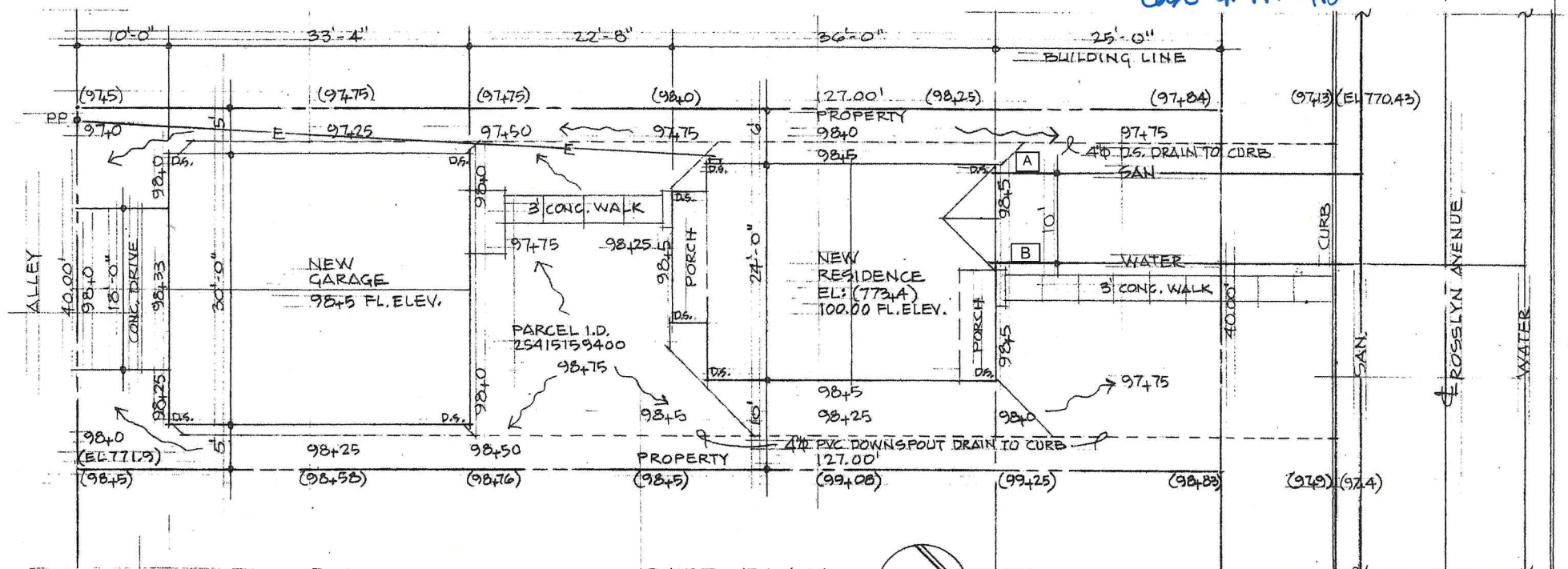
Internal comment: The site plans submitted are in order of the revisions made during their zoning compliance review. Please see page 3 of the site plans submitted and the zoning review reference document for the most up to date revisions and comments made.

SITE PLAN

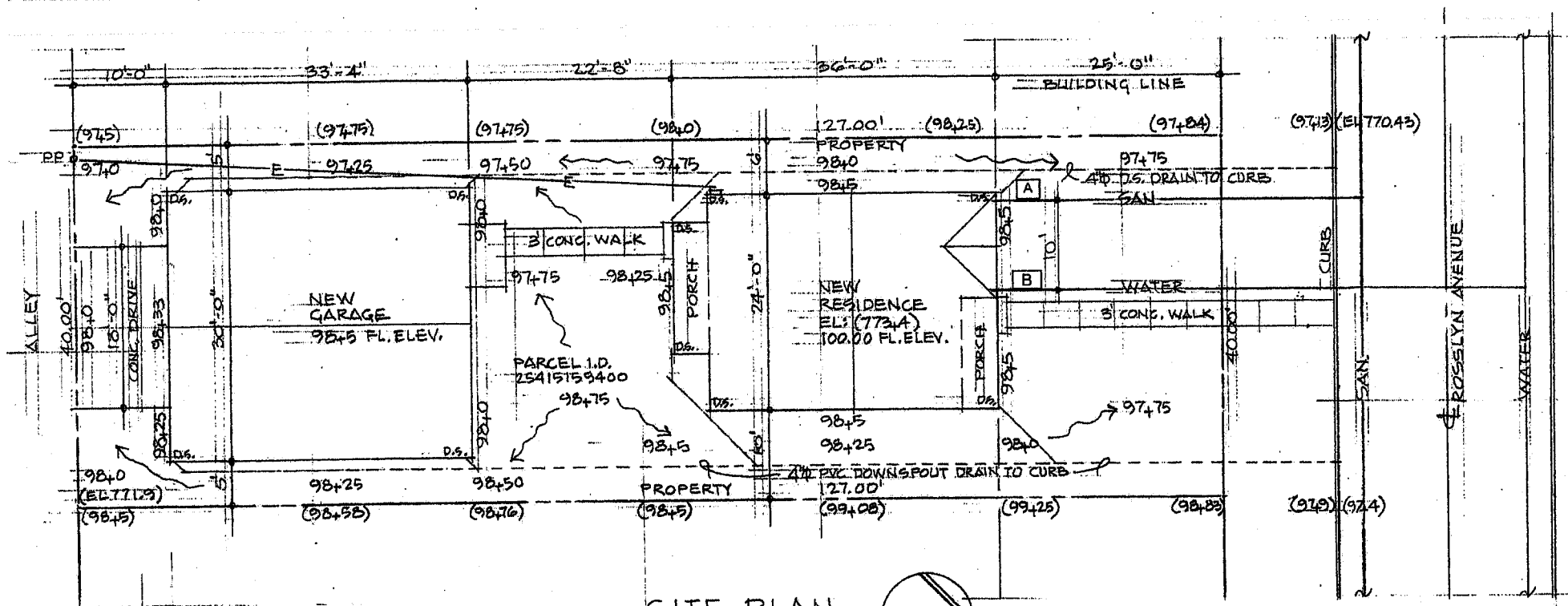
1" = 20'

11/22/24

Case # VA-4130



1a

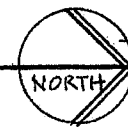


SITE NOTES:

- 1) DIRECTION OF DRAINAGE
 - 2) PROVIDE SILT FENCING AT ALLEY AND RIGHT OF WAY
 - 3) DOWNSPOUT DRAINAGE TO BE 4" PVC PIPE TO CURB AS SHOWN
 - 4) EXISTING GRADES (98.5) NEW 98.5
- #### BUILDING NOTES:
- A) NEW HOUSE TO BE 2 STORY WITH BASEMENT - 25' HEIGHT FOOT PRINT 827 S.F. W/PORCHES OCCUPANCY 1,404 S.F. LIVING SPACE
 - B) NEW GARAGE AT 17' HEIGHT AREA 1,000 S.F. - PROPOSED VARIANCE
 - C) LOT SIZE: 40' X 127' = 5,080 S.F. BUILDINGS: 1,827 S.F. \div 5,080 = 36%

SITE PLAN

0 5' 10' 15' 20'
SCALE 1" = 10'



NEW HOUSE & GARAGE
285 ROSSLYN AVENUE
COLUMBUS, OHIO 43214

DRAWN BY
CUSHMAN ASSOCIATES, INC.
(614) 402-3634

02/22/25

A

6" cleanout within 5' of the foundation; sanitary lateral shall be 6" SDR-35 PVC with 2.08% minimum slope

B

1" Water service. Meter to be located inside structure.



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

APR 10 2025

Franklin County Planning Department
Franklin County, OH



(revised 7.12.10)

Tax Map

farettke 04/14/2025

Property Information

Site Address: 285 Rosslyn ave
Parcel ID: 254-151594-00 Zoning District: ~~Franklin~~ R-8
Lot Acreage: .12 Township: Sharon

Property Owner Information

Name: Amy Beljon
Address: 281 Rosslyn ave
Columbus, Ohio 43214
Phone #: 614-769-2588 Fax #
Email: abeljon7@hotmail.com

Applicant Information

☒ Same as property owner

Name:
Address:
Phone # Fax #
Email:

Agent Information

Name:
Address:
Phone # Fax #
Email:

Staff Use Only

Case # VA-4130
Date Filed: 4/10/2025
Received By: Kayla J.
Fee Paid: \$350
Receipt Number: 25-00910
Hearing Date: 5/19/2025
Technical Review: 4/29/2025
Zoning Compliance #: R7-25-003

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: 110.041

Description: Non Conforming Lot

Section: 512.01

Description: Accessory Building Size Section 720

Section: 512.02 (2) (table) (1)

Description: Max Size of Accessory Building (720sf)

Describe the project:

New Home Build with Detached Garage

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, there are not any special conditions or circumstances for the property involved. There are a number of other properties similar to our proposed build (see addendum 1) for examples



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.

Allowance of the requested variances will grant equal enjoyment rights as experienced by other properties See also Addendum 1 examples

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

No actions exist from Question 1

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.

The variances requested will not grant the property any special privileges over other properties

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 impact

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

No Majority of properties in the zoning District Fall short of Franklin County zoning Codes 110.041 as shown in addendum 1



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-

Where does this number come from?

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

110.041 R = ~~100 ft~~ P = 40 ft
512.01 R = 840 sq ft P = 1022 sq ft
512.02 (2) ~~100 ft~~ R = 720 sq ft P = 1022 sq ft

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 impact would be observed

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)

No impact to any of the above mentioned

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

The limit of zoning restrictions were unknown at this time of purchase

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

No, there are no methods beyond the variances

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

Allowing the approval of requested variances will allow the applicants to enjoy the new build on the property.



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

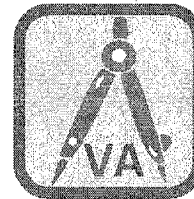
Economic Development & Planning Department
James Schimmer, Director

Application for

Zoning Variance

Pursuant to Section 810 of the Zoning Resolution

Page 5 of 7

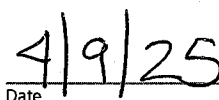


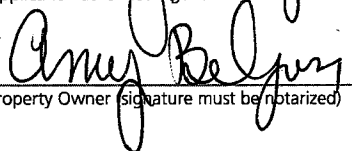
Case# VA-

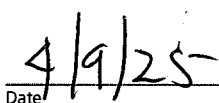
Affidavit **

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.


Applicant/Authorized Agent *


Date


Property Owner (signature must be notarized)


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.





04/09/25

State of OHIO
County of Franklin



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

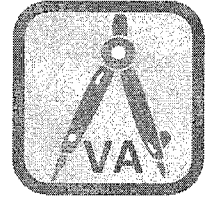
Economic Development & Planning Department
James Schimmer, Director

Application for

Zoning Variance

Pursuant to Section 810 of the Zoning Resolution

Page 6 of 7

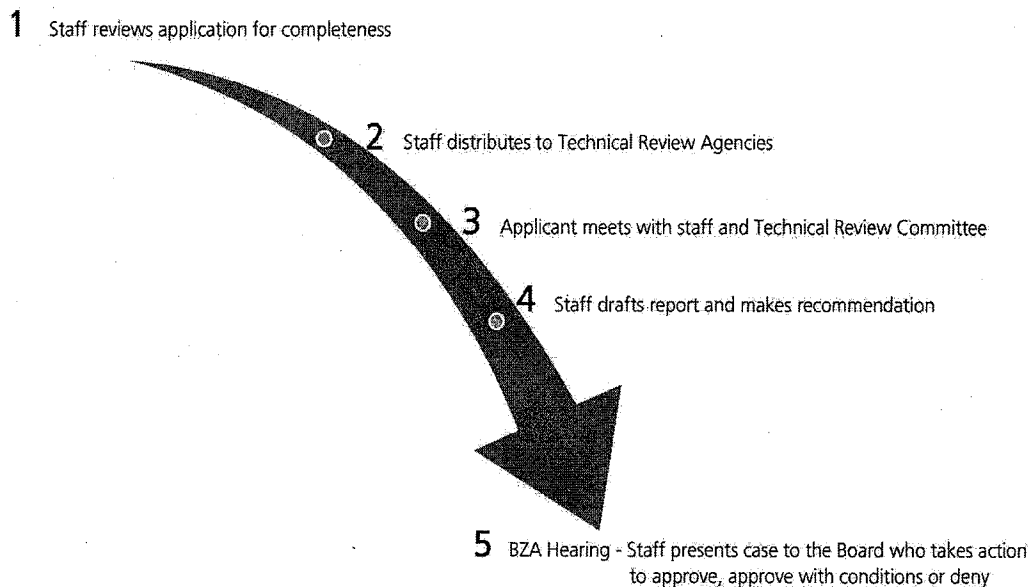


Application Instructions

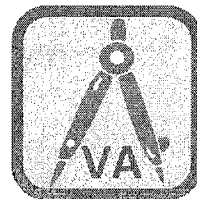
Please submit the following:

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*
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
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
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).



Zoning Variance



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*



Case #1A-4/30

Addendum 1
(1-6)

(11)



Actions:

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- Buffer Search

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- Map Report
- Parcel Summary
- Parcel Detail

AUDITOR OFFICE

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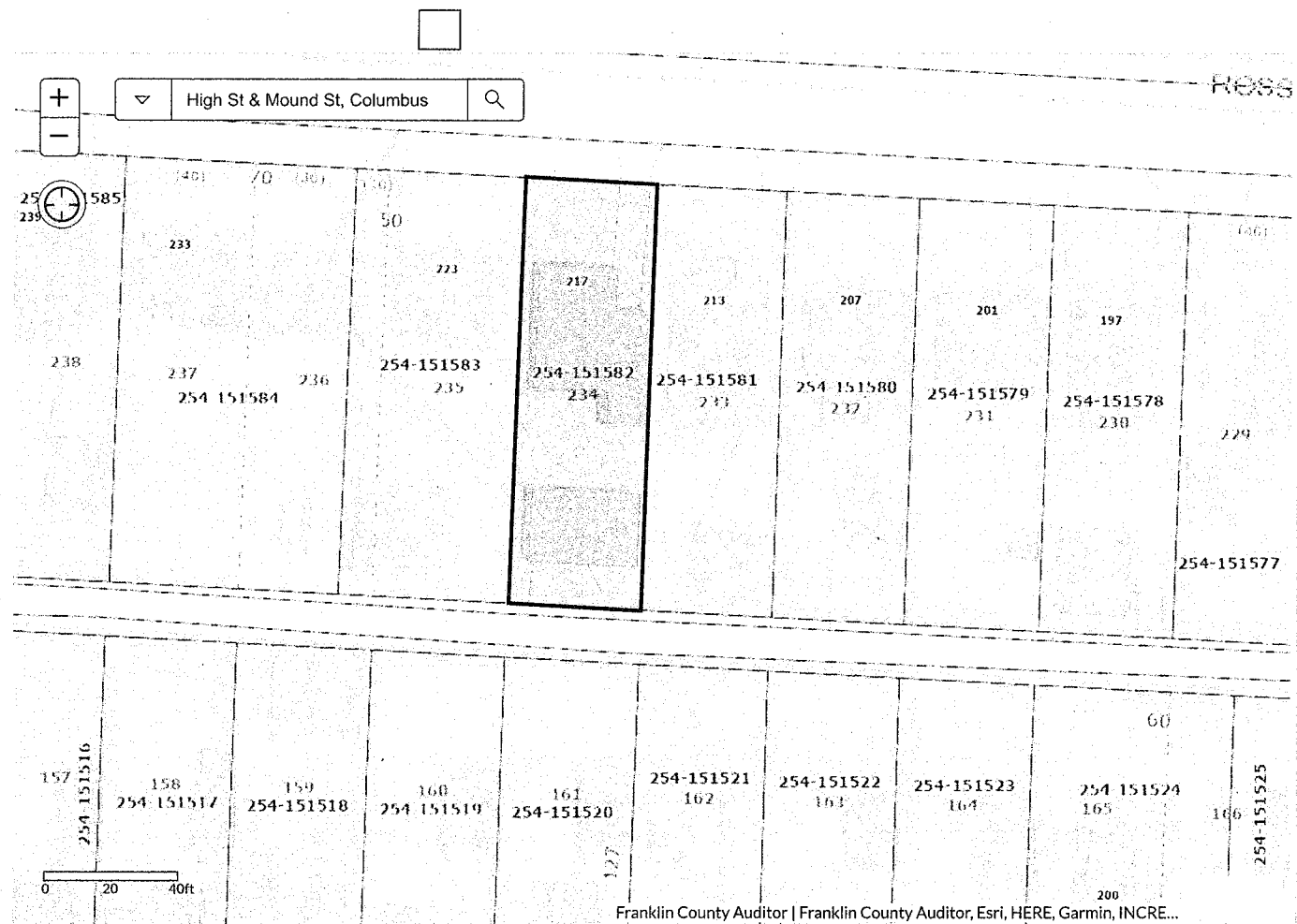
REFERENCE

CONTACT MICHAEL

- Summary
- Land Profile
- Residential
- Commercial
- Improvements
- Permits
- Mapping
- Sketch
- Photo
- StreetSmart
- Aerial Photos
- Transfers
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- CAUV Status
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- Incentive Details
- Quick Links

Parcel ID: 254-151582-00
KAHLER BEATRICE M

Map Routing: 254-N079L-13400
217 ROSSLYN AVE



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KAHLER BEATRICE M

217 ROSSLYN AVE

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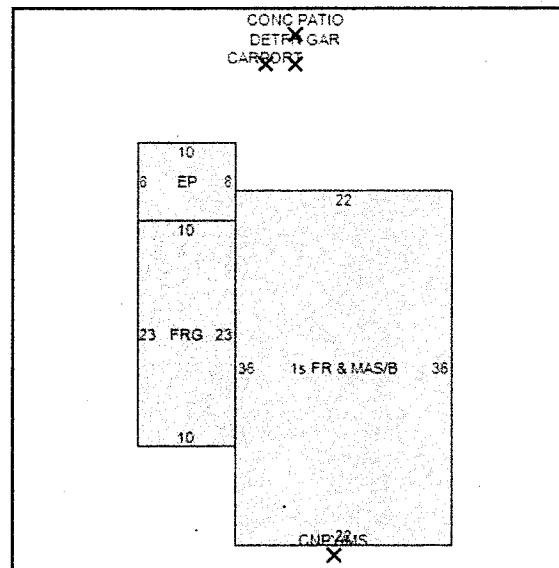
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Options

Type	Line #	Item	Area
Dwelling	0	1s FR & MAS/B	792
Dwelling	1	FRG - 15:FRAME GARAGE	230
Dwelling	2	EP - 14:ENCLOSED FRAME PORCH	80
Dwelling	3	CNPY/MS - 39/43:CANOPY/MASONRY STOOP	15
Outbuilding	1	DETFR GAR - RG1:DETACHED FRAME GARAGE	484
Outbuilding	2	CARPORT - RCP:CARPORT	220
Outbuilding	3	CONC PATIO - PD1:DET CONC PATIO	112

Click on an item to display it independently.

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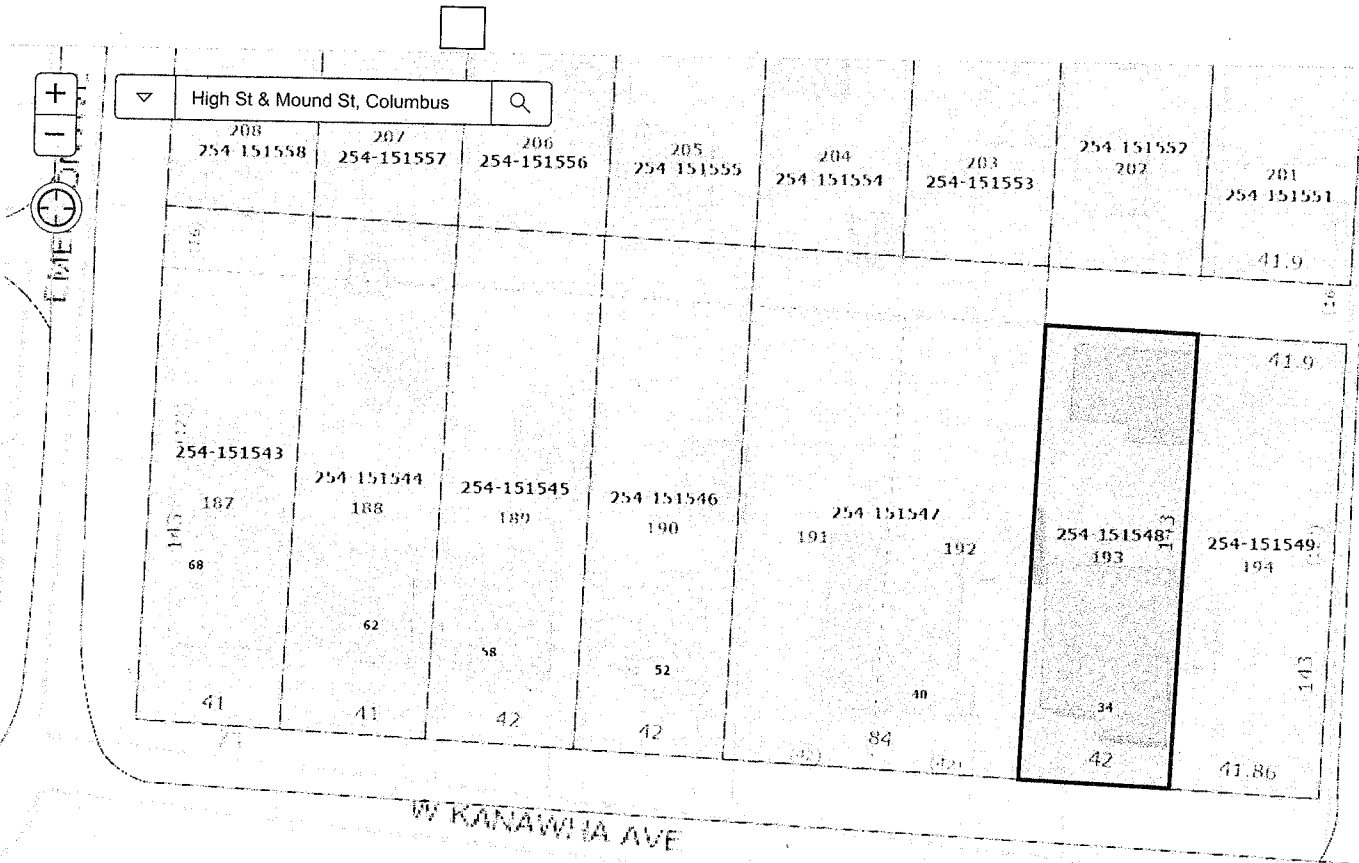
Rental Contact

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Parcel ID: 254-151548-00
COLLETTE KYLED

Map Routing: 254-N079L-28200
34 W KANAWHA AVE



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Parcel ID: 254-151548-00

COLLETTE KYLE D

Map Routing: 254-N079L-28200

34 W KANAWHA AVE

Record Navigator

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Return to Search Results

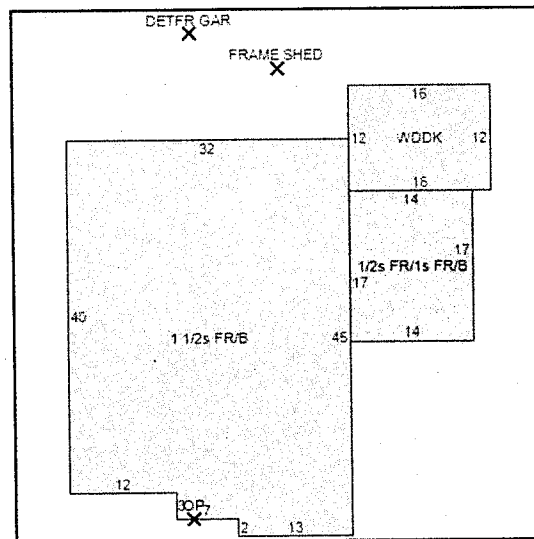
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Type	Line #	Item	Area
Dwelling	0	1 1/2s FR/B	1,366
Dwelling	1	1/2s FR/1s FR/B - 11/10/32:1/2 STORY FRAME/ONE STORY FRAME/UNF BASEMENT	238
Dwelling	2	OP - 13:OPEN FRAME PORCH	21
Dwelling	3	WDDK - 38:WOOD DECK	192
Outbuilding	1	DETFR GAR - RG1:DETACHED FRAME GARAGE	1,010
Outbuilding	2	FRAME SHED - RS1:FRAME UTILITY SHED	85
Outbuilding	3	DMAS PATIO - PD2:DET BRICK/STONE PATIO	185

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Residential

WHITE BARBARA J

153 W KANAWHA AVE

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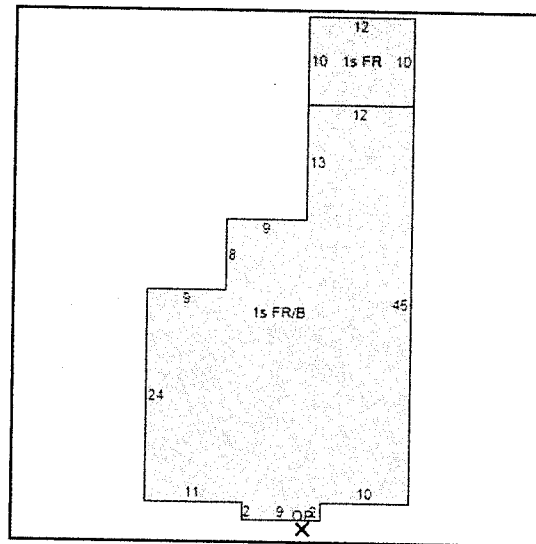
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Type	Line #	Item	Area
Dwelling	0	1s FR/B	1,062
Dwelling	1	1s FR - 10:ONE STORY FRAME	120
Dwelling	2	OP - 13:OPEN FRAME PORCH	18

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Parcel ID: 254-151406-00
WHITE BARBARA J

Map Routing: 254-N079L-31700
153 W KANAWHA AVE

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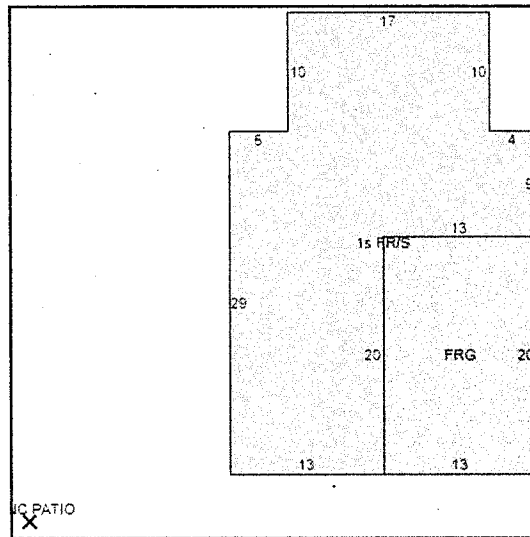
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Options

Type	Line #	Item	Area
Dwelling	0	1s FR/S	664
Dwelling	1	FRG - 15:FRAME GARAGE	260
Outbuilding	1	CONC PATIO - PD1:DET CONC PATIO	182

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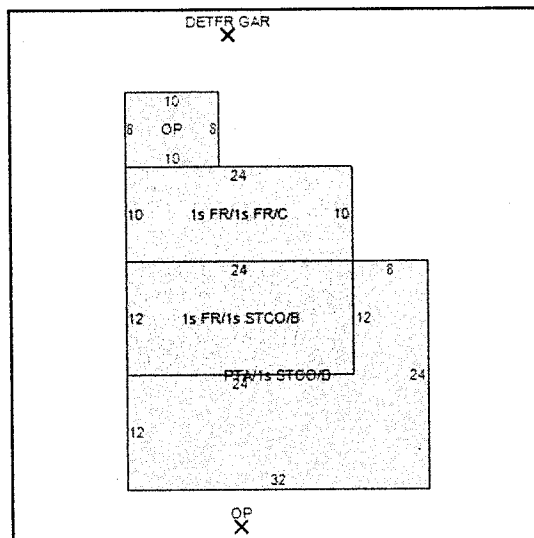
(4)

[AUDITOR OFFICE](#)[SEARCH](#)[ONLINE TOOLS](#)[REFERENCE](#)[CONTACT MICHAEL](#)[Summary](#)[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](#)[Sketch](#)**Parcel ID: 254-151591-00****PFENING IV FREDERIC D****Map Routing: 254-N079L-14300****271 ROSSLYN AVE**[Record Navigator](#)**1 of 1**[Return to Search Results](#)[Actions](#)

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Type	Line #	Item	Area
Dwelling	0	PTA/1s STCO/B	480
Dwelling	1	1s FR/1s FR/C - 10/10/36:ONE STORY FRAME/ONE STORY FRAME/CRAWL	240
Dwelling	2	OP - 13:OPEN FRAME PORCH	32
Dwelling	3	OP - 13:OPEN FRAME PORCH	80
Dwelling	4	1s FR/1s STCO/B - 10/54/32:ONE STORY FRAME/ONE STORY STUCCO/UNF BASEMENT	288
Outbuilding	1	DETFR GAR - RG1:DETACHED FRAME GARAGE	768

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AUDITOR OFFICE

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Parcel ID: 254-151711-00

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BENYA NATHAN

66 R

Residential

Commercial

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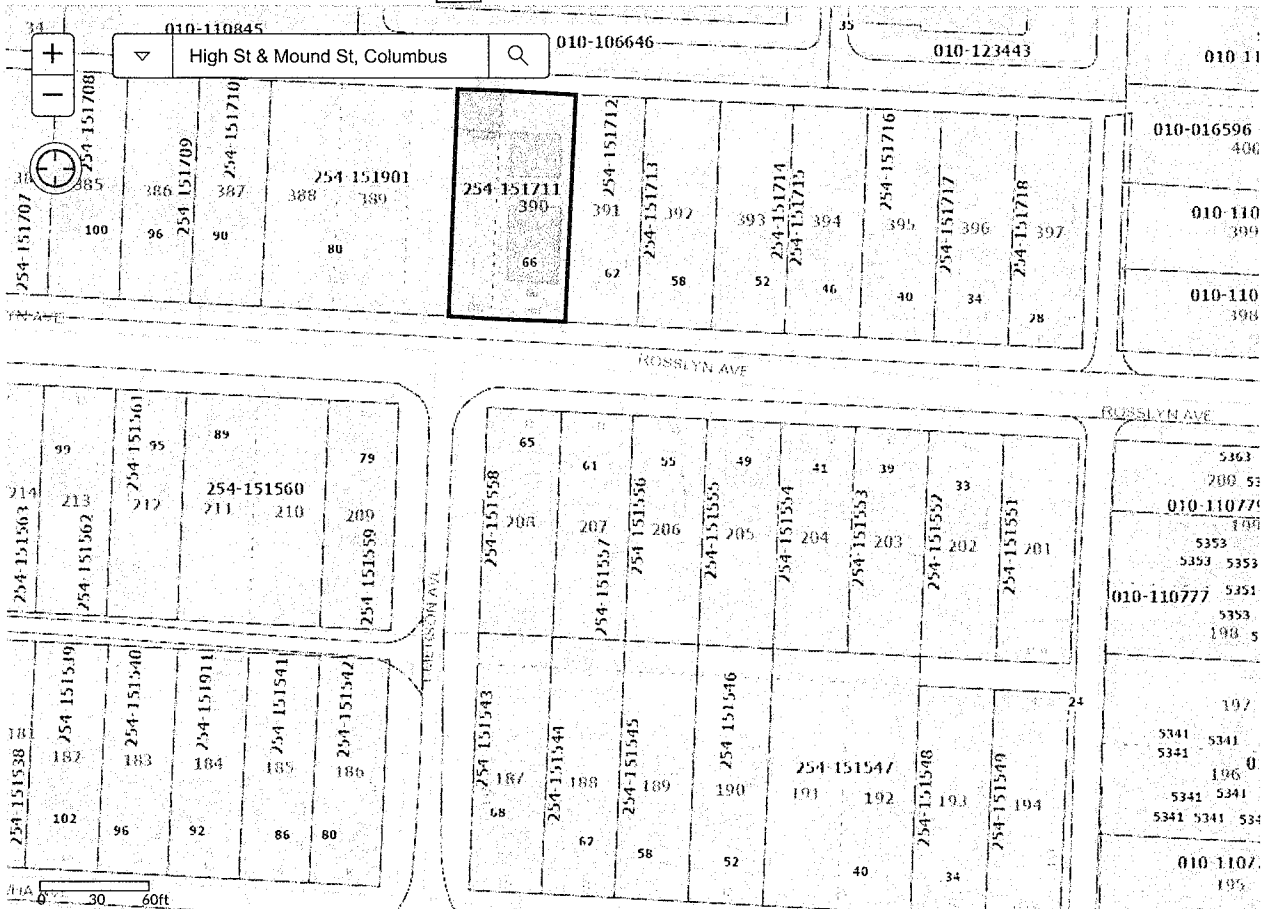
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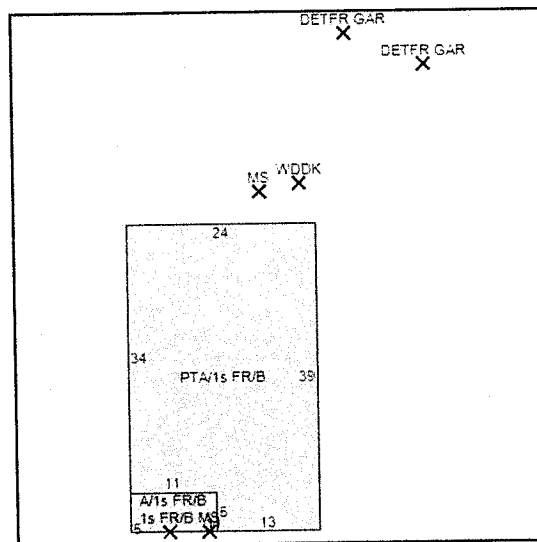
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[AUDITOR OFFICE](#)[SEARCH](#)[ONLINE TOOLS](#)[REFERENCE](#)[CONTACT MICHAEL](#)**Summary****Land Profile****Residential****Commercial****Improvements****Permits****Mapping****Sketch****Photo****StreetSmart****Aerial Photos****Transfers****BOR Status****CAUV Status****Tax & Payments****Tax Distribution****Tax Calculators****Value History****Rental Contact****Incentive Details****Quick Links****Sketch****Parcel ID: 254-151711-00****BENYA NATHAN****Map Routing: 254-N079L-09200****66 ROSSLYN AVE****Record Navigator****1 of 1**[Return to Search Results](#)**Actions**

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Type	Line #	Item	Area
Dwelling	0	PTA/1s FR/B	881
Dwelling	1	A/1s FR/B - 21-/10/32:ATTIC-FINISHED 1/2/ONE STORY FRAME/UNF BASEMENT	55
Dwelling	2	1s FR/B - 10/32:ONE STORY FRAME/UNF BASEMENT	22
Dwelling	3	MS - 43:MASONRY STOOP	24
Dwelling	4	WDDK - 38:WOOD DECK	63
Dwelling	5	MS - 43:MASONRY STOOP	42
Outbuilding	1	DETFR GAR - RG1:DETACHED FRAME GARAGE	504
Outbuilding	2	DETFR GAR - RG1:DETACHED FRAME GARAGE	576

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Land Profile

Parcel ID: 254-151589-00

Map Routing: 254-N079L-14100

Residential

CAMERON KATHRYN R

261 ROSSLYN AVE

Commercial

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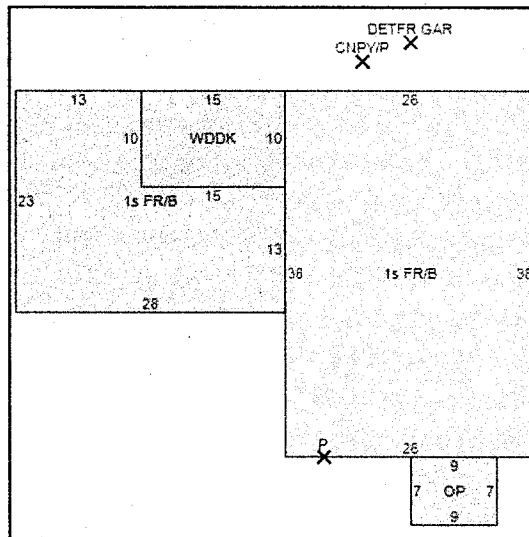
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Options

Type	Line #	Item	Area
Dwelling	0	1s FR/B	988
Dwelling	1	OP - 13:OPEN FRAME PORCH	63
Dwelling	2	P - 40:CONCRETE PATIO	60
Dwelling	3	CNPY/P - 39/40:CANOPY/CONCRETE PATIO	15
Dwelling	4	1s FR/B - 10/32:ONE STORY FRAME/UNF BASEMENT	494
Dwelling	5	WDDK - 38:WOOD DECK	150
Outbuilding	1	DETFR GAR - RG1:DETACHED FRAME GARAGE	1,058

Click on an item to display it independently.

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Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Economic Development & Planning Department
James Schimmer, Director

Application for

Certificate of Zoning Compliance

Residential Construction

Page 1 of 3

DENIED BY

Franklin County Planning Department
Franklin County, OH

04/01/2025

By: **TreBion Wolf**

Case #: **RZ-25-003**



(revised 10.11.21)

Property Information

Site Address: 285 Rosslyn ave
Parcel ID(s): 254-151594-00 Zoning District: R-8
Lot Acreage: .12 Township: Sharon

Property Owner Information

Name: Amy Beljon
Street: 281 Rosslyn ave
City: Columbus State: OH Zip: 43214
Phone # 614-769-2588 Fax #
Email: abeljon7@hotmail.com

Applicant Information

☐ Same as property owner

Name: Scott Achatz
Street: 281 Rosslyn Ave
City: Columbus State: OH Zip: 43214
Phone # 316-371-3859 Fax #
Email: Scott.Achatz@outlook.com

Development Proposal

- | | |
|---|--|
| <input checked="" type="checkbox"/> New Residence | <input type="checkbox"/> Room Addition |
| <input type="checkbox"/> Patio/Deck | <input type="checkbox"/> Swimming Pool |
| <input type="checkbox"/> Detached structure (pole barn, shed, etc.) | <input type="checkbox"/> Home Occupation |
| <input type="checkbox"/> Pond | <input type="checkbox"/> Driveway, parking pad, etc. |
| <input type="checkbox"/> Interior remodel, fire rehab, etc. | <input type="checkbox"/> Land Disturbance (grading, filling, etc.) |
| <input type="checkbox"/> Roofing, siding and/or window replacement | <input type="checkbox"/> Minor Subdivision (lot split, etc.) |
| <input type="checkbox"/> Community Garden | <input type="checkbox"/> Apiaries |
| <input type="checkbox"/> Other (please describe): | |

Applicant Signature

I, Scott Achatz (Print Name), hereby certify that all information provided is true and accurate and is submitted to induce the issuance of a Certificate of Zoning Compliance. I agree to be bound by all provisions of the Franklin County Zoning Resolution. I further agree to complete all work in accordance with all applicable Federal, State and local laws and regulations.

Scott Achatz
Applicant's Signature

01/02/25
Date

Staff Use Only

RZ# RZ-25-003

Date Filed: 1/02/2025

Fee Paid: \$75.00

Receipt #: 25-00188

Received By: TreBion W.

Water Supply

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

Wastewater Supply

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

Submittal Checklist

- ☒ Completed Application Form
☐ Fee Payment
(check/money order only)
☒ Site Plan (max. 11"x17")
see pg. 2
☐ Proof of Public Water/
Wastewater
☐ Supporting Documents
(Home Occupation, Pond,
Apiaries, etc.)



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Economic Development & Planning Department
James Schimmer, Director

Application for

Certificate of Zoning Compliance

Residential Construction

Page 2 of 3



(revised 10.11.21)

Site Plan Requirements

*** Site plans which are incomplete and/or not drawn to scale will not be accepted***

- **Preparation & Submittal**

- ☒ The site plan must be prepared by a design professional (i.e. registered surveyor, engineer and/or architect) for all new home builds, accessory buildings larger than 200 ft², any project involving grading work within 30 ft of a lot line, and any other project deemed necessary by the Administrative Officer as provided for in Section 705.022 of the Franklin County Zoning Resolution
- ☒ Two (2) copies: Minimum size = 8.5" x 11" paper, Maximum size = 22" x 34" paper
 - Plans larger than 11" x 17" must be accompanied by a digital copy in PDF format

- **Basic Content**

- ☐ North arrow and appropriate scale (i.e. 1 inch = 20 feet)
- ☐ Property lines labeled with dimensions. (Dimensions must be precise to 0.01' for professionally prepared plans and 1' for personally prepared plans.)
- ☐ Street right-of-way boundary and street centerline

- **Show all existing site conditions (label as "Existing"):**

- ☐ Location and dimensions of all existing buildings, structures* and landscaping
- ☐ Driveways, parking pads and other parking areas labeled with the dimensions and associated surface material
- ☐ On-site water and sanitary system location and dimensions. Provide proof of public water and/or sewer otherwise
- ☐ Existing use(s) of all buildings with associated gross floor area (GFA)
- ☐ All easements and utilities (above and below ground). Easement information available at the County Recorder's office.
- ☐ Existing above and below ground drainage and stormwater features

**Structures may include but are not limited to swimming pools, ponds, sports courts, patios, porches, decks, overhangs and fences*

- **Show all proposed development (label as "Proposed"):**

- ☐ Location and dimensions of all proposed buildings, structures, additions, modifications to buildings/structures, and geothermal systems.
- ☐ Setback distance of all proposed development from the house, street centerline and all property lines
- ☐ Building elevations and/or architectural renderings (if applicable)
- ☐ Impervious surface locations and dimensions with total lot coverage calculations provided
- ☐ Grading and drainage plan showing proposed above and below ground drainage and stormwater features. (existing and proposed 1' contours, and discharge outlets for downspouts, sump pumps and discharging geothermal systems)
- ☐ Area (ft²) of disturbance (i.e. grading, filling, clearing and excavating, etc.) drawn and labeled
- ☐ Label buildings and/or structures to be demolished or removed (TBR) from the property

- **Additional Content**

- ☐ Regulatory floodplain and riparian setback boundaries (if applicable)
- ☐ Erosion and sediment control plan (if applicable)

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.



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Economic Development & Planning Department
James Schimmer, Director

Certificate of Zoning Compliance

Residential Construction

Page 3 of 3

RZ# RZ-25-003

Staff Use Only

Development Standards			
Zoning District:	R-8		
Subdivision Name	Tremont Gardens 2		
Non-Conforming:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Floodplain:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Riparian Setbacks:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
VA/CU Required:	<input type="checkbox"/> Yes, Case #:	<input type="checkbox"/> No	
	Required		Proposed
Lot Width:	60 ft	40	ft
Road Frontage:	30 ft	40	ft
Lot Area:	0.16 acre/s	.12	acre/s
Lot Coverage:	35 %	35	%
Front Yard:	50 ft	50	ft
Side Yard (Left)*:	6 5 ft	10 5	ft
Side Yard (Right)*:	6 5 ft	6 5	ft
Rear Yard:	25.4 5 ft	65.5 10	ft
Distance from house	10 ft	23.5	ft
Building Height:	38 ft		ft
Parking Setback:			ft

*As viewed from the street

Garage

Area Calculations		
Principal Structure:	838.88	ft ²
Accessory Structure:		ft ²
Accessory Structure:		ft ²
Accessory Structure:		ft ²
Proposed Structure:	1022	ft ²
Proposed Structure:		ft ²
Area of Disturbance:	.042	acre/s

Technical Agencies		
Public Health/OEPA	<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Date Submitted:		
Date of Action:		
County Engineer	<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Date Submitted:		
Date of Action:		
FSWCD	<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Date Submitted:		
Date of Action:		
ODOT	<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Date Submitted:		
Date of Action:		
	<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Date Submitted:		
Date of Action:		

Staff Action

☐ Approved ☐ Approved with Conditions ☒ Denied

Signature J. Wolf

Date 4/1/2025

Comments/Conditions of Approval

SECTION 720 (a) Accessory Building - Is subordinate to in area, extent or purpose and serves the principal building or use.

You are being denied because your accessory structure has a greater area than your principal structure.

Drainage

bkoehler 02/05/2025

- Show downspouts to curb, size of pipe , type of material and grade.
- install silt fence along property lines.
- Does the house have a basement? If so show it.
- Show proposed contours for grading around house and garage.
- Any work in the road right of way requires a permit contact Sharon Township, Tom Kayati at 614-885-5933.

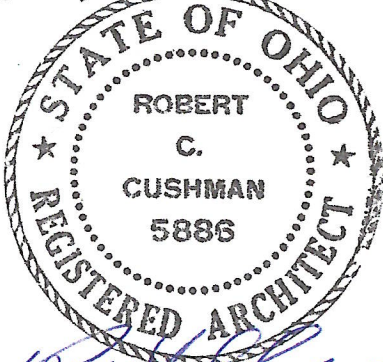
Utilize sediment and erosion controls to keep sediment on site, roadways clean, and wastes managed (see brochure for individual lot guidance)

Most of the new spot elevations around the garage and residence look good. The site does receive off-site drainage from the East (see image below), so just adding a general reminder to ensure that drainage is accommodated in final grading (swales, rerouting etc) to prevent ponding or concentrated flows onto neighboring parcels.



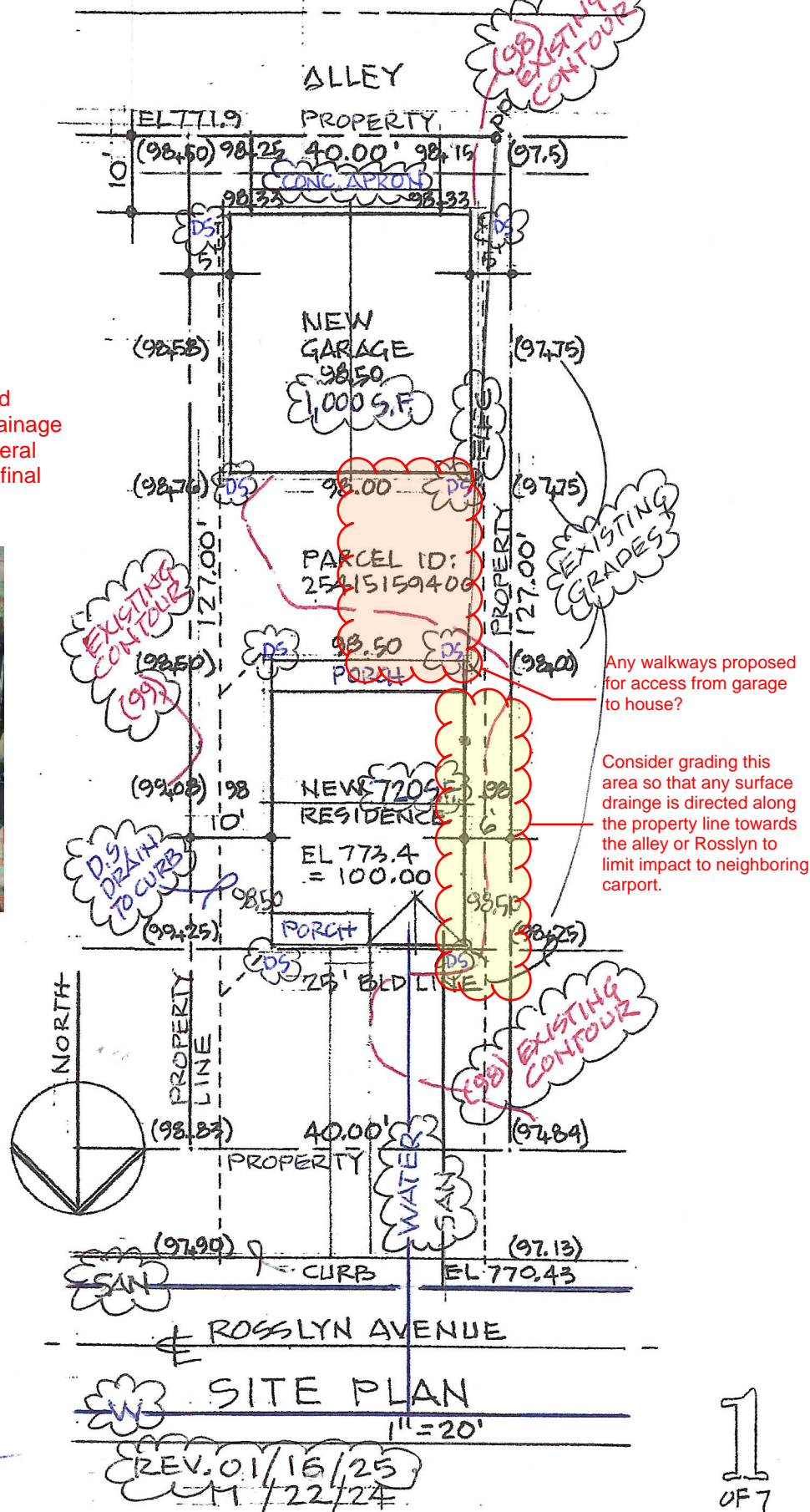
NEW HOUSE & GARAGE
285 ROSSLYN AVENUE
COLUMBUS, OH 43214

DRAWN BY:
CUSHMAN ASSOC., INC.
(614) 402-3634



GRADING NOTES:

EXISTING CONTOURS ARE TO BE MAINTAINED, AS WELL AS SPOT ELEV. AT PROPERTY LINES. NOTE NEW SPOT ELEV. AT GARAGE AND NEW SPOT ELEV. AROUND NEW RESIDENCE



Drive can be a maximum of 18 ft wide according to section 531.042(1) of the FCZR. Each additional ft there afterwards will be a Parking facility and parking facilities are required to be setback from all property lines a distance equal to 3 ft, Section 531.014(2)(a). The parking facility will need to either be reduced back to 18 feet or setback from the rear Property line by 3 ft.

Per section 512.02(2) (table) of the FCZR. The maximum square footage for accessory structures on lots under 1 acre is 720 square feet. This means that the garage will need to either be reduced in size, or get an approved variance from the Board of Zoning Appeals.

This property does not meet the minimum Lot size of .16 acres, section 312.041(a), lot width of 60 section 312.042, or minimum road frontage of 60 feet to develop a conforming structure on a non-conforming lot section 110.041

Accessory structure can not be larger than the Principal Structure. Section 512.01 of the FCZR

Driveway only required to be setback 3 feet from side property lines if that rear property line is where the access is proposed.

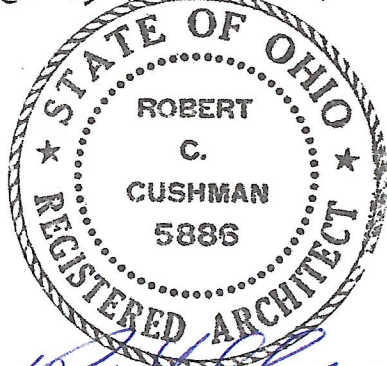
All proposed development will exceed lot coverage by .83% will need to get a variance on section 312.041(c)

What are the heights of the residence and garage?
Provide elevation drawings of each.

Water to be permitted by City of Columbus;
Sanitary Sewer permitted by Franklin County

NEW HOUSE & GARAGE
285 ROSSLYN AVENUE
COLUMBUS, OH 43214

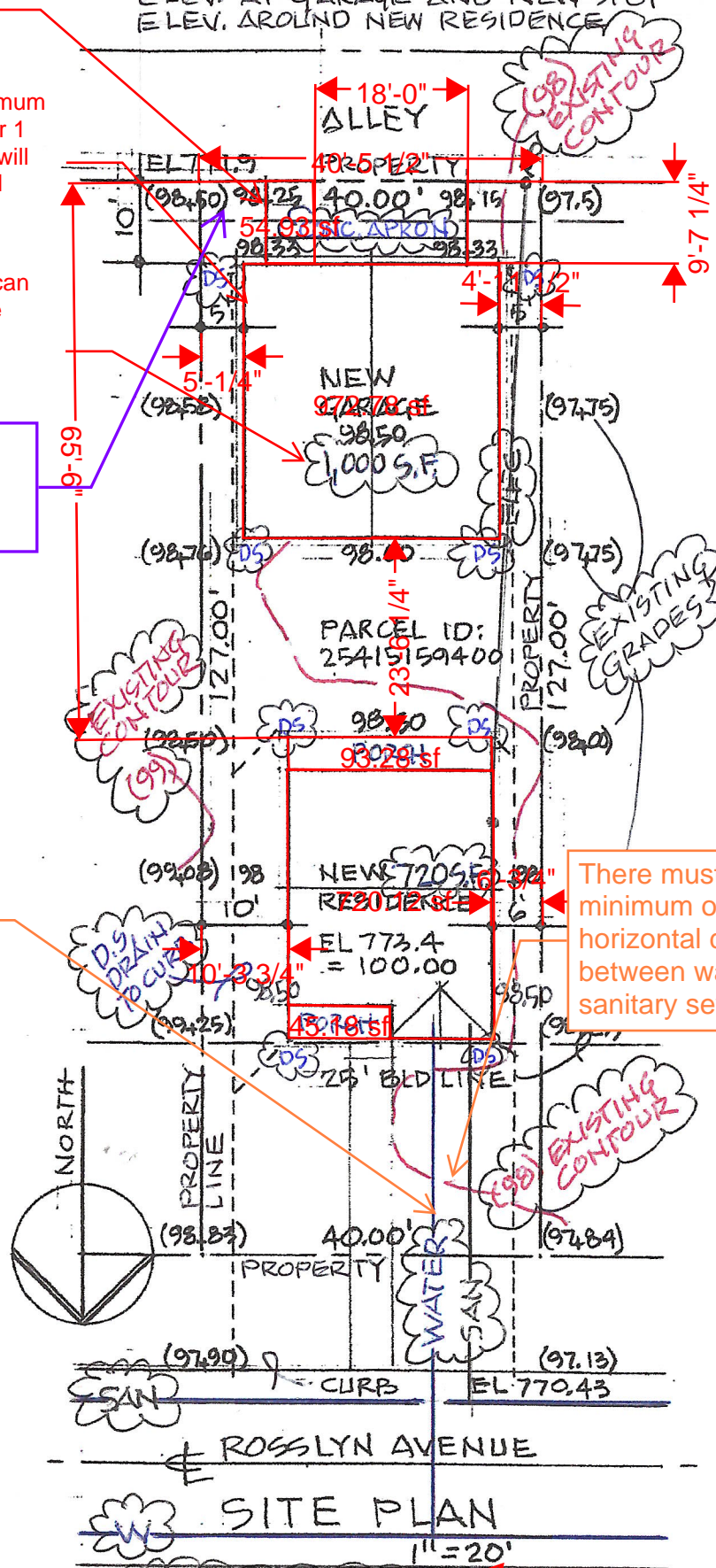
DRAWN BY:
CUSHMAN ASSOC., INC.
(614) 402-3634



GRADING NOTES:

EXISTING CONTOURS ARE TO BE MAINTAINED, AS WELL AS SPOT ELEV. AT PROPERTY LINES. NOTE NEW SPOT ELEV. AT GARAGE AND NEW SPOT ELEV. AROUND NEW RESIDENCE

Sanitary Engineering
R. Stowe

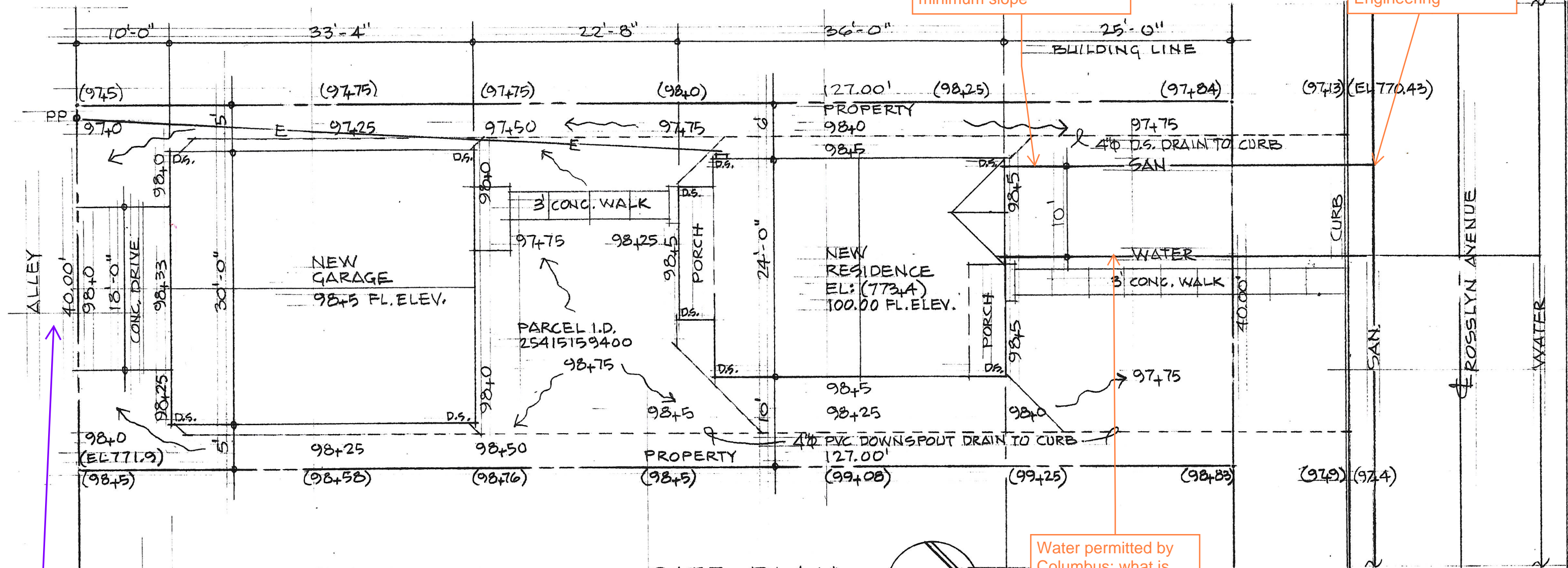


There must be a minimum of 10' horizontal clearance between water and sanitary sewer

Please use scale bar as well.

A 6" cleanout is required within 5' of the foundation; sanitary lateral shall be 6" SDR-35 PVC with 2.08% minimum slope

Connection to sanitary sewer to be permitted and inspected by Sanitary Engineering



Water permitted by Columbus; what is the size of the water service?

SITE NOTES:

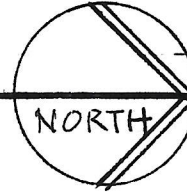
- 1) DIRECTION OF DRAINAGE
- 2) PROVIDE SILT FENCING AT ALLEY AND RIGHT OF WAY
- 3) DOWNSPOUT DRAINAGE TO BE 4" PVC PIPE TO CURB AS SHOWN
- 4) EXISTING GRADES (98.5) NEW 98.5

BUILDING NOTES:

- A) NEW HOUSE TO BE 2 STORY WITH BASEMENT - 25' HEIGHT FOOT PRINT 827 S.F. W/PORCHES OCCUPANCY 1,404 S.F. LIVING SPACE
- B) NEW GARAGE AT 17' HEIGHT AREA 1,000 S.F. - PROPOSED VARIANCE
- C) LOT SIZE: 40' X 127' = 5,080 S.F. BUILDINGS: 1,827 S.F. ÷ 5,080 = 36%

SITE PLAN

0 5' 10' 15' 20'
SCALE 3/32" = 1'-0"



NEW HOUSE & GARAGE
285 ROSSLYN AVENUE
COLUMBUS, OHIO 43214

DRAWN BY
CUSHMAN ASSOCIATES, INC.
(614) 402-3634

02/22/25

Next approaching BZA deadline is March 13th at noon. Following deadline is April 10th at noon. Variance submission can only be turned in by hand or mail to our office with the physical fee payment (Check or money order).

Variances required for building on a lot without 60 feet of road frontage (section 110.041), exceeding lot coverage (section 312.041(d)), and for the size of the garage (section 512.02(2))

Applicants responses are attached to this document on page 2. They expressed that they don't have excel.

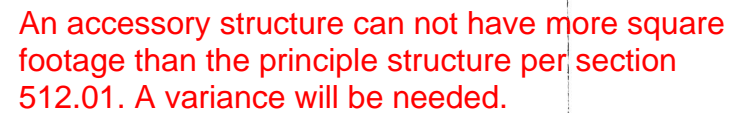
02/22/25

Label	Comments
1	Per section 512.02(2) (table) of the FCZR. The maximum square footage for accessory structures on lots under 1 acre is 720 square feet. This means that the garage
1	Please use scale bar as well.
1	Drive can be a maximum of 18 ft wide according to section 531.042(1) of the FCZR. Each additional ft there afterwards will be a Parking facility and parking facility
1	the rear Property line by 3 ft.
1	Accessory structure can not be larger than the Principal Structure. Section 512.01 of the FCZR
1	There must be a minimum of 10' horizontal clearance between water and sanitary sewer
1	Water to be permitted by City of Columbus; Sanitary Sewer permitted by Franklin County
1	Driveway only required to be setback 3 feet from side property lines if that rear property line is where the access is proposed.
1	This property does not meet the minimum Lot size of .16 acres, section 312.041(a), lot width of 60 section 312.042, or minimum road frontage of 60 feet to develop
1	All proposed development will exceed lot coverage by .83% will need to get a variance on section 312.041(c)
1	Sanitary Engineering R. Stowe
1	What are the heights of the residence and garage? Provide elevation drawings of each.

2 Comments

Author	Date	Response to Comments
Board of Zoning Appeals.	1/24/25 12:27	
NEED VARIANCE FOR GARAGE 17' TALL AREA PROPOSED 1,000 S.F.	1/24/25 11:33	SCALE SHOWN
Section 531.014(2)(a). The parking facility will need to either be reduced back to 18 feet or setback from	1/24/25 11:59	SHOWN ON SITE PLAN
HOUSE TO BE 2 STORY WITH BASEMENT. OCCUPANCY 1,404 S.F.	1/24/25 12:27	
BUILDING AREA OF SITE 36%	1/29/25 12:56	
02/22/25	1/29/25 12:56	
	2/5/25 10:52	NEED VARIANCE FOR LOT SIZE

Alworkma	1/24/25 12:27
Alworkma	1/24/25 12:27
Ryan Stowe	1/29/25 12:54
Kayla Johnson	2/5/25 10:56



Applicant has also started the to fill the variance application out for the April 10th deadline.

Applicant stated that they will get a permit for the ROW

La

KRISTEN ATHA
Director



THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF
PUBLIC UTILITIES

April 8, 2025

Amy Beljon

RE: Water Availability for Parcel 254-151594 (285 Rosslyn Ave)

Dear Ms Beljon:

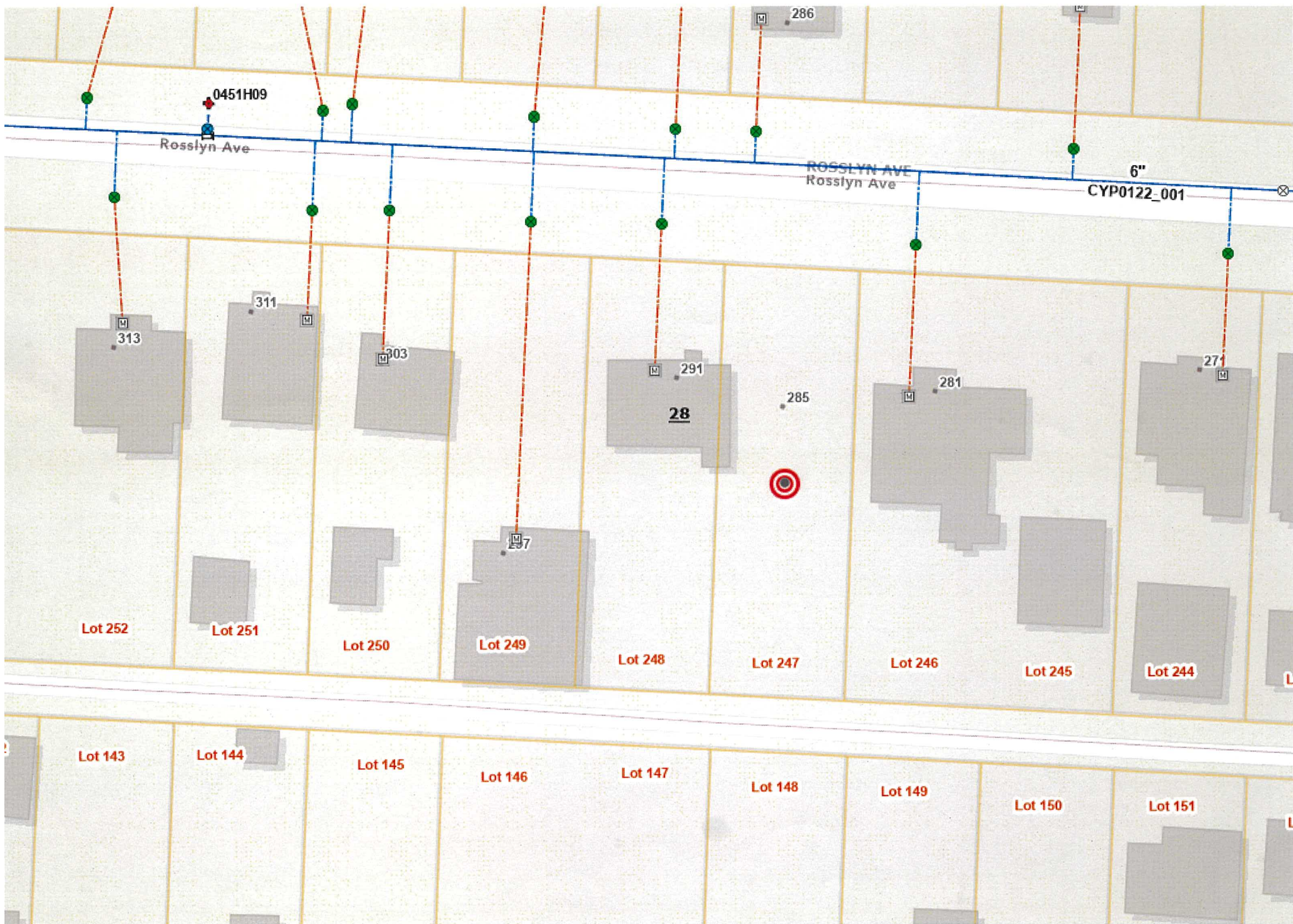
This letter is to verify the existence of a 6" water main in Rosslyn Avenue that would service parcel #254-151594. The maximum tap size allowed for this parcel is a 1" tap. Taps larger than 1" will require the property be annexed into the City of Columbus.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jen Martens".

Jen Martens, P.E.
Water Distribution Engineering
Division of Water







Franklin County
Board of Commissioners

**SANITARY
ENGINEERING**

April 9, 2025

RE: 285 Rosslyn Avenue (PID 254-151675) Sanitary Sewer Service

To whom it may concern:

The property at 285 Rosslyn Avenue (PID 254-151675) in Columbus, Ohio 43214 will be served by Franklin County's sanitary sewer system on Rosslyn Avenue. Please note the water will be served by the City of Columbus.

Sincerely,

Ryan J. Stowe, P.E.
Assistant Director

Director
Stephen A. Renner

280 E. Broad St. 2nd Fl.
Columbus, Ohio 43215-6314

t_ 614 525 3940
f_ 614 525 5210



Franklin County
Board of Commissioners

**ECONOMIC DEVELOPMENT
& PLANNING**

Application for

Zoning Variance

Pursuant to Section 810
of the Zoning Resolution

Page 1 of 7

RECEIVED

APR 10 2025

Franklin County Planning Department
Franklin County, OH

Property Information

Site Address: **540 Industrial Mile Rd, Columbus, OH, 43228, USA**

Parcel ID: **140-000009-00 140-007456-00** Zoning District: **GI - GENERAL INDUSTRIAL**
140-007367-00 SMART GROWTH OVERLAY

Lot Acreage: **2.7 + 2.9 + 2.5 = 8.1** Township: **FRANKLIN**

Property Owner Information

Name: **COLUMBUS CENTER FOR HUMAN SERVICES INC**

Address: **540 INDUSTRIAL MILL RD**
COLUMBUS, OH 43228

Phone # **614.641.2900 x 3107**

Fax #

Email: **mcombs@opendoorcolumbus.org**

Applicant Information

☐ Same as property owner

Name: **SEGNA ASSOCIATES - Brandon A. Shoop**

Address: **781 Northwest Blvd. Suite 201, Columbus, Ohio 43212**

Phone # **(937) 675-0166**

Fax #

Email: **bshoop@segnaassociates.com**

Agent Information

Name: **SEGNA ASSOCIATES - Brandon A. Shoop**

Address: **781 Northwest Blvd. Suite 201, Columbus, Ohio 43212**

Phone # **(937) 675-0166**

Fax #

Email: **bshoop@segnaassociates.com**

Staff Use Only

Case # **VA-4131**

Date Filed **04/10/2025**

Received By: **Austin W.**

Fee Paid: **\$ 650.00**

Receipt Number: **25-00925**

Hearing Date: **05/21/25**

Technical Review: **04/29/25**

Zoning Compliance #:

25-25-018

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# VA-

Variance(s) Requested:

Section: **501.012 - Height**

Description: ~~No fence or wall between a street and a principal structure shall be more than three and one half (3½) feet (42 inches) in height. Elsewhere on the site, no fence shall exceed six (6) feet in height. These height requirements are subject to the following exceptions: a) Requirements outlined in SECTION 521, ARTICLE V, REQUIRED SCREENING, or b) Requirements in accordance with an approved Development Plan of a Planned Development District.~~

Section: **501.024 - Fence Materials**

Description: ~~All fences, regardless of whether or not a zoning certificate is required for their construction, that are constructed, repaired, expanded, or enlarged, shall be constructed only of approved fence materials. Fence materials are also subject to the requirements of Section 501.013. a) Approved fence materials shall consist of materials normally manufactured for, used as, and recognized as, fencing materials such as: wrought iron or other decorative metals suitable for the construction of fences, masonry, concrete, stone, metal tubing, wood planks, and vinyl or fiberglass composite manufactured specifically as fencing materials that are approved by the Administrative Officer. b) Chain link fences shall not be permitted between a street and a principal structure~~

Section:

Description:

Describe the project:

This project proposes the construction of perimeter and interior fences on the existing premises to extend safety and security to the existing operations of the business. Currently there are some older ornamental security fences on the housing parcel but they limit the amount of outdoor space the residents have to safely occupy and enjoy the outdoor areas of the site. Under this project we would be extending the residents' safe access to open green spaces available on the site while maintain separations for the corporate activities to ensure the safety of all residents. Additionally, the vehicles and equipment owned and operated by Open Door Columbus are critical to the mission of the not-for-profit day-to-day functions. Repeat targeted property crimes have continued to impact Open Door Columbus' ability to maintain uninterrupted operations and funding. As part of this project the corporate operations parcel is requesting approval of extending fencing around the perimeter to better safeguard critical vehicles and equipment owned by the not-for-profit.

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.

Open Door is a Columbus-based nonprofit provider for individuals with developmental disabilities. With a mission and vision to inspire life journeys and cultivate valued roles for all people. This is unique to this area that is primarily industrial in nature and inherently provides a place for unhoused individuals particularly along the railroad tracks concealed within the overgrown landscaping. This fencing would provide controlled/monitored access to the property where Open Door can provide their residence's and their extended families the confidence that the property is providing the maximum level of outdoor space access while maintaining everyone's deserved safety.



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.

Currently there are multiple other properties along Industrial Mile road that have similar (nearly identical) fences as to what is being requested, and multiple other properties have fences that exceed what is being requested i.e. 8' galvanized chain-link and multiple strands of barbed-wire. These properties have the ability to protect their inventory, equipment, and facilities with their fences and controlled access. These commonly available rights to be secure in your properties are currently not equally available to Open Door.

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

The special conditions and circumstances listed under question #1 are inherent to the normal business of Open Door and not a result of any new or specific actions of the applicant (Open Door). This request is reactionary to crimes that have been targeted against Open Door and are not a result of any luxury or amenity Open Door desires.

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.

As stated in #2 currently there are multiple other properties along Industrial Mile road that have similar (nearly identical) fences as to what is being requested, and multiple other properties have fences that exceed what is being requested i.e. 8' galvanized chain-link and multiple strands of barbed-wire. These properties have the ability to protect their inventory, equipment, and facilities with their fences and controlled access. These properties are not currently being deprived of or being denied these privileges and this zoning board would not be granting any special privileges or benefits to Open Door that the other properties are not already benefiting from currently.

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?

Not at all, on the contrary it will only add to and extend the property protections of the district/adjacent properties and will promote the deterrence of the crimes that are being committed in the district. All properties in the district will benefit from not being a target for the types of crimes being committed along with the unauthorized access to all the properties.

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

Open Door is currently operating at a reduced and limited capacity due to the risks associated with the crime and the lack of protections at the boundary of the parcel. Open Door has been a long term owner of these properties (decades) and they are continually adapting to the always evolving conditions within the neighborhood. This request is a direct result of unforeseen changes that have evolved.



Case# VA-

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

The request is substantial in regard to the length of frontage due to this being a request for a perimeter fence along the boundary of the property. I is of our opinion that the request is minor in scale to the current allowable fence heights and materials within the ratified zoning resolution. The non-conforming material allowed in front of the building line is only 6.7' in one location and 19.4' in the second location. The height of the ornamental fence along the front of the parcel is requesting a 30" height adjustment to provide the reasonable protections associated with crimes and the area. The one side and rear fences are requesting a 24" height adjustment to provide the reasonable protections associated with crimes and the area.

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?

Not at all, as stated in #2 & #5 on the contrary it will only add to and extend the property protections of the district/adjacent properties and will promote the deterrence of the crimes that are being committed in the district. All properties in the district will benefit from not being a target for the types of crimes being committed along with the unauthorized access to all the properties. Currently there are multiple other properties along Industrial Mile road that have similar (nearly identical) fences as to what is being requested, and multiple other properties have fences that exceed what is being requested i.e. 8' galvanized chain-link and multiple strands of barbed-wire. These properties have the ability to protect their inventory, equipment, and facilities with their fences and controlled access. These commonly available rights to be secure in your properties are currently not equally available to Open Door.

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)

No impact at all

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

As stated in #6 Open Door has been a long-term owner of these properties (decades) and they are continually adapting to the always evolving conditions within the neighborhood. Though they did purchase the property decades ago they have been required to evolve with the changes to the zoning resolutions that have been equally evolving over the same period of time. This inherently has its own challenges and at times may require Open Door to request and ask permission for minor zoning variances to maintain their operations in a safe and responsible way.

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

No, we met with the zoning office staff and thoroughly reviewed the project and it was determined this application was necessary and required to achieve the required approvals.

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

Yes, the intent of fences in this zoning district are for protections of unauthorized access and protection of persons and property. Generally aesthetics in this zoning area are secondary to the functional purpose of fences. Allowing minor extensions to the allowable chain-link fence forward of the building setback and minor extensions to the allowable heights would not adversely impact the intent or integrity of the current zoning requirements. The spirit of the zoning requirements are still being respected by installing the proper fence materials in the proper locations i.e. ornamental fence along the entire front of the parcel and only using chain-link at the side and rear of the lots.



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Application for

Zoning Variance

Pursuant to Section 810

of the Zoning Resolution

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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.

Applicant/Authorized Agent *

2025-04-10

Date

Property Owner (signature must be notarized)

2025-04-10

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.**

Applications may be delivered to 150 South Front Street, FSL Suite 10, Columbus, Ohio, 43215-7104, ATTN: Tre' Wolf, Planning Project Coordinator. Forward any questions to the project coordinator at 614-525-3904 or Planning@franklincountyohio.gov.





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
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
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
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).





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

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*









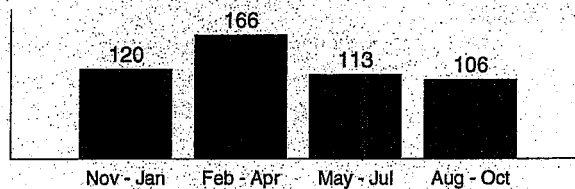
Franklin County
Board of Commissioners

SANITARY ENGINEERING

280 EAST BROAD STREET, 2ND FLOOR
COLUMBUS, OH 43215-4524

ACCOUNT NUMBER	14942.3
DUE DATE	02/13/2025
AMOUNT DUE	\$1,924.12
AMOUNT AFTER DUE DATE	\$2,116.53

Usage History



Three-Month Billing Cycle

This chart approximates your usage for the past year, based on three-month billing cycles. Any anomalies in usage could be a sign of water loss.

SERVICE ADDRESS: 540 INDUSTRIAL MILE RD

TYPE OF SERVICE	BILLING PERIOD		METER READINGS		USAGE	AMOUNT
	FROM	TO	PREVIOUS	CURRENT		
WATER SERVICE	09/19/2024	12/20/2024	8228	8348	120 CCF	804.53
SEWER SERVICE	09/19/2024	12/20/2024	8228	8348	120 CCF	1,113.66
COLUMBUS SURCHARGE	10/11/2024	01/13/2025				5.93

*CCF is Cubic Hundred Feet; 1 CCF Equals Approximately 748 Gallons.

AMT DUE IF PAID BY DUE DATE



TOTAL DUE
\$1,924.12

We are returning to a policy of shutting off water on all accounts that are left unpaid past the date due on your bill. If you need more time to pay the amount due, call our office before it's too late to create a custom payment plan! ATTENTION, your water will be off 14 days after the due date of 02/13/2025 if payment is not received. DISCOUNT PROGRAM NEWS! We are increasing the discount on variable rate to 25% from 20%. Look for a letter and application soon in your mailbox!

The Annual Consumer Confidence Reports are now available for your viewing. You can view the report for your area online at <https://tinyurl.com/2023SD4CCR>. If you would like a paper copy, use the check box below or please call us at 614-525-3940, and one will be mailed directly to you.

www.franklincountyohio.gov

Office Hours: Monday-Friday 8:00 AM - 4:00 PM

Call/Text: (614) 525-3940



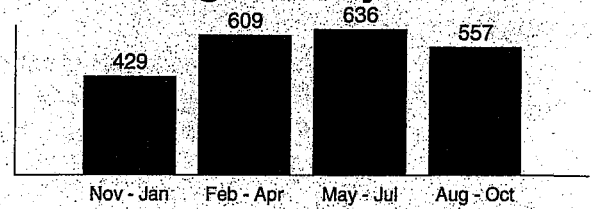
Franklin County
Board of Commissioners

SANITARY ENGINEERING

280 EAST BROAD STREET, 2ND FLOOR
COLUMBUS, OH 43215-4524

ACCOUNT NUMBER	14945.1
DUE DATE	02/13/2025
AMOUNT DUE	\$9,323.80
AMOUNT AFTER DUE DATE	\$10,256.18

Usage History



Three-Month Billing Cycle

This chart approximates your usage for the past year, based on three-month billing cycles. Any anomalies in usage could be a sign of water loss.

SERVICE ADDRESS: 600 INDUSTRIAL MILE RD

TYPE OF SERVICE	BILLING PERIOD		METER READINGS		USAGE	AMOUNT
	FROM	TO	PREVIOUS	CURRENT		
WATER SERVICE	09/11/2024	12/13/2024	31695	32307	612 CCF	3,869.69
SEWER SERVICE	09/11/2024	12/13/2024	31695	32307	612 CCF	5,448.18
COLUMBUS SURCHARGE	10/11/2024	01/13/2025				5.93

*CCF is Cubic Hundred Feet; 1 CCF Equals Approximately 748 Gallons.

AMT DUE IF PAID BY DUE DATE



TOTAL DUE

\$9,323.80

We are returning to a policy of shutting off water on all accounts that are left unpaid past the date due on your bill. If you need more time to pay the amount due, call our office before it's too late to create a custom payment plan! ATTENTION, your water will be off 14 days after the due date of 02/13/2025 if payment is not received. DISCOUNT PROGRAM NEWS! We are increasing the discount on variable rate to 25% from 20%. Look for a letter and application soon in your mailbox!

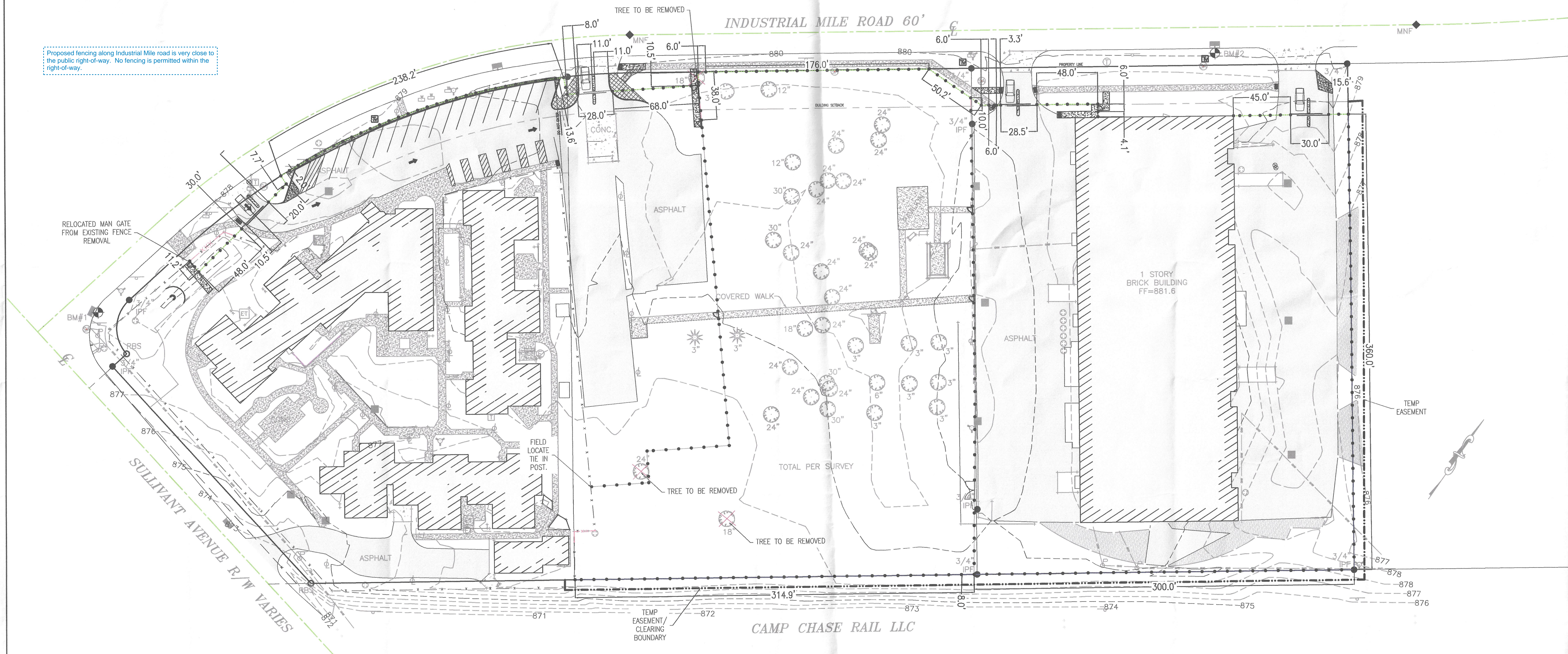
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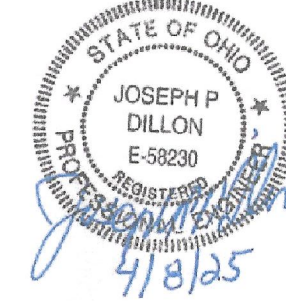
Office Hours: Monday-Friday 8:00 AM - 4:00 PM

Call/Text: (614) 525-3940

Proposed fencing along Industrial Mile road is very close to the public right-of-way. No fencing is permitted within the right-of-way.



all graphic illustrations, drawings, and written material constitute the deposit and copyrighted work of, and are the trademarks of Segal Associates, Inc. (S&A) and for the safety will remain in the Property's custody. Unless mutually agreed, Segal Associates, Incorporated shall be deemed the owner of these documents and shall retain all common law, statutory, and other intellectual rights, including the copyright. None of the materials or design concepts appearing herein shall be transmitted, duplicated, disclosed, used, modified in any way, or otherwise made available to any third party without the express, written, and exclusive approval of Segal Associates, Incorporated. All materials or reproduced by any means for purposes other than in connection with the production, development, and/or construction of the Property(s) are strictly in confidence and shall remain confidential, in agreement with, and will approximate compensation to Segal Associates, Incorporated.



Consultants:
ARCHITECTURAL
STRUCTURAL ENGINEER:
MECH/ELEC/PLUMBING ENGINEER:

Project Reference: 24010
 OPEN DOOR COLUMBUS
 SENSORY PARK
 540 Industrial Mile, Columbus Ohio 43228

Project Status:

☒ Planning

☐ Programming

☐ Schematic Design

☐ Design Development

☒ Construction Documents

Date:

2025-04-08

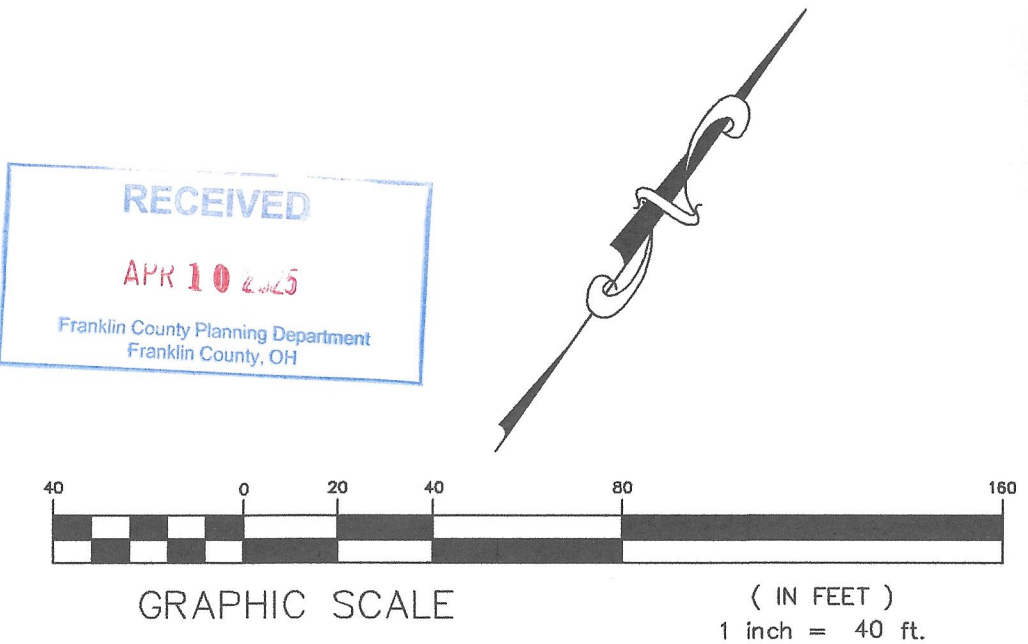
Sheet Reference:
C-2.1

PROPOSED LAYOUT- VARIANCE

THE BOUNDARY SURVEY SHOWN HEREON WAS PERFORMED BY LANDMARK SURVEY GROUP IN DECEMBER OF 2024 IN A SURVEY RECORD DATED FEBRUARY 20, 2025. BRANDSTETTER CARROLL, INC. USED THE PROVIDED BOUNDARY FOR PLACEMENT OF THE PERIMETER FENCE.



RECEIVED
APR 10 2005
Franklin County Planning Department
Franklin County, OH



REVISIONS		
No.	Date	Description
1	2025-03-12	ZONING PERMIT
PHONE: (837) 675-0166		EMAIL: BSHOOP@SEGNAASSOCIATES.COM
PHONE: (614) 291-7810		EMAIL: CKUHLMAN@SEGNAASSOCIATES.COM
PROJECT NUMBER:		Date
24010		2025-04-08



Planimetric Legend

Source: 2021 Aerial Photography

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

Topographic Legend

Source: OSIP - 2019 LIDAR Collection

- Spot Elevation
- Index Contour
- Intermediate Contour

Appraisal Legend

Source: Franklin County Auditor & Engineer

- Parcel IDs
- Parcel Dimensions
- Lot Numbers
- Site Address
- Parcel Boundary
- Subdivision Boundary
- Condominium Boundary
- County Boundary
- City or Village Boundary
- Tax District Boundary
- School District Boundary
- Zip Code Boundary

This map is prepared for the real property inventory within the county. It is compiled from record deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be considered for verification of the information contained on this map. The county and the mapping companies assume no legal responsibility for the information contained on this map. Please notify the Franklin County Auditor's GIS Department of any discrepancies.

The data on this map was originally compiled at 1"=100' based on the Ohio State Plane South Coordinate System, North American Datum 1983 with 2' contours based on the North American Vertical Datum 1988 (when displayed).



**Franklin County
Auditor's Office
Auditor**

Michael Stinziano
Map Produced April 14, 2025

RECEIVED

APR 15 2025

Franklin County Planning Department
Franklin County, OH



Exhibit A

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

Being in the Virginia Military District 978, and bounded and described as follows:

Beginning at a railroad spike in the center line of Opposum Run Road where the center line of the London-Lockbourne Road intersects said road; thence along the center line of Opposum Run Road, South 16 deg. 33 min. west, (new Location) 320.8 feet to a point in the new bridge at the north bank of Big Darby Creek; thence along the north bank of said creek, north 87 deg. 28 min. west, 376.4 feet to a point; thence along the east line of the James and Cozie Adams 2.40 acre tract, north 7 deg. 18 min. east, passing a stake at 128.5 feet, 358.6 feet to a rail road spike in the center line of the London-Lockbourne Road; thence along the center line of said road, south 81 deg. 15 min. east 426.8 feet to the place of beginning, containing 3.102 acres more or less, Subject to all legal highway or rights of ways.

Parcel #: 230-000044-00

Property Address: 7141 London Groveport Road, Grove City, Ohio 43123

All of
(230)
000044

DESCRIPTION VERIFIED
BRAD FOSTER, P.E., P.S.

BY: MRB

DATE: 10/1/2024





16619
Conveyance
Mandatory: 440.00
Permissive: 580.00 TGD
MICHAEL STINZIANO
FRANKLIN COUNTY AUDITOR

GENERAL WARRANTY DEED
(O.R.C. SECTION 5302.05) 2

All Star Limited LLC, an Ohio limited liability company, for valuable consideration paid, grants, with general warranty covenants, to Trapper John's Real Estate, LTD., an Ohio limited liability company whose tax mailing address is 3655 Big Plain Circleville Road, London the following REAL PROPERTY: Ohio 43140

Situated in the State of Ohio, County of Franklin, and in the Township of Pleasant, and being 3.102 acres, as more particularly described in **Exhibit A**, attached hereto and incorporated herein by reference

Subject to any and all legal highway(s), zoning ordinance(s), easement(s), lease(s), restriction(s), and other condition(s) of public record, and real estate taxes and assessment(s), if applicable, accruing after the date hereof

Parcel Number(s): 230-000044-00

Property Address: 7141 London Groveport Road, Urbancrest, Ohio 43123

Prior Instrument Reference: Instrument Number: 202403140025077, Franklin County Recorder

EXECUTED THIS ON THIS 25 DAY OF SEPTEMBER, 2024

All Star Limited LLC,
an Ohio limited liability company

By: Peggy V. Tracy Sm
Peggy V. Tracy, Sole Member

STATE OF OHIO, COUNTY OF MADISON

The foregoing instrument was acknowledged before me this 25 day of September, 2024, by Peggy V. Tracy, Sole Member on behalf of All Star Limited LLC.





AARON P MILLER, Attorney at Law
Notary Public, State of Ohio
My Commission has no expiration date
Section 147.03 R.C.

[Signature]
Notary Public

This instrument was prepared by: Flax Miller Law Firm LLC, London, Ohio

File No. 22900

DO NOT DETACH

<div> Instrument Number: 202410010102092 Recorded Date: 10/01/2024 9:59:04 AM</div> <div> Daniel J. O'Connor Jr. Franklin County Recorder 373 South High Street, 18th Floor Columbus, OH 43215 (614) 525-3930 http://Recorder.FranklinCountyOhio.gov Recorder@FranklinCountyOhio.gov</div>		
		<div>Return To (Mail Envelope): FLAX MILLER LAW FIRM MIDLAND TITLE WEST</div>
<div>Transaction Number: T20240071354 Document Type: DEED Document Page Count: 2</div>		Mail Envelope
<div>Submitted By (Walk-In): FLAX MILLER LAW FIRM MIDLAND TITLE WEST</div>		
Walk-In		
<div>First Grantor: ALL STAR LTD LLC</div>		<div>First Grantee: TRAPPER JOHNS REAL ESTATE LTD</div>
<div>Fees: Document Recording Fee: \$34.00 Total Fees: \$34.00 Amount Paid: \$34.00 Amount Due: \$0.00</div>		<div>Instrument Number: 202410010102092 Recorded Date: 10/01/2024 9:59:04 AM</div>

OFFICIAL RECORDING COVER PAGE

DO NOT DETACH

THIS PAGE IS NOW PART OF THIS RECORDED DOCUMENT

NOTE: If the document data differs from this cover sheet, please first check the document on our website to ensure it has been corrected. The document data always supersedes the cover page.

If an error on the cover page appears on our website after review please let our office know.

COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

Franklin County Planning Department
Franklin County, OH

APR 15 2025

RECEIVED

HARRISBURG-
GEORGESVILLE
ROAD
(VARIABLE R/W)
(COUNTY ROAD No. 3)

NATIONAL GEODETIC SURVEY CONTROL MONUMENTS						
NAME	NAD 83 (2011) LATITUDE	LONGITUDE	ELLIPSOID HEIGHT	OHIO STATE PLANE NORTHING	COORDINATES NAVD 88 EASTING	ELEVATION
COLUMBUS CORRS (COLB)	39°57'35.11253"N RESIDUALS	83°02'44.74703"W	611.685 ΔH =	714254.268	1815510.678 ΔE =	722.395
LOCAL CONTROL MONUMENT 2001	LOCAL CONTROL MONUMENT "2001" LOCAL SITE SETTINGS					
	39°50'59.84163"N	83°11'23.90619"W	702.057	674535.921	1774780.309	810.618
	LOCAL GROUND COORDINATES NAVD 88					
	GROUND SCALE FACTOR: 1.0000647061153		NORTHING		EASTING	
GEOID MODEL: GEOID18 (CONUS)		674535.921		1774780.309		810.618
UNITS ARE IN U.S. SURVEY FEET (SFT)						

BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ. 225°43'14.6")
BETWEEN NATIONAL GEODETIC SURVEY CORRS STATION "COLB" AND
MCCARTY ASSOCIATES LOCAL CONTROL MONUMENT "2001" AND
DERIVED FROM GNSS OBSERVATIONS TAKEN JANUARY 28, 2025,
UTILIZING THE ODOT OHIO REAL TIME NETWORK (TRIMBLE VIRTUAL
REFERENCE SYSTEM).
(TRIMBLE FILE 25109 01-29-25 NORTH SITE)

P.O.B. N 674,586.262' E 1,774,974.948'

WITH A LOCALIZED BEARING OF N 71°48'34" E
OF THE CENTERLINE OF LONDON-GROVEPORT
ROAD (S.R. 665) BETWEEN FRANKLIN COUNTY
CENTERLINE MONUMENTS FCGS 5762 AND FCGS
5348.

VOLUME _____ PLAT NO. _____
FRANKLIN COUNTY ENGINEER'S
RECORD OF LAND SURVEYS
DATE FEBRUARY 5, 2025
SCALE 1"=60'
DEED REFERENCE
INSTRUMENT No. 202410010102092
TOWNSHIP PLEASANT
VIRGINIA MILITARY SURVEY NUMBER 978



LEGEND

- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "MCCARTY ASSOCIATES"
- MAG NAIL (SET)
- MONUMENT BOX (FOUND)
- DECIDUOUS TREE
- 0.2% ANNUAL CHANCE FLOOD HAZARD, AREA OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINING OF LESS THAN ONE SQUARE MILE
- ZONE AE
- REGULATORY FLOODWAY
- ▲ MCCARTY ASSOCIATES GEODETIC LOCAL CONTROL MONUMENT "2221", 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "MCCARTY TRAVERSE"

OWNER/DIVIDER

TRAPPER JOHN'S REAL ESTATE, LTD
ATTN: NICK COUGLIN
3655 BIG PLAIN CIRCLEVILLE ROAD
LONDON, OHIO 43140
(740) 604-0860

SURVEYOR

MCCARTY ASSOCIATES, LLC
JASON C. MCCONNAUGHEY, P.S. 8509
213 NORTH HIGH STREET
HILLSBORO, OHIO 45133
(937) 393-9971

ACCORDING TO THE FLOOD INSURANCE RATE MAP
COMMUNITY PANEL No. 39049C0380K, DATED
JUNE 17, 2008, THE FLOOD HAZARD ZONES ARE
AS SHOWN ON THE PLAT.

NOTES

THE ABOVE LISTED DEED REFERENCES WERE USED
AS A BASIS FOR CARRYING OUT THE WORK.

NO EVIDENCE OF OCCUPATION EXISTS ALONG
PROPERTY LINES INDICATED BY SOLID LINES.

ALL MONUMENTS FOUND OR SET ARE IN GOOD
CONDITION UNLESS OTHERWISE INDICATED.

AERIAL IMAGERY SOURCED FROM THE OHIO
GEOGRAPHICALLY REFERENCED INFORMATION
PROGRAM (OGRIIP), ACQUIRED IN 2024.

I HEREBY CERTIFY THIS TO BE A PLAT
OF A SURVEY MADE UNDER MY DIRECTION
IN JANUARY, 2025

Jason C. McConnaughey 3/1/25
JASON C. MCCONNAUGHEY, P.S. 8509 DATE



BENCHMARK INFORMATION

5/8" IRON PIN WITH A PLASTIC CAP, 200.5
FEET SOUTHWEST OF THE INTERSECTION OF
LONDON-GROVEPORT ROAD AND
HARRISBURG-GEORGESVILLE ROAD ALONG THE
CENTERLINE OF THE LONDON-GROVEPORT ROAD
AND 15.0 FEET NORTH OF THE CENTERLINE OF
THE LONDON-GROVEPORT ROAD.
ELEVATION = 810.62

ZONING

ZONE - NEIGHBORHOOD COMMERCIAL (NC)

SOIL TYPE LEGEND

OcB - OCKLEY SILT LOAM, SOUTHERN OHIO
TILL PLAIN, 2 TO 6 PERCENT SLOPE
Rs - ROSS SILT LOAM, 0 TO 2 PERCENT SLOPE,
OCCASIONALLY FLOODED
W - WATER

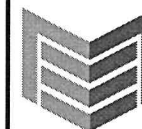
DEED REFERENCE:

TRAPPER JOHN'S REAL ESTATE, LTD
INSTRUMENT No. 202410010102092
3.102 Ac.
P.N. 230-000044-00

REVISION
03/01/2025

SITE PLAN FOR
TRAPPER JOHN'S REAL ESTATE, LTD

PLEASANT TOWNSHIP
FRANKLIN COUNTY, OHIO
V.M.S. No. 978



MCCARTY
ASSOCIATES, LLC.

ARCHITECTS | ENGINEERS | SURVEYORS

213 N. High St. Hillsboro, Oh 45133

☎: 937.393.9971 F: 937.393.2480

MCCARTYASSOCIATES.COM

DATE	SCALE	PROJECT NO.
FEBRUARY 5, 2025	1"=60'	S25-109

HARRISBURG-
GEORGESVILLE
ROAD
(VARIABLE R/W)
(COUNTY ROAD No. 3)

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(TRIMBLE FILE 25109 01-29-25 NORTH SITE)

P.O.B. N 674,586.262' E 1,774,974.948'

WITH A LOCALIZED BEARING OF N 71°48'34" E
OF THE CENTERLINE OF LONDON-GROVEPORT
ROAD (S.R. 665) BETWEEN FRANKLIN COUNTY
CENTERLINE MONUMENTS FCGS 5762 AND FCGS
5348.

VOLUME _____ PLAT NO. _____
FRANKLIN COUNTY ENGINEER'S
RECORD OF LAND SURVEYS
DATE FEBRUARY 5, 2025
SCALE 1"=60'
DEED REFERENCE
INSTRUMENT No. 202410010102092
TOWNSHIP PLEASANT
VIRGINIA MILITARY SURVEY NUMBER 978



- LEGEND
- 5/8" IRON PIN (SET) WITH PLASTIC CAP
STAMPED "MCCARTY ASSOCIATES"
 - MAG NAIL (SET)
 - MONUMENT BOX (FOUND)
 - DECIDUOUS TREE
 - 0.2% ANNUAL CHANCE FLOOD HAZARD AREA
OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE
DEPTH LESS THAN ONE FOOT OR WITH DRAINING
OF LESS THAN ONE SQUARE MILE
 - ZONE AE
 - REGULATORY FLOODWAY
 - ▲ MCCARTY ASSOCIATES GEODETIC LOCAL
CONTROL MONUMENT "2221", 5/8" IRON
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"MCCARTY TRAVERSE"

OWNER/DIVIDER
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SURVEYOR
MCCARTY ASSOCIATES, LLC
JASON C. MCCARTY, P.S. 8508
213 NORTH HIGH STREET
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NOTES

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Jason C. McConnaughey 3/1/25
JASON C. MCCARTY, P.S. 8508 DATE

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Rs - ROSS SILT LOAM, 0 TO 2 PERCENT SLOPE,
OCCASIONALLY FLOODED

W - WATER

DEED REFERENCE

TRAPPER JOHN'S REAL ESTATE, LTD
INSTRUMENT No. 202410010102092
3.102 Ac.
P.N. 230-000044-00

REVISION
03/01/2025

SITE PLAN FOR
TRAPPER JOHN'S REAL ESTATE, LTD

PLEASANT TOWNSHIP
FRANKLIN COUNTY, OHIO
V.M.S. No. 978

MCCARTY ASSOCIATES, LLC.

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DATE	SCALE	PROJECT NO.
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HARRISBURG-
GEORGESVILLE
ROAD
(VARIABLE R/W)
(COUNTY ROAD No. 3)

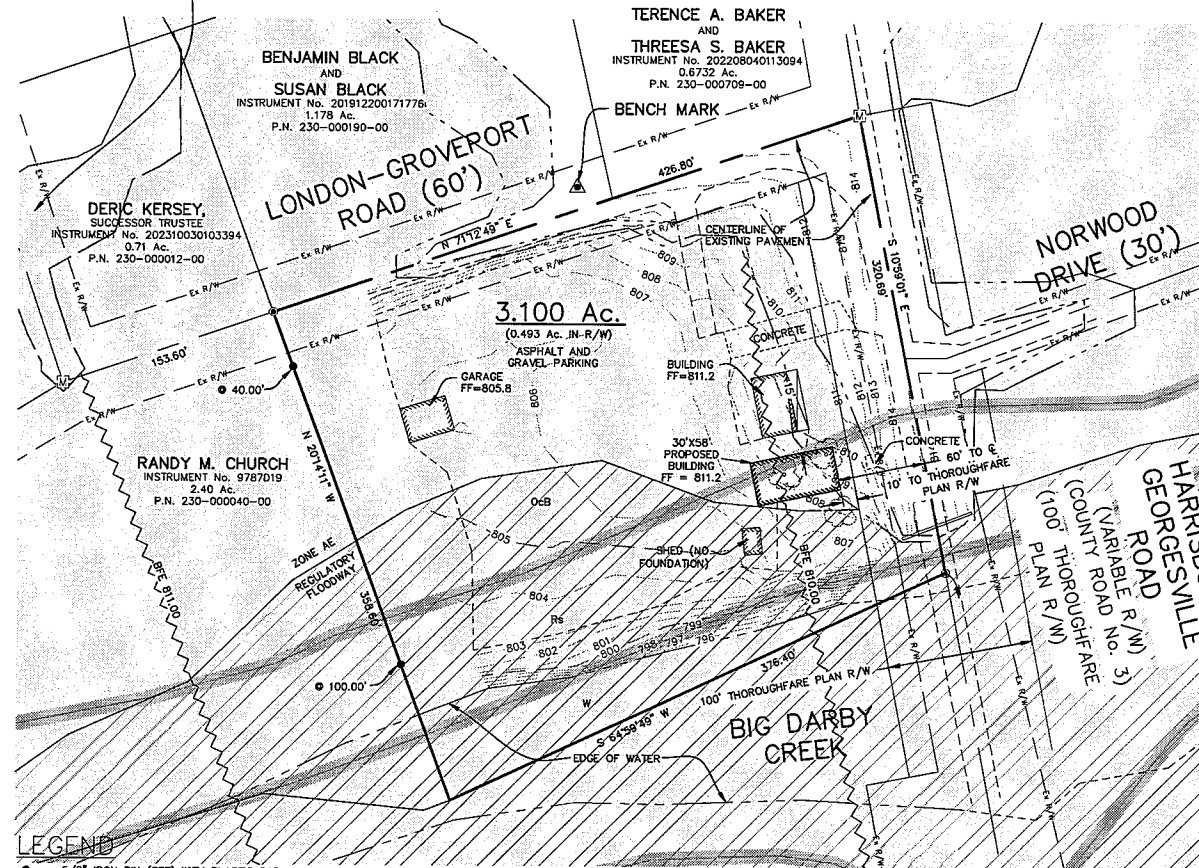
NATIONAL GEODETIC SURVEY CONTROL MONUMENTS						
NAME	NAD 83 (2011)	ELLIPSOID	OHIO STATE PLANE	COORDINATES	NAVD 88	
	LATITUDE	LONGITUDE	HEIGHT	NORTHING	EASTING	ELEVATION
COLUMBUS CORRS (COLB)	39°57'35.11253"N	83°02'44.74703"W	611.685	714254.268	1815510.678	722.395
	RESIDUALS		ΔH =	ΔN =	ΔE =	
LOCAL CONTROL MONUMENT 2001	LOCAL CONTROL MONUMENT "2001" LOCAL SITE SETTINGS					
	39°50'59.84163"N	83°11'23.90619"W	702.057	674535.921	1774780.309	810.618
	LOCAL GROUND COORDINATES NAVD 88					
	NORTHING		EASTING		ELEVATION	
GROUND SCALE FACTOR: 1.0000647061153	GEOD18 (CONUS)		674535.921		1774780.309	
GEOD MODEL:			UNITS ARE IN U.S. SURVEY FEET (SFT)		810.618	

BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ. 225°43'14.6") BETWEEN NATIONAL GEODETIC SURVEY CORRS STATION "COLB" AND MCCARTY ASSOCIATES LOCAL CONTROL MONUMENT "2001" AND DERIVED FROM GNSS OBSERVATIONS TAKEN JANUARY 28, 2025, UTILIZING THE ODOT OHIO REAL TIME NETWORK (TRIMBLE VIRTUAL REFERENCE SYSTEM).
(TRIMBLE FILE 25109 01-29-25 NORTH SITE)

P.O.B. N 674,586.262' E 1,774,974.948'

WITH A LOCALIZED BEARING OF N 71°48'34" E OF THE CENTERLINE OF LONDON-GROVEPORT ROAD (S.R. 665) BETWEEN FRANKLIN COUNTY CENTERLINE MONUMENTS FCGS 5762 AND FCGS 5348.

VOLUME _____ PLAT NO. _____
FRANKLIN COUNTY ENGINEER'S
RECORD OF LAND SURVEYS
DATE FEBRUARY 5, 2025
SCALE 1"=60'
DEED REFERENCE
INSTRUMENT No. 202410010102092
TOWNSHIP PLEASANT
VIRGINIA MILITARY SURVEY NUMBER 978



- LEGEND**
- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "MCCARTY ASSOCIATES"
 - MAG NAIL (SET)
 - MONUMENT BOX (FOUND)
 - DECIDUOUS TREE
 - 0.2% ANNUAL CHANCE FLOOD HAZARD, AREA OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINING OF LESS THAN ONE SQUARE MILE
 - ZONE AE
 - REGULATORY FLOODWAY
 - MCCARTY ASSOCIATES GEODETIC LOCAL CONTROL MONUMENT "2221", 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "MCCARTY ASSOCIATES"

OWNER/DIVIDER
TRAPPER JOHN'S REAL ESTATE, LTD
ATTN: NICK COUGLIN
3655 BIG PLAIN CIRCLEVILLE ROAD
LONDON, OHIO 43140
(740) 804-0860

SURVEYOR
MCCARTY ASSOCIATES, LLC
JASON C. MCCONNAUGHEY, P.S. 8508
213 NORTH HIGH STREET
HILLSBORO, OHIO 45133
(937) 393-9971

NOTES

THE ABOVE LISTED DEED REFERENCES WERE USED AS A BASIS FOR CARRYING OUT THE WORK.

NO EVIDENCE OF OCCUPATION EXISTS ALONG PROPERTY LINES INDICATED BY SOLID LINES.

ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE INDICATED.

I HEREBY CERTIFY THIS TO BE A PLAT OF A SURVEY MADE UNDER MY DIRECTION IN JANUARY, 2025

Jason C. McConnaughey 3/1/25
JASON C. MCCONNAUGHEY, P.S. 8508 DATE

BENCHMARK INFORMATION

5/8" IRON PIN WITH A PLASTIC CAP, 200.5 FEET SOUTHWEST OF THE INTERSECTION OF LONDON-GROVEPORT ROAD AND HARRISBURG-GEORGESVILLE ROAD ALONG THE CENTERLINE OF THE LONDON-GROVEPORT ROAD AND 15.0 FEET NORTH OF THE CENTERLINE OF THE LONDON-GROVEPORT ROAD.

ELEVATION = 810.62

ZONING

ZONE - NEIGHBORHOOD COMMERCIAL (NC)

SOIL TYPE LEGEND

OcB - OKLEY SILT LOAM, SOUTHERN OHIO TILL PLAIN, 2 TO 6 PERCENT SLOPE

Rs - ROSS SILT LOAM, 0 TO 2 PERCENT SLOPE, OCCASIONALLY FLOODED

W - WATER

DEED REFERENCE:
TRAPPER JOHN'S REAL ESTATE, LTD
INSTRUMENT No. 202410010102092
3.102 Ac.
P.N. 230-000044-00

REVISION
03/01/2025

SITE PLAN FOR
TRAPPER JOHN'S REAL ESTATE, LTD

PLEASANT TOWNSHIP
FRANKLIN COUNTY, OHIO
V.M.S. No. 978

MCCARTY ASSOCIATES, LLC.
ARCHITECTS | ENGINEERS | SURVEYORS

213 N. High St. Hillsboro, Oh 45133

☎: 937.393.9971 F: 937.393.2480

MCCARTYASSOCIATES.COM

DWS	DATE	SCALE	PROJECT NO.
	FEBRUARY 5, 2025	1"=60'	S25-109

HARRISBURG-GEORGESVILLE ROAD
(VARIABLE R/W)
(COUNTY ROAD No. 3)

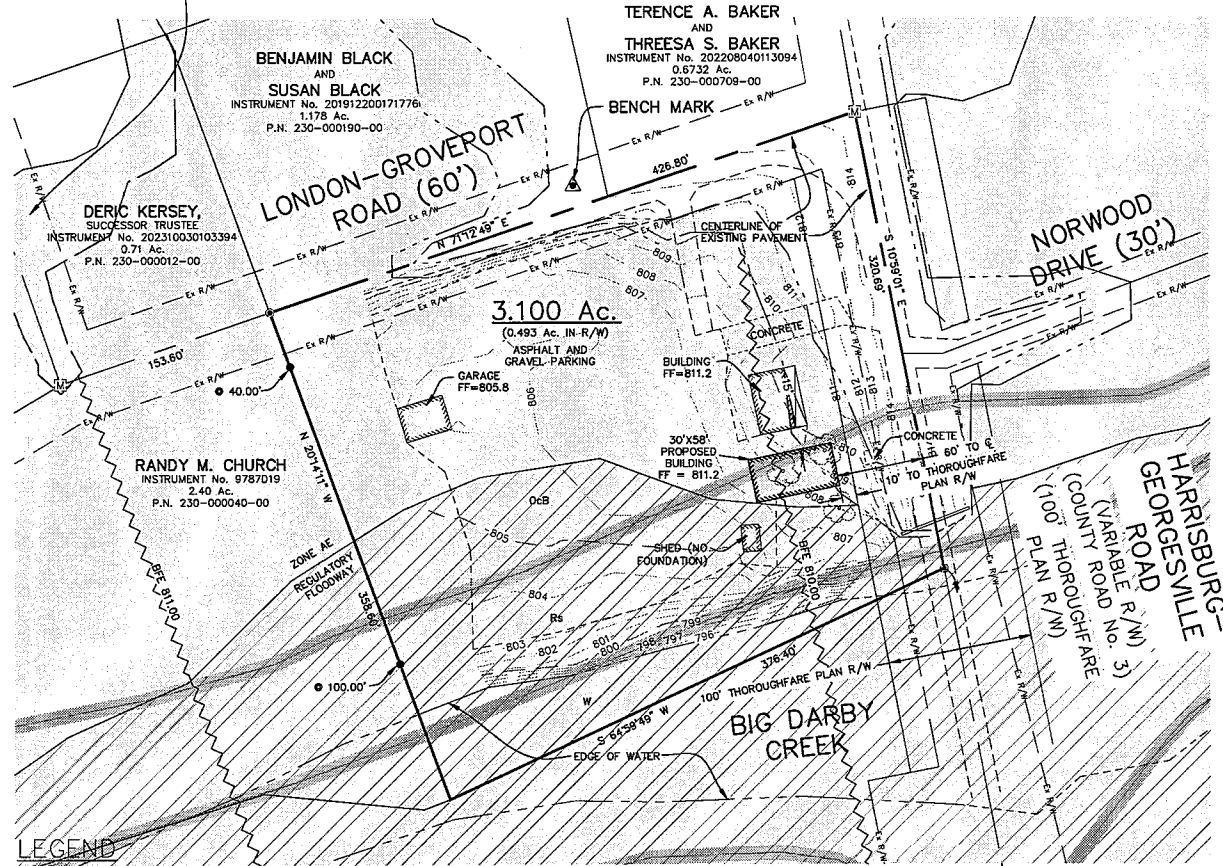
NATIONAL GEODETIC SURVEY CONTROL MONUMENTS						
NAME	NAD 83 (2011) LATITUDE	LONGITUDE	ELLIPSOID: OHIO STATE PLANE	COORDINATES NAVD 88	ELEVATION	
COLUMBUS CORRS (COLB)	39°57'35.11253"N	83°02'44.74703"W	HEIGHT	NORTHING	EASTING	
	RESIDUALS		611.685	714254.268	1815510.678	722.395
			ΔH =	ΔE =		
LOCAL CONTROL MONUMENT "2001" LOCAL SITE SETTINGS						
LOCAL CONTROL MONUMENT 2001	39°50'59.84163"N	83°11'23.90619"W	702.057	674535.921	1774780.309	810.618
LOCAL GROUND COORDINATES NAVD 88						
GROUND SCALE FACTOR: 1.0000647051153			NORTHING	EASTING	ELEVATION	
GEOD18 (CONUS)			674535.921	1774780.309	810.618	
UNITS ARE IN U.S. SURVEY FEET (SFT)						

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RECORD OF LAND SURVEYS
DATE FEBRUARY 5, 2025
SCALE 1"=60'
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INSTRUMENT No. 202410010102092
TOWNSHIP PLEASANT
VIRGINIA MILITARY SURVEY NUMBER 978



- LEGEND**
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 - ZONE AE
 - REGULATORY FLOODWAY
 - MCCARTY ASSOCIATES GEODETIC LOCAL CONTROL MONUMENT "2221", 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "MCCARTY TRAVERSE"
- 0' 30' 60' 120' 180'

OWNER/DIVIDER
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