



Commissioner Marilyn Brown • Commissioner Paula Brooks • Commissioner John O'Grady  
President

Economic Development & Planning Department  
James Schimmer, Director

# Technical Review Committee Agenda

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

Tuesday, August 26, 2014  
1:30 p.m.

## 1. New Business

A. Planning Commission – *No cases/No meeting*

### B. Board of Zoning Appeals

#### i. VA-3821 – Jonathan Lee

<b>Applicant/Owner:</b>	Terri L. Newsome
<b>Township:</b>	Franklin Township
<b>Site:</b>	1364 Brown Road (PID #140-004237)
<b>Acreage:</b>	0.23-acres
<b>Zoning:</b>	Rural District
<b>Utilities:</b>	Public water and wastewater
<b>Request:</b>	Requesting a Variance from Section 501.024(b) of the Franklin County Zoning Resolution to allow a chain-link fence between a street and the principal structure.

#### ii. VA-3822 – Anthony Hray

<b>Applicant:</b>	Jeffrey Hoffman
<b>Owner:</b>	Steve C. Lytton
<b>Township:</b>	Pleasant Township
<b>Site:</b>	7009 London-Groveport Road (PID #230-002471)
<b>Acreage:</b>	0.67-acres
<b>Zoning:</b>	Rural District
<b>Utilities:</b>	On-site water and public wastewater
<b>Request:</b>	Requesting a Variance from Sections 302.041(a), 302.042 and 504.011 to allow the creation of a lot that will fail to meet the minimum lot size and lot width requirements and to allow the construction of a single-family dwelling that will fail to meet the required setback.

**iii. VA-3823 – Jonathan Lee**

<b>Applicant/Owner:</b>	Timothy and Tamara Marcum
<b>Township:</b>	Hamilton Township
<b>Site:</b>	1021 Obetz Road (PID #150-001368)
<b>Acreage:</b>	0.924-acres
<b>Zoning:</b>	Rural District
<b>Utilities:</b>	On-site water and wastewater
<b>Request:</b>	Requesting a Variance from Section 512.02(2) to allow the construction of an accessory building that will exceed the size permitted on a lot less than one (1) acre in size.

**vi. VA/CU-3824 – Anthony Hray**

<b>Applicant:</b>	Ed Block – GPD Group
<b>Owner:</b>	Hamilton Meadows Baptist Church
<b>Township:</b>	Hamilton Township
<b>Site:</b>	2239 Rohr Road (PID #150-000092)
<b>Acreage:</b>	9.092-acres
<b>Zoning:</b>	Rural District
<b>Utilities:</b>	On-site water and wastewater
<b>Request:</b>	Requesting a Variance from Sections 501.012 and 501.013 and a Conditional Use from Section 302.0394 of the Franklin County Zoning Resolution to allow the construction of a telecommunication tower and the construction of a barb wire fence that will exceed the permitted height.

**2. Adjournment of Meeting to September 23, 2014**



**Commissioners**  
 Marilyn Brown, President  
 Paula Brooks  
 John O'Grady

**Economic Development & Planning Department**  
 James Schimmer, Director

# Application for Zoning Variance

Revised January 1, 2009

RECEIVED

AUG 11 2014



Franklin County Planning Department  
 Franklin County, OH

Property Information	
Site Address 1364 Brown Rd Columbus, Ohio 43223	
Parcel ID(s) 140-004237	Zoning Rural
Township Franklin	Acreage
Water Supply <input type="checkbox"/> Public (Central) <input type="checkbox"/> Private (Onsite)	Wastewater Treatment <input type="checkbox"/> Public (Central) <input type="checkbox"/> Private (Onsite)

Applicant Information	
Name/Company Name TERRI Newsome	
Address 1684 Linnet Ave Columbus, Ohio 43223	
Phone # 614 274-0301	Fax # N/A
Email N/A Cell 614 339-7359	

Property Owner Information	
Name/Company Name TERRI Newsome	
Address 1684 Linnet Ave Columbus Ohio 43223	
Phone # 614 274-0301	Fax # N/A
Email N/A Cell 614 339-7359	

Agent Information (if applicable)	
Name/Company Name	
Address	
Phone #	Fax #
Email	

Staff Use Only
Case # VA-3821
Date filed: 8/11/2014
Fee paid 350.00
Receipt # 14-01625
Received by: JPL
Hearing date: 9/15/2014
Zoning Compliance: RZ-14-1440

Document Submission
The following documents must accompany this application:
<input checked="" type="checkbox"/> Completed application
<input checked="" type="checkbox"/> Fee Payment (Checks only)
<input checked="" type="checkbox"/> Auditor's map (8 1/2" x 11")
<input checked="" type="checkbox"/> Site Map (max 11" x 17")
<input checked="" type="checkbox"/> Covenants and deed
<input checked="" type="checkbox"/> Notarized signatures
<input checked="" type="checkbox"/> Proof of water & waste water supply
Please see the Application Instructions for complete details

Case #  
VA-3021

Variance(s) Requested	
Section	501.024(b)
Description	3.5 Ft chain-link fence
Section	
Description	
Section	
Description	

Describe the project

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

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

yes, I have CORNER lot  
There is a school bus stop

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.

yes, I

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

NO, I did not make it a corner lot  
I did not make that the <sup>school</sup> bus stop

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

NO. All of my neighbors has chain link fences  
in their front yards, IT would BENEFIT kids AT  
THE BUS STOP.

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?

yes, It would help SAVES kids lifes  
They (kids) would be able to be seen  
waiting for their bus.

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

No, I would not really be able to  
have center's with children. There would  
be no yard to play in, Plus would not be  
able to have pets

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

3.5 chain-link vs 3.5 privacy wood 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?

NO, It would help so the kids could be seen

9. How would the variance adversely affect the delivery of governmental services?

(e.g., water, sewer, garbage, fire, police - Verification from local authorities - i.e. fire might be required)

It would not be affect by in the about

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

NO, NOT a clue, AND the dog already got  
hit by car and killed

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

NO, They say I have two front yards  
been to court also.

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

yes, It would help SAVE lifes

**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.

Teri Newsome  
Applicant

8-11-14  
Date

Teri Newsome  
Property Owner (Signature must be notarized)

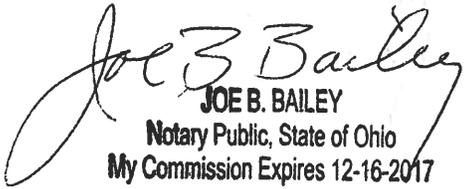
8-11-14  
Date

Teri Newsome  
Property Owner (Signature must be notarized)

8-11-14  
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.**

  
**JOE B. BAILEY**  
Notary Public, State of Ohio  
My Commission Expires 12-16-2017



Commissioner Marilyn Brown · Commissioner Paula Brooks · Commissioner John O'Grady  
President

Economic Development & Planning Department  
James Schimmer, Director

July 28, 2014

Terri Newsome  
1684 Linnet Ave.  
Columbus, OH 43223

**Re: Residential Fence Permit Application RZ# 14-1440 (1364 Brown Road)**

Ms. Newsome:

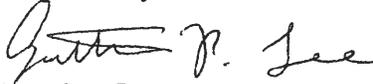
This correspondence is concerning the Residential Fence Permit Application RZ-14-1440, filed July 28, 2014, with the proposal to legitimize sections of an existing 3.5 ft. chain-link fence installed without permits and to install an additional section of 3.5 ft. chain-link fence located between the street and the principal structure at 1364 Brown Road. The application has been reviewed for compliance with the applicable development standards set forth in Section 501 of the Franklin County Zoning Resolution. The application fails to meet all applicable standards and has therefore been denied based on the following:

1. Section 501.024(b) – Fence Materials: Chain-link fences shall not be permitted between a street and the principal structure (the house).

The existing fence must be removed and the proposed fence application be revised such that the applicant chooses a permitted fence material for the proposed fence or a variance application must be filed by Thursday, August 14 at noon for the next Board of Zoning Appeals meeting.

Should you have any questions or require any additional information, please feel free to contact me at 614-525-4879 or [jxlee@franklincountyohio.gov](mailto:jxlee@franklincountyohio.gov).

Respectfully,

  
Jonathan Lee  
Planner

CC: Paul Eberts, Franklin County Zoning Officer  
File

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AUG 11 2014

Franklin County Planning Department  
Franklin County, OH

VA-3021



**Commissioners**  
 Marilyn Brown, President  
 Paula Brooks  
 John O'Grady

**Economic Development & Planning Department**  
 James Schimmer, Director

Application for  
**Residential  
 Fence Permit**  
 Revised March 5, 2009



Franklin County Planning Department  
 Franklin County, OH

Property Information	
Site Address 1364 BROWN Rd Columbus, Ohio 43223	
Parcel ID(s) 140- <del>0043</del> 004237	Zoning District Rural
Township Franklin	

Applicant Information	
Name/Company Name Terri Newsome	
Address 1684 Linnet AVE Columbus, Ohio 43223	
Phone # 614-274-0301	Fax # N/A
Email N/A cell 614-339-7359	

mail  
to

Property Owner Information	
Name/Company Name TERRI Newsome	
Address 1364 BROWN Rd Columbus, Ohio 43223	
Phone # 614-274-0301	Fax # N/A
Email N/A cell 614-339-7359	

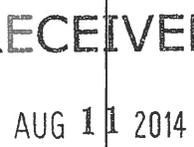
Fence Information	
Height 42 inches ft.	Length _____ ft.
Setback from Property Line 8 inches in Little AVE 8 feet in Brown Rd	Repair New

Type of Fence			
Vinyl	Wood	<input checked="" type="checkbox"/> Chain-Link	Other
Fence Description: New Chain Link 42 inches High			

Staff Use Only	
RZ # 14-1440	
Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/>	
Date filed: 7/28/2014	Floodplain (Y/N) No
Fee paid: N/A	Requirements met (Y/N) No
Receipt # N/A	Corner Lot (Y/N) Yes
Received by: JPL	Variance Req. Yes
Staff Comments Proposal to legitimize sections of 3.5' chain link fence installed without permits and for a new section of 3.5' chain link fence in the front yard. See letter.	

Document Submission
<input checked="" type="checkbox"/> Fee Payment (Checks Only) <input checked="" type="checkbox"/> Signed Application <input checked="" type="checkbox"/> Site map (to scale) indicating placement of all sections of fence on property as well as height and materials used (2 copies)

Applicant's Statement
Applicant certifies that all information contained herein is true and accurate and is submitted to induce the issuance of a certificate of zoning compliance. Applicant agrees to be bound by the provisions of the Franklin County Zoning Resolution.
Terri Newsome Applicant's Signature 7-28-14 Date



**Property Report**

Generated on 07/28/14 at 11:59:46 AM

Parcel ID  
**140-004237-00**

Map Routing No  
**140-M148N -096-00**

Card No  
**1**

Location  
**1364 BROWN RD**

GIS



**Disclaimer**

This drawing is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this drawing are notified that the public primary information source should be consulted for verification of the information contained on this drawing. The county and the mapping companies assume no legal responsibilities for the information contained on this drawing. Please notify the Franklin County GIS Division of any discrepancies.

The information on this web site is prepared for the real property inventory within this county. Users of this data are notified that the public 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.

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AUG 11 2014

Franklin County Planning Department  
Franklin County, OH

VA-3821

**DENIED**

7/28/2014

JPL

RZ-14-1440

See letter.

**RECEIVED**

JUL 28 2014

Franklin County Planning Department  
Franklin County, OH

RECEIVED



Commissioners  
Marilyn Brown, President  
Paula Brooks  
John O'Grady

Economic Development & Planning Department  
James Schimmer, Director

Application for AUG - 7 2014

# Zoning Variance

Franklin County Planning Department  
Franklin County, OH

Revised January 1, 2009



Property Information	
Site Address	7009 LONDON GROVEPORT RD
Parcel ID(s)	230-002471
Zoning	RURAL
Township	PLEASANT
Acreage	.873
Water Supply	Wastewater Treatment
<input type="checkbox"/> Public (Central) <input checked="" type="checkbox"/> Private (Onsite)	<input type="checkbox"/> Public (Central) <input type="checkbox"/> Private (Onsite)

Applicant Information	
Name/Company Name	JEFFREY HOFFMAN
Address	5580 FERN DR GROVE CITY OHIO 43123
Phone #	614-674-0790
Fax #	
Email	EAHOFFMAN1927@GMAIL.COM

Property Owner Information	
Name/Company Name	STEVE LYTTON
Address	5556 FERN DR GROVE CITY OHIO 43123
Phone #	614-531-9703
Fax #	
Email	

Agent Information (if applicable)	
Name/Company Name	
Address	
Phone #	
Fax #	
Email	

Staff Use Only	
Case #	VA-3822
Date filed:	8/7/14
Fee paid	\$ 350.00
Receipt #	14-01592
Received by:	JR
Hearing date:	9/10/14
Zoning Compliance:	R2-14-1406

Document Submission	
The following documents must accompany this application:	
<input checked="" type="checkbox"/>	Completed application
<input checked="" type="checkbox"/>	Fee Payment (Checks only)
<input checked="" type="checkbox"/>	Auditor's map (8 1/2" x 11")
<input checked="" type="checkbox"/>	Site Map (max 11" x 17")
<input checked="" type="checkbox"/>	Covenants and deed
<input checked="" type="checkbox"/>	Notarized signatures
<input type="checkbox"/>	Proof of water & waste water supply
Please see the Application Instructions for complete details	

Variance(s) Requested	
Section	302.041(A)
Description	LOT DOESNT MEET RURAL ZONING CODE OF 2.5 ACRES MINIMUM AND 150 FT OF ROAD FRONTAGE
Section	504.01 AND 504.011
Description	LOT DOESNT MEET 120 FT SETBACK FROM CENTERLINE OF LONDON GROVEPORT RD.
Section	
Description	

Describe the project
REMOVE EXISTING HOME AND REPLACE WITH A NEW HOME

**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 PROPERTY REQUIRES A LOT SPLIT, I WOULD BE BUYING THREE OF THE SEVEN LOTS IN THIS PARCEL, THE WELL WOULD NOT BE ON THE LOTS I'M BUYING. THE CURRENT OWNER WILL ALLOW ME TO USE THE EXISTING WELL.

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.

HOUSES HAVE BEEN BUILT ON THREE PARCELS WITHIN THE PAST SIX YEARS  
 230-002600 - 5556 FERN DR, 230-002609 - 5571 FERN DR,  
 230-002647 - 4825 HILLCREST DR (ALL WITHIN ONE MILE)

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

OWNER ONLY WANTS TO SELL THREE LOTS, THE OTHER FOUR LOTS WILL BE USED AS A BACK YARD AS IT ADJOINS HIS PROPERTY AT 5556 FERN DRIVE

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.

NONE THAT I WOULD KNOW OF

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

NO

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

WOULD REMAIN A VACANT HOUSE OR LOT IF THE OWNER REMOVES THE EXISTING HOME

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

60 FT SET BACK VS. 120 FT 100 FT OF FRONTAGE VS. 150 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

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

IT WOULDN'T

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

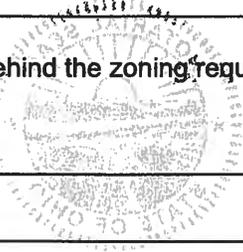
NO. THE PROPERTY WILL BE PURCHASED AFTER THE VARIANCES AND LOT SPLIT ARE GRANTED

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

NO

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

YES



**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.

Applicant *[Signature]*

Date 7-31-14

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

Date 7-31-14

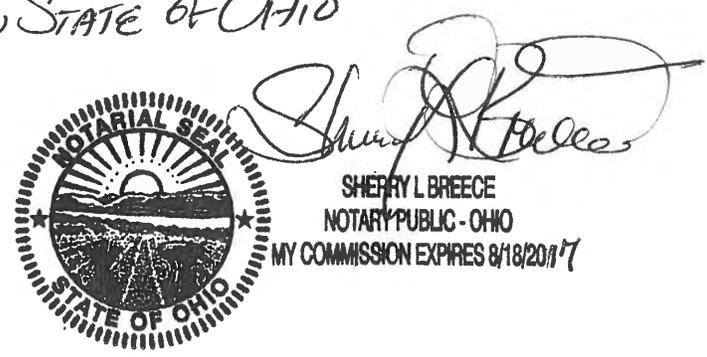
Property Owner (Signature must be notarized) \_\_\_\_\_

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.**

NOTARY PUBLIC FOR FRANKLIN Co. IN STATE OF OHIO  
SIGNED BEFORE ME THIS  
31st DAY OF JULY, 2014.



Select Language   
 Powered by Google Translate



- Auditor Home
  - Real Estate Home
  - Search
  - Specialty Maps
  - Auditor Services
  - Contact Us
- On-Line Tools

### MAP(GIS)

Parcel Info  
 Parcel ID: **230-002471-00**      Map Routing Number: **230-N076B-010-00**      Owner: **LYTTON STEVE C.**      Location: **07009 LONDON GROVEPORTRD**  
Click owner name for additional records

- Summary
- Property Profile
- Land
- Building
- Improvements
- Interactive Map
- MAP(GIS)
- Sketch
- Photo
- Transfer History
- BOR Status
- CAUV Status
- Area Sales Activity
- Area Rentals
- Tax/Payment Info
- Current Levy Info
- Assessment Payoff
- Tax Distribution
- Rental Contact
- Tax Estimator
- Property Reports
- Recorder's Office Document Search
- Area Sex Offender Inquiry
- Pay Real Estate Taxes Here

Zoom

Move

Current Map: 1630' x 1200'

Click to view map using:

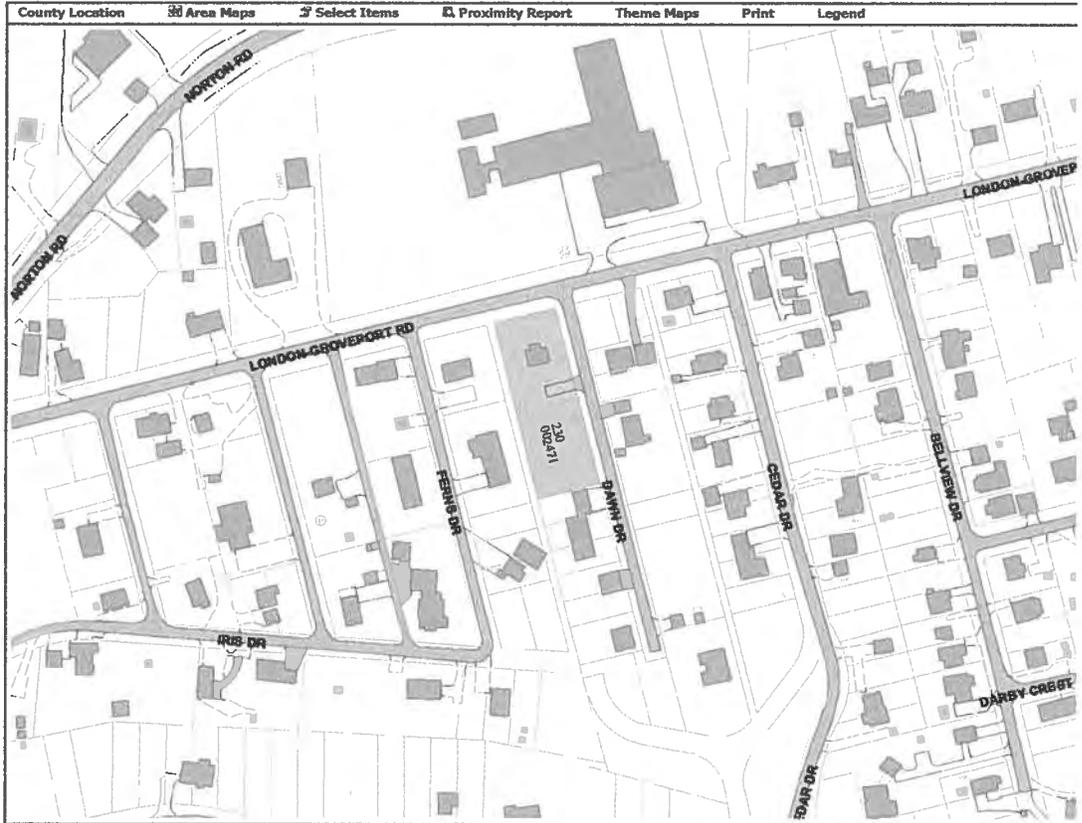


Image Date: Thu Jul 31 18:34:06 EDT 2014

Ortho Photographs taken in 201

The closest fire station from the center of this map is 1834 feet away.  
 Measurements are over straight-line distances.

Closest Fire Departments	
Pleasant Township - 231	1834 feet
Jackson Township - 201	4.6 miles
Columbus Station 31	4.8 miles

County Recorder Documents

Disclaimer  
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	Parcel ID: 230-000290-00
	Owner: TOPPINS VERGIL L TOPPINS BARBARA H
	Location: 5513 NORTON RD
	Sale Amt: \$124,900
	Parcel ID: 230-000078-00
	Owner: 5503 NORTON LLC

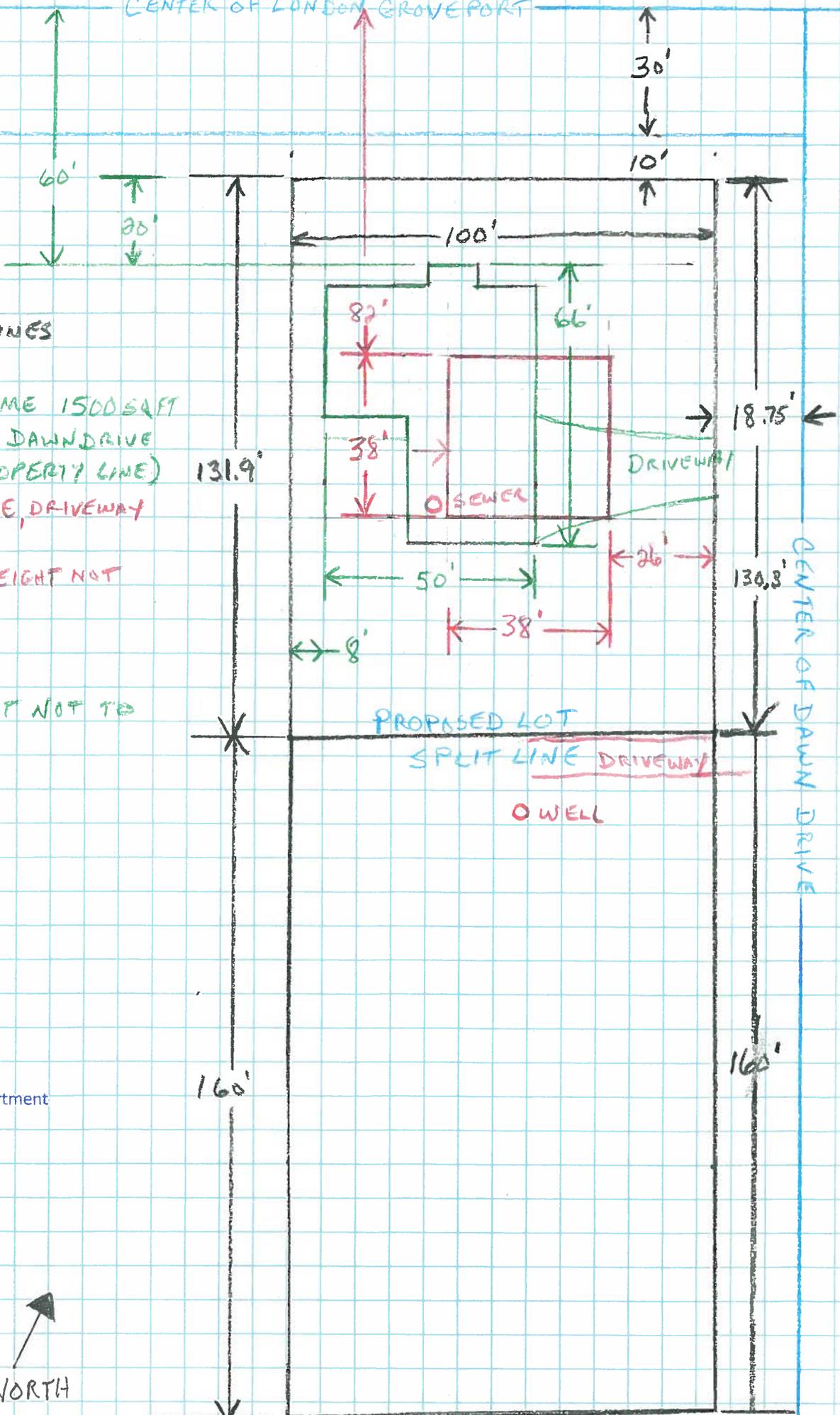
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AUG - 7 2014

Franklin County Planning Department  
 Franklin County, OH

VA-3022

CENTER OF LONDON GROVEPORT



BLACK = PROPERTY LINES

BLUE = ROADS

GREEN = PROPOSED HOME 1500 SQ FT  
(MAY MOVE TOWARD DAWN DRIVE  
AND THE REAR PROPERTY LINE)

RED = EXISTING HOME, DRIVEWAY  
AND WELL  
732 SQ FT HEIGHT NOT  
OVER 20'

NEW HOME HEIGHT NOT TO  
EXCEED 20'

RECEIVED

AUG - 7 2014

Franklin County Planning Department  
Franklin County, OH

VA-3022



SCALE 1/4" = 8'

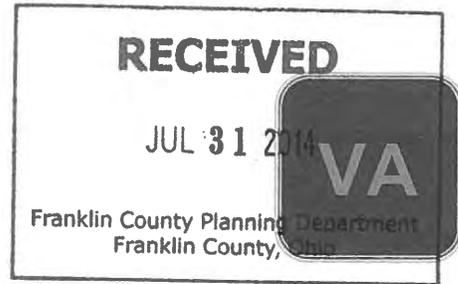


**Commissioners**  
 Marilyn Brown, President  
 Paula Brooks  
 John O'Grady

**Economic Development & Planning Department**  
 James Schimmer, Director

# Application for Zoning Variance

Revised January 1, 2009



Property Information	
Site Address 1021 Obetz Rd	
Parcel ID(s) 150-001368-00	Zoning Residential
Township Hamilton	Acreage .924
Water Supply <input type="checkbox"/> Public (Central) <input checked="" type="checkbox"/> Private (Onsite)	Wastewater Treatment <input type="checkbox"/> Public (Central) <input checked="" type="checkbox"/> Private (Onsite)

Applicant Information	
Name/Company Name Timothy Marcum	
Address 1021 Obetz Rd Col OH 43207	
Phone # 614-491-6235	Fax #
Email tjmarcum50@gmail.com	

Property Owner Information	
Name/Company Name Timothy/Tamara Marcum	
Address 1021 Obetz Rd Col OH 43207	
Phone # 614-491-6235	Fax #
Email tjmarcum50@gmail.com	

Agent Information (if applicable)	
Name/Company Name	
Address	
Phone #	Fax #
Email	

Staff Use Only
Case # VA-3823
Date filed: 7/31/2014
Fee paid 350.00
Receipt # 1465
Received by: JPL
Hearing date: 9/15/2014
Zoning Compliance: R2# 14-1444

Document Submission
The following documents must accompany this application:
<input checked="" type="checkbox"/> Completed application
<input checked="" type="checkbox"/> Fee Payment (Checks only)
<input checked="" type="checkbox"/> Auditor's map (8 1/2" x 11")
<input checked="" type="checkbox"/> Site Map (max 11" x 17")
<input checked="" type="checkbox"/> Covenants and deed
<input checked="" type="checkbox"/> Notarized signatures
<input type="checkbox"/> Proof of water & waste water supply
Please see the Application Instructions for complete details

Case #

VA-3823

**Variance(s) Requested**

Section 512.02(2) - Maximum Size of Accessory Buildings - 720 sq. ft. on a lot less

Description than one (1) acre in size. See email from applicant.

Section

Description

Section

Description

**Describe the project**

A 24'x32'x12' Pole barn to house and secure a boat of just over 30' in length a additional back up vehicle and other equipment used to maintain the property Tractor, Mowing deck, snow blade, Motor cycles and other miscellance power tools and tools,

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

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

Yes, My understanding is that I'm limited to only 720 sqft in additional building and in a search of properties on the same road I see some of my neighbors have already <sup>over</sup> →

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.

Other properties of same size in my area have out buildings of larger footage than the 768 sqft I seek to build and is only 48 sqft more than the 720 sqft allowed.

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

No, I would assume that thro the variance process that my neighbors were able to show they could maintain clearances from property lines, Leach fields, septic tanks, wells, houses as required by Franklin county with the sqft buildings they found necessary for these needs.

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.

It seems to me as if some property owners in my area have taken part in the variance process for these special needs and is a process open to all property owners

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 I do not see where it would have any of these affects other than to improve property

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

seeing that the structure I seek to build is to house and secure from weather and help maintain items that other wise would deteriorate do to these conditions and that these items <sup>over</sup> →

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

Is just 48 sq ft over the allowed 720 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 only improve, Build will as much as 300' off road, very little site impact. <sup>over</sup> →

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 affect, Garage/storage building with easy access

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

No, over time the need for more storage space was not foreseen.

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

No, Not with out trying to do multiple structures at what cost?

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

Yes I think so. It would not only help in improving the property which also helps my neighbors but also would help in keeping my yard clear of the items setting around the property and help me house and secure those items from weather and thief,

**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.

*Himothy Waldman*  
Applicant

8/13/14  
Date

*Himothy Waldman*  
Property Owner (Signature must be notarized)

8/13/14  
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.**

*Joe B Bailey* JOE B. BAILEY  
Notary Public, State of Ohio  
My Commission Expires 12-16-2017

RECEIVED



150 South Front Street, FSL Suite 10,  
Columbus, Ohio 43215-7104  
Tel: 614-525-3094 Fax: 614-525-7155  
www.FranklinCountyOhio.gov

# Application for Certificate of Zoning Compliance

Residential Construction

JUL 31 2014

Franklin County Planning Department  
Franklin County, OH

Property Information	
Site Address 1021 Obetz Rd Col OH 43207	
Parcel ID 150-001368	Zoning District Residential
Township Hamilton	Lot Acreage .924

RZ# 14-1444  
Staff Use Only

Date of Action 8/18/2014

Approved  Denied

Reviewed by: KS

Fee Paid: 75.00

Receipt #: 14-01510

Zoning District R-2

Road Frontage (ft) 102.25

Lot Coverage % C=7%, P=8.8

Non-Conf. (Y/N) Yes (lot)

Floodplain (Y/N) No

VA/CU Req'd (Y/N) Yes

Development Proposal	
Building Setbacks from Property Line	
<input type="checkbox"/> New Residence	Front: 40 ft
<input type="checkbox"/> Room Addition	
<input type="checkbox"/> Patio / Deck	
<input type="checkbox"/> Swimming Pool	
<input checked="" type="checkbox"/> Detached Structure	
<input type="checkbox"/> Home Occupation	

Staff Comments  
Proposed 32x24' detached accessory building. Does not meet accessory size requirements per section 512.02(2)

Applicant Information	
Name	Timothy Marcom
Address	1021 Obetz Rd Col OH 43207
Phone #	614 491 6235
Email	tjmarcom50@gmail.com

Property Owner Information	
Name	
Address	Same as above
Phone #	
Email	

### Applicant's Statement

Applicant certifies that all information contained herein is true and accurate and is submitted to induce the issuance of a certificate of zoning compliance. Applicant agrees to be bound by the provisions of the Franklin County Zoning Resolution.

*Timothy Marcom*  
Applicant Signature

7/31/14  
Date

July 31, 2014

Franklin County Zoning

I am seeking to build a pole barn garage/storage building of 24' x 32' x 12' and only 48 square feet greater than the 720 square feet allowed to help me store and protect items I have that otherwise would set out in the weather or be subject to theft or vandalism. The extra 48 square feet needed beyond the 720 square feet allowed is needed for what I see will go into the building. I will be able to maintain all clearances required by Franklin County and I also see some of my neighbors have already taken part in the same variances for their needs that I seek.

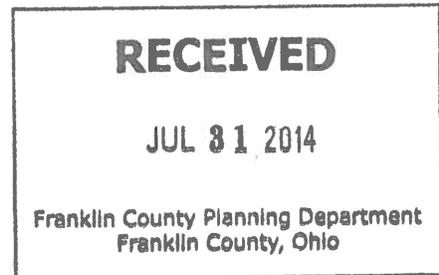
The building will only improve the property and help keep my yard clear of these items. I have spoken with my neighbors about this and they are all ok with my plans. They have given me permission to give you their names and phone numbers for you to feel free in calling them if you would wish to talk to them. Below is their contact information.

Tony and Susan Skalican  
614-406-6764  
1001 Obetz Road  
Columbus, Ohio 43207

Gene and Madge Jacobs  
614-497-9568  
997 Obetz Road  
Columbus, Ohio 43207

I. Pastor Mark Hatfield  
614-738-4568  
1101 Obetz Road  
Columbus, Ohio 43207

Sincerely,  
Timothy and Tamara Marcum  
614-519-3582  
1021 Obetz Road  
Columbus, Ohio 43207



VA-3823



# Clarence E. Mingo, II

Franklin County Auditor

- Auditor Home
- Real Estate Home
- Search
- Specialty Maps
- Auditor Services
- Contact Us

## MAP(GIS)

Parcel Info

Parcel ID	Map Routing Number	Owner	Location
150-001368-00	150-0023F-011-00	MARCUM TIMOTHY & TAMARA J. <small>Click owner name for additional records</small>	1021 OBETZ RD

- Summary
- Property Profile
- Address
- Building
- Improvements
- Interactive Map
- MAP(GIS)
- Attach
- Photo
- Transfer History
- DR Status
- UV Status
- Assessments
- Rentals
- Payment Info
- Levy Info
- Assessment Payoff
- Distribution
- Contact
- Estimator
- Property Reports
- Recorder's Office
- Document Search
- Sex Offender Inquiry
- Real Estate Taxes Here

Zoom IN

Zoom OUT

Move

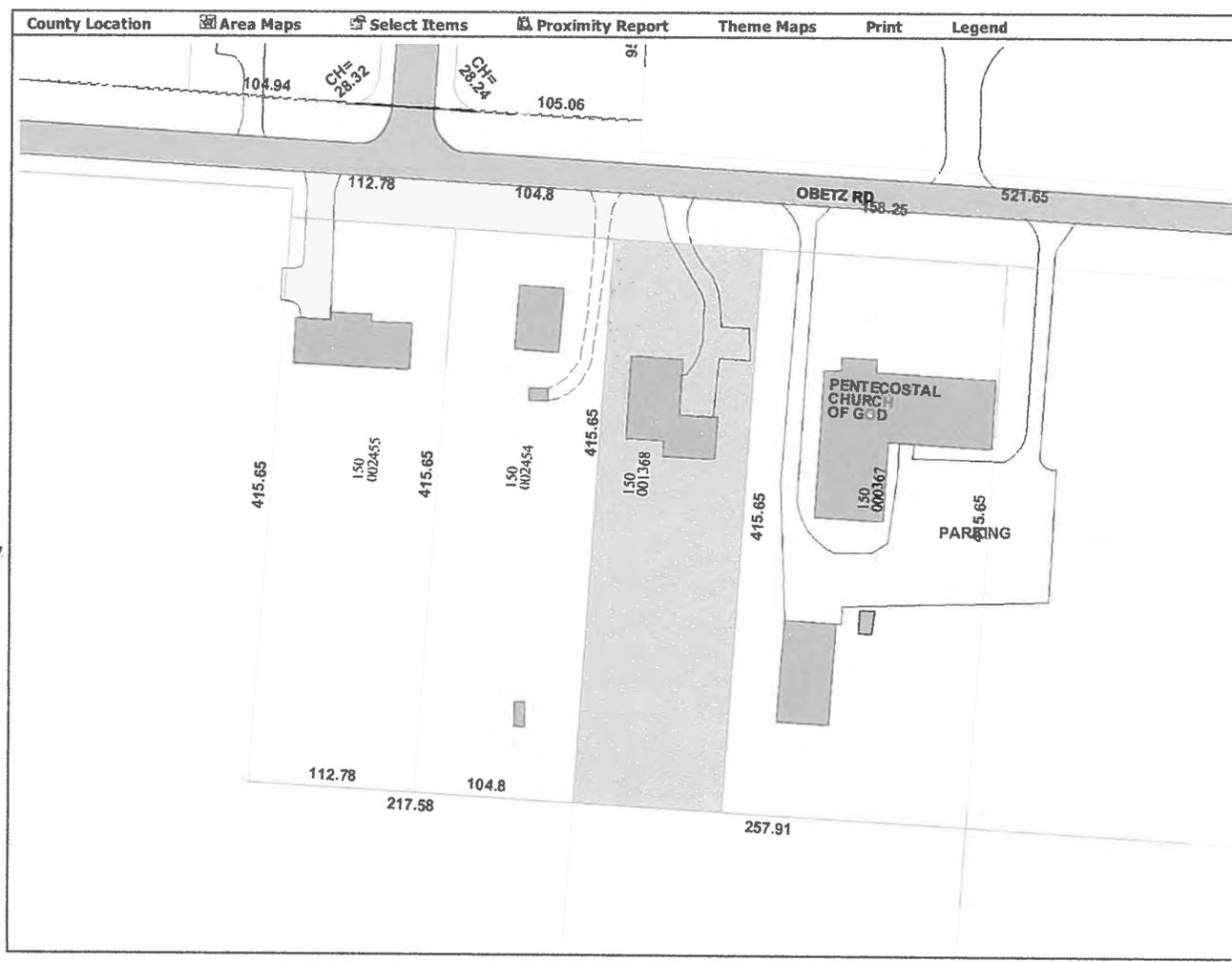
Current Map: 814' x 600'

Click to view map using:

Google

YAHOO!

bing



Data updated on: 14-07-26 06:22:32

**RECEIVED**

JUL 31 2014

Franklin County Planning Department  
Franklin County, Ohio

VA-3823

OBETZ RD.

40'

N. PROPERTY LINE

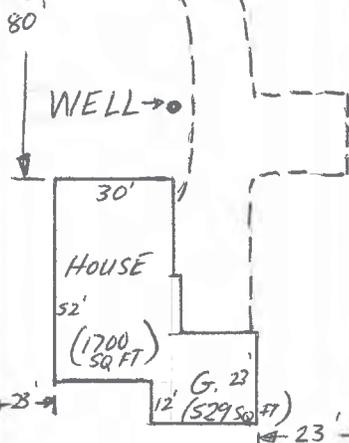
102.25'

RECEIVED

JUL 31 2014

Franklin County Planning Department  
Franklin County, Ohio

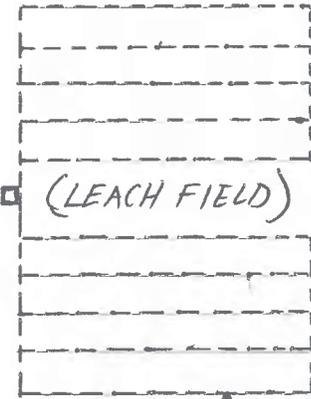
VA-3823



415.65' WEST PROPERTY LINE

415.65' EAST PROPERTY LINE

SEPTIC TANK



(LEACH FIELD)

10'-MIN

PROPOSED BUILDING  
24' x 32' x 12'H



68' APPROX

102.25'

S. PROPERTY LINE

APPROX SCALE 1" = 40'



**Commissioners**  
 Marilyn Brown, President  
 Paula Brooks  
 John O'Grady

**Economic Development & Planning Department**  
 James Schimmer, Director

Application for  
**Zoning Variance**  
 Revised January 1, 2009

RECEIVED

AUG 12 2014

VA

Franklin County Planning Department  
 Franklin County, OH

Property Information	
Site Address 2239 Rohr. Rd Lockbourne, OH 43137	
Parcel ID(s) 150-000092	Zoning FRANKLIN/RURAL
Township Hamilton	Acreage 9.092
Water Supply <input type="checkbox"/> Public (Central) <input checked="" type="checkbox"/> Private (Onsite)	Wastewater Treatment <input type="checkbox"/> Public (Central) <input checked="" type="checkbox"/> Private (Onsite)

Staff Use Only
Case # VA/CU-3824
Date filed: 8/12/2014
Fee paid 650.00
Receipt # 14-01658
Received by: JPL
Hearing date: 9/15/2014
Zoning Compliance: ZC-14-4438

Applicant Information	
Name/Company Name AT&T Mobility	
Address 8372 E. Broad St. Reynoldsburg OH 43068	
Phone #	Fax #
Email	

Document Submission
The following documents must accompany this application:
<input checked="" type="checkbox"/> Completed application
<input checked="" type="checkbox"/> Fee Payment (Checks only)
<input checked="" type="checkbox"/> Auditor's map (8 1/2" x 11")
<input checked="" type="checkbox"/> Site Map (max 11" x 17")
<input checked="" type="checkbox"/> Covenants and deed
<input checked="" type="checkbox"/> Notarized signatures
<input type="checkbox"/> Proof of water & waste water supply
Please see the Application Instructions for complete details

Property Owner Information	
Name/Company Name Hamilton Meadows Baptist Church	
Address 2391 Rohr. Rd. Lockbourne, OH 43137	
Phone # (614) 491-4906	Fax #
Email	

Agent Information (if applicable)	
Name/Company Name ED BLOCK / GPD Group	
Address 520 S. MAIN ST Suite 2531 AKRON, OH 44311	
Phone # (330) 572-2192	Fax #
Email eblock@gpdgroup.com	

Case #  
VA/cu-3824

Variance(s) Requested	
Section	501.012
Description	We would like to utilize an 8' fence w/ 3 strands barbed wire
Section	
Description	
Section	
Description	

Describe the project
We are installing a cell tower compound consisting of a 150' monopole tower in a 48' x 48' gravel compound w/ a 11'-5" x 12' shelter

**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.

We are installing a cell tower site and in conjunction w/ that would like to utilize an 8' fence w/ barbed wire for added security w/ copper theft becoming more prevalent.

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.

telecommunication sites would require more security than a 6' fence would provide. An 8' fence w/ 3 strands barbed wire would better prevent theft & injury

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

The need to provide extra security for the site does create the condition that we are requesting the variance for.

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

NO

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

the requested variance would improve public welfare by adding extra security to prevent injury & theft.

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

function of cell tower would still be beneficial but the shorter fence would allow easier access for vandalism & theft that would jeopardize the possible operation of the facility

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

2' would be added to the fence w/ 3 strands barbed wire.

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

9. How would the variance adversely affect the delivery of governmental services?

(e.g., water, sewer, garbage, fire, police - Verification from local authorities - i.e. fire might be required)

There would be NO adverse affect.

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

AT&T mobility is leasing the site but is aware of the restrictions.

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

Not that we are aware of.

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

YES

Case #  
VAFCU-3824

**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.

*Ethel A. Block*

Applicant

*10-25-14*

Date

*David S. Werts*

Property Owner (Signature must be notarized)

*6-25-2014*

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.



CHARLOTTE A. BARBO  
NOTARY PUBLIC

STATE OF OHIO

My Comm. Expires: *11-19-15*

*Charlotte A. Barbo*  
*6-25-14*

RECEIVED



Commissioners  
Marilyn Brown, President  
Paula Brooks  
John O'Grady

Economic Development & Planning Department  
James Schimmer, Director

Application for  
**Conditional Use**  
Revised January 1, 2009

AUG 12 2014

Franklin County Planning Department  
Franklin County, OH



Property Information	
Site Address 2239 Rohr Rd. Lockbourne, Ohio 43137	
Parcel ID(s) 150 000092	Zoning Franklin
Township Hamilton	Acreage 9.092
Water Supply <input type="checkbox"/> Public (Central) <input checked="" type="checkbox"/> Private (Onsite)	Wastewater Treatment <input type="checkbox"/> Public (Central) <input checked="" type="checkbox"/> Private (Onsite)

Staff Use Only
Case # VA/cu-3824
Date filed: 8/12/2014
Fee paid 650.00
Receipt # 14-01657
Received by: JPL
Hearing date: 9/15/2014
Zoning Compliance: ZC-14-4438

Applicant Information	
Name/Company Name Ed Block/GPD Group	
Address 520 S. Main St. Suite 2531 Akron, Ohio 44311	
Phone # (330) 572-3729	Fax #
Email eblock@gpdgroup.com	

Property Owner Information	
Name/Company Name Hamilton Meadows Baptist Church/ David and Rae Ann Warton	
Address 2391 Rohr Rd. Lockbourne, Ohio 43137	
Phone # (614) 491-4906	Fax #
Email	

Agent Information (if applicable)	
Name/Company Name	
Address	
Phone #	Fax #
Email	

Document Submission
The following documents must accompany this application:
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<input checked="" type="checkbox"/> Covenants and deed
<input checked="" type="checkbox"/> Notarized signatures
<input type="checkbox"/> Proof of water & waste water supply
Please see the Application Instructions for complete details

Case #  
VA/CU-3824

Conditional Use(s) Requested	
Section	302.0394
Description	Telecommunication towers
Section	
Description	
Section	
Description	

Describe the project
Install a wireless Telecommunication facility. This unmanned facility will include a 1 story prefab radio equipment shelter an emergency backup generator, a 150' monopole tower & related electrical & telephone service in fenced in compound.

**NOTE: To receive a conditional use, you must meet all the conditional use requirements in Section 815.04 of the Franklin County Zoning Resolution. Your answers to the following questions will help the Board of Zoning Appeals determine whether you meet the requirements for a conditional use. If you don't answer the questions, we will consider your application incomplete.**

1. Proposed Use or Development of the Land:

U-unmanned telecommunication

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

The Proposed telecommunication tower will allow for better telecommunication coverage for the area.

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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 site will be constructed with this in mind. there will be a landscape buffer.

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Case #  
VA/CU-3824

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

no  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

no  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

yes  
\_\_\_\_\_  
\_\_\_\_\_

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

tower height is 150', site is no closer than 10' from any property line, no existing residential dwelling is closer than 150', lot size is over 2 acres. security fencing is being provided, a landscaping buffer is to be provided

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

no  
\_\_\_\_\_

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

yes  
\_\_\_\_\_

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

no  
\_\_\_\_\_

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

yes  
\_\_\_\_\_

**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.).

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Case #  
VA/CU-3824

2. How many non-resident employees?

---

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

---

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

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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!***

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

---

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

---

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

---





**GPD GROUP®**  
Glaus, Pyle, Schomer, Burns & DeHaven, Inc.

**Akron Office**

520 South Main Street  
Suite 2531  
Akron, OH 44311

tel 330.572.2100  
fax 330.572.2101  
[www.gpdgroup.com](http://www.gpdgroup.com)

08 11, 2014

GPD Job#: 2013749.96

Jonathan Lee  
Franklin County  
Economic Development & Planning  
150 South Front Street, FSL Suite 10  
Columbus, OH 43215

RECEIVED

AUG 12 2014

**RE: ZC# 14-4438 (2239 Rohr. Rd.)**  
**AT&T Mobility – Rickenbacker Airport North SOH3144**  
**Located at: 2239 Rohr RD. Lockbourne, Ohio 43137**

Franklin County Planning Department  
Franklin County, OH  
*VA/cu-3824*

Dear Mr. Lee:

The purpose of this letter is to demonstrate our compliance with the conditions of sections 302-0394 & 501.012 of the Franklin County Zoning Resolution as requested by the additional required material document sent via e-mail on August 1, 2014.

**1. Telecommunication Towers in Rural District requires submission of a Conditional use application.**

- Enclosed is the conditional use application and a check for the required fees

**2. Landscape plan must be submitted**

- The proposed site is to be placed in an existing tree line, which is outlined on page C-3 of the plans submitted.

**3. Engineer certification**

- The revised set has been stamped and signed per your request.

**4. Fence Height**

- Enclosed is a variance application requesting the use of an 8' fence with barbed wire.

**5. Prohibition of barbed wire or electric fences**

- Enclosed is a variance application requesting the use of an 8' fence with barbed wire.

**6. Driveway setbacks**

- Sheet C-2 has been included with this set outlining the driveway plan.

Jonathan Lee, Planner Franklin County      2

August 11, 2014

If additional information is required, I can be reached via email [eblock@gpdgroup.com](mailto:eblock@gpdgroup.com) or my direct office line at 330-572-2192.

Sincerely,  
GPD Group



Edward A Block, PE  
Project Manager

RECEIVED

AUG 12 2014

Franklin County Planning Department  
Franklin County, OH



Commissioner Marilyn Brown · Commissioner Paula Brooks · Commissioner John O'Grady  
President

Economic Development & Planning Department  
James Schimmer, Director

RECEIVED

August 1, 2014

AUG 12 2014

Ed Block  
GPD Group  
520 S. Main St., Suite 2531  
Akron, OH 44311

Franklin County Planning Department  
Franklin County, OH  
VA/cu-3824

**Re: Commercial Zoning Compliance Application ZC# 14-4438 (2239 Rohr Rd.)**

This correspondence is concerning the Commercial Zoning Compliance Application ZC-14-4438, filed July 22, 2014, with the proposal for a new cell tower at a site currently used for a church. The property is located within the Rural District, which is a residential zoning district. The proposed use is allowed as a Conditional Use in the Rural District provided it meets the requirements listed in Section 302.0394 of the Franklin County Zoning Resolution. The application has been reviewed for compliance with the applicable development standards set forth in Section 302 and Article V of the Franklin County Zoning Resolution. The application fails to meet all applicable standards and has therefore been **denied** based on the following:

1. Section 302.0394 – *Telecommunication Towers in the Rural District*: Public Utilities or other functionally equivalent providers may site a telecommunication tower as a Conditional Use provided the conditions of Section 302.0394 are met.
  - Requires submission of a Conditional Use Application (attached)
2. Section 302.0394(8) – *Landscape Plan*: A landscaping plan must be submitted and approved by the Board of Zoning Appeals (BZA). An evergreen hedge planted three (3) feet on center or an evergreen tree line planted five (5) feet on center is suggested. All existing vegetation shall be retained and maintained to the extent possible.
  - Submitted plans do not show a landscaping plan for the site.
3. Section 302.0394(11) – *Engineer Certification*: Towers must be designed and certified by an engineer to be structurally sound and, at a minimum, in conformance with the Ohio Basic Building Code.
  - Submitted plans need to be stamped by an engineer.
4. Section 501.012 – *Fence Height*: No fence shall exceed six (6) feet in height.
5. Section 501.012 – *Electric and Barbed Wire Fences*: Electric and barbed wire fences are prohibited.

6. Section 502.021 – Driveway setback: Driveways shall be three (3) feet or more from any property line.

- The submitted site plan does not indicate the distance of the proposed access drive from the adjacent property line.

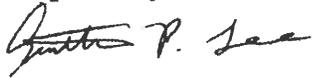
To resolve these deficiencies, the proposal must be revised to comply with these standards and an application for a Conditional Use must be applied for and approved by the Board of Zoning Appeals. I have attached a copy of the Conditional Use Application and Board of Zoning Appeals meeting schedule for your convenience.

*Additional Comments from Technical Agencies:*

- Franklin County Public Health
  - Existing septic system is under the paved parking lot. There are no reported problems with the existing system but any problems in the future would require installation of a replacement system.
  - It is the responsibility of the property owner to make sure there is adequate suitable replacement area on the property. The replacement system would have to be sited on an area where the soil has no history of compaction or fill.

Should you have any questions or require any additional information, please feel free to contact me or Anthony Hray at 614-525-3094.

Respectfully,



Jonathan Lee  
Planner

*Enclosures*

CC: Anthony Hray, Franklin County Planner  
File

**Clarence E. Mingo, II**  
Franklin County Auditor

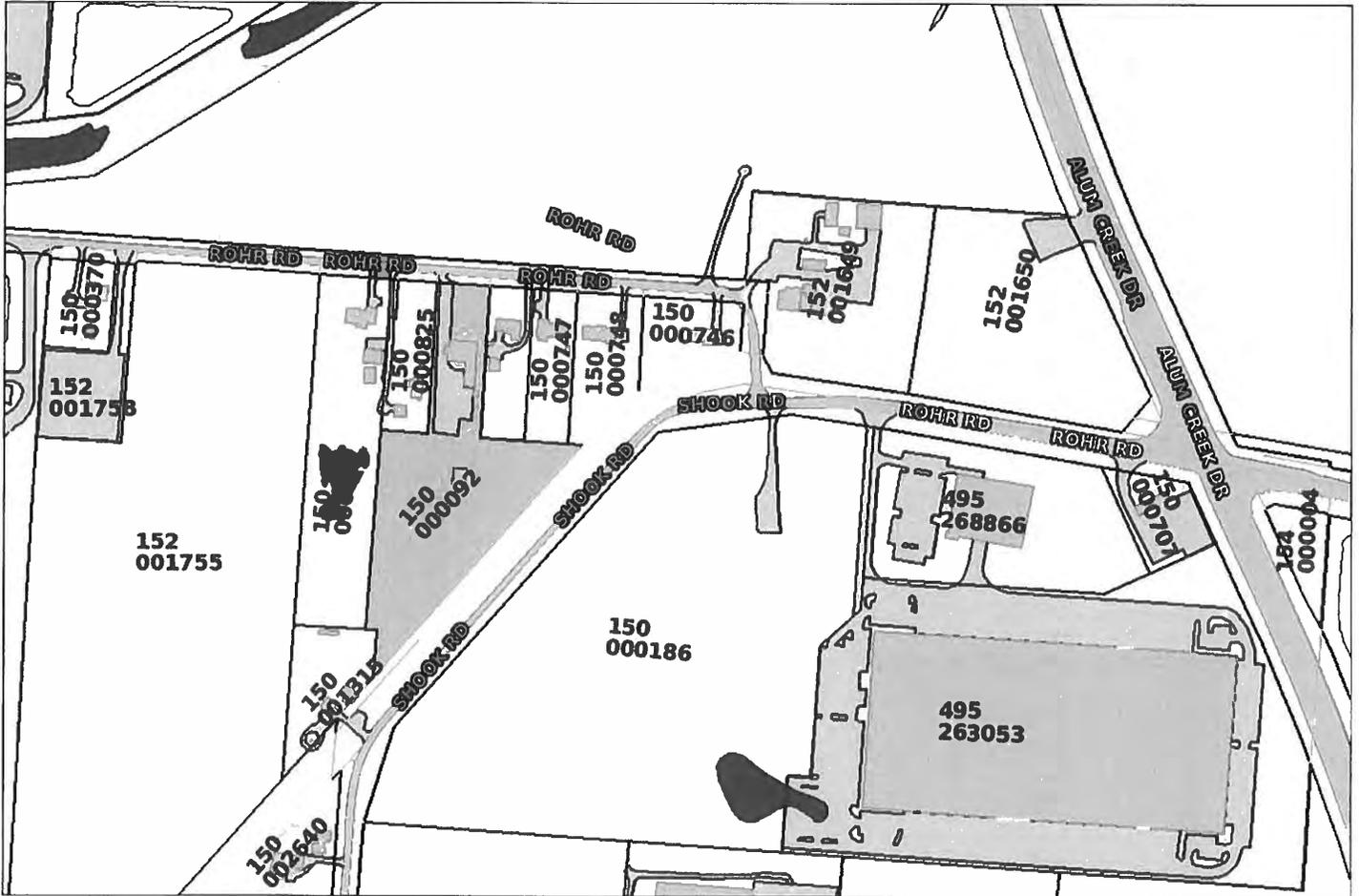
Interactive Map

Generated on: 08/05/14 09:22:38 AM

Parcel ID  
**150-000092**

Map Routing No.  
**0026 04600**

Location  
**2239 ROHR RD**



0 88 176 264 352 448 ft

**Parcel Information**

Owner Name: HAMILTON MEADOWS BAPTIST CHURCH  
Calc Acreage: 5.039

Appraised Total: \$480000  
Sale Price: \$0.00

Last Transferred: 09/18/1967  
Annual Taxes: \$0.00

**Disclaimer**

This drawing is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this drawing are notified that the public primary information source should be consulted for verification of the information contained on this drawing. The county and the mapping companies assume no legal responsibilities for the information contained on this drawing. Please notify the Franklin County GIS Division of any discrepancies.



1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. PROPERTY LINES ARE APPROXIMATIONS ONLY.
3. ANTENNAS & MOUNTS OMITTED FOR CLARITY.

NOTES 2

APPLICANT/OWNER:



8372 EAST BROAD STREET  
FLOOR 2 - SOUTH (83)  
REYNOLDSBURG, OHIO 43068



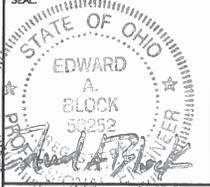
**BLACK & VEATCH**  
4100 REGENT STREET  
SUITE 400  
COLUMBUS OH, 43219

PREPARED BY:



**GPD GROUP**  
Gillis, Pyle, Schwaner, Burns & DeBorja, Inc.  
520 South Main Street, Suite 2531  
Akron, Ohio 44311  
330-572-2100 Fax 330-572-2101

SEAL:



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

PROJECT NO: 2013749.96  
DRAWN BY: LMB  
CHECKED BY: EAB

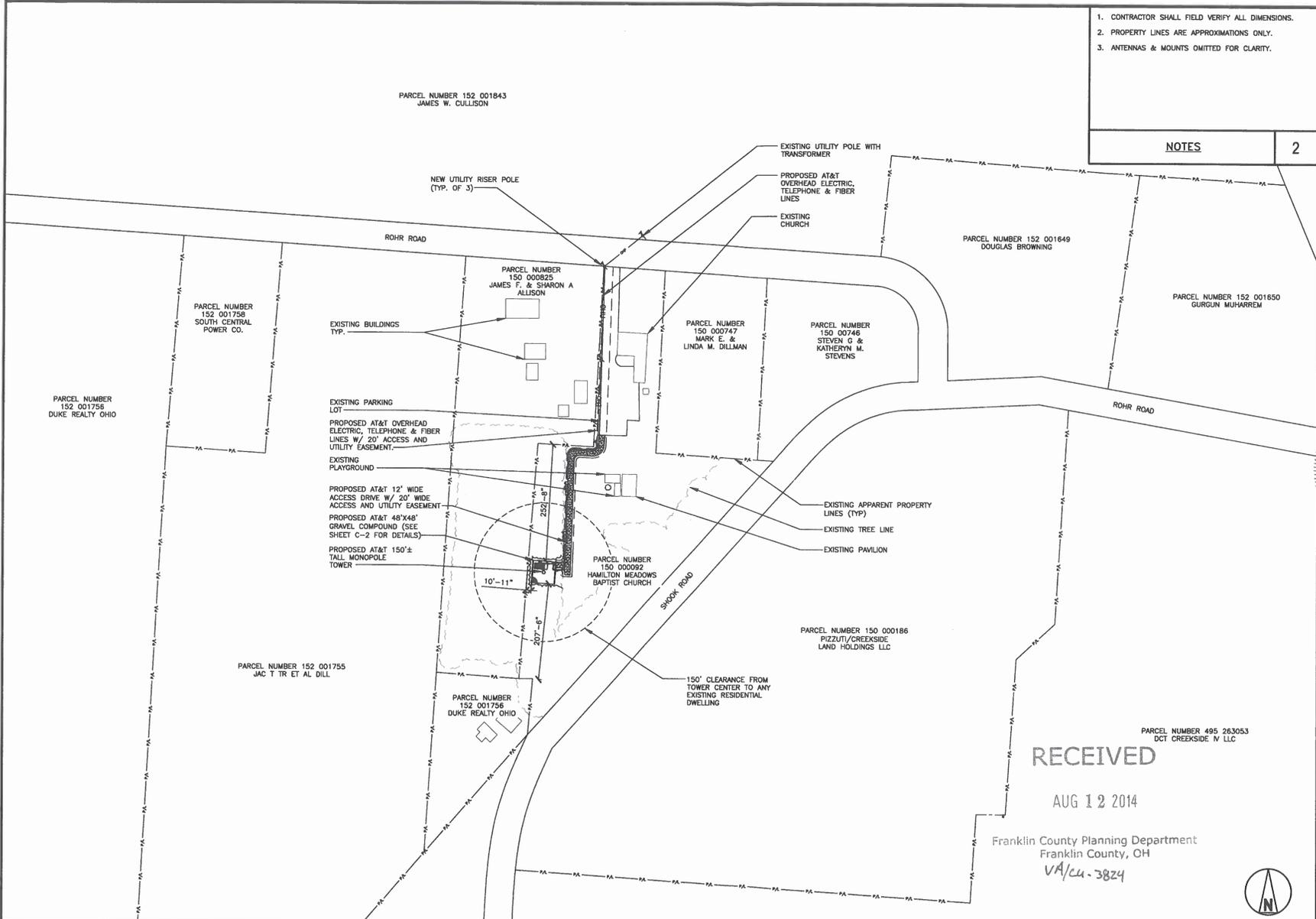
LANDLORD/PROPERTY OWNER SIGNATURE:

REV	DATE	DESCRIPTION
A	06/04/14	ISSUED FOR REVIEW
B	06/06/14	REVISED PER CLIENT
C	06/05/14	REVISED PER ZONING

PROJECT LOCATION:  
RICKENBACKER AIRPORT NORTH  
SOH 5144  
2239 ROHR ROAD  
LOCKBOURNE, OH 43137

SHEET TITLE:  
OVERALL SITE PLAN

SHEET NUMBER:  
C-1

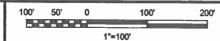


OVERALL SITE PLAN

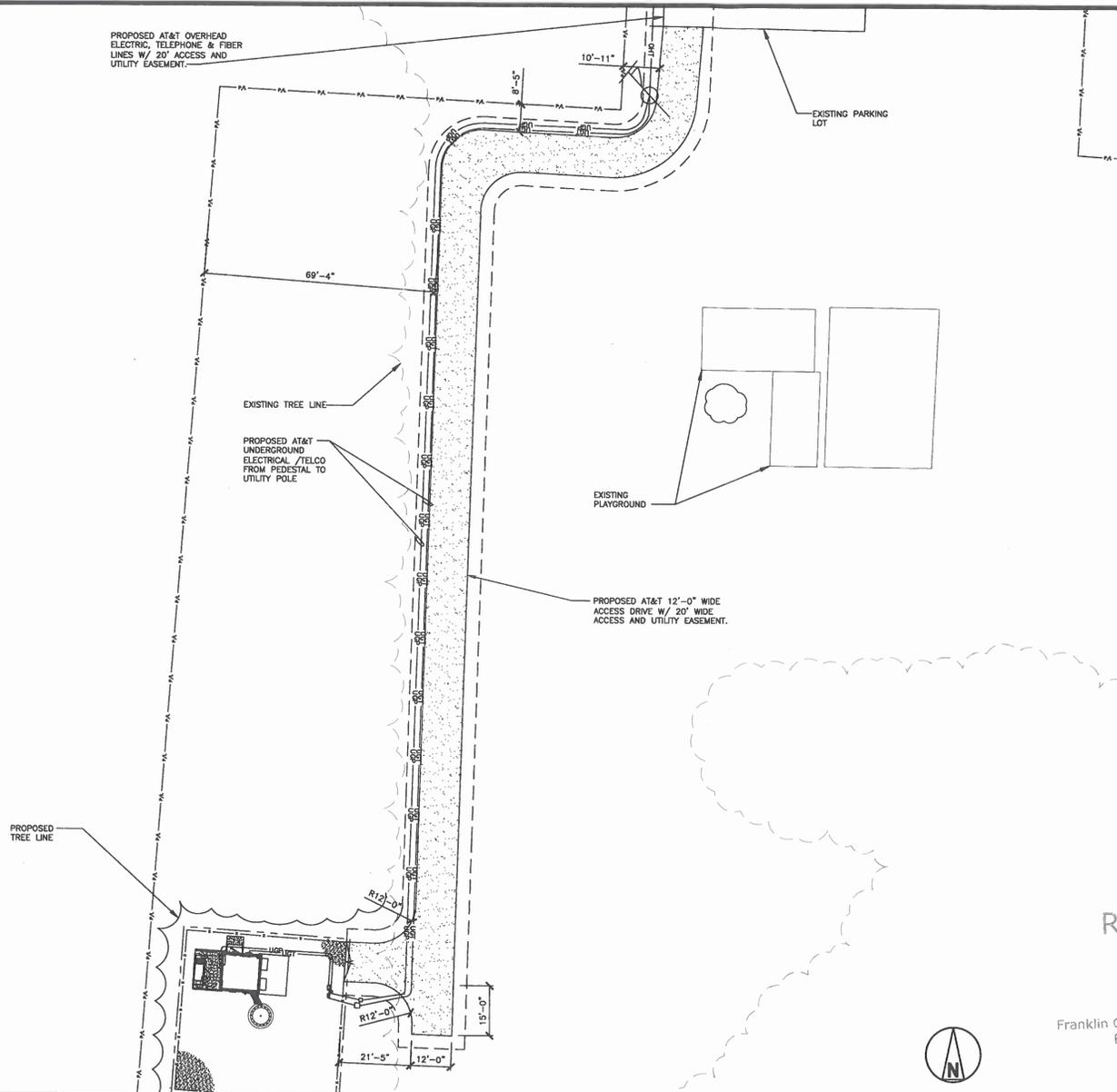
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AUG 12 2014

Franklin County Planning Department  
Franklin County, OH  
VA/cu-3824



PROPOSED AT&T OVERHEAD  
ELECTRIC, TELEPHONE & FIBER  
LINES W/ 20' ACCESS AND  
UTILITY EASEMENT.



1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM SEPARATION BETWEEN THE PROPOSED LTE GPS ANTENNA AND TRANSMITTING ANTENNAS.
3. PROPERTY LINES ARE APPROXIMATIONS ONLY.
4. ANTENNAS & MOUNTS OMITTED FOR CLARITY.
5. SHELTER SHALL BE SET PER FIBREBOND'S SPECIFICATIONS. SEE FIBREBOND DRAWING D9818; LIFTING, STORAGE, AND TRANSPORTATION DIAGRAM.

APPLICANT/OWNER:



8372 EAST BROAD STREET  
FLOOR 2 - SOUTH (83)  
REYNOLDSBURG, OHIO 43088



**BLACK & VEATCH**  
4100 REGENT STREET  
SUITE 4-M  
COLUMBUS OH, 43219

PREPARED BY:



**GPD GROUP**  
Glenn, Pyke, Robinson, Burns & Deffenbacher, Inc.  
520 South Main Street, Suite 2531  
Akron, Ohio 44311  
330-572-2100 Fax 330-572-2101

SEAL:



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

PROJECT NO: 2013749.96  
DRAWN BY: LMB  
CHECKED BY: EAB

LANDLORD/PROPERTY OWNER SIGNATURE:

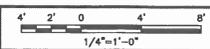
NOTES 2

- FENCE \_\_\_\_\_
- LEASE AREA \_\_\_\_\_
- PROPOSED ICE BRIDGE 

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AUG 12 2014

Franklin County Planning Department  
Franklin County, OH  
VA/cu-3829



DRIVEWAY PLAN

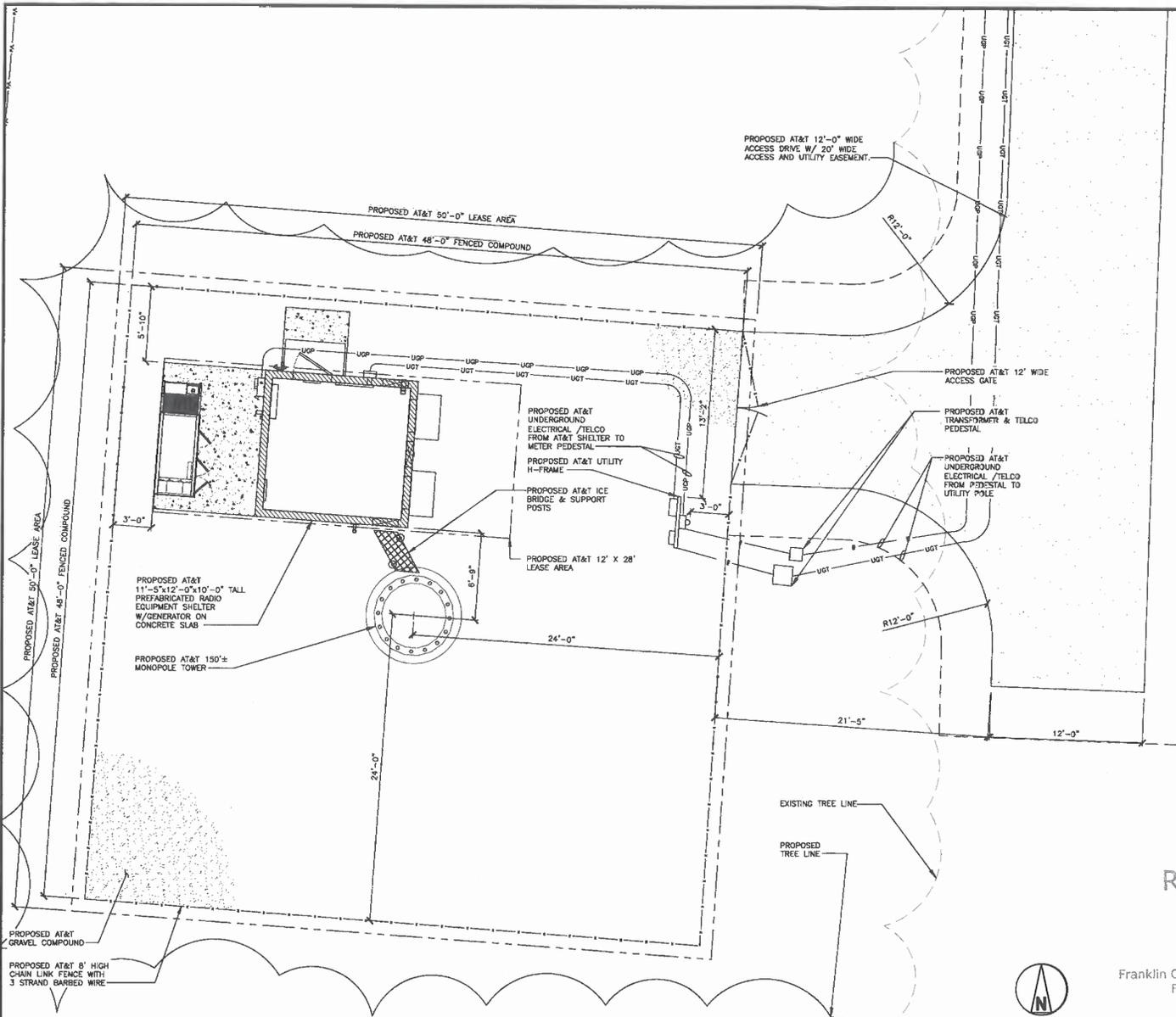
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LEGEND

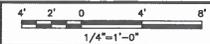
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SHEET TITLE:  
**DETAILED  
SITE PLAN**

SHEET NUMBER:  
**C-2**



DETAILED COMPOUND PLAN



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Franklin County Planning Department  
Franklin County, OH

VA/CL4-3824

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM SEPARATION BETWEEN THE PROPOSED LTE GPS ANTENNA AND TRANSMITTING ANTENNAS.
3. PROPERTY LINES ARE APPROXIMATIONS ONLY.
4. ANTENNAS & MOUNTS OMITTED FOR CLARITY.
5. SHELTER SHALL BE SET PER FIBREBOND'S SPECIFICATIONS. SEE FIBREBOND DRAWING D9818; LIFTING, STORAGE, AND TRANSPORTATION DIAGRAM.

APPLICANT/OWNER:

8372 EAST BROAD STREET  
FLOOR 2 - SOUTH (B3)  
REYNOLDSBURG, OHIO 43068

BLACK & VEATCH  
4100 REGENT STREET  
SUITE 4-M  
COLUMBUS OH, 43219

PREPARED BY:

GPD GROUP  
Gina Pyle, Sherrill Burns & Barbara, Inc.  
520 South Main Street, Suite 2531  
Akron, Ohio 44311  
330-572-2100 Fax 330-572-2101

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PROJECT NO:	2013749.96
DRAWN BY:	LMB
CHECKED BY:	EAB
LANDLORD/PROPERTY OWNER SIGNATURE:	

NOTES

FENCE	—————
LEASE AREA	- - - - -
PROPOSED ICE BRIDGE	

2

REV	DATE	DESCRIPTION
A	06/04/14	ISSUED FOR REVIEW
B	06/06/14	REVISED PER CLIENT
C	06/06/14	REVISED PER ZONING

PROJECT LOCATION:  
RICKENBACKER AIRPORT NORTH  
SOH3144  
2239 ROHR ROAD  
LOCKBOURNE, OH 43137

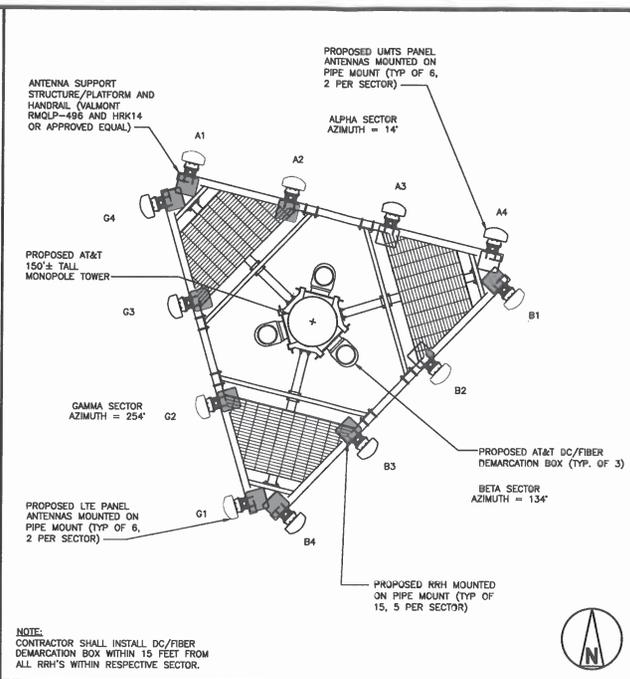
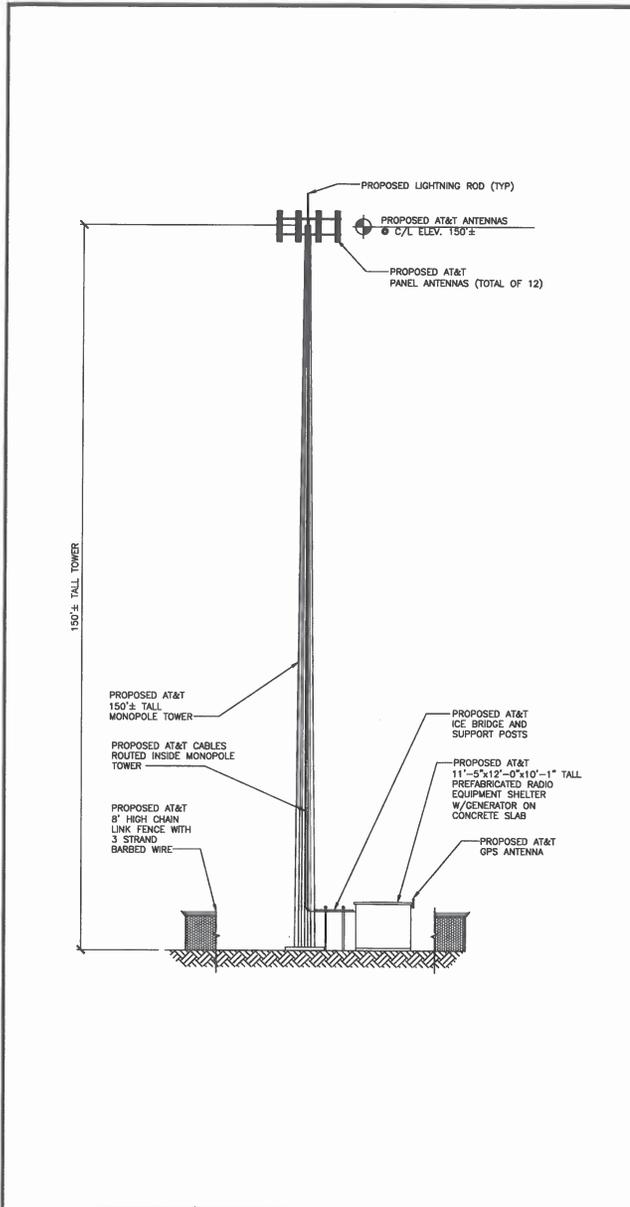
SHEET TITLE:  
DETAILED  
SITE PLAN

SHEET NUMBER:  
C-3

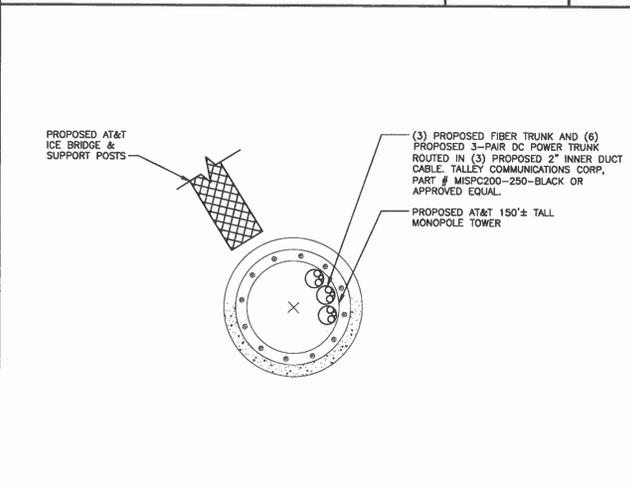
LEGEND

1

3



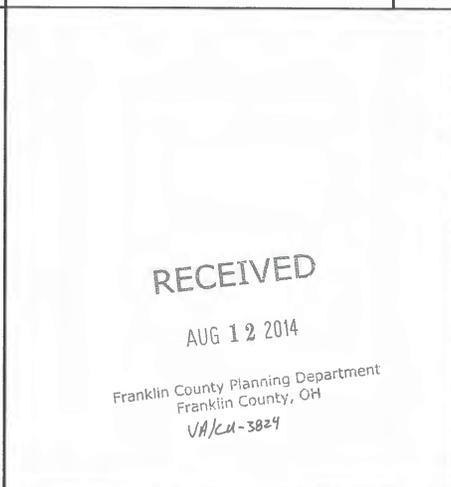
**ANTENNA LAYOUT PLAN** NO SCALE 2



**CABLE/FIBER ROUTING PLAN** NO SCALE 3



**NOT USED** 4



**NOT USED** 5

**TOWER ELEVATION** NO SCALE 1

APPLICANT/OWNER:

8372 EAST BROAD STREET  
FLOOR 2 - SOUTH (B3)  
REYNOLDSBURG, OHIO 43068

**BLACK & VEATCH**  
4100 REGENT STREET  
SUITE 4-M  
COLUMBUS OH, 43219

PREPARED BY:

**GPD GROUP.**  
Chris Pyle, Richard Berris & Darlene, Inc.  
520 South Main Street, Suite 2531  
Akron, Ohio 44311  
330-572-2101 Fax 330-572-2101

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PROJECT NO: 2013749.96  
DRAWN BY: LMB  
CHECKED BY: EAB

LANDLORD/PROPERTY OWNER SIGNATURE:

REV	DATE	DESCRIPTION
A	06/04/14	ISSUED FOR REVIEW
B	06/06/14	REVISED PER CLIENT
C	06/06/14	REVISED PER ZONING

PROJECT LOCATION:  
RICKENBACKER AIRPORT NORTH  
SOH3144  
2239 ROHR ROAD  
LOCKBOURNE, OH 43137

SHEET TITLE:  
**TOWER ELEVATION,  
ANTENNA & COAX PLANS**

SHEET NUMBER:  
**T-1**