



Commissioner John O'Grady • Commissioner Marilyn Brown • Commissioner Kevin L. Boyce
President

Economic Development & Planning Department
James Schimmer, Director

Franklin County Board of Zoning Appeals

Franklin County Courthouse
Commissioner's Hearing Room – 26th Floor
Columbus, OH 43215

Tuesday, January 17, 2017
1:30 p.m.

1. Call roll for board members
2. Introduction of staff
3. Swearing in of witnesses
4. Approval of minutes from the December 19, 2016 meeting
5. Approval of By-Laws
6. Election of Chair and Vice-Chair
7. Old Business:

i. VA/CU-3870– Brad Fisher

Owner/Applicant:	Al R. Mosque
Agent:	Dan Heckman
Township:	Clinton Township
Site:	2130 Mecca Rd. (130-004347)
Acreage:	0.25 acres
Zoning:	Suburban Office and Institutional District (SO)
Utilities:	Public water and wastewater
Request:	Requesting a Conditional Use from Section 322.032 and a Variance from Sections 504.011, 531.013 and 531.021 to allow for the development of a funeral parlor that will not meet the required setback, the location of a parking facility and the schedule of parking spaces in an area zoned Suburban Office.

8. New Business:

i. VA-3871 – Brad Fisher

Owner:	Timothy & Dawn Slade
Applicant:	Morton Bldgs, Inc.
Township:	Norwich Township
Site:	4250 Dublin Rd. (PID# 200-000535)
Acreage:	3.000 acres
Zoning:	Rural District
Utilities:	Private water and wastewater
Request:	Requesting a Variance from Section 512.02(2(a)) of the Franklin County Zoning Resolution to allow for the construction of an accessory building that will be located in front of the principal structure in an area zoned Rural.

ii. VA-3872 – Brad Fisher

Owner/Applicant:	Howley Capital, LLC
Township:	Clinton Township
Site:	1165 Chambers Rd. (PID# 130-000332)
Acreage:	0.330-acres
Zoning:	Limited Industrial District (LI)
Utilities:	Private water and wastewater
Request:	Requesting a Variance from Sections 344.043(c), 344.044(b) and 531.032 of the Franklin County Zoning Resolution to allow for the construction of a warehouse that will not meet the side yard, rear yard or loading space setback requirements in an area zoned Limited Industrial.

iii. AP-3873 – Brad Fisher

Owner:	Lennox Town Center/Limited
Applicant/Agent:	Steve Hermiller
Township:	Clinton Township
Site:	1717 Olentangy River Rd. (PID# 130-011860)
Acreage:	13.300-acres
Zoning:	Limited Industrial District (LI)
Utilities:	Public water and wastewater
Request:	Requesting an appeal under Section 110.043(3) of the Franklin County Zoning Resolution to allow for the expansion of a non-conforming use in an area zoned Limited Industrial.

9. Adjournment of Meeting to February 21, 2017



Commissioner John O'Grady • **Commissioner** Marilyn Brown • **Commissioner** Kevin L. Boyce
President

Economic Development & Planning Department
James Schimmer, Director

**MINUTES OF THE
FRANKLIN COUNTY BOARD OF ZONING APPEALS**

Monday, December 19, 2016

The Franklin County Board of Zoning Appeals convened on the 26th floor, Franklin County Courthouse, 373 South High Street, Columbus, Ohio, 43215, on Monday, December 19, 2016.

Present were:

Christopher Baer, Vice Chairperson
Tim Guyton
Nancy Hunter
Paula Armentrout

Franklin County Development Department members,
Matt Brown, Planning Administrator
Brad Fisher, Planner

Mr. Baer opened the meeting. Mr. Matt Brown swore in all witnesses.

The first order of business being approval of the meeting minutes of the October 17, 2016, meeting.

Mr. Guyton made a motion to approve the minutes from the October 17, 2016, meeting. It was seconded by Ms. Hunter. The minutes were approved by a three-to-zero vote.

NEW BUSINESS:

The next order of business being Variance Case VA-3866. The owner and applicant is Eric Woodruff. The request is a variance from Sections 650.162(a) and 650.162(g) of the Franklin County Zoning Resolution to allow the construction of an accessory building and installation of a gravel parking area within the Big Darby Creek Watershed Riparian Setback in an area zoned Rural. Mr. Brad Fisher read and presented the case to the Franklin County Board of Zoning Appeals. Mr. Guyton made a motion to conditionally approve Variance Case VA-3866. It was seconded by Ms. Hunter. The motion was approved by a four-to-zero vote.

The next order of business being Variance Case VA-3867. The owner and applicant is Michael Nance. The request is a variance from Section 512.02(2) of the Franklin County Zoning Resolution to legitimize the construction of an accessory building that exceeds the accessory building size limitations in an area zoned Rural. Mr. Brad Fisher read and presented the case to the Franklin County Board of Zoning Appeals. Mr. Guyton made a motion to approve Variance Case VA-3867. It was seconded by Mr. Baer. The motion was denied by a four-to-zero vote.

Mr. Guyton made a motion to adopt findings of fact that the reason for denying a variance from Section 512.02 results from the applicant's failure to satisfy the criteria for granting a variance under Section 810.041. It was seconded by Mr. Baer. The motion was approved by a four-to-zero vote.

The next order of business being Variance and Conditional Use Case VA/CU-3869. The request is to withdraw the application. Mr. Baer made a motion to accept the withdrawal at the request of the applicant. It was seconded by Mr. Guyton. The motion was approved by a four-to-zero vote.

The next order of business being Variance and Conditional Use Case VA/CU-3870. The request is to table the request until the January 17, 2017, meeting. Mr. Baer made a motion to accept the request to table until the January 17, 2017, meeting. It was seconded by Mr. Guyton. The motion was approved by a four-to-zero vote.

There being no further business coming before the Franklin County Board of Zoning Appeals, Mr. Guyton made a motion to adjourn the meeting. It was seconded by Mr. Baer.

And, thereupon, the meeting was adjourned at 2:15 p.m.

Minutes of the December 19, 2016, Franklin County Board of Zoning Appeals hearing were approved this 17th day of January, 2017.

Signature

**FRANKLIN COUNTY, OHIO
BOARD OF ZONING APPEALS
(By Laws)**

A. MEMBERS AND OFFICERS

1. The Board of Zoning Appeals, herein after referred to as the BZA, shall consist of five (5) members and two (2) at-large members appointed by the Franklin County Board of County Commissioners as provided by Section 303.013 of the Ohio Revised Code. Each member and/or successor shall serve a term for a period of five (5) years with terms that expire each year. Each member shall maintain residence in unincorporated Franklin County.
2. At the first meeting of each year, the BZA shall organize by electing a Chairperson and a Vice-Chairperson. Officers shall serve for one (1) year or until a successor is appointed. Officers are entitled to vote. (02/16/16)
3. Upon expiration of a BZA member's term, such member may continue to serve until a successor is appointed.
4. The Chairperson shall encourage regular and timely attendance by each BZA member. Each BZA member is responsible for attending each meeting or notifying the Planning Administrator of the Franklin County Economic Development and Planning Department or the Planning Administrator's staff person of the inability to attend. Four (4) total unexcused absences in one year, or three (3) consecutive unexcused absences shall be grounds for removal of a member by a majority vote of the Board, or, at their discretion, grounds for the attending majority of the Board to request the offending members resignation (02/22/00). The secretary of the BZA shall determine what constitutes an unexcused absence. Grounds to be considered an unexcused absence would be failure to notify the secretary of the BZA before the meeting of an inability to attend, or repeated absences without medical or appropriate personal excuses.
5. The Planning Administrator of the Franklin County Economic Development and Planning Department or the Planning Administrator's designee shall serve as secretary of the BZA.

B. MEETINGS

1. The BZA shall meet on the third (3rd) Monday of each month. If the third (3rd) Monday is a holiday, the meeting shall be on the following day. If there are no applications scheduled for consideration, no meeting will be held. (02/16/16)
2. Each regular meeting shall be held at 1:30 PM in an appropriate room of the Franklin County Courthouse.
3. The BZA shall publish and mail notices as required by Section 303.15 of the Ohio Revised Code. The BZA herein defines “parties of interest”, as it is used in the ORC, to mean owners of property within and contiguous to and directly across the street from the area subject to the variance or conditional use request. This definition is equivalent to the one used in ORC Section 303.12 regarding notice for rezoning petitions. As a courtesy, the BZA will also attempt to mail notice to all remaining property owners within 300 feet of the subject property. A copy of the abutter list shall be retained in each respective case file and shall be available for public inspection at the Franklin County Economic Development and Planning Department (02/16/98) (02/20/07).
4. All meetings of the BZA shall be open to the public and no action shall take place in Executive Session or by vote prior to any meeting.
5. All meetings shall be conducted in accordance with Roberts Rules of Order, newly revised. A quorum shall consist of three (3) members of the BZA. If a quorum is lacking, the meeting shall be postponed or canceled. The Board of Zoning Appeals is unable to guarantee full attendance at each hearing. As such, any decision made by quorum of BZA is final. The BZA shall consider and deliberate upon any request for delay should an applicant desire to do so, but because of the dynamic development issues present in Franklin County, such request for delay shall only be considered to a date certain not to exceed six months (02/22/00).
6. There are two (2) designated at-large alternates. The alternates shall have the right to vote and participate in all proceedings and actions of the Board of Zoning Appeals at that meeting as if the at-large alternate were a full voting member (02/19/08).
7. All motions before the BZA shall be presented in the affirmative (to approve). If a motion is defeated, this constitutes a denial of the application. Passage shall require the affirmative vote of a majority of votes cast (02/20/07). For an appeal to be denied, a motion of denial must pass. For an appeal to be approved, a motion of approval must pass (04/20/09).
8. The Chairperson may limit the number of persons who wish to speak regarding any agenda item to not fewer than three (3) for and three (3) persons against. The Chairperson may not limit the time for a person to speak to less than five (5) minutes. The Chairperson, in the alternative, may limit the total amount of time for support of an agenda item to fifteen (15) minutes and the total amount of time for the opposition to fifteen (15) minutes.
9. All persons wishing to speak at a meeting must register to do so with the secretary of the BZA prior to the meeting. Speaker slips will be available for this purpose.

The Chairperson will inquire prior to each meeting or prior to each individual case as to whether or not the applicant or the appropriate representative is present. If there is not representation for a specific application, the application shall be dismissed without prejudice and the applicant will be required to reapply. If an applicant or agent reapplies and again does not attend the scheduled meeting, the Board may choose to approve or deny the application based on the merits of the case (02/18/97). Applications with motions to continue or dismiss shall be heard first. Applications requiring a full presentation to the BZA shall be heard in the order of filing (02/22/00).

C. POWERS AND DUTIES

The BZA shall consider request for:

1. Administrative Review. To hear and decide appeals where it is alleged there is error in any order, requirement, or decision, or determination made by the Administrative Officer in the enforcement of the Zoning Resolution.
2. Conditional Use: To authorize only such Conditional Uses as the BZA is specifically authorized to pass on by the terms of the Franklin County Zoning Resolution.
3. Variances: To hear and decide in specific cases such Variances from the terms of the Franklin County Zoning Resolution as will not be contrary to the public interest where, owing to special conditions on the land, a literal enforcement of the provisions of this zoning resolution would result in unnecessary hardship. In granting such Variance, the BZA shall prescribe appropriate conditions and safeguards to maintain the intent and the spirit of the zoning district in conformity with this zoning district.
4. If a proposed variance or conditional use request is denied by the BZA, another application for variance or conditional uses that relies on the same set of facts and affects any portion of the land included in the disapproved application shall not be heard. The Board may consider this position if any applicant can clearly demonstrate that new facts and/or previously unconsidered circumstances or agreements warrant reconsideration (02/16/99).

D. BZA STAFF

1. The Franklin County Economic Development and Planning Department shall receive, process, recommend and present applications for Administrative Appeals, Variances and Conditional Uses to the BZA.
2. The Franklin County Economic Development and Planning Department staff shall review applications for Variance and Conditional Use and submit a written report to the BZA before the public meeting. Such reports shall recommend approval, modification, or disapproval of the application.
3. The Economic Development and Planning Department shall maintain a record of the BZA proceedings and respond to all Praecepta for appeal.

4. It is the responsibility of the secretary of the BZA to issue to every applicant the final order or journal entry. Said final order shall include written notification of the BZA decision rendered and shall be issued no later than five (5) days following each scheduled Board meeting. Absent any action to appeal a BZA decision; the Board continues to have thirty (30) days following entry of the final order in which to reconsider a case. Once thirty (30) days has elapsed, the appeal time has lapsed and reconsideration is not possible. In special circumstances and upon just and reasonable finding, the Chairperson may elect to instruct the secretary of the BZA to withhold or stay, (02/20/07) for a period not to exceed thirty (30) days, the final order if one (1) or more Board members desires to reopen a case for reconsideration. A request to order a stay assumes that any party to the proceeding would not be prejudice to such a delay (02/18/97).

E. SUSPENSION OR AMENDMENT OF RULES

1. These rules and regulations may be suspended only upon the affirmative vote of no fewer than four (4) members.
2. These rules and regulations may be amended from time to time by a majority vote of the BZA membership. Such amendments shall be effective thirty (30) days after an affirmative vote.

SIGNATURE PAGE

Chairperson

Vice-Chairperson

Member

Member

Member

Date Adopted



Commissioner John O'Grady • Commissioner Marilyn Brown • Commissioner Kevin L. Boyce
President

Economic Development & Planning Department
James Schimmer, Director

STAFF REPORT

Board of Zoning Appeals
January 17, 2017

Case VA/CU-3870

Prepared by: Brad Fisher

Applicant/Owner:	Al R. Mosque
Agent:	Dan Heckman
Township:	Clinton Township
Site:	2130 Mecca Rd. (PID #130-004347)
Acreage:	0.25-acres
Zoning:	Suburban Office (SO) District
Utilities:	Public water and wastewater
Request:	Requesting a Conditional Use from Section 322.032 and a Variance from Sections 504.011, 531.013 and 531.021 to allow for the development of a funeral service that will not meet the required building line setback, location of a parking facility and the schedule of parking spaces in an area zoned Suburban Office (SO).

Summary

The applicant is requesting a Conditional Use to allow for the development of a funeral service in an area zoned Suburban Office (SO). The applicant is also requesting a Variance to allow for the operation of a funeral service that will not meet the required building line setback, location of a parking facility and the schedule of parking spaces. Staff recommends approval with conditions.

Description of the Request

The applicant's property is located on the north side of Mecca Road, east of Westerville Road in Clinton Township. The property has been vacant since approximately 2010 and is situated on an unimproved roadway that terminates immediately east of the property. The affiliated Al Rahma Mosque is located to the north of the site, separated by two undeveloped landlocked parcels.

The site will include a 3,150 square foot building, sidewalks and landscaping. The applicant stated the funeral service would only be available to active members of the Mosque, which is approximately 260 people. The services are expected to accommodate 90 to 120 people per service. Parking spaces would be provided by the Rhema Christian Center parking lot to the west. Staff notes that the required parking spaces for this development is 21 and the adjacent parking lot would accommodate for 33.

Surrounding Area

The surrounding area is a mix of land uses and zoning districts in both Clinton Township and the city of Columbus. Land uses include single-family, multi-family, commercial, industrial and religious uses.

Comprehensive Plan

The Clinton-Mifflin Land Use Plan, adopted in 2009, recommends this property for office and residential uses. Corresponding zoning districts include the Suburban Office and Institutional (SO), Restricted Urban Residential (R-8), Urban Residential (R-12) and Suburban Apartment Residential (R-24) Districts.

The request keeps with the future land use recommendation of the Plan.

Staff Review

Conditional Use from Section 322.032 – Funeral Service:

- A Funeral service under US Department of Labor SIC Code 726 is a conditional use in the SO Zoning District.
 - The applicant must apply for a Conditional Use to allow for the development of a funeral service in an area zoned Suburban Office (SO) and provide a site plan showing building layout, parking and access.

Variance from Section 504.011 – Required Setback:

- A structure or other use of land, except parking, shall locate no closer to a street right-of-way than the established building line.
 - The front building line from Mecca Road is 50 feet from the Mecca Road centerline. The proposed front building setback is approximately 38 feet from the centerline.
 - A variance is required to reduce the building line setback by 12 feet.

Variance from Section 531.013 – Location of Parking Spaces:

- Required off-street parking facilities shall be located on the same lot as the structure or use served, except that a parking facility providing the sum of parking space required of several uses may be provided contiguous and in common to the several structures and uses served.
 - All of the proposed parking would be located on an adjacent property.

Variance from Section 531.021 – Schedule of Parking Spaces:

- A Funeral service is required to have 1 parking space for each 150 square feet of gross floor area.
 - 21 parking spaces are required and zero (0) have been provided.

Technical Review Committee Agency Review

Franklin County Engineer's Office

Expressed no concerns regarding the proposed development.

Franklin Soil and Water Conservation District

Indicated that storm water requirements will need to be met and recommends pervious paving where available.

Clinton Township

Requested an easement over the tile on the west side of the parcel, that storm water management be addressed and if there is damage to Mecca Road during construction the roadway must be brought back to its current conditions.

Staff Analysis

Section 810.041 – Approval of Variance:

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

- 1) *That special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the same Zoning District.*
 - » The applicant stated that the small lot, without the opportunity to purchase the vacant parcels to the north, does not allow for all development standards to be met.

- » Staff notes that the applicant intends to meet and exceed the parking requirements by providing a cross-access agreement with the adjacent property.
- 2) *That a literal interpretation of the provisions of this Zoning Resolution would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Zoning Resolution.*
 - » The applicant indicated that the initial intent was to purchase additional properties to the north, which would allow for all development standards to be met. The option to purchase these properties is no longer available.
 - » Staff believes the proposal will be in character with the religious uses to the north and south, while making improvements to a vacant and neglected property.
- 3) *That the special conditions and circumstances do not result from the action of the applicant.*
 - » Staff does not believe the size of the subject site is a result from actions made by the applicant.
- 4) *That granting the variance requested will not confer on the applicant any special privilege that is denied by this Zoning Resolution to other lands or structures in the same Zoning District.*
 - » The applicant stated that if the option to purchase the vacant land to the north were still available, no variances would be required.
 - » Staff agrees that if additional land were available, variances may not be required.
 - » Staff further notes that the required parking space number and location could be met by providing a cross-access agreement with the property to the west.
- 5) *That granting the variance will not adversely affect the health or safety of persons residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare, or injurious to private property or public improvements in the vicinity.*
 - » The applicant indicated that the proposed development would enhance the area by creating a manicured and landscaped area that does not exist now.
 - » Staff agrees that the proposed development would be an improvement to the area and not adversely affect the health or safety of persons in the community.

Staff Analysis

Section 815.041 – Approval of Conditional Use

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

- 1) *The proposed use is a Conditional Use of the Zoning District, and the applicable Development Standards established in this Zoning Resolution are met;*
 - » The proposed use is a Conditional Use in an area zoned Suburban Office (SO) and the applicant has requested variances to address building line setback and parking deficiencies.
- 2) *The proposed development is in accordance with applicable plans or policies for the area;*
 - » The proposed development is in accordance with the Clinton-Mifflin Land Use Plan.
- 3) *The proposed use will be in keeping with the existing land use character of the area.*
 - » The applicant indicated that the proposed use will enhance the area and eliminate a vacant parcel.
 - » Staff agrees that the proposed use would improve a vacant parcel and be in character with the religious uses to the north and south.

Recommendation

Staff recommends ***approval*** with conditions of a Conditional Use from Section 322.032 and a Variance from Sections 504.011, 531.013 and 531.021 of the Franklin County Zoning Resolution to allow for the development of a funeral service in an area zoned Suburban Office (SO). The conditions are as follows:

1. The applicant must work with Clinton Township to establish an easement over the tile on the west side of the parcel and ensure storm water management is addressed.
2. The applicant must complete any roadway improvements deemed necessary by Clinton Township.
3. The applicant must apply for and receive approval of a Certificate of Zoning Compliance from the Franklin County Economic Development and Planning Department.

4. The applicant must apply for and receive approval of Building Permits from Clinton Township.
5. The applicant must obtain a cross-access agreement with the property to the west in order to allow for off-site parking and submit a copy of the recorded document when applying for a Certificate of Zoning Compliance.
6. The applicant must work with the Franklin Soil and Water Conservation District in order to select landscaping tree species that are native to the area and provide this information at the time of applying for a Certificate of Zoning Compliance.

Resolution

For your convenience, the following are proposed resolutions for the request:

Proposed Resolution for Variance Requests:

- (a) _____ moves to approve a Variance from Sections 504.011, 531.013 and 531.021 of the Franklin County Zoning Resolution as outlined in the request above for the applicant identified in Case No. VA/CU-3870.

Seconded by: _____

Voting:

- (b) If the resolution for the Variance request fails for lack of support, the following are proposed findings of fact for adoption by the BZA:

_____ moves that the basis for denying the applicant’s request for the variances as outlined in the request above for Case No. VA/CU-3870 results from the applicant’s failure to satisfy the criteria for granting a variance under Section 810.041 of the Franklin County Zoning Resolution as detailed in staff’s analysis.

Seconded by: _____

Voting:

Proposed Resolution for Conditional Use Request:

- (a) _____ moves to approve a Conditional Use from Section 322.032 of the Franklin County Zoning Resolution as outlined in the request above for the applicant identified in Case No. VA/CU-3870.

Seconded by: _____

Voting:

(b) If the resolution for the Conditional Use request fails for lack of support, the following are proposed findings of fact for adoption by the BZA:

_____ moves that the basis for denying the applicant's request for the conditional use as outlined in the request above for Case No. VA/CU-3870 results from the applicant's failure to satisfy the criteria for granting a conditional use under Section 815.041.

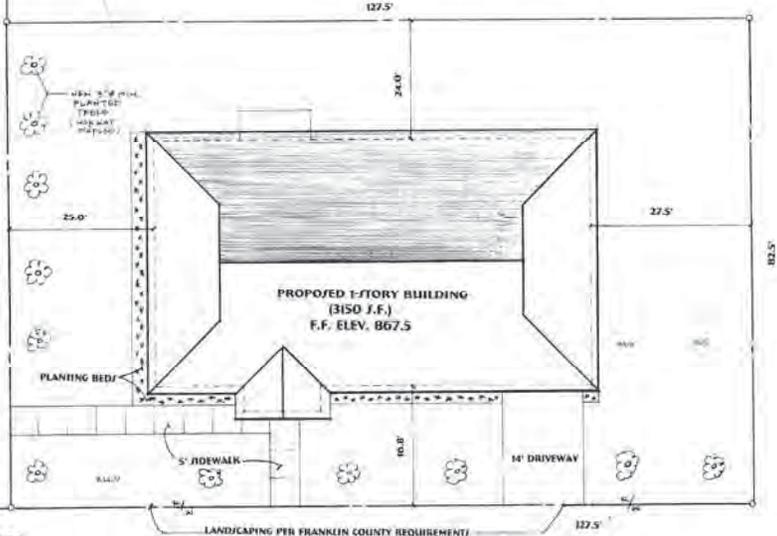
Seconded by: _____

Voting:

APPLICANT: AL R MOSQUE
 2205 ALBERT AVE.
 COLUMBUS, OH 43224
ARCHITECT: ANDREW J DELZOPPO
 10067 GRANDEN PT NW
 PICKERINGTON, OH 43147
ADDRESS: 2130 MECCA RD.
 COLUMBUS, OH 43224
LEGAL: PARKWOOD AVE. NORTHERN WAY LOT 30-31
EXISTING ZONING: R1UBURBAN OFFICE AND INSTITUTIONAL DISTRICT
PRIOR USE: RESIDENTIAL
NEW USE: 726 - FUNERAL PARLOR
LOT SIZE: 82.8' X 127.5' (NO MIN. LOT SIZE REQUIRED)
TOTAL I.F.: 10,557 I.F.
BUILDING SIZE: 3150 I.F.
BUILDING HEIGHT: 21' (MAX ALLOWABLE: 38')
WALKWAY/DRIVEWAY: 540 I.F.
TOTAL IMPERVIOUS: 3690 I.F.
PERCENTAGE OF LOT COVERAGE: 33%
PERCENTAGE OF PERVIOUS AREA: 65%
TOTAL I.F. GREEN SPACE: 6947 I.F.
MIN. SIDE YARD SETBACK: 15'
PROPOSED SIDE YARD SETBACK: 25'
MIN. REAR YARD SETBACK: 15'
PROPOSED REAR YARD SETBACK: 20'
FRONT YARD GREENBELT: 15'
PROPOSED FRONT YARD GREENBELT: 20'
PARKING REQUIREMENT: 1/150 I.F. GROSS FLOOR AREA
 3150/150 = 21 CARS REQUIRED
PARKING PROVIDED: 31 SPACES PLUS 2 H.C.
TOTAL 33 SPACES
 (USE OF ADJACENT LOT IF AN AGREEMENT
 BETWEEN OWNER AND APPLICANT)



EXISTING PARKING LOT
 31 PARKING SPACES /
 2 H.C. - TOTAL 33
 HAVE AGREEMENT W/
 OWNER AND APPLICANT
 FOR USE DURING SERVICE



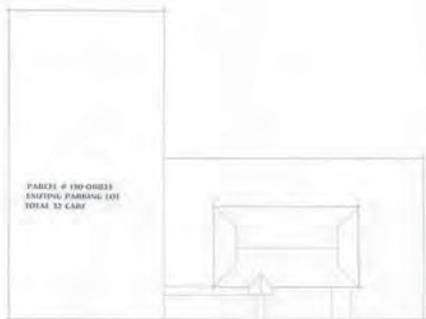
SITE PLAN
 1 : 10

MECCA RD.
 (50' RW)

PROPOSED SITE PLAN FOR:
AL R. MOSQUE
 2130 MECCA RD. COLUMBUS, OH 43224

Andrew J. Delzoppo Sr.
 Architect, Ltd.
 10067 Granden St. NW
 Pickerington, Ohio 43147
 614-204-3996
 www.aia11100.org/12/11/16





MECCA RD

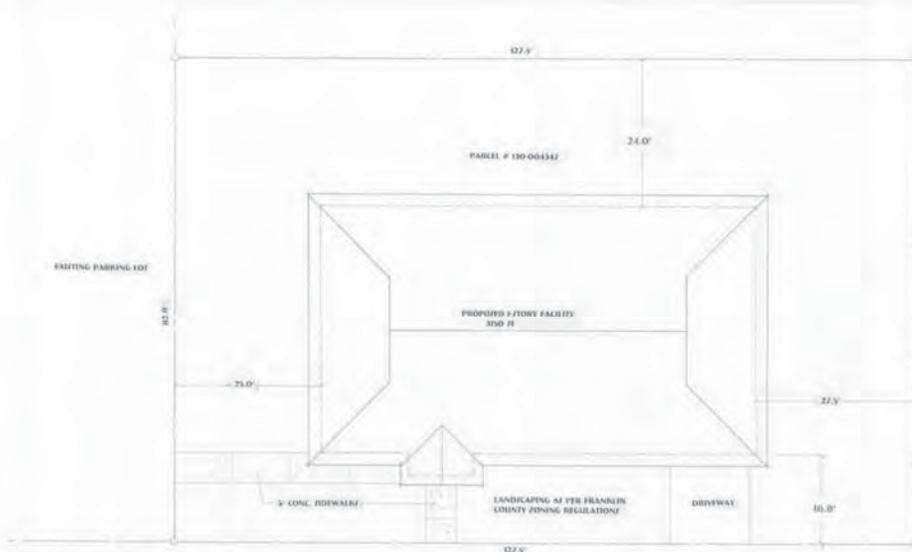


FARRWOOD AVE



SITE LOCATION
SMB

OWNER: HOIQUE AL B
FARRWOOD AVE
NORTHERN MAN. LOT# 30-21
.25 ACRE
PROPERTY CLASS: R-2 RESIDENTIAL
PROPOSED USE: A-3 GENERAL HOME
CLIENT: W.P. COLEMBUS, OH 43224

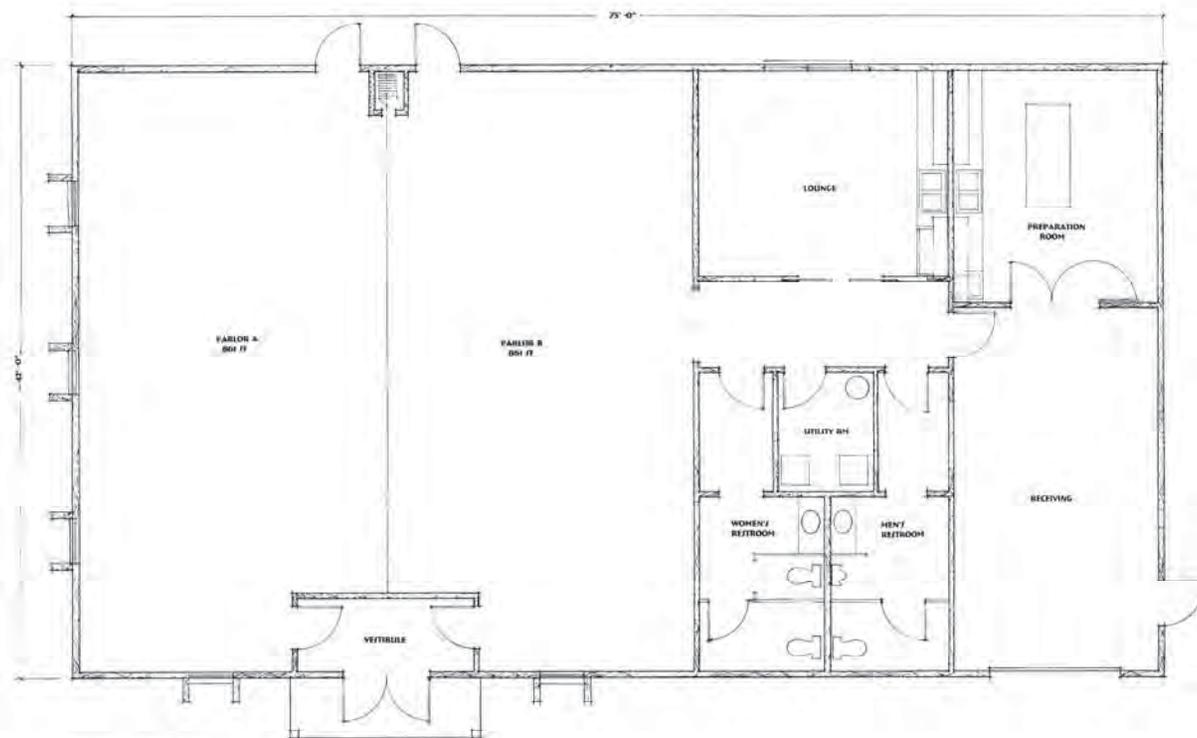


SITE PLAN
SMB
PARKING REQUIREMENT
1 PER 100 SF - 21 REQUIRED



SITE LOCATION
SMB PLAN





PROPOSED FLOOR PLAN
5/2 - 1/0/0
TOTAL 3560 SF (222 SF PARLOR)

HECCA 80



WEST ELEVATION
32' x 11' 0"



SOUTH ELEVATION
32' x 11' 0"



EAST ELEVATION
32' x 11' 0"



NORTH ELEVATION
32' x 11' 0"

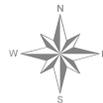
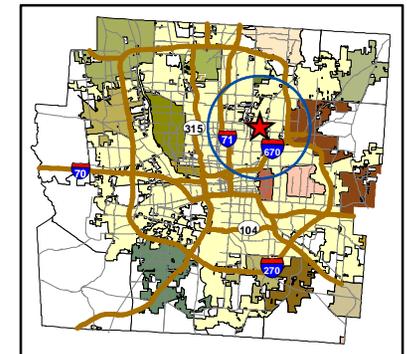


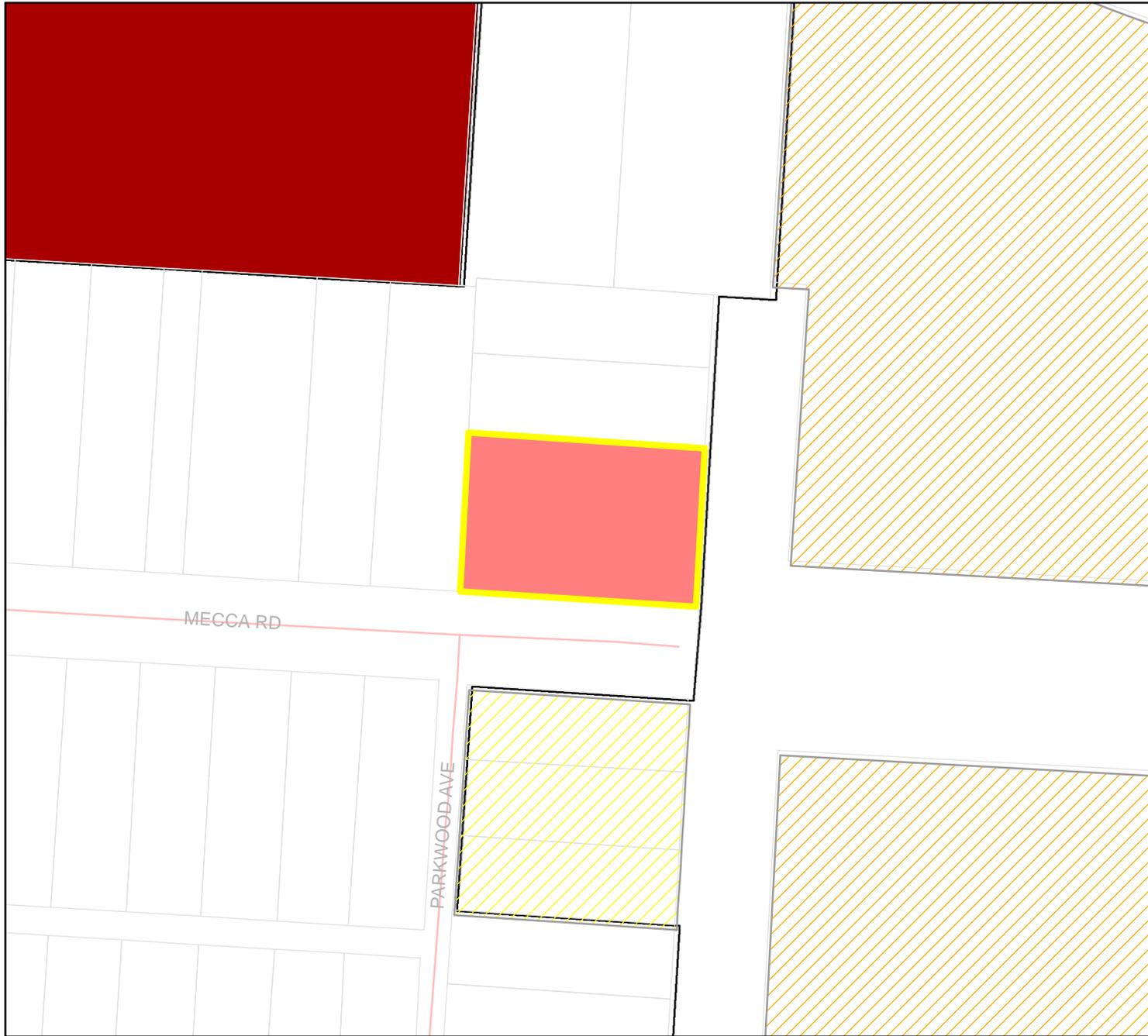
VA/CU-3870

Requesting a Conditional Use from Section 322.032 and a Variance from Sections 504.011, 531.013 and 531.021 to allow for the development of a funeral parlor that will not meet the required setback, the location of a parking facility and the schedule of parking spaces in an area zoned Suburban Office.

Acres: 0.25
Township: Clinton Township

-  2130 Mecca Road
-  Parcels
-  Streets



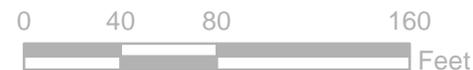
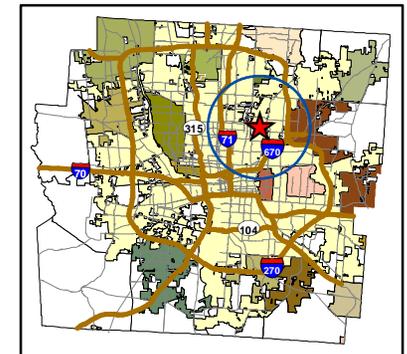


VA/CU-3870

Requesting a Conditional Use from Section 322.032 and a Variance from Sections 504.011, 531.013 and 531.021 to allow for the development of a funeral parlor that will not meet the required setback, the location of a parking facility and the schedule of parking spaces in an area zoned Suburban Office.

Acres: 0.25
Township: Clinton Township

-  2130 Mecca Road
-  Parcels
-  Streets
- Zoning**
-  Community Commercial
-  Suburban Office
-  Rural
-  Residential
-  Multi-family



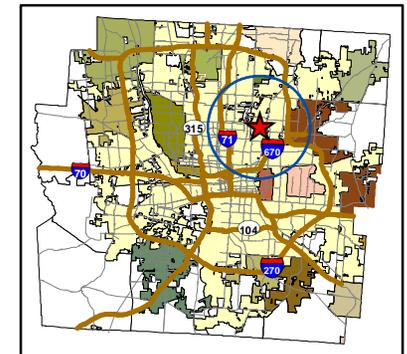


VA/CU-3870

Requesting a Conditional Use from Section 322.032 and a Variance from Sections 504.011, 531.013 and 531.021 to allow for the development of a funeral parlor that will not meet the required setback, the location of a parking facility and the schedule of parking spaces in an area zoned Suburban Office.

Acres:0.25
Township: Clinton Township

-  2130 Mecca Road
-  Parcels
-  Streets



USE OF PROPERTY

THE PROPOSED USE OF THE PROPERTY IS FOR THE DEVELOPMENT OF A SMALL FUNERAL PARLOR FOR USE BY ACTIVE MEMBERS OF THE MOSQUE. THE USE OF THE PROPOSED FACILITY IS NOT FOR PUBLIC ACCESS. THE INFREQUENT USE OF THE FACILITY WILL NOT CAUSE ANY ADDITIONAL TRAFFIC ISSUES. THE DEVELOPMENT WILL ENHANCE THE NEIGHBORHOOD BY ELIMINATING A VACANT LOT AND ADDING LIGHTING AND LANDSCAPING THAT DOES NOT EXIST NOW.

THE DEVELOPMENT OF THIS PROPERTY WILL NOT AFFECT THE ADJACENT PROPERTIES. THE EXISTING PROPERTY TO THE WEST IS ALREADY A PARKING LOT OVERFLOW FOR THE RHEMA CHRISTIAN CENTER DIRECTLY TO THE SOUTH OF THE PROPERTY. ALL EXISTING PROPERTY TO THE SOUTH IS OWNED BY THE RHEMA CHRISTIAN CENTER. THE PROPERTY TO THE NORTH IS UNAVAILABLE BECAUSE OF FINANCIAL REASONS, AND FURTHER TO THE NORTH IS OWNED BY THE MOSQUE. IT WAS THE INTENT UPON PURCHASING THE EXISTING PROPERTY THAT THE VACANT PROPERTY TO THE NORTH WOULD BE PURCHASED ALSO. A CERTAIN INDIVIDUAL REPRESENTING HIMSELF AS A MEMBER OF THE MOSQUE PURCHASED THE PROPERTY AND IS ASKING AN UNREASONABLE AMOUNT FOR THE PURCHASE PRICE.

NATURE OF VARIANCE:

PROVISION 504.011 REQUIRED SETBACK

REQUIRED 50' REQUESTED 34'

PROVISION 531.013

LOCATION OF PARKING SPACES

PROVISION 531.021

SCHEDULE OF PARKING SPACES

THE LAST TWO PROVISIONS WILL BE SATISFIED VIA WRITTEN AGREEMENT WITH ADJACENT PROPERTY OWNER WHO HAS AN

EXISTING PARKING LOT CAPABLE OF PARKING 33 SPACES

REQUIRED 1/150 SF = 21 SPACES

STATEMENT OF SPECIAL CIRCUMSTANCES:

BECAUSE OF THE SMALL LOT SIZE (10,557 SF) VARIANCES ARE NECESSARY TO MEET ALL CURRENT RESTRICTIONS. THE INITIAL INTENT UPON PURCHASING THE PROPERTY WAS TO ALSO PURCHASE THE ADJACENT VACANT PROPERTY TO THE NORTH WHICH ABUTS THEIR EXISTING MOSQUE PROPERTY. AN UNSCRUPULOUS INDIVIDUAL REPRESENTING HIMSELF AS REPRESENTING THE MOSQUE APPROACHED THE PREVIOUS OWNER AND PURCHASED THE PROPERTY. WHEN THE MOSQUE APPROACHED THE NEW CURRENT OWNER, HE HAS DEMANDED AN UNREALISTIC PRICE FOR THE PROPERTY. WE THEREFORE REQUEST THE VARIANCES BE GRANTED TO DEVELOP THE PROPERTY.

STATEMENT OF PROPERTY RIGHTS:

IF THE VARIANCES ARE NOT GRANTED, THE PROPERTY WILL REMAIN VACANT AND IS ALREADY A HAVEN FOR THE HOMELESS AND A PARTY PLACE FOR CERTAIN INDIVIDUALS. GRANTING THE VARIANCES WILL ALLOW DEVELOPMENT OF THE PROPERTY AND LIGHTING TO SWAY EXISTING ACTIVITIES. IT WILL BE MONITORED DAILY AND THE LOT MANICURED.

SOMALIAN RIGHT OF PASSAGE

THE RELIGIOUS BELIEF OF THE SOMALI FAITH IS THAT THE DECEASED NEEDS TO BE RECOVERED, WASHED BY THE ELDERS, (NO EMBALMING) PRAYER SERVICE AND BURIED WITHIN 24 HRS. THEY CURRENTLY USE A THIRD PARTY FUNERAL HOME TO WASH THE BODY AND, IN THE PAST, HAVE HAD CONFLICTS WITH THE FACILITY BEING BUSY AND HAD TO WAIT LONGER THAN USUAL TO FACILITATE THE SERVICE.

THIS IS WHY IT WAS DETERMINED TO BUILD THEIR OWN FACILITY TO EXPEDITE THE RIGHT OF PASSAGE. THE DECISION WAS NOT TO CREATE A PROFIT CENTER FOR THE MOSQUE, BUT TO HAVE A FACILITY TO OFFER ADDITIONAL SERVICES AS PART OF THE MEMBERSHIP.

WHEN MEETING WITH THE COMMITTEE OF THE MOSQUE, THE SIZE OF THE BUILDING WAS DETERMINED BY THE MEMBERSHIP OF THE MOSQUE AND IT'S FUTURE GROWTH. THEY CURRENTLY HAVE A MEMBERSHIP OF APPROXIMATELY 260 PEOPLE WITH A GROWTH RATE OF 25 OR 30 PER YEAR. LEARNING FROM PAST DEATHS, A NORMAL TURNOUT FOR THE PRAYER SERVICE IS APPROXIMATELY 90 PEOPLE. THE PROPOSED FACILITY CAN ACCOMMODATE 120 PEOPLE IF NEEDED, ALLOWING FOR LARGER PRAYER SERVICES DEPENDING ON THE POPULARITY OF THE DECEASED. THE PROPOSED FACILITY HAS A STATE MANDATED MINIMUM SIZE PREPARATION AREA, A SMALL RECEIVING AREA TO BRING THE DECEASED INTO THE BUILDING UNNOTICED AND HAVE ENOUGH ROOM FOR CASKETING OF THE BODY, AND RESTROOM FACILITIES. THE REMAINDER OF THE FACILITY IS FOR THE PRAYER SERVICE AND GATHERING AFTER THE SERVICE.

IN KEEPING WITH THE NEIGHBORHOOD ATMOSPHERE OF THE AREA, THE PROPOSED BUILDING HAS AN ARCHITECTURAL STYLE IN KEEPING WITH THE NEIGHBORHOOD AND THE REMAINDER OF THE LOT TO BE KEPT GREENSPACE. WITH THE ADJACENT PARKING LOT ALREADY EXISTING, AN AGREEMENT WITH THE NOW PRESENT OWNER WAS REACHED WITH THE POSSIBILITY OF FUTURE PURCHASE. THIS IS WHY IT WAS DECIDED TO KEEP THE LOT MORE RESIDENTIAL IN APPEARANCE THAN COMMERCIAL. ADDING LANDSCAPING TO THE LOT OFFERS MORE OF A HOME-LIKE APPEARANCE AND LACK OF A PARKING LOT ON THE SITE ONLY STRENGTHENS THAT FEELING.

THE AREA AROUND THIS PARTICULAR LOT IS PRIMARILY RELIGIOUS IN NATURE WITH THE RHEMA CHRISTIAN CENTER OWNING ALL THE PROPERTY TO THE SOUTH AND A LARGE PORTION TO THE WEST. TO THE EAST IS AN APARTMENT COMPLEX, AND TO THE NORTH IS THE VACANT LOT THAT WAS TO BE PURCHASED ALONG WITH THE CURRENT LOT. THE

NEXT PARCEL TO THE NORTH IS THE MOSQUE.

IF IN THE FUTURE THE VACANT LOT BECOMES AVAILABLE FOR A REASONABLE PRICE, IT WILL BE PURCHASED SO THE ENTIRE NORTH PARCELS WILL BE OWNED BY THE MOSQUE.

THE FACILITY WILL BE USED BY THE MOSQUE MEMBERSHIP ONLY. THE FACILITY WILL NOT BE USED BY THE PUBLIC, SO THE IMPACT TO THE AREA WILL BE HELD TO A MINIMUM.

THE PROPOSED BUILDING ENCOMPASSES APPROXIMATELY 30 PERCENT OF THE LOT SIZE. THE REMAINING 70 PERCENT WILL BE LANDSCAPED AND MAINTAINED. THE INTENT FOR THE REZONING TO SUBURBAN OFFICE AS PART OF THE MASTER PLAN FOR THE AREA IS TO ALLOW FOR DEVELOPMENT IN KEEPING WITH ALLOWABLE USES UNDER THE SUBURBAN OFFICE ZONING AND APPROVED CONDITIONAL USES. WE FEEL THE PROPOSED FACILITY IS IN KEEPING WITH THE INTENT OF THE NEW ZONING. THIS FACILITY HAS MORE OF A RESIDENTIAL FEEL THAN COMMERCIAL AND WILL BLEND INTO THE RELIGIOUS ATMOSPHERE THAT ALREADY EXIST IN THE AREA. IT WILL ALLOW THE EXISTING MOSQUE TO OFFER MORE SERVICES THAN ALREADY EXISTS WITHOUT CREATING A COMMERCIAL FEEL FOR THE AREA.



Commissioner John O’Grady • Commissioner Marilyn Brown • Commissioner Kevin L. Boyce
President

Economic Development & Planning Department
James Schimmer, Director

STAFF REPORT

Board of Zoning Appeals
January 17, 2017

Case VA-3871

Prepared by: Brad Fisher

Applicant:	Morton Buildings, Inc.
Owner:	Timothy & Dawn Slade
Township:	Norwich Township
Site:	4250 Dublin Road (PID #200-000535)
Acreage:	3.12-acres
Zoning:	Rural District
Utilities:	Private water and wastewater
Request:	Requesting a Variance from Section 512.02(2(a)) of the Franklin County Zoning Resolution to allow for the construction of an accessory building that will be located in front of the principal structure in an area zoned Rural.

Summary

The applicant is requesting a variance to allow for the construction of an accessory building to be located in front of the principal structure on a lot zoned Rural. Staff recommends approval with conditions.

Description of the Request

The subject property is located east of Dublin Road, north of Fishinger Road and immediately west of the Scioto River. The site contains a 3,316 square-foot single-family residence with an attached garage that was built in 1949. The applicant is proposing to construct a 36 foot by 77 foot (2,790 square-foot) pole barn with a 108 square foot porch, located in front of the primary structure. The applicant is unable to meet the accessory building location requirements due to restrictive building conditions surrounding the home.

Surrounding Area

The surrounding area is zoned for residential use. The properties to the north and west are zoned Rural in Norwich Township and developed as medium-density residential. The property to the south is zoned Low-Density Residential (R-1) in the City of Hilliard and the Scioto River is located immediately to the east.

Comprehensive Plan

There is currently no Comprehensive Plan in place for the applicant’s property and surrounding community.

Staff Review

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

- An accessory building shall be located to the side or rear of the principal structure and shall be no closer than ten (10) feet from any part of the principal structure.
 - The proposed accessory building will be located in front of the principal structure.

Franklin County Technical Review Committee

The Franklin County Engineer's office, Drainage Engineer's office and Franklin Soil and Water Conservation District expressed no concerns with the variance request.

Staff Analysis

Section 810.041 – Approval of Variance:

- 1) *That special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the same Zoning District.*
 - The applicant indicated that the home was built in 1949, fronting the river, and believes the definition of the front of a principle structure presents a special circumstance with regards to the placement of the pole barn.
 - Staff notes that the front building line is established by measuring from the street centerline, not the river and does not constitute a special circumstance. However, staff believes that the placement of the home in 1949 has created a special circumstance for the applicant, leaving no room for an accessory building to be built to the rear or side of the home.
- 2) *That a literal interpretation of the provisions of this Zoning Resolution would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Zoning Resolution.*
 - The applicant indicated that other properties in the area have constructed accessory buildings in front of the primary structures.
 - Staff agrees that other properties have been granted approval by the Board of Zoning Appeals to construct accessory buildings in front of the primary structure due to steep slopes to the side and rear of the structures.
- 3) *That the special conditions and circumstances do not result from the action of the applicant.*
 - Staff does not believe that the special condition is a result of any action made by the applicant.
- 4) *That granting the variance requested will not confer on the applicant any special privilege that is denied by this Zoning Resolution to other lands or structures in the same Zoning District.*
 - Staff does not believe that granting the variance will confer special privilege on the applicant as other residential properties in the area have constructed accessory buildings in front of the primary structures due to similar development restraints.
- 5) *That granting the variance will not adversely affect the health or safety of persons residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare, or injurious to private property or public improvements in the vicinity.*
 - Staff does not believe that granting this variance will adversely affect the health or safety of the community.

Recommendation

Staff recommends approval with conditions of a Variance from Section 512.02(2(a)) of the Franklin County Zoning Resolution to allow for the construction of an accessory building that would be located in front of a principal structure in an area zoned Rural.

Resolution

For your convenience, the following is a proposed resolution for the Variance request from Section 512.02 (2(a)):

Proposed Resolution for Request from 512.02(2(a)):

_____ moves to approve a Variance from Section 512.02(2(a)) of the Franklin County Zoning Resolution as outlined in the request above for the applicant identified in Case No. VA-3871.

Seconded by: _____

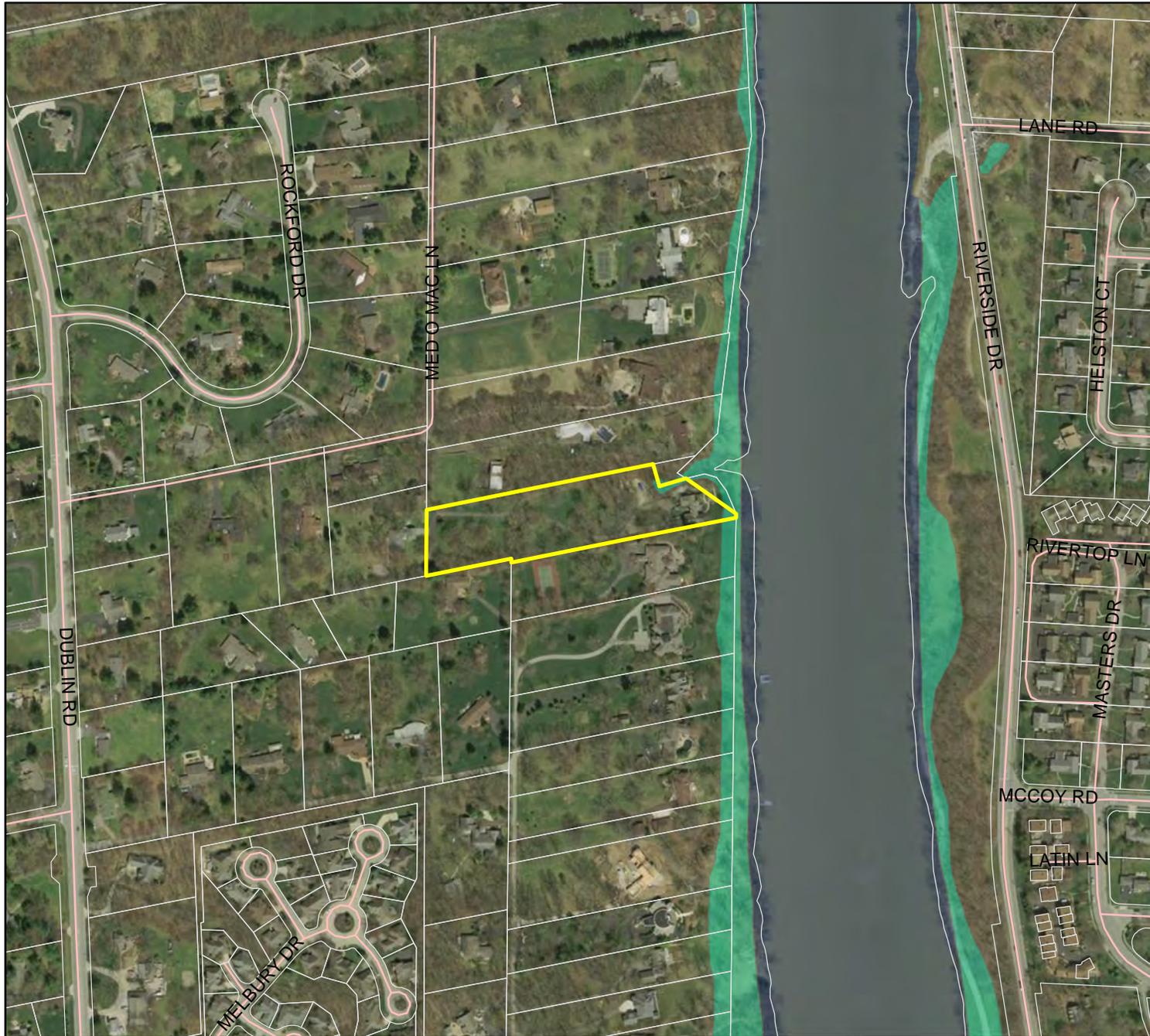
Findings of Fact

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

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

_____ moves that the basis for denying the applicant’s request for a Variance from Section 512.02(2(a)) of the Franklin County Zoning Resolution as outlined in the request above for Case No. VA-3871 results from the applicant’s failure to satisfy the criteria for granting a variance under Sections 810.041.

Seconded by: _____

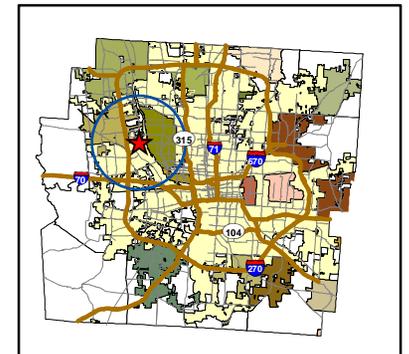


VA-3871

Requesting a Variance from Section 512.02(2(a)) of the Franklin County Zoning Resolution to allow for the construction of an accessory building that will be located in front of the principal structure in an area zoned Rural.

Acres: 3.00
Township: Norwich

-  4250 Dublin Road
-  Parcels
-  Streets
-  Floodway Fringe
-  Floodway



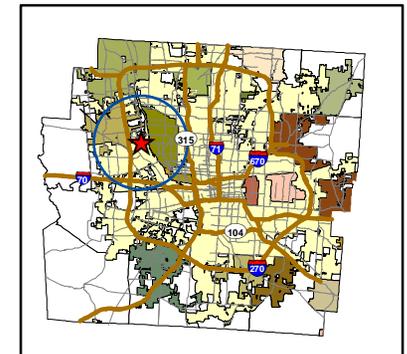


VA-3871

Requesting a Variance from Section 512.02(2(a)) of the Franklin County Zoning Resolution to allow for the construction of an accessory building that will be located in front of the principal structure in an area zoned Rural.

Acres:3.00
Township:Norwich

-  4250 Dublin Road
-  Parcels
-  Streets
-  Floodway Fringe
-  Floodway



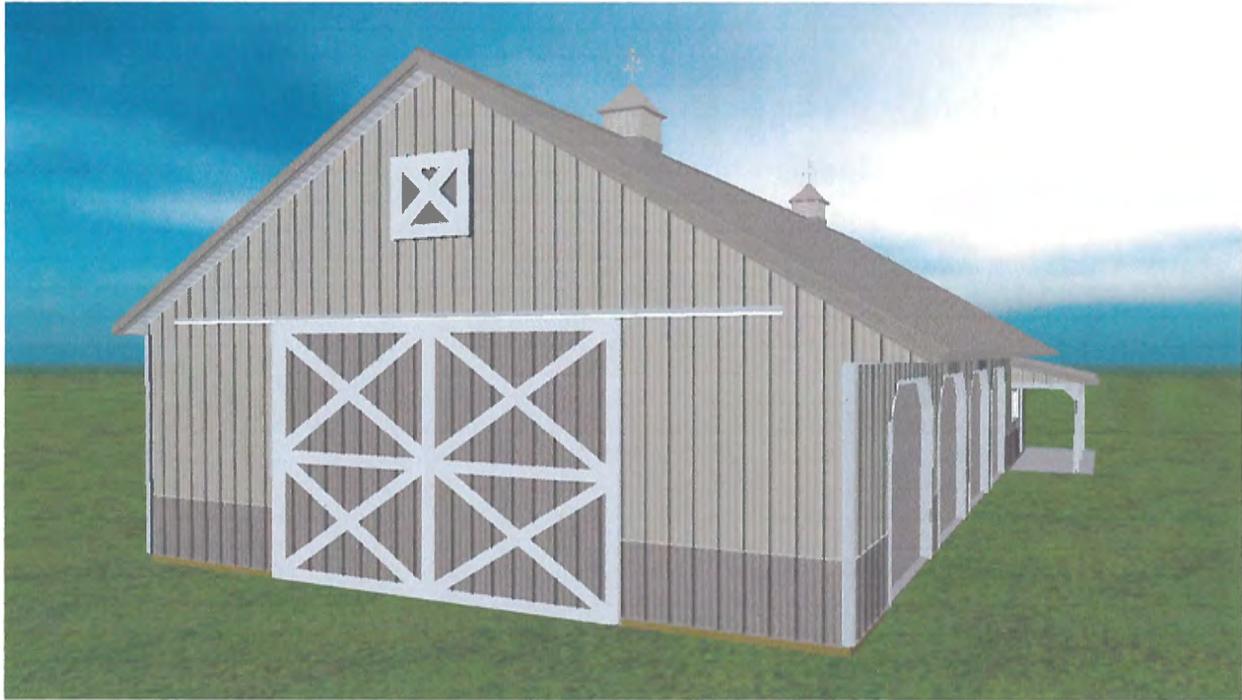


14623 State Route 31, Kenton, OH 43326
419-673-0741 Fax: 419-673-0870

Jerry Kauffman
Building Consultant
West Liberty, OH
Cell: 937-441-5783

jerry.kauffman@mortonbuildings.com

TJ & Dawn Slade – 4250 Dublin Rd, Columbus 43221



RECEIVED

DEC 14 2016

Franklin County Planning Department
Franklin County, OH

VA-3871



Commissioner John O'Grady • Commissioner Marilyn Brown • Commissioner Kevin L. Boyce
President

Economic Development & Planning Department
James Schimmer, Director

STAFF REPORT

Board of Zoning Appeals
January 17, 2017

Case VA-3872

Prepared by: Brad Fisher

Applicant/Owner:	Howley Capital, LLC
Township:	Clinton Township
Site:	1165 Chambers Rd. (PID #130-000332)
Acreage:	0.330-acres
Zoning:	Limited Industrial District (LI)
Utilities:	Private water and wastewater
Request:	Requesting a Variance from Sections 344.043(c), 344.044(b) and 531.032 of the Franklin County Zoning Resolution to allow for the construction of a warehouse that will not meet the side yard, rear yard or loading space setback requirements in an area zoned Limited Industrial (LI).

Summary

The applicant is requesting a variance to allow for the development of a warehouse that will not meet the side yard, rear yard or loading space setbacks in an area zoned Limited Industrial (LI).

Staff recommends approval with conditions.

Description of the Request

The applicant's property is located on the south side of Chambers Road, east of Northwest Boulevard and west of Kenny Road in Clinton Township. Until recently the subject site contained a structure that was constructed in 1950 and was non-conforming with respect to side yard setbacks. This structure was removed in order to allow for the redevelopment of the site to include a 5,920 square foot warehouse, parking area and green space.

Surrounding Area

The surrounding area has a mix of land uses and zoning districts located in Clinton Township and the city of Columbus. Land uses to the north include a bar, multi-family residential and industrial uses. Zoning to the west and south is for multi-family residential, with construction underway. Land use and zoning to the east is manufacturing. The surrounding area had been zoned for industrial uses since 1948 in Clinton Township until they were annexed into the City of Columbus between 2011 and 2016 and rezoned for various uses. The area is transitioning to residential uses but viable industrial operations remain.

Comprehensive Plan

The Clinton West Neighborhood Plan, adopted in 2012, includes a Future Land Use Map and a Sidewalk Priorities Map. The Future Land Use Map recommends this property for light industrial and office uses with the corresponding zoning districts: Suburban Office and Institutional (SO), Neighborhood Commercial (NC), Restricted Industrial (RI) and Limited Industrial (LI) Districts. The Sidewalks Priorities Map recommends sidewalks in this location, and no sidewalks have been proposed by the applicant.

The proposed use is permitted in the Limited Industrial (LI) district and therefore the proposal keeps with the land use Plans recommendation but the proposal fails to provide sidewalks as recommended by the Plan.

Staff Review

Variances from Section 344.043(c) – Minimum Side Yard Setback:

- When abutting a residential district, one-third (1/3) the sum of the height and length of the wall most parallel to the exterior lot line abutting a residential district, or fifty (50) feet, whichever is greater.
 - The applicant is required to meet a fifty (50) foot side yard setback to the west and has proposed a one (1) foot setback.
 - A variance is required to reduce the side yard setback by 49 feet.

Variances from Section 344.044(b) – Minimum Rear Yard Setback:

- When abutting a residential district, one-third (1/3) the sum of the height and length of the wall most parallel to the exterior lot line abutting a residential district, or fifty (50) feet, whichever is greater.
 - The applicant is required to meet a fifty (50) foot rear yard setback to the south and has proposed a fifteen (15) foot setback.
 - A variance is required to reduce the rear yard setback by 35 feet.

Variances from Section 531.032 – Loading Space Setback:

- No part of any loading space shall be permitted closer than fifty (50) feet to any residential district.
 - The applicant has proposed an eight (8) foot loading space setback from the residential property to the west.
 - A variance is required to reduce the loading space setback by 42 feet.

Technical Review Committee Agency Review

Franklin County Engineer's Office, Franklin County Drainage Engineer and Franklin Soil and Water Conservation District

Expressed no concerns with the proposed development.

City of Columbus – Division of Traffic

Stated that they are in support of the two 13 feet wide, one-way access points to serve the proposed redevelopment of the site provided that an access permit is obtained from the City of Columbus, Department of Public Services, prior to beginning construction.

Clinton Township – Building Department

Approved the proposed provision of wastewater and water service to the site, allowing for the use of portable toilets and above ground water supply tanks.

Staff Analysis

Section 810.041 – Approval of Variance:

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

- 1) *That special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the same Zoning District.*
 - » The applicant stated that the subject site was purchased and intended to be redeveloped with a warehouse when the properties to the west and south were zoned Limited Industrial. The special circumstance occurred when the adjacent properties were annexed into the City of Columbus and rezoned for residential use.
 - » Staff agrees that the rezoning of the adjacent properties have created a special circumstance for the applicant.
 - » Staff notes that the applicant purchased the property in November of 2015, nine months prior to the adjacent properties being rezoned to a residential use in August of 2016.
- 2) *That a literal interpretation of the provisions of this Zoning Resolution would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Zoning Resolution.*
 - » The applicant indicated that the zoning requirements for the newly rezoned adjacent properties has created a situation where the subject site cannot be developed to its full potential, without being granted variances.
 - » Staff agrees that a literal interpretation of the provisions of this Zoning Resolution would deprive the applicant of rights commonly enjoyed by other properties.
- 3) *That the special conditions and circumstances do not result from the action of the applicant.*
 - » Staff does not believe that the adjacent properties rezoning to residential uses are a result from actions made by the applicant.
- 4) *That granting the variance requested will not confer on the applicant any special privilege that is denied by this Zoning Resolution to other lands or structures in the same Zoning District.*
 - » The applicant stated that variances would not have been necessary for the proposed development at the time the property was purchased and are only seeking the minimum variances required.
 - » Staff agrees that if the adjacent properties had not been rezoned after the applicant had purchased this property, variances would not have been required for the submitted site plan.
- 5) *That granting the variance will not adversely affect the health or safety of persons residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare, or injurious to private property or public improvements in the vicinity.*
 - » The applicant indicated that the proposed development would enhance the area by creating a manicured and landscaped area that does not exist now.
 - » Staff agrees that the proposed development would be an improvement to the area and not adversely affect the health or safety of persons in the community.

Recommendation

Staff recommends **approval** with conditions of a Variance from Sections 344.043(c), 344.044(b) and 531.032 of the Franklin County Zoning Resolution to allow for the construction of a warehouse that will not meet the side yard, rear yard or loading space setback requirements in an area zoned Limited Industrial (LI). The conditions are as follows:

1. The applicant must apply for and receive approval of a Certificate of Zoning Compliance from the Franklin County Economic Development and Planning Department.
2. The applicant must apply for and receive approval of Building Permits from Clinton Township.
3. A sidewalk, five (5) feet in width, must be installed along the property's frontage.
4. The building's rear wall must be of the same exterior material and finish as the front and side walls.
5. The applicant must receive all necessary approvals and permits from Columbus Department of Public Service prior to beginning construction.

Resolution

For your convenience, the following are proposed resolutions for the request:

Proposed Resolution for Variance Requests:

- (a) _____ moves to approve a Variance from Sections 344.043(c), 344.044(b) and 531.032 of the Franklin County Zoning Resolution as outlined in the request above for the applicant identified in Case No. VA-3872.

Seconded by: _____

Voting:

- (b) If the resolution for the Variance request fails for lack of support, the following are proposed findings of fact for adoption by the BZA:

_____ moves that the basis for denying the applicant's request for the variances as outlined in the request above for Case No. VA-3872 results from the applicant's failure to satisfy the criteria for granting a variance under Section 810.041 of the Franklin County Zoning Resolution as detailed in staff's analysis.

Seconded by: _____

Voting:

Proposed Warehouse Building

1165 Chambers Road

Clinton Township, Ohio 43212

Property Owner: The Howley Capital LLC
 Parcel Number: 130-000332, 0.3306 acre (16,000 S.F.)

New single story masonry warehouse building. Proposed use: warehouse.
 All construction to be of fire rated construction.
 Overall building square footage is 5,920 s.f. gross

Current zoning is 'LI' Light Industrial, no change in zoning.

REQUIRED PARKING

REQUIRED PARKING SPACES PER FRANKLIN COUNTY ZONING CODE:

WAREHOUSE: 1 PER 3,000 S.F. AND 1 FOR BUSINESS USE:
 REQUIRED SPACES: 5920 S.F./3000 = 2 SPACES + 1 = 3

REQUIRED MINIMUM NUMBER OF PARKING SPACES: 3 SPACES

SPACES PROVIDED: 8 INCLUDING ONE HANDICAP ACCESSIBLE SPACE

ONE BICYCLE PARKING SPACE SHALL BE PROVIDED PER EVERY 20 VEHICLE PARKING SPACES.

REQUIRED LANDSCAPE

REQUIRED LANDSCAPE PER FRANKLIN COUNTY ZONING CODE SECTION 344.048 - AT LEAST 20% OF THE LOT MUST BE LANDSCAPED OPEN SPACE.

OPEN LANDSCAPE PROVIDED: 3482 S.F. OR 21.7%



OWNER:
The Howley Co.
 1138 Chambers Road
 Columbus, Ohio 43212
 contact: Jim Smiley

New Warehouse Building
 1165 Chambers Road
 Clinton Township, Franklin County, Ohio 43212

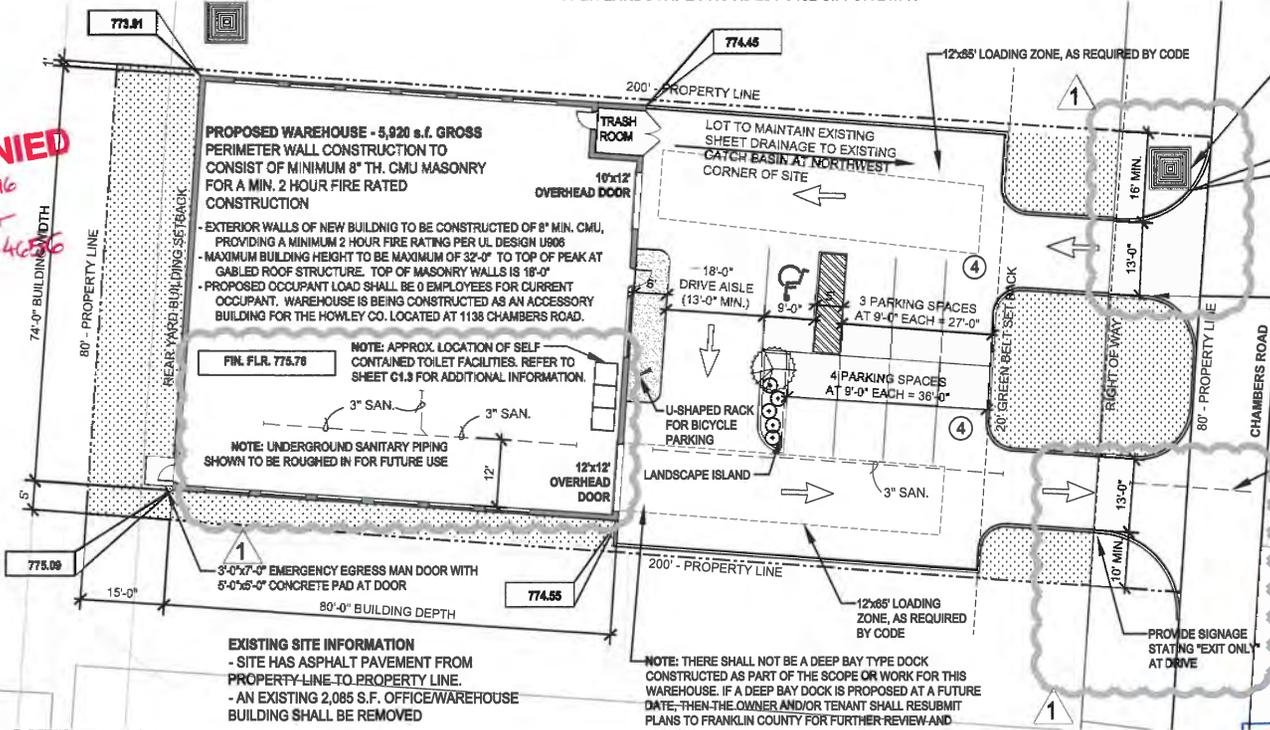
JOB NUMBER: 16_CH01
 SHEET NUMBER: ZC1.1
 DATE: 2016.10.12
 REVISION 1: 2016.11.07

PREPARED BY:
create collaborative
 design + architecture
 614.692.0886 - 1118 W. 20th AVENUE COLUMBUS HEIGHTS, OHIO 43212



VA-3372

DENIED
 11/30/16
 EJS
 2C-16-40516



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

SITE PLAN NOTES

PER SECTION 705.022 APPLICATION FOR CERTIFICATES

FRANKLIN COUNTY STORM WATER MANAGEMENT MANUAL - NOT APPLICABLE, OVERALL SITE IS LESS THAN ONE ACRE

FRANKLIN COUNTY PUBLIC HEALTH REGULATIONS AND SANITARY ENGINEER REQUIREMENTS - REFER TO PLAN CC-16972, ACCEPTED 2/2016 BY FRANKLIN COUNTY AND THE CITY OF COLUMBUS.

FRANKLIN COUNTY DRAINAGE ENGINEER - REFER TO PLAN CC-16973, ACCEPTED 3/2016 BY FRANKLIN COUNTY AND THE CITY OF COLUMBUS.

SITE SURVEY INFORMATION: A SITE SURVEY HAS BEEN PERFORMED BY IBI GROUP AND PINS SET TO CONFIRM EXTENTS OF EXISTING LOT. ANY PINS DAMAGED AND/OR MISSING SHALL BE REPLACED AS NEEDED.

BUILDING FIREPROOFING: THE UL DESIGN NUMBER IS SHOWN ON THE PLANS TO SHOW THE BUILDING'S COMPLIANCE WITH MEETING FIRE CODE REQUIREMENTS

PARCEL ACCESS: THE EXISTING TWO INGRESS/EGRESS ACCESS POINTS TO THE PARCEL FROM CHAMBERS ARE BEING USED/MAINTAINED WHILE ADDING THE REQUIRED GREENBELT LANDSCAPE AREA IN BETWEEN.

VARIANCE NOTES

SECTION 344.02 MINIMUM LOT WIDTH

ALL LOTS MUST HAVE AT LEAST ONE HUNDRED (100) FEET OF FRONTAGE ON EITHER AN ACCEPTED PUBLIC STREET.

THE EXISTING FRONTAGE IS EIGHTY (80) FEET ON A PUBLIC STREET. THE LOT FRONTAGE IS A PRE-EXISTING CONDITION AND IS NOT ABLE TO BE INCREASED.

SECTION 531.032 LOADING SPACE SETBACKS

OFF-STREET LOADING SPACES MAY BE LOCATED IN THE REQUIRED REAR OR SIDE YARD OF ANY COMMERCIAL AND/OR INDUSTRIAL DISTRICT PROVIDED THAT NOT MORE THAN NINETY PERCENT (90%) OF THE REAR OR SIDE YARD IS OCCUPIED, AND NO PART OF ANY LOADING SPACE SHALL BE PERMITTED CLOSER THAN (50) FEET TO ANY RESIDENTIAL DISTRICT.

THE LOADING SPACE ARE PLACED AT THE BUILDING AS SHOWN DUE TO THE CONSTRAINTS OF THE EXISTING SIZE OF THE LOT AND THE ABILITY TO PROVIDE ADEQUATE VEHICULAR ACCESS. THE ADJACENT LOTS ARE CURRENTLY ZONED LIGHT INDUSTRIAL.

FUTURE RESTROOM NOTES

THE OWNER SHALL PROVIDE (3) PERMANENT SELF-CONTAINED TOILETS INSIDE THE PROPOSED WAREHOUSE. WASTE WATER WILL NOT BE RETURNED TO THE GROUND ON SITE AND WILL BE STORED WITHIN THE BUILDING AND MAINTAINED BY A SEPTIC SERVICE CO.

WATER SHALL BE SUPPLIED IN AN ABOVE GROUND, 300 GALLON STORAGE CONTAINER ON SITE WITHIN THE BUILDING.

ALSO, TOILET FACILITIES (7 TOILETS) ARE AVAILABLE WITHIN 500' OF THE PROPOSED WAREHOUSE AT THE OWNER'S OFFICES AT 1138 CHAMBERS ROAD.



OWNER:

The Howley Co.
1138 Chambers Road
Columbus, Ohio 43212
contact: Jim Smiley

New Warehouse Building
1165 Chambers Road
Clinton Township, Franklin County, Ohio 43212

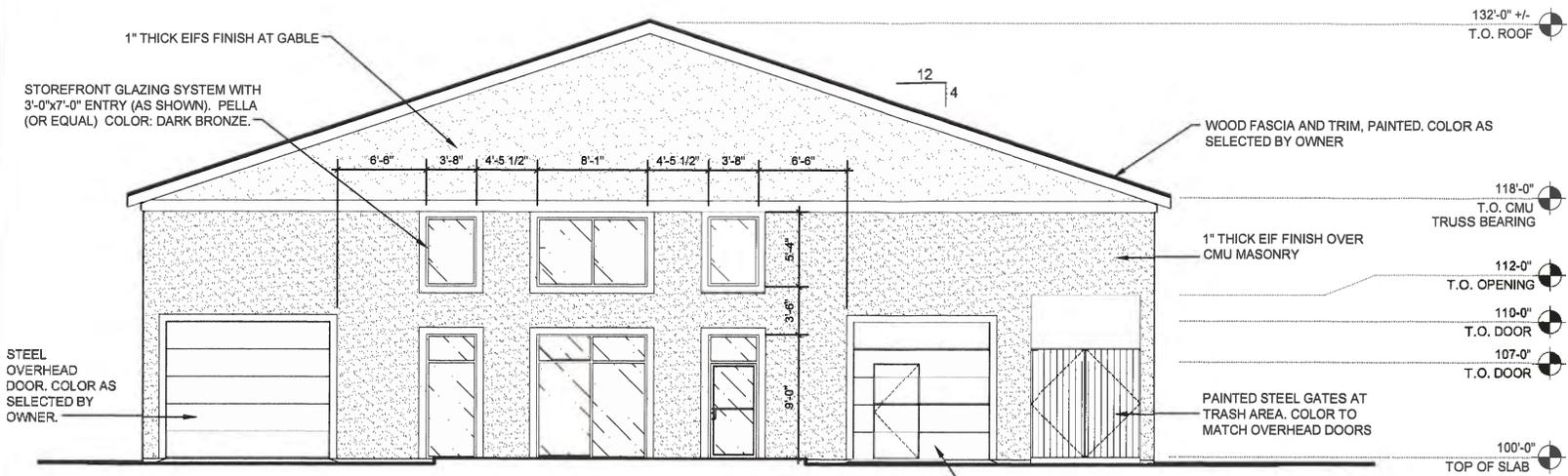
JOB NUMBER 16_CH01
SHEET NUMBER ZC1.3
DATE:
ZONING CLEARANCE: 2016.10.12
REVISION 1 2016.11.07

PREPARED BY:
create collaborative
design + architecture
614.882.0886 - 1118 W. 2nd AVENUE GRANDVIEW HEIGHTS, OHIO 430212

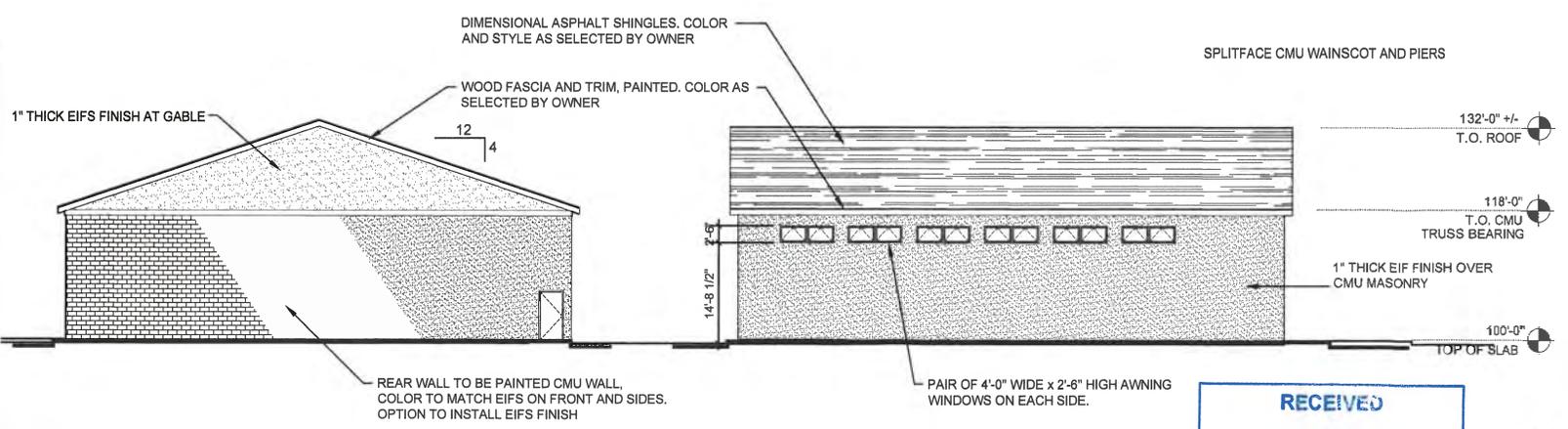


Kimberly Mikanik

1 PROJECT NOTES
Scale: NTS



1 FRONT ELEVATION
Scale: 1/8" = 1'-0"



2 REAR ELEVATION
Scale: 1/16" = 1'-0"

3 TYPICAL SIDE ELEVATION
Scale: 1/16" = 1'-0"

RECEIVED
NOV 22 2016
Franklin County Planning Department
Franklin County, OH

OWNER:
The Howley Co.
1138 Chambers Road
Columbus, Ohio 43212
contact: Jim Smiley

New Warehouse Building
1165 Chambers Road
Clinton Township, Franklin County, Ohio 43212

JOB NUMBER
16_CH01
SHEET NUMBER
ZC1.2

DATE:
ZONING CLEARANCE: 2016.10.12
REVISION 1 2016.11.07

PREPARED BY:
create collaborative
design + architecture
614.522.0265 - 1118 W. 2nd AVENUE GRANDVIEW HEIGHTS, OH 44132

STATE OF OHIO
KIMBERLY R. MIKANIK
12489
Exp. 12/31/2017
REGISTERED ARCHITECT
Kimberly Mikanik

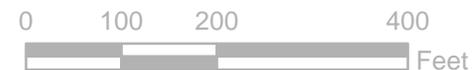
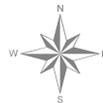
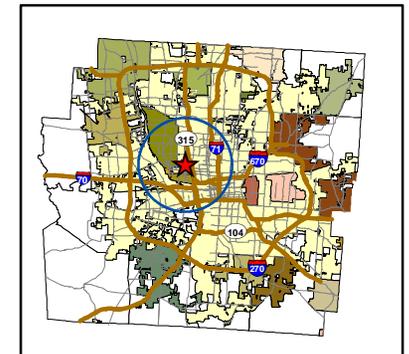


VA-3872

Requesting a Variance from Sections 344.043(c), 344.044(b) and 531.032 of the Franklin County Zoning Resolution to allow for the construction of a warehouse that will not meet the side yard, rear yard or loading space setback requirements in an area zoned Limited Industrial (LI)

Acres: 0.330
Township: Clinton

-  1165 Chambers Road
-  Parcels
-  Streets



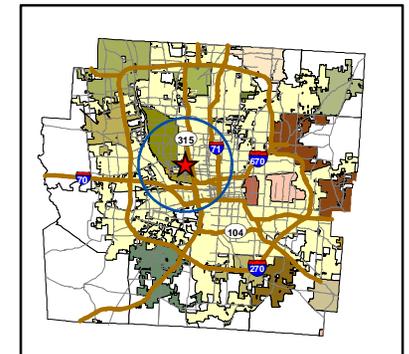


VA-3872

Requesting a Variance from Sections 344.043(c), 344.044(b) and 531.032 of the Franklin County Zoning Resolution to allow for the construction of a warehouse that will not meet the side yard, rear yard or loading space setback requirements in an area zoned Limited Industrial (LI)

Acres: 0.330
Township: Clinton

-  1165 Chambers Road
-  Parcels
-  Streets





Commissioner John O'Grady • Commissioner Marilyn Brown • Commissioner Kevin L. Boyce
President

Economic Development & Planning Department
James Schimmer, Director

STAFF REPORT

Board of Zoning Appeals
January 17, 2017

Case AP-3873

Prepared by: Brad Fisher

Owner:	Lennox Town Center
Applicant:	Steve Hermiller, Mannik & Smith Group, Inc.
Township:	Clinton Township
Site:	1665 & 1717 Olentangy River Road (PID #130-011663 & 130-000135)
Acreage:	13.306-acres
Zoning:	Limited Industrial
Utilities:	Public water and wastewater
Request:	Requesting an appeal under Section 110.043(3) of the Franklin County Zoning Resolution to allow for the expansion of a non-conforming use in an area zoned Limited Industrial.

Summary

Section 110.043(3) of the Franklin County Zoning Resolution allows the expansion of a non-conforming use upon approval of an Appeal to the Board of Zoning Appeals. Staff recommends approval with conditions.

Request

The applicant is appealing to the Board of Zoning Appeals to allow the expansion of the non-conforming use. The appeal states the following:

1. The property owner seeks to add additional gross lease area for the Lennox Town Shopping Center while keeping all parking aisles and traffic circulation the same.

The applicant has applied for an appeal to allow the expansion of a non-conforming use prior to applying for a Certificate of Zoning Compliance and is fully aware that deficiencies may be found with the application and variances may be required.

Comprehensive Plan

The Clinton West Neighborhood Plan, adopted in 2012, includes a Future Land Use Map and a Vision for Guiding Growth. The Future Land Use Map recommends this site for Full-Range Commercial uses with the following corresponding zoning districts: Suburban Apartment Residential (R-24), Suburban Office (SO), Neighborhood Commercial (NC), Community Commercial (CC) and Community Service (CS). The Visions for Guiding Growth recommends general land use, site design and transportation needs. Recommendations include creating safe routes for pedestrians and bicyclists, while also providing for sufficient and frequent transit stops.

Keeping with the Plan, the site would be designed facing the primary street, bring the stores closer together for better walkability and use a brick façade that is similar to structures to the north and south. The proposal, however, does not provide for bicycle parking, sidewalks along Chambers Road or crosswalks. Staff notes that the Plan recommends the use of stormwater best management practices in order to control stormwater runoff, however, no plan has been provided. The Plan also recommends for accessible and attractive transit stops and the proposed structure will require the removal of COTA's route 80 and 82 bus stop.

The existing use is permitted in the Neighborhood Commercial (NC) district and therefore the proposal keeps with the land use plan recommendation. The proposal fails to keep with the Plan's recommendations related to pedestrians, bicyclist, transit and stormwater management.

Staff review

Appeal from Section 110.043(3) - Non-Conforming Uses:

- The non-conforming use of a lot and/or a structure may be continued, expanded or changed, subject to the following:
 - On approval of an appeal to the Board of Zoning Appeals, a non-conforming use may be expanded.
 - The applicant is proposing to construct a 21,230 square foot building for retail purposes. This represents approximately a 53% increase over the existing retail square footage.

Franklin County Drainage Engineer

Expressed no concerns with the proposed development.

Franklin Soil and Water Conservation District

The proposed development is below the threshold for requiring compliance with the Ohio Environmental Protection Agency's (OEPA) National Pollution Discharge Elimination System (NPDES) permit and the site's stormwater discharges directly to the Olentangy River. Using the NPDES permit requirements as guidance, the site should add 4,246 square feet of open space or capture a stormwater volume of 213 cubic feet to improve water quality.

Central Ohio Transit Authority (COTA)

Currently working with the applicant to adjust future alignment of bus stops to accommodate the development.

Staff Analysis

The existing use is consistent with the Clinton-Mifflin Land Use Plan's recommendation for land use. Staff believes that by incorporating the recommended conditions of approval the proposal will promote public health, safety and general welfare in the community by allowing for the continued and expanded use of the property consistent with the zoning district's development standards and adopted comprehensive plan.

Recommendation

Staff recommends *approval* with conditions of the appeal from Section 110.043(3) of the Franklin County Zoning Resolution to allow for the expansion of a non-conforming use in an area zoned Limited Industrial. The conditions of approval are as follows:

1. The applicant must apply for and receive approval of a Certificate of Zoning Compliance from the Franklin County Economic Development and Planning Department.
2. The applicant must increase landscaped open space by 4,246 square feet or provide for a stormwater reduction volume of 213 cubic feet with the selected Best Management Practices (BMP) approved by the Franklin Soil and Water Conservation District.

3. To meet the recommendations of the Clinton West Neighborhood Plan, the applicant shall coordinate with the Franklin County Economic Development and Planning Department, Clinton Township, and COTA to install a five (5) foot sidewalk and ADA compliant bus shelter pad on the north side of the Chambers Road right-of-way from Olentangy River Road west to the Lennox service drive. The site plans must be updated to show the sidewalk and shelter pad prior to the issuance of a Certificate of Zoning Compliance. A striped crosswalk must be installed across the service drive connecting the new sidewalk to the existing sidewalk west of the service drive.
4. If requested by the Township, the applicant shall prepare and record a sidewalk maintenance agreement with Clinton Township for the five (5) foot sidewalk located within the Chambers Road right-of-way prior to the issuance of a Certificate of Zoning Compliance.
5. The applicant must make the service drive at the rear of the buildings two-way to allow transit service in both directions.
6. The applicant must install 18 bicycle parking spaces consistent with section 670.0814 of the Franklin County Zoning Resolution.
7. The site must provide for transit access through the site throughout construction.
8. The applicant must finalize the approved lot line adjustment application prior to any construction.

EAIRWORK-GENERAL

DETERMINATION OF SITE EARTHWORK EXCAVATION AND EMBANKMENT QUANTITIES SHALL BE IN ACCORDANCE WITH THE FOLLOWING CRITERIA:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SUITABILITY OF SOILS TO BE USED AS EMBANKMENTS FOR PARKING LOTS, BUILDING PADS, ETC.

STOCKPILING OF TOP SOIL AND/OR EXCESS MATERIAL FOR THESE IMPROVEMENTS OR OFFSITE HAULING OF TOPSOIL/SUITABLE MATERIAL, ETC. SHALL BE COORDINATED WITH THE OWNER. APPROPRIATE MEANS FOR SEDIMENTATION CONTROL OF THE ONSITE STOCKPILES SHALL BE PROVIDED AS A MATTER OF GENERAL PRACTICE IN ACCORDANCE WITH THE REQUIRED STANDARDS REFERENCED AS A PART OF THE SEDIMENT AND EROSION DETAILS. IT IS THE CONTRACTORS RESPONSIBILITY TO ASSURE THAT A SUFFICIENT AMOUNT OF TOPSOIL REMAINS SO THAT ANY LANDSCAPING AND LANDSCAPE MOUNDING CAN BE COMPLETED.

SURFACE GRADING TOLERANCE FOR HARD SURFACE AREAS (PARKING LOTS, ROADWAYS, DRIVES, CURBS, ETC.) SHALL NOT DEVIATE MORE THAN 0.1" AT PROPOSED SUBGRADE. CONTRACT LANDSCAPE GRADING TOLERANCE SHALL NOT DEVIATE MORE THAN 0.3" FROM PROPOSED SURFACE ELEVATION.

GENERAL SITE EARTHWORK OPERATIONS (PREPARATION OF PAVEMENT SUBGRADES, ETC.) ALONG WITH REQUIREMENT STANDARDS (COMPACTION, PROOFROLLING, ETC.) SHALL BE IN ACCORDANCE WITH THE SOILS REPORT. COPIES OF THE SOILS REPORT SHOULD BE OBTAINED FROM THE OWNER OR OWNER'S REPRESENTATIVE.

ALL EARTHWORK OPERATIONS SHALL BE OBSERVED AND TESTED BY THE SITE SOILS ENGINEER EMPLOYED AND PAID FOR BY THE OWNER. ADDITIONALLY, ALL FINAL GRADES SHALL BE FIELD CHECKED BY AN AGENT OF THE OWNER UPON COMPLETION OF CONTRACTORS OPERATIONS TO DETERMINE IF THE SITE HAS BEEN CONSTRUCTED TO THE GRADES INDICATED.

TEMPORARY AND/OR PERMANENT SEEDING WITHIN THE DESIGNATED WORK LIMITS SHALL BE PERFORMED AT THE DIRECTION OF THE OWNER IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE REQUIREMENTS FOR SEEDING MIX, RATE OF APPLICATION, ETC. SHALL AS SHOWN ON THE LANDSCAPE PLAN.

EARTHWORK-SPECIFICATIONS

PART 1 - PRODUCTS

- 1.1 SOIL MATERIALS
A. GENERAL: PROVIDE BORROW SOIL MATERIALS WHEN SUFFICIENT SATISFACTORY SOIL MATERIALS ARE NOT AVAILABLE FROM EXCAVATIONS.
B. SATISFACTORY SOILS: ASTM D 2487 SOIL CLASSIFICATION GROUPS GW, GP, GM, SW, SP, SM, OR A COMBINATION OF THESE GROUPS; FREE OF ROCK OR GRAVEL LARGER THAN 3 INCHES IN ANY DIMENSION, DEBRIS, FROST MATERIALS, VEGETATION, AND OTHER DELETERIOUS MATTER.
C. UNSATISFACTORY SOILS: SOIL CLASSIFICATION GROUPS GC, SC, CL, ML, OL, CH, MH, OH, AND PT ACCORDING TO ASTM D 2487, OR A COMBINATION OF THESE GROUPS.
1. SATISFACTORY SOILS ALSO INCLUDE SATISFACTORY SOILS NOT MAINTAINED WITHIN 2 PERCENT OF OPTIMUM MOISTURE CONTENT AT TIME OF COMPACTION.
D. SUBGRADE MATERIAL: NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR CRUSHED SAND; ASTM D 2940; WITH AT LEAST 90 PERCENT PASSING A 1-1/2-INCH SIEVE AND NOT MORE THAN 12 PERCENT PASSING A NO. 200 SIEVE.
E. BASE COURSE: NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR CRUSHED SAND; ASTM D 2940; WITH AT LEAST 95 PERCENT PASSING A 1-1/2-INCH SIEVE AND NOT MORE THAN 8 PERCENT PASSING A NO. 200 SIEVE.
F. ENGINEERED FILL: NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR CRUSHED SAND; ASTM D 2940; WITH AT LEAST 90 PERCENT PASSING A 1-1/2-INCH SIEVE AND NOT MORE THAN 12 PERCENT PASSING A NO. 200 SIEVE.
G. BEDDING COURSE: NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR CRUSHED SAND; ASTM D 2940, EXCEPT WITH 100 PERCENT PASSING A 1-INCH SIEVE AND NOT MORE THAN 8 PERCENT PASSING A NO. 200 SIEVE.
H. DRAINAGE COURSE: NARROWLY GRADED MIXTURE OF WASHED CRUSHED STONE, OR CRUSHED OR UNCRUSHED GRAVEL; ASTM D 448; COARSE-AGGREGATE GRADING SIZE 57; WITH 100 PERCENT PASSING A 1-1/2-INCH SIEVE AND 0 TO 5 PERCENT PASSING A NO. 8 SIEVE.

PART 2 - EXECUTION

- 2.1 PREPARATION
A. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT, AND OTHER HAZARDS CREATED BY EARTHWORK OPERATIONS.
B. PROTECT AND MAINTAIN EROSION AND SEDIMENTATION CONTROLS DURING EARTHWORK OPERATIONS.
2.2 EXCAVATION
A. UNCLASSIFIED EXCAVATION: EXCAVATE TO SUBGRADE ELEVATIONS REGARDLESS OF THE CHARACTER OF SURFACE AND SUBSURFACE CONDITIONS ENCOUNTERED. UNCLASSIFIED EXCAVATED MATERIALS MAY INCLUDE ROCK, SOIL MATERIALS, AND OBSTRUCTIONS. NO CHANGES IN THE CONTRACT SUM OR THE CONTRACT TIME WILL BE AUTHORIZED FOR ROCK EXCAVATION OR REMOVAL OF OBSTRUCTIONS.
1. IF EXCAVATED MATERIALS INTENDED FOR FILL AND BACKFILL INCLUDE UNSATISFACTORY SOIL MATERIALS AND ROCK, REPLACE WITH SATISFACTORY SOIL MATERIALS.

- 2.3 EXCAVATION FOR STRUCTURES
A. EXCAVATE TO INDICATED ELEVATIONS AND DIMENSIONS WITHIN A TOLERANCE OF PLUS OR MINUS 1 INCH. IF APPLICABLE, EXTEND EXCAVATIONS A SUFFICIENT DISTANCE FROM STRUCTURES FOR PLACING AND REMOVING CONCRETE FORMWORK, FOR INSTALLING SERVICES AND OTHER CONSTRUCTION, AND FOR INSPECTIONS.
B. EXCAVATION FOR FOOTINGS AND FOUNDATIONS: DO NOT DISTURB BOTTOM OF EXCAVATION. EXCAVATE BY HAND TO FINAL GRADE. JUST BEFORE PLACING CONCRETE REINFORCEMENT, TRIM BOTTOMS TO REQUIRED LINES AND GRADES TO LEAVE SOLID BASE TO RECEIVE OTHER WORK.
2.4 EXCAVATION FOR WALKS AND PAVEMENTS
A. EXCAVATE SURFACES UNDER WALKS AND PAVEMENTS TO INDICATED LINES, CROSS SECTIONS, ELEVATIONS, AND SUBGRADES.
2.5 EXCAVATION FOR UTILITY TRENCHES
A. EXCAVATE TRENCHES TO INDICATED GRADIENTS, LINES, DEPTHS, AND ELEVATIONS.
B. EXCAVATE TRENCHES TO UNIFORM WIDTHS TO PROVIDE THE FOLLOWING CLEARANCE ON EACH SIDE OF PIPE OR CONDUIT. EXCAVATE TRENCH WALLS VERTICALLY FROM TRENCH BOTTOM TO 12 INCHES HIGHER THAN TOP OF PIPE OR CONDUIT, UNLESS OTHERWISE INDICATED.
C. CLEARANCE: 12 INCHES EACH SIDE OF PIPE OR CONDUIT.
D. TRENCH BOTTOMS: EXCAVATE AND SHAPE TRENCH BOTTOMS TO PROVIDE UNIFORM BEARING AND SUPPORT OF PIPES AND CONDUIT. SHAPE SUBGRADE TO PROVIDE CONTINUOUS SUPPORT FOR BELLS, JOINTS, AND BARRELS OF PIPES AND FOR JOINTS, FITTINGS, AND BODIES OF CONDUITS. REMOVE PROTRUDING STONES AND SWAMP OBJECTS ALONG TRENCH SUBGRADE.

- 2.6 SUBGRADE INSPECTION
A. PROOF-ROLL SUBGRADE BELOW THE BUILDING SLABS AND PAVEMENTS WITH HEAVY PNEUMATIC-TIRED EQUIPMENT TO IDENTIFY SOFT POCKETS AND AREAS OF EXCESS YIELDING. DO NOT PROOF-ROLL WEI OR SATURATED SUBGRADES.
B. RECONSTRUCT SUBGRADES DAMAGED BY FREEZING TEMPERATURES, FROST, RAIN, ACCUMULATED WATER, OR CONSTRUCTION ACTIVITIES, AS DIRECTED BY ARCHITECT, WITHOUT ADDITIONAL COMPENSATION.
2.7 UNAUTHORIZED EXCAVATION
A. FILL UNAUTHORIZED EXCAVATION UNDER FOUNDATIONS OR WALL FOOTINGS BY EXTENDING BOTTOM ELEVATION OF CONCRETE FOUNDATION OR FOOTING TO EXCAVATION BOTTOM, WITHOUT ALTERING TOP ELEVATION. COMPACTED 9001 304 OR LEAN CONCRETE FILL, WITH 28-DAY COMPRESSIVE STRENGTH OF 1500 PSI, MAY BE USED WHEN APPROVED BY ARCHITECT.
A. FILL UNAUTHORIZED EXCAVATIONS UNDER OTHER CONSTRUCTION OR UTILITY PIPE AS DIRECTED BY ARCHITECT.

- 2.8 STORAGE OF SOIL MATERIALS
A. STOCKPILE BORROW SOIL MATERIALS AND EXCAVATED SATISFACTORY SOIL MATERIALS WITHOUT INTERMIXING, PLACE, GRADE, AND SHAPE STOCKPILES TO DRAIN SURFACE WATER, COVER TO PREVENT WINDBLOWN DUST.
1. STOCKPILE SOIL MATERIALS AWAY FROM EDGE OF EXCAVATIONS. DO NOT STORE WITHIN DRIP LINE OF REMAINING TREES.

- 2.9 UTILITY TRENCH BACKFILL
A. PLACE BACKFILL ON SUBGRADES FREE OF MUD, FROST, SNOW, OR ICE.
B. PLACE AND COMPACT BEDDING COURSE ON TRENCH BOTTOMS AND WHERE INDICATED SHAPE BEDDING COURSE TO PROVIDE CONTINUOUS SUPPORT FOR BELLS, JOINTS, AND BARRELS OF PIPES AND FOR JOINTS, FITTINGS, AND BODIES OF CONDUITS.
C. BACKFILL TRENCHES EXCAVATED UNDER FOOTINGS AND WITHIN 18 INCHES OF BOTTOM OF FOOTINGS WITH SATISFACTORY SOILS. FILL WITH CONCRETE TO ELEVATION OF BOTTOM OF FOOTINGS. CONCRETE IS SPECIFIED IN DIVISION 32 SECTION "CONCRETE PAVING."
D. PROVIDE 4-INCH-THICK, CONCRETE-BASE SLAB SUPPORT FOR PIPING OR CONDUIT LESS THAN 18 INCHES BELOW SURFACE OF ROADWAYS. AFTER INSTALLING AND TESTING, COMPLETELY ENCASE PIPING OR CONDUIT IN A MINIMUM OF 4 INCHES OF CONCRETE BEFORE BACKFILLING OR PLACING ROADWAY SUBBASE.
E. PLACE AND COMPACT INITIAL BACKFILL OF SATISFACTORY SOIL, FREE OF PARTICLES LARGER THAN 1 INCH IN ANY DIMENSION, TO A HEIGHT OF 12 INCHES OVER THE UTILITY PIPE OR CONDUIT.
1. CAREFULLY COMPACT INITIAL BACKFILL UNDER PIPE HAUNCHES AND COMPACT EVENLY UP ON BOTH SIDES AND ALONG THE FULL LENGTH OF UTILITY PIPING OR CONDUIT TO AVOID DAMAGE OR DISPLACEMENT OF PIPING OR CONDUIT. COORDINATE BACKFILLING WITH UTILITIES TESTING.
F. PLACE AND COMPACT FINAL BACKFILL OF SATISFACTORY SOIL TO FINAL SUBGRADE ELEVATION.
G. INSTALL WARNING TAPE DIRECTLY ABOVE UTILITIES, 12 INCHES BELOW FINISHED GRADE, EXCEPT 8 INCHES BELOW SUBGRADE UNDER PAVEMENTS AND SLABS.

- 2.10 SOIL FILL
A. FLOW SCARIFY, BENCH, OR BREAK UP SLOPED SURFACES STEEPER THAN 1 VERTICAL TO 4 HORIZONTAL SO FILL MATERIAL WILL BOND WITH EXISTING MATERIAL.
B. PLACE AND COMPACT FILL MATERIAL IN LAYERS TO REQUIRED ELEVATIONS AS FOLLOWS:
1. UNDER GRASS AND PLANTED AREAS, USE SATISFACTORY SOIL MATERIAL.
2. UNDER WALKS AND PAVEMENTS, USE SATISFACTORY SOIL MATERIAL.
3. UNDER STEPS AND RAMPS, USE ENGINEERED FILL.
4. UNDER BUILDING SLABS, USE ENGINEERED FILL.
5. UNDER FOOTINGS AND FOUNDATIONS, USE ENGINEERED FILL.
2.11 SOIL MOISTURE CONTROL
A. UNIFORMLY MOISTEN OR AERATE SUBGRADE AND EACH SUBSEQUENT FILL OR BACKFILL SOIL LAYER BEFORE COMPACTION TO WITHIN 2 PERCENT OF OPTIMUM MOISTURE CONTENT.
1. DO NOT PLACE BACKFILL OR FILL SOIL MATERIAL ON SURFACES THAT ARE MUDDY, FROZEN, OR CONTAIN FROST OR ICE.
2. REMOVE AND REPLACE, OR SCARIFY AND AIR DRY OTHERWISE SATISFACTORY SOIL MATERIAL THAT EXCEEDS OPTIMUM MOISTURE CONTENT BY 2 PERCENT AND IS 100 FEET TO COMPACT TO SPECIFIED DRY UNIT WEIGHT.
2.12 COMPACTION OF SOIL BACKFILLS AND FILLS
A. PLACE BACKFILL AND FILL SOIL MATERIALS IN LAYERS NOT MORE THAN 9 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS.
B. PLACE BACKFILL AND FILL SOIL MATERIALS EVENLY ON ALL SIDES OF STRUCTURES TO REQUIRED ELEVATIONS, AND UNIFORMLY ALONG THE FULL LENGTH OF EACH STRUCTURE.
C. COMPACT SOIL MATERIALS TO NOT LESS THAN THE FOLLOWING PERCENTAGES OF MAXIMUM DRY UNIT WEIGHT ACCORDING TO ASTM D 698:
1. UNDER STRUCTURES, BUILDING SLABS, STEPS, AND PAVEMENTS, SCARIFY AND RECOMPACT TOP 12 INCHES OF EXISTING SUBGRADE AND EACH LAYER OF BACKFILL OR FILL SOIL MATERIAL AT 98 PERCENT.
2. THE LIMITS FOR COMPACTION SHALL BE WITHIN A LINE TEN FEET OUTSIDE THE STRUCTURE OR PAVEMENT AND DOWN TO EXISTING A SLOPE OF TWO HORIZONTAL TO ONE VERTICAL.
3. UNDER WALKWAYS, SCARIFY AND RECOMPACT TOP 6 INCHES BELOW SUBGRADE AND COMPACT EACH LAYER OF BACKFILL OR FILL SOIL MATERIAL AT 98 PERCENT.
4. UNDER LAWN OR UNPAVED AREAS, SCARIFY AND RECOMPACT TOP 6 INCHES BELOW SUBGRADE AND COMPACT EACH LAYER OF BACKFILL OR FILL SOIL MATERIAL AT 90 PERCENT.
5. FOR UTILITY TRENCHES, COMPACT EACH LAYER OF INITIAL AND FINAL BACKFILL SOIL MATERIAL AT 98 PERCENT.

- 2.13 GRADING
A. GENERAL: UNIFORMLY GRADE AREAS TO A SMOOTH SURFACE, FREE OF IRREGULAR SURFACE CHANGES. COMPLY WITH COMPACTION REQUIREMENTS AND GRADES TO CROSS SECTIONS, LINES, AND ELEVATIONS INDICATED.
B. SITE GRADING: SLOPE GRADES TO DIRECT WATER AWAY FROM BUILDINGS AND TO PREVENT PONDING. FINISH SUBGRADES TO REQUIRED ELEVATIONS WITHIN THE FOLLOWING TOLERANCES:
1. LAWN OR UNPAVED AREAS: PLUS OR MINUS 1 INCH.
2. WALKS: PLUS OR MINUS 1/2 INCH.
3. PAVEMENTS: PLUS OR MINUS 1/2 INCH.
C. GRADING INSIDE BUILDING LINES. FINISH SUBGRADE TO A TOLERANCE OF 1/2 INCH WHEN TESTED WITH A 10-FOOT STRAIGHTEDGE.
2.14 SUBBASE AND BASE COURSES
A. PLACE BASE COURSE ON SUBGRADES FREE OF MUD, FROST, SNOW, OR ICE.
B. ON PREPARED SUBGRADE, PLACE SUBBASE COURSE UNDER PAVEMENTS AND WALKS AS FOLLOWS:
1. SHAPE SUBBASE COURSE TO REQUIRED CROWN ELEVATIONS AND CROSS-SLOPE GRADES.
2. COMPACT SUBBASE COURSE AT OPTIMUM MOISTURE CONTENT TO REQUIRED GRADES, LINES, CROSS SECTIONS, AND THICKNESS TO NOT LESS THAN 98 PERCENT OF MAXIMUM DRY UNIT WEIGHT ACCORDING TO ASTM D 698.
2.15 DRAINAGE COURSE
A. PLACE DRAINAGE COURSE ON SUBGRADES FREE OF MUD, FROST, SNOW, OR ICE.
B. ON PREPARED SUBGRADE, PLACE AND COMPACT DRAINAGE COURSE UNDER LASTER CAST-IN-PLACE CONCRETE SUBS-ON-GRADE AS FOLLOWS:
1. PLACE DRAINAGE COURSE THAT EXCEEDS 6 INCHES IN COMPACTED THICKNESS IN LAYERS OF EQUAL THICKNESS, WITH NO COMPACTED LAYER MORE THAN 6 INCHES THICK OR LESS THAN 3 INCHES THICK.
2. COMPACT EACH LAYER OF DRAINAGE COURSE TO REQUIRED CROSS SECTIONS AND THICKNESSES TO NOT LESS THAN 98 PERCENT OF MAXIMUM DRY UNIT WEIGHT ACCORDING TO ASTM D 698.
2.16 FILL QUALITY CONTROL
A. TESTING AGENCY: OWNER WILL ENGAGE A QUALIFIED GEOTECHNICAL ENGINEERING TESTING AGENCY TO PERFORM TESTS AND INSPECTIONS.
B. ALLOW TESTING AGENCY TO INSPECT AND TEST SUBGRADES AND EACH FILL OR BACKFILL LAYER. PROCEED WITH SUBSEQUENT EARTH MOVING ONLY AFTER TEST RESULTS FOR PROXIMOUSLY

- COMPLETED WORK COMPLY WITH REQUIREMENTS.
C. FOOTING SUBGRADE: AT FOOTING SUBGRADES, AT LEAST ONE TEST OF EACH SOIL STRATUM WILL BE PERFORMED TO VERIFY DESIGN BEARING CAPACITIES. SUBSEQUENT VERIFICATION AND APPROVAL OF OTHER FOOTING SUBGRADES MAY BE BASED ON A VISUAL COMPARISON OF SUBGRADE WITH TESTED SUBGRADE WHEN APPROVED BY ARCHITECT.
D. TESTING AGENCY WILL TEST COMPACTION OF SOILS IN PLACE ACCORDING TO ASTM D 1558, ASTM D 2167, ASTM D 2922, AND ASTM D 2937, AS APPLICABLE. TESTS WILL BE PERFORMED AT THE FOLLOWING LOCATIONS AND FREQUENCIES:
1. PAVED AND BUILDING SLAB AREAS: AT SUBGRADE AND AT EACH COMPACTED FILL AND BACKFILL LAYER, AT LEAST ONE TEST FOR EVERY 2000 SQ. FT. OR LESS OF PAVED AREA OR BUILDING SLAB, BUT IN NO CASE FEWER THAN THREE TESTS.
3. FOUNDATION WALL BACKFILL: AT EACH COMPACTED BACKFILL LAYER, AT LEAST ONE TEST FOR EVERY 100 FEET OR LESS OF WALL LENGTH, BUT NO FEWER THAN TWO TESTS.
4. TRENCH BACKFILL: AT EACH COMPACTED INITIAL AND FINAL BACKFILL LAYER, AT LEAST ONE TEST FOR EVERY 150 FEET OR LESS OF TRENCH LENGTH, BUT NO FEWER THAN TWO TESTS.
E. WHEN TESTING AGENCY REPORTS THAT SUBGRADES, FILLS, OR BACKFILLS HAVE NOT ACHIEVED DEGREE OF COMPACTION SPECIFIED, SCARIFY AND MOISTEN OR AERATE, OR REMOVE AND REPLACE, SOIL MATERIALS TO OBTAIN REQUIRED COMPACTION AND RETEST UNTIL SPECIFIED COMPACTION IS OBTAINED.
2.17 PROTECTION
A. PROTECTING GRADED AREAS: PROTECT NEWLY GRADED AREAS FROM TRAFFIC, FREEZING, AND EROSION. KEEP FREE OF TRASH AND DEBRIS.
B. REPAIR AND REESTABLISH GRADES TO SPECIFIED TOLERANCES. MATERIALS COVERED OR PARTIALLY COVERED SURFACES BECOME ERODED, RUTTED, SETTLED, OR WHERE THEY LOSE COMPACTION DUE TO SUBSEQUENT CONSTRUCTION OPERATIONS OR WEATHER CONDITIONS.
1. SCARIFY OR REMOVE AND REPLACE SOIL MATERIAL TO DEPTH AS DIRECTED BY ARCHITECT; RESHAPE AND RECOMPACT.
C. WHERE SETTLING OCCURS BEFORE PROJECT CORRECTION PERIOD ELAPSES, REMOVE FINISHED SURFACING, BACKFILL WITH ADDITIONAL SOIL MATERIAL, COMPACT, AND RECONSTRUCT SURFACING.
1. RESTORE APPEARANCE, QUALITY, AND CONDITION OF FINISHED SURFACING TO MATCH ADJACENT WORK, AND ELIMINATE EVIDENCE OF RESTORATION TO GREATEST EXTENT POSSIBLE.
2.18 DISPOSAL OF SURPLUS AND WASTE MATERIALS
A. REMOVE SURPLUS SATISFACTORY SOIL AND WASTE MATERIALS, INCLUDING UNSATISFACTORY SOIL, TRASH, AND DEBRIS, AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
1. REMOVE WASTE MATERIALS, INCLUDING UNSATISFACTORY SOIL, TRASH, AND DEBRIS, AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.

- NON-RUBBER Tired VEHICLES
NON-RUBBER Tired VEHICLES SHALL NOT BE MOVED ON PUBLIC STREETS, EXISTING PRIVATE ROADWAYS OR PARKING LOTS, NO EXCEPTIONS SHALL BE GRANTED.
WHERE POTENTIAL GRADE CONFLICTS MIGHT OCCUR WITH EXISTING UTILITIES, THE CONTRACTOR WILL BE REQUIRED TO UNCOVER SUCH UTILITIES SUFFICIENTLY IN ADVANCE OF LAYING PIPE OR DUCT AND PROVIDE THE ENGINEER THE LOCATION AND ELEVATION OF SAID UTILITY. THE ENGINEER CAN DETERMINE IF ANY ADJUSTMENTS ARE NECESSARY.
THE NOTIFICATION OF AFFECTED UTILITY OWNERS IN ADVANCE OF CONSTRUCTION AND EXACT LOCATION AND PROTECTION OF UTILITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR. IF DAMAGE IS CAUSED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF THE SAME AND FOR ANY RESULTING CONTINUED DAMAGE.
PERMITS
THE CONTRACTOR IS TO OBTAIN ALL NECESSARY PERMITS. AN ORIGINAL PERMIT WITH SIGNATURES SHALL BE KEPT ONSITE AT ALL TIMES.
SITE VISIT
THE CONTRACTOR SHALL PERFORM FIELD RECONNAISSANCE TO BECOME ACQUAINTED WITH THE EXISTING SITE CONDITIONS AND THE POTENTIAL AFFECTS UPON THE WORK SCOPE. ANY PERFORMANCE OF ADDITIONAL SITE SURVEYING OR INVESTIGATIONS (TEST HOLES) SHALL BE COORDINATED IN ADVANCE WITH THE OWNER AS WARRANTED. EXCAVATED MATERIAL SHALL BE REPLACED IN A CONTROLLED MANNER TO MINIMIZE IMPACT ON FIELD EARTHWORK OPERATIONS.

- TRENCHES
ALL TRENCHES THAT CROSS PAVEMENT OR WHERE THE FRONT FACE OF TRENCHES, PARALLEL TO THE PAVEMENT IS WITHIN 24" OF THE FACE OF PAVEMENT OR EDGE OF PAVEMENT SHALL BE BACKFILLED WITH COMPACTED GRANULAR MATERIAL AS PER ITEM 304. THE MATERIAL SHALL EXTEND LATERALLY 36" BEYOND FACE OF CURB OR EDGE OF PAVEMENT. OTHER AREAS OUTSIDE ABOVE REQUIREMENT SHALL BE COMPACTED AS PER ITEM 611 (STORM SEWER), ITEM 638 (WATER MAIN).
STORAGE OF EQUIPMENT AND MATERIALS
NO MATERIALS OR EQUIPMENT SHALL BE STORED WITHIN THE RIGHT-OF-WAY OR WITHIN ONE HUNDRED (100) FEET OF ANY INTERESTING STREET OR DRIVEWAY. COMPLIANCE WITH THESE REQUIREMENTS ALONG WITH ADDITIONAL PROVISIONS OF THE CONTRACT SPECIFICATIONS SHALL NOT IN ANY WAY RELIEVE THE CONTRACTOR OF HIS LEGAL RESPONSIBILITIES OR LIABILITIES FOR THE SAFETY OF THE

PUBLIC. THE CONTRACTOR SHALL INDICATE HIS INTENT WITH REGARD TO STORAGE AT THE PRECONSTRUCTION MEETING.

SITE UTILITIES

CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE ROUTING OF THE PROPOSED PRIVATE UTILITY SERVICES. THE ROUTING OF THE PROPOSED PRIVATE UTILITY SERVICES SHALL BE ADJUSTED IN THE FIELD AS NEEDED TO AVOID CONFLICTS WITH EXISTING UTILITIES AND EACH OTHER.
CONTRACTOR SHALL COORDINATE THE FINAL LOCATIONS OF THE PRIVATE UTILITY SERVICE CONNECTION POINTS AT THE BUILDING PERIMETER WITH THE MOST CURRENT APPROVED BUILDING MECHANICAL SYSTEM DRAWINGS. THE ROUTING OF THE PRIVATE UTILITY SERVICES SHALL BE FIELD ADJUSTED AS NEEDED TO MEET THE PROPOSED CONNECTION POINTS.

ROOF DRAINS

CONTRACTOR TO USE P.V.C. SEWER PIPE IN ACCORDANCE WITH ASTM D3034 AND WITH GDOT 720 WITH JOINTS PER ASTM D3212 FOR ROOF DRAIN PIPE. REFERENCE MECHANICAL, ELECTRICAL, AND PLUMBING PLANS FOR SIZES OF ROOF DRAINS.
ALL PIPE FITTINGS FOR THE ROOF DRAINS ARE TO BE INCLUDED IN THE UNIT PRICE BID FOR ITEM SPEC, ROOF DRAINS, COMPLETE; UP TO 5' FROM THE BUILDING.
ALL BEDDING FOR ROOF DRAIN PIPE SHALL BE IN ACCORDANCE WITH GDOT 603.08 (TYPE 2 BEDDING).

ROOF DRAINS SHALL BE INSTALLED PER THE SLOPE DESIGNATED IN THE PLANS. IF SLOPE IS NOT DESIGNATED ON THE PLANS ROOF DRAINS SHALL BE INSTALLED AT A 1.00% MINIMUM SLOPE.

GRADING NOTES

ALL EROSION AND SEDIMENTATION CONTROL PRACTICES ARE SUBJECT TO FIELD MODIFICATIONS AT THE DISCRETION OF THE CLINTON TOWNSHIP, FRANKLIN COUNTY, ENGINEER, PROJECT ENGINEER AND/OR THE OHIO EPA.
THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING EARTHWORK CALCULATIONS AND INCLUDING THE NECESSARY IMPORTING OR EXPORTING OF SOIL IN THE BASE BID.

ALL FILL PLACED FOR BUILDING PADS SHALL BE DONE SO IN ACCORDANCE WITH AND UNDER THE OBSERVATION OF A REGISTERED SOILS ENGINEER.

THE CONTRACTOR SHALL BE RESPONSIBLE TO EMPLOY THE SERVICES OF A REGISTERED SOILS ENGINEER TO INSURE THE SUBGRADE HAS BEEN COMPACTED IN ACCORDANCE WITH GDOT ITEM 203 AND THE RECOMMENDATIONS OF THE SOILS ENGINEER.

BACKFILL OF UTILITY TRENCHES SHALL CONFORM TO THE SPECIFICATIONS, AS DELINEATED ON THE SEWER PROFILES.

RESTORATION AND CLEAN UP

INDEMNIFICATION TO THE ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC SHALL BE KEPT TO AN ABSOLUTE MINIMUM. ALL WORK IS TO CONTINUE ON A UNIFORM BASIS AND ON SCHEDULE. PARTICULARLY THE RESTORATION AND CLEAN UP OF DISTURBED AREAS AFTER CONSTRUCTION.

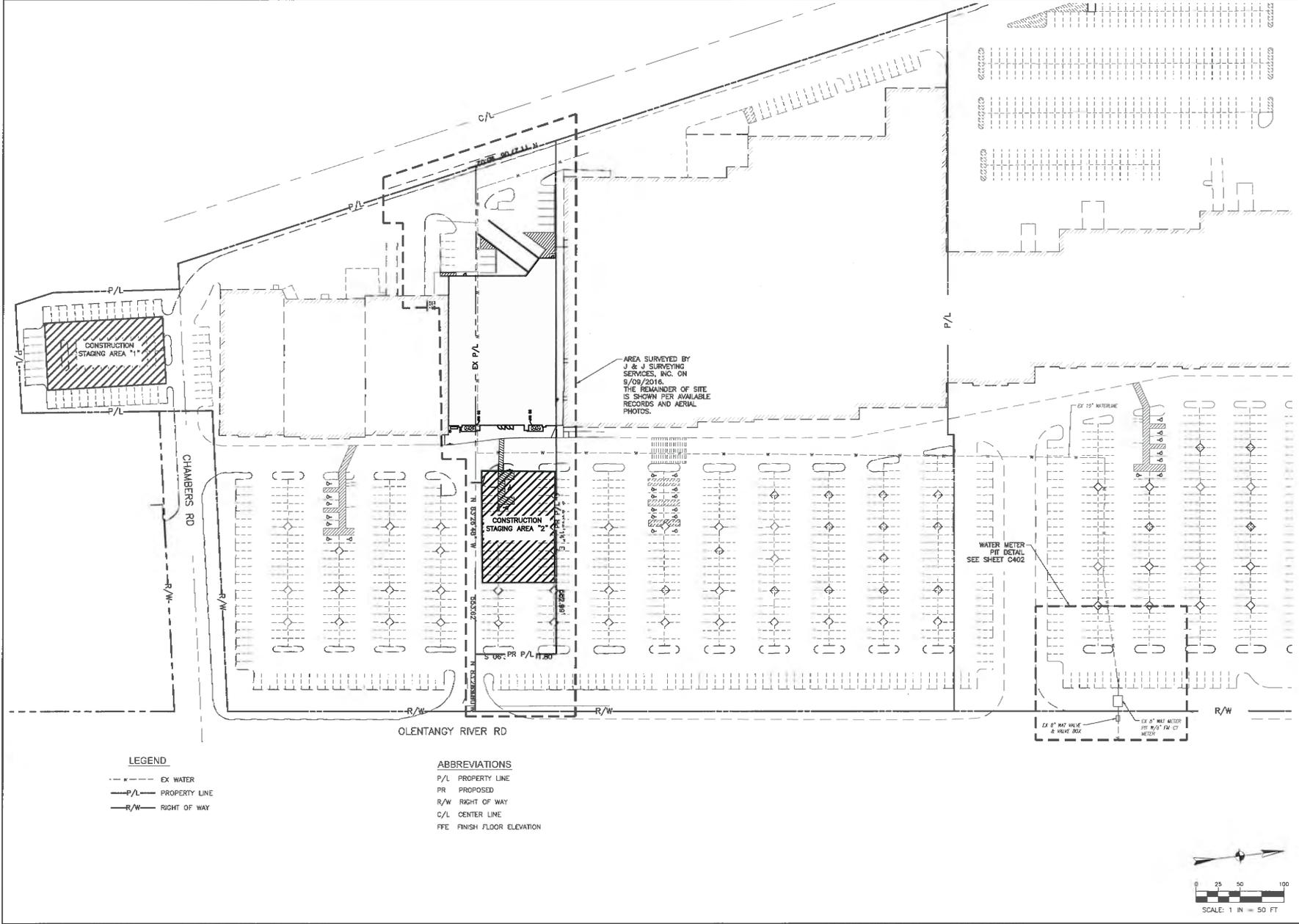
ALL FENCES, SIGNS, DRAINAGE STRUCTURES, VALVES, LANDSCAPING, ETC. REMOVED, DISTURBED OR DAMAGED DURING WORK WITHIN PUBLIC RIGHT-OF-WAYS, EASEMENT AREAS AND/OR UNDER THE PROJECT IMPROVEMENTS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED.

PAYMENT FOR SAME SHALL BE INCLUDED IN THE PRICE BID FOR SITE RESTORATION.

CONVENIENCE FACILITIES

THE CONTRACTOR SHALL FURNISH AND MAINTAIN SATISFACTORY CONVENIENCE FACILITIES FOR THE WORKMEN AND INSPECTORS FOR THE DURATION OF THE WORK. COST SHALL BE INCLUDED IN THE PRICE BID MOBILIZATION.

GENERAL NOTES
LENOX TOWN CENTER
CLINTON TWP., FRANKLIN CO., OHIO
C001
Mennik Smith Group logo and contact information.



LEGEND

- - - - - EX WATER
- - - - - P/L PROPERTY LINE
- - - - - R/W RIGHT OF WAY

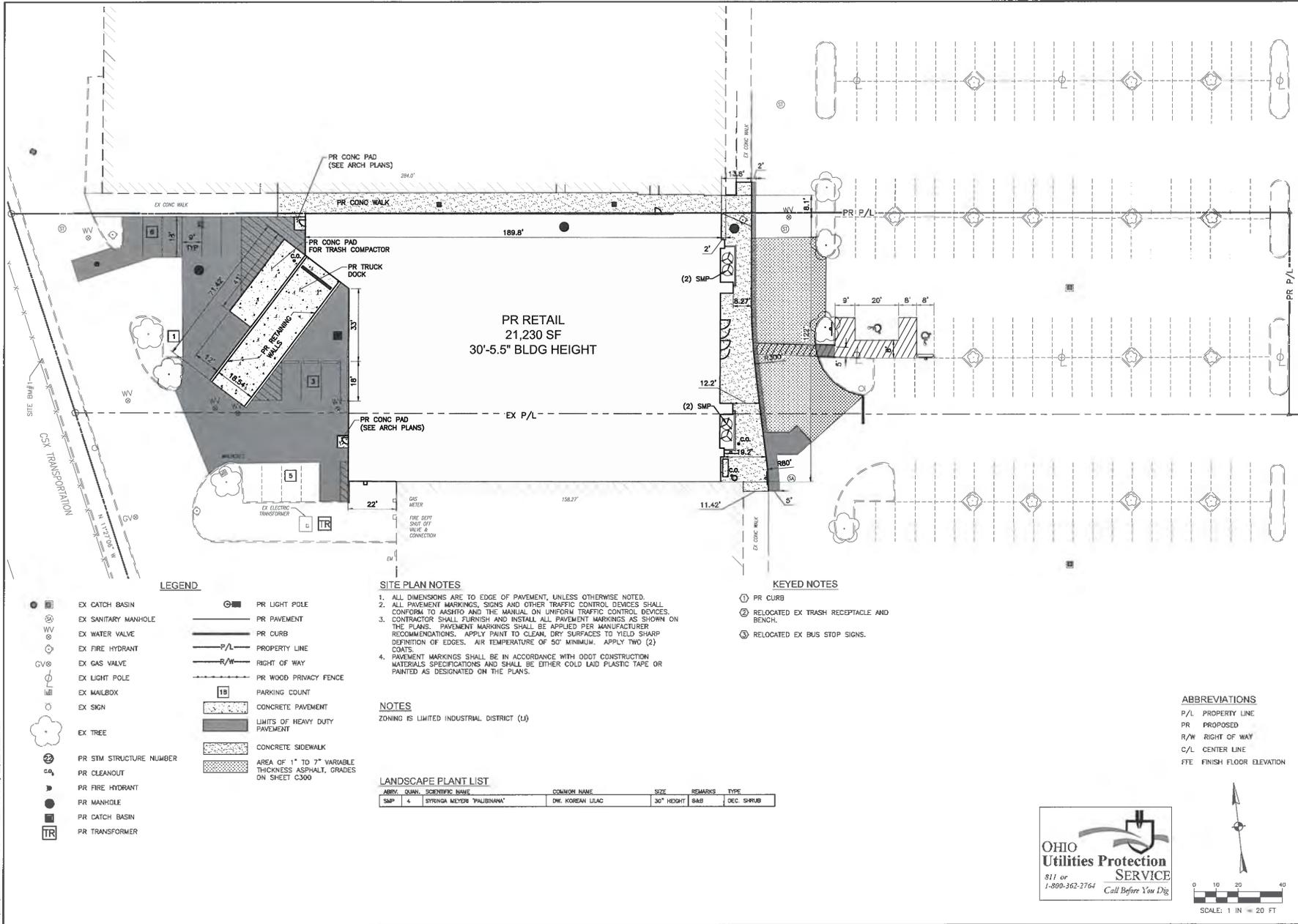
ABBREVIATIONS

- P/L PROPERTY LINE
- PR PROPOSED
- R/W RIGHT OF WAY
- C/L CENTER LINE
- FFE FINISH FLOOR ELEVATION

AREA SURVEYED BY
J & J SURVEYING
SERVICES, INC. ON
9/09/2016.
THE REMAINDER OF SITE
IS SHOWN PER AVAILABLE
RECORDS AND AERIAL
PHOTOS.

WATER METER
PIR DETAIL
SEE SHEET C402

<p>15 CROWNVIEW AVENUE SUITE 580 CLINTON TWP, OHIO 43105 TEL: 614-447-4222 FAX: 614-447-4222</p>		<p>NO. DATE BY</p>	DESCRIPTION
<p>PROJECT NO. 07160011 PROJECT DATE: 07/20/16 CHECKED BY: [Signature]</p>			
<p>TECHNICAL MGR. CREATIVE MGR.</p>			
<p>Magnik Smith Group www.magniksmithgroup.com</p>			
<p>PREPARED FOR: DDR CORP. 1940 CLEVELAND AVENUE RECORDED 0140-0412</p>			
<p>SITE IMPROVEMENT PLAN FOR LENNOX TOWN CENTER CLINTON TWP, FRANKLIN CO, OHIO</p>			
<p>OVERALL SITE PLAN</p>			
<p>C200</p>			



LEGEND

- EX CATCH BASIN
- EX SANITARY MANHOLE
- EX WATER VALVE
- EX FIRE HYDRANT
- EX GAS VALVE
- EX LIGHT POLE
- EX MAILBOX
- EX SIGN
- EX TREE
- ② PR STM STRUCTURE NUMBER
- PR CLEANOUT
- PR FIRE HYDRANT
- PR MANHOLE
- PR CATCH BASIN
- TR PR TRANSFORMER
- PR LIGHT POLE
- PR PAVEMENT
- PR CURB
- P/L PROPERTY LINE
- R/W RIGHT OF WAY
- PR WOOD PRIVACY FENCE
- 10 PARKING COUNT
- CONCRETE PAVEMENT
- LIMITS OF HEAVY DUTY PAVEMENT
- CONCRETE SIDEWALK
- AREA OF 1" TO 7" VARIABLE THICKNESS ASPHALT, GRADES ON SHEET C300

SITE PLAN NOTES

- ALL DIMENSIONS ARE TO EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.
- ALL PAVEMENT MARKINGS, SIGNS AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO ASHTO AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS AS SHOWN ON THE PLANS. PAVEMENT MARKINGS SHALL BE APPLIED PER MANUFACTURER RECOMMENDATIONS. APPLY PAINT TO CLEAN, DRY SURFACES TO YIELD SHARP DEFINITION OF EDGES. AIR TEMPERATURE OF 50° MINIMUM. APPLY TWO (2) COATS.
- PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH ODOT CONSTRUCTION MATERIALS SPECIFICATIONS AND SHALL BE EITHER COLD LAID PLASTIC TAPE OR PAINTED AS DESIGNATED ON THE PLANS.

NOTES

ZONING IS LIMITED INDUSTRIAL DISTRICT (LI)

LANDSCAPE PLANT LIST

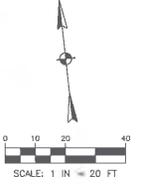
ARRY.	QUAN.	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS	TYPE
SMP	4	STRONGA METRUM 'PALBRANK'	DR. KOREAN LEAF	30" HEIGHT	SMB	DEC. SHRUB

KEYED NOTES

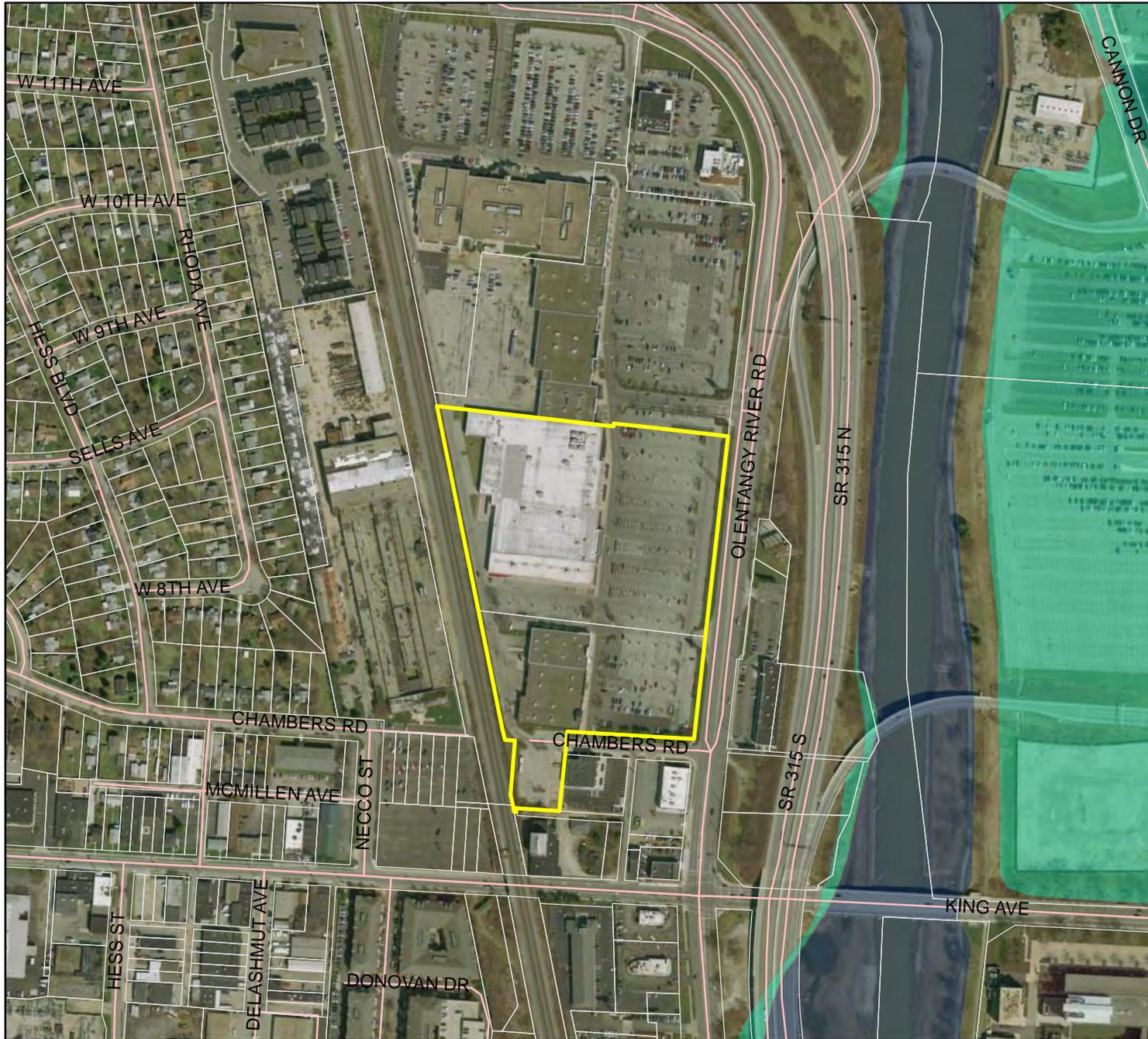
- PR CURB
- RELOCATED EX TRASH RECEPTACLE AND BENCH.
- RELOCATED EX BUS STOP SIGNS.

ABBREVIATIONS

- P/L PROPERTY LINE
- PR PROPOSED
- R/W RIGHT OF WAY
- C/L CENTER LINE
- FTE FINISH FLOOR ELEVATION



<p>PREPARED FOR: DDR CORP. 1500 CENTERVILLE PARKWAY BECUNWOOD, OHIO 43102</p>	<p>PROJECT NO.: 007445 CHECKED BY: B.P.</p>
<p>PROJECT DATE: 10/20/18 PROJECT NO.: 007445 CHECKED BY: B.P.</p>	<p>DATE: _____ BY: _____</p>
<p>815 GRANDVIEW AVENUE COLUMBUS, OHIO 43215 TEL: 614-41-6225 FAX: 614-68-7340</p>	
<p>Mannik Smith GROUP www.MannikSmithGroup.com</p>	
<p>TECHNICAL MANAGER CREATIVE EMPL.</p>	
<p>SITE PLAN</p>	
<p>FOR LENNOX TOWN CENTER CLINTON TWP, FRANKLIN CO, OHIO</p>	
<p>C201</p>	

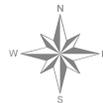
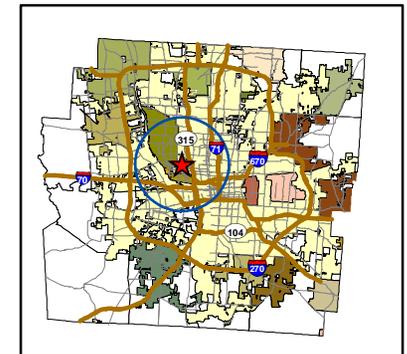


AP-3873

Requesting an appeal under Section 110.043(3) of the Franklin County Zoning Resolution to allow for the expansion of a non-conforming use in an area zoned Limited Industrial.

Acres: 13.306
Township: Clinton

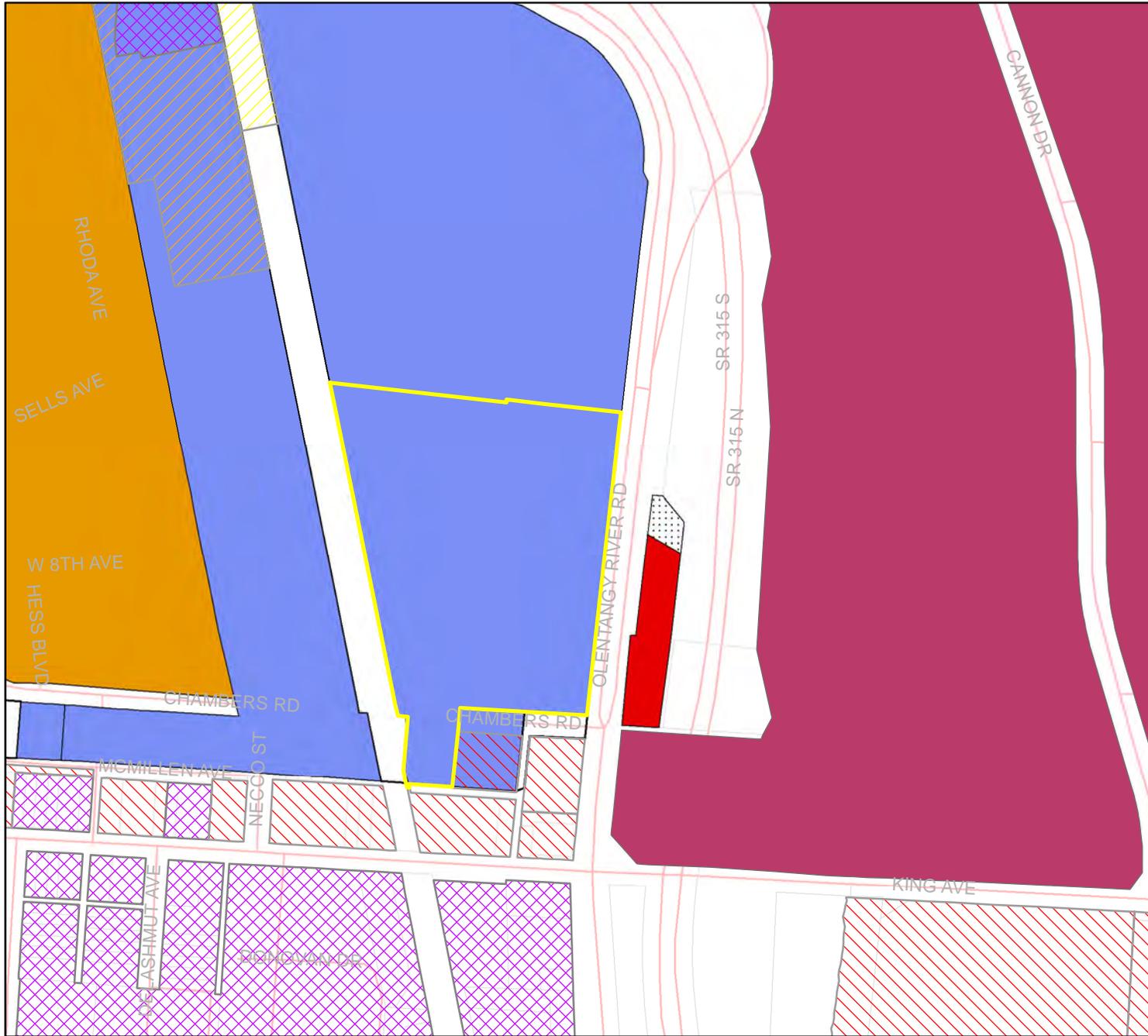
- 1665 & 1717 Olentangy River Rd
- Parcels
- Streets
- Floodway Fringe
- Floodway



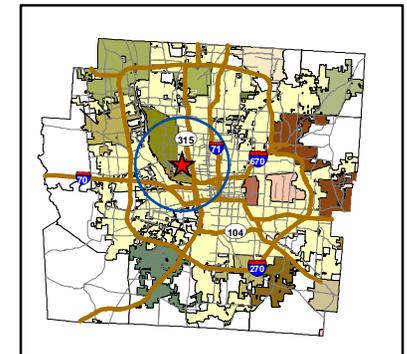
AP-3873

Requesting an appeal under Section 110.043(3) of the Franklin County Zoning Resolution to allow for the expansion of a non-conforming use in an area zoned Limited Industrial.

Acres: 13.306
Township: Clinton



- 1665 & 1717 Olentangy River Rd
- Parcels
- Streets
- Community Commercial
- Limited Industrial
- Restricted Urban Residential
- Research Park
- Multi-family
- Commercial
- Manufacturing





AP-3873

Requesting an appeal under Section 110.043(3) of the Franklin County Zoning Resolution to allow for the expansion of a non-conforming use in an area zoned Limited Industrial.

Acres: 13.306
Township: Clinton

-  1665 & 1717 Olentangy River Rd
-  Parcels
-  Streets
-  Floodway Fringe
-  Floodway

