



**Commissioner** Marilyn Brown • **Commissioner** Paula Brooks • **Commissioner** John O’Grady  
President

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

# Technical Review Committee Agenda

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

Tuesday, June 24, 2014  
1:30 p.m.

## 1. New Business

### A. Planning Commission

#### i. ZON-14-01– Anthony Hray

<b>Applicant:</b>	JC Lasmanis
<b>Owner:</b>	Paul J. Kunzen, Jr.
<b>Agent:</b>	Jackson B. Reynolds, III
<b>Township:</b>	Franklin Township
<b>Site:</b>	1783 N. Hague Avenue (PID #140-002383)
<b>Acreage:</b>	1.52-acres
<b>Zoning:</b>	SCPD
<b>Utilities:</b>	Public water and private wastewater
<b>Request:</b>	Requesting to amend an existing Select Commercial Planned District (SCPD).

## 2. Adjournment of Meeting to July 29, 2014



**Franklin County  
Application for Rezoning/Text Amendment**

Application Number: <u>ZON-14-01</u>	Date Filed: <u>6/13/14</u>	Received By: <u>Matt Bennis</u>	Total Fees: <u>\$1,100.00</u>	Receipt Number: <u>1368</u>
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**Subject Property Information**

1. Street Address: 1783 North Hague Avenue
2. Parcel ID Number(s): 140 - 002383
3. Township(s): Franklin

**RECEIVED**

**Description of Subject Property**

4. Acres to be Rezoned: 1.527 acres
5. Current Land Use: vacant commercial building
6. Surrounding Land Use:
  - North single family use
  - South single family use
  - East single family use
  - West single family use

JUN 13 2014

Franklin County Planning Department  
Franklin County, OH

7. Water Supply Source:  Public (Central)       Private (Onsite)
8. Sanitary Sewer Source:  Public (Central)       Private (Onsite)

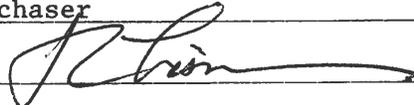
**Rezoning Request**

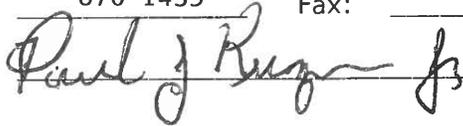
9. Current Zoning: SCPD
- Proposed Zoning: SCPD
10. Proposed Land Use: expand existing permitted uses
11. Purpose for Request: To expand the current list of permitted uses for the site and to incorporate the small building into the commercial operation as an office/studio or store site or food preparation facility.

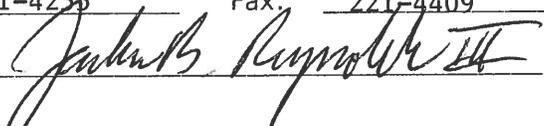
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\_\_\_\_\_

**Applicant/Owner/Agent Information**

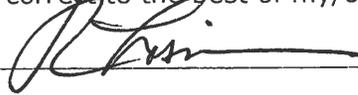
12. Applicant Information: JC Lasmanis  
Address: 1965 Marble Cliff Crossing Ct., Columbus, OH 43204  
Phone: (317) 753-7532 Fax: \_\_\_\_\_  
Interest in Property: Purchaser  
Signature: By: 

13. Property Owner: Paul J. Kunzen Jr.  
Address: 4254 Dublin Rd., Columbus, OH 43221  
Phone: 876-1435 Fax: \_\_\_\_\_  
Signature: 

14. Agent Information: Jackson B. Reynolds, III c/o Smith & Hale LLC  
Address: 37 W. Broad St., Ste. 460, Columbus, OH 43215  
Phone: 221-4255 Fax: 221-4409  
Signature: 

**Applicant/Owner/Agent Information**

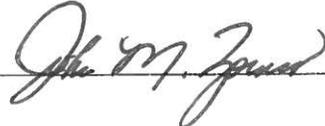
I/we (applicant) \_\_\_\_\_ swear that I/we am/are the owners/lessees/optionees of land requested for rezoning and that the statements, information and exhibits attached are true and correct to the best of my/our knowledge.

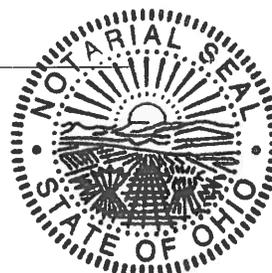
Applicant Signature: (required) By: 

Date: 5-1-2014

Property Owner Signature: (required) 

Subscribed and sworn to me in my presence and before me on this 1<sup>st</sup> day of May 20 14.

Notary Public Signature: 



**JOHN M. ZORNES**  
NOTARY PUBLIC  
STATE OF OHIO  
Recorded in  
Fairfield County  
My Comm. Exp. 11/17/14



FILE NO. 81151702

EXHIBIT "A" - LEGAL DESCRIPTION

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

Being Lot Number Four (4) of NORTH SKIDMORE ADDITION, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 15, page 14, Recorder's Office, Franklin County, Ohio.

EXCEPTING THEREFROM THE FOLLOWING (EXCEPTION I):

Beginning at an iron pin marking the Northwesterly corner of said Lot No. 4, and in the Southerly right of way line of Britton Avenue, (50 feet) thence and with the Southerly right of way line of Britton Avenue, North 67° 34' 00" East, a distance of 75.00 feet to an iron pin;

Thence and parallel with the Westerly line of said Lot No. 4, South 23° 05' 00" East, a distance of 178.42 feet to an iron pin;

Thence and parallel with the Southerly line of said Lot No. 4, South 67° 30' 00" West, a distance of 75.00 feet to an iron pin in the Westerly line of said Lot No. 4;

Thence and with the Westerly line of said Lot No. 4, North 23° 05' 00" West, a distance of 178.51 feet to the point of beginning, containing 0.307 acre, more or less.

ALSO EXCEPTING THEREFROM THE FOLLOWING (EXCEPTION II):

Being a part of Lot 4, North Skidmore Addition as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 15, page 14, and being part of that tract of land conveyed to Peter Stischok, Jr. and William J. Murphy by Deed of record in Official Record 15982, page A-18, all referenced being to those records of the Office of Recorder, Franklin County, Ohio, unless otherwise noted and being more particularly bounded and described as follows:

Commencing at an iron pin found in the Southerly line of Britton Avenue (50 feet wide) and at the Northwesterly corner of said Lot 4, Northeasterly corner of Lot 7, and at the Northwesterly corner of a 0.307 acre tract conveyed to Orville O. Owens and Alma Jean Owens by Deed Book 3553, page 738;

Thence with the line between said Lots 4 and 7 and the Westerly line of said 0.307 acre tract, South 23° 05' 00" East, 178.51 feet to an iron pin found at a Northwesterly corner of said Stischok and Murphy tract and said iron pin being the point of beginning of the following described tract;

Thence with the Southerly line of said 0.307 acre tract, North 67° 05' 52" East, 75.00 feet to an iron pin found at the Southeasterly corner of said 0.307 acre tract;

Thence across said Stischok and Murphy tract, South 23° 05' 00" East 85.00 feet to an iron pin found in the Southerly line of said Lot 4;

Thence with said Southerly line, South 67° 05' 52" West, 75.00 feet to an iron pin found at the Southeasterly corner of said Lot 7;

Thence with the line between Lots 4 and 7, North 23° 05' 00" West, 85.00 feet to the place of beginning and containing 0.146 acre, more or less.

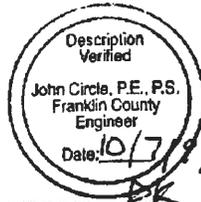
Continued on next page

FILE NO. 81151702

EXHIBIT "A" CONTINUED

Iron pins are set 30" X 1" O.D. with orange plastic caps inscribed "P.S. #6579". The basis of bearings for the foregoing description is Official REcord 15982, page A-18, the line between Lots 4 and 7 held as South 23° 05' 00" East.

Exception II was prepared by Myers Surveying Company, Inc., James L. Williams P.S. #7167.



M66  
ALLOF  
(140)  
EK 2383

# COLUMBUS

MICHAEL B. COLEMAN, MAYOR

10044

## DEPARTMENT OF PUBLIC UTILITIES

Customer Service Inquiries (614) 645-8276

Account Information
170991-1094159 PAUL KUNZEN 1783 N HAGUE AVE COLUMBUS OH 43204-1618

Previous Balance	Payments	New Charges	Adjustments	Total Amount Due
75.53	75.53	55.37	0.00	55.37

### Summary of New Charges

Service Period	12/06/2013 - 03/04/2014	Days of Service	88
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### Bill Detail

Charges	Usage	UOM	Amount
WATER CHARGES	5	CCF	55.37

*DAVID  
5/9/14*

Meter Information		Current Meter Readings			Previous Meter Readings				
Service Type	Multiplier	Reading Type	Dial 1	Dial 2	Dial 3	Reading Type	Dial 1	Dial 2	Dial 3
WCMQ #94357471	1	M	1500			M	1495		

### Messages

A PENALTY CHARGE MAY BE ADDED TO ALL CURRENT CHARGES THAT REMAIN UNPAID ON 04/11/2014.  
If you have an outside remote, check it with your inside meter. If they do not read the same, call (614)645-8270.  
ALWAYS CALL 645-7102 FIRST TO REPORT SEWER BASEMENT BACK-UPS & SEWER OVERFLOWS.

Rev 16 May 2012

**DEPARTMENT OF  
PUBLIC UTILITIES**

Customer Service Inquiries (614) 645-8276

Account Information
170991-1094160 PAUL KUNZEN 1789 N HAGUE AVE COLUMBUS OH 43204-1618

Previous Balance	Payments	New Charges	Adjustments	Total Amount Due
33.46	33.46	106.78	0.00	106.78

**Summary of New Charges**

Service Period	12/06/2013 - 03/04/2014	Days of Service	88
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**Bill Detail**

Charges	Usage	UOM	Amount
<b>WATER CHARGES</b>	16	CCF	106.78

*Check 3646  
4-7-14*

Meter Information		Current Meter Readings			Previous Meter Readings				
Service Type	Multiplier	Reading Type	Dial 1	Dial 2	Dial 3	Reading Type	Dial 1	Dial 2	Dial 3
WCMQ #33842387	1	M	347			M	331		

**Messages**

A PENALTY CHARGE MAY BE ADDED TO ALL CURRENT CHARGES THAT REMAIN UNPAID ON 04/11/2014.  
If you have an outside remote, check it with your inside meter. If they do not read the same, call (614)645-8270.  
ALWAYS CALL 645-7102 FIRST TO REPORT SEWER BASEMENT BACK-UPS & SEWER OVERFLOWS.

## Jack Reynolds

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**From:** Young, Gary R. [gryoung@franklincountyohio.gov]  
**Sent:** Friday, May 23, 2014 9:31 AM  
**To:** Hray, David A.  
**Cc:** jlasmanis@aol.com; Jack Reynolds; Cox, Deborah L.  
**Subject:** 1783 N Hague Ave.

Anthony,

Our department has been contacted by Mr. Lasmanis regarding a proposal to have a food service operation at 1783 N. Hague Avenue. The facility was formerly a pizza place. There is an existing septic system at the site which was altered to add 600 ft. of leaching in 1991.

We will allow this system to be utilized for the new facility with a recommendation that the owner obtain a report from a soil scientist to verify an alternate area for a system should the existing system fail. It is also noted that this area is planned to receive sanitary sewer in a few years.

Please feel free to contact me if you have any questions.

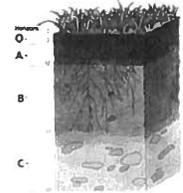
Gary Young RS  
Supervisor, Water Quality Program  
Franklin County Public Health  
280 East Broad Street  
Columbus, Ohio 43215-4562

(614)525-3909 phone  
(614)525-3851 fax

The information contained in this electronic mail message, medical or otherwise, is intended for the personal and confidential use of the designated recipient(s) named above. If you have received this information in error, NOTIFY FRANKLIN COUNTY PUBLIC HEALTH at (614) 525-3160. If you are not the designated recipient(s), do not review or copy any of the message text or attached document(s).

Disclosure of this information to any party other than the intended recipient(s) and the use of this information for other than the stated purpose(s) is prohibited. When your records are destroyed or archived, this electronic mail and attached document(s) must be stored or disposed of in the same manner.

Soil and Environmental  
Consulting Services, Inc.



Friday, June 06, 2014

J.C. Lasmanis  
JC's Kithcen  
1965 Marble Cliff Crossing Court  
Columbus OH 43204  
317-753-7532

**Re: Soil investigation for onsite sewage treatment suitability for 1783 N. Hague Ave., Franklin Township, Franklin County, Ohio.**

Enclosed you will find the requested detailed soil descriptions and limitations for 1783 N. Hague Ave., Franklin Township, Franklin County, Ohio.

The soils of the selected sites were mapped and described on the enclosed sheets for your records. The locations of the soil borings have been located using GPS and the locations have been delineated on the enclosed map. Copies of this letter, soil boring descriptions, sketch, and system drawing should be submitted to the Franklin County Board of Health. The Health Department will make the determination as to whether the soil and site area is suitable for onsite sewage treatment. It may also be necessary for the soil borings to be located by a surveyor.

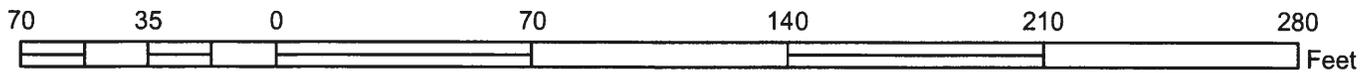
Please protect all areas approved for septic disposal by having the contractor stake and rope off the proposed locations prior to driveway and basement excavation. No soil, building, or waste material should be stored on the proposed absorption areas. Disturbance to the areas may result in compaction and the subsequent failure of the system. Any disturbance to the absorption area voids the results of this analysis.

If you have any questions or want to move forward with the septic design process feel free to contact us.

A handwritten signature in black ink, appearing to read 'Steven A. Miller'.

Steven A. Miller, CPSS

# Site & Soil Investigation for Onsite Sewage for 1783 N Hague Ave



Created by Soil & Environmental Consulting Services, Inc  
Map is not intended to represent a legal survey. Use only for septic location.  
All parcel and topographic data are derived from the County GIS data. Errors may exist.  
Soil borings, easements, building set-backs, and ROW locations are only estimations.  
Exact locations should be determined by a qualified Professional Surveyor.

## Site and Soil Evaluation for Sewage Treatment and Dispersal

County: Franklin  
 Township / Sec.: Franklin  
 Property Address/Location: 1783 N Hague Ave  
 Applicant Name: J.C. Lasmanix  
 Address: 1965 Marble Cliff Crossing Ct  
Columbus OH 43204  
 Phone #: 317-753-7532  
 Lot #: \_\_\_\_\_  
 Test Hole #: 1  
 Latitude/Longitude: \_\_\_\_\_  
 Method:  Pit  Auger  Probe

Land Use / Vegetation: Grass & Trees  
 Landform: Till Plain  
 Position on Landform: Backslope  
 Percent Slope: 2 to 2.5  
 Shape of Slope: Linear / Linear  
 Date: Tuesday, May 06, 2014  
 Evaluator: Steven A. Miller, CPSSc  
Soil & Environmental Consulting, Inc.  
1974 N 3 Bs. & K Road  
Sunbury, Ohio 43074  
 Job Number: 14F007



Signature: *Steven A. Miller*

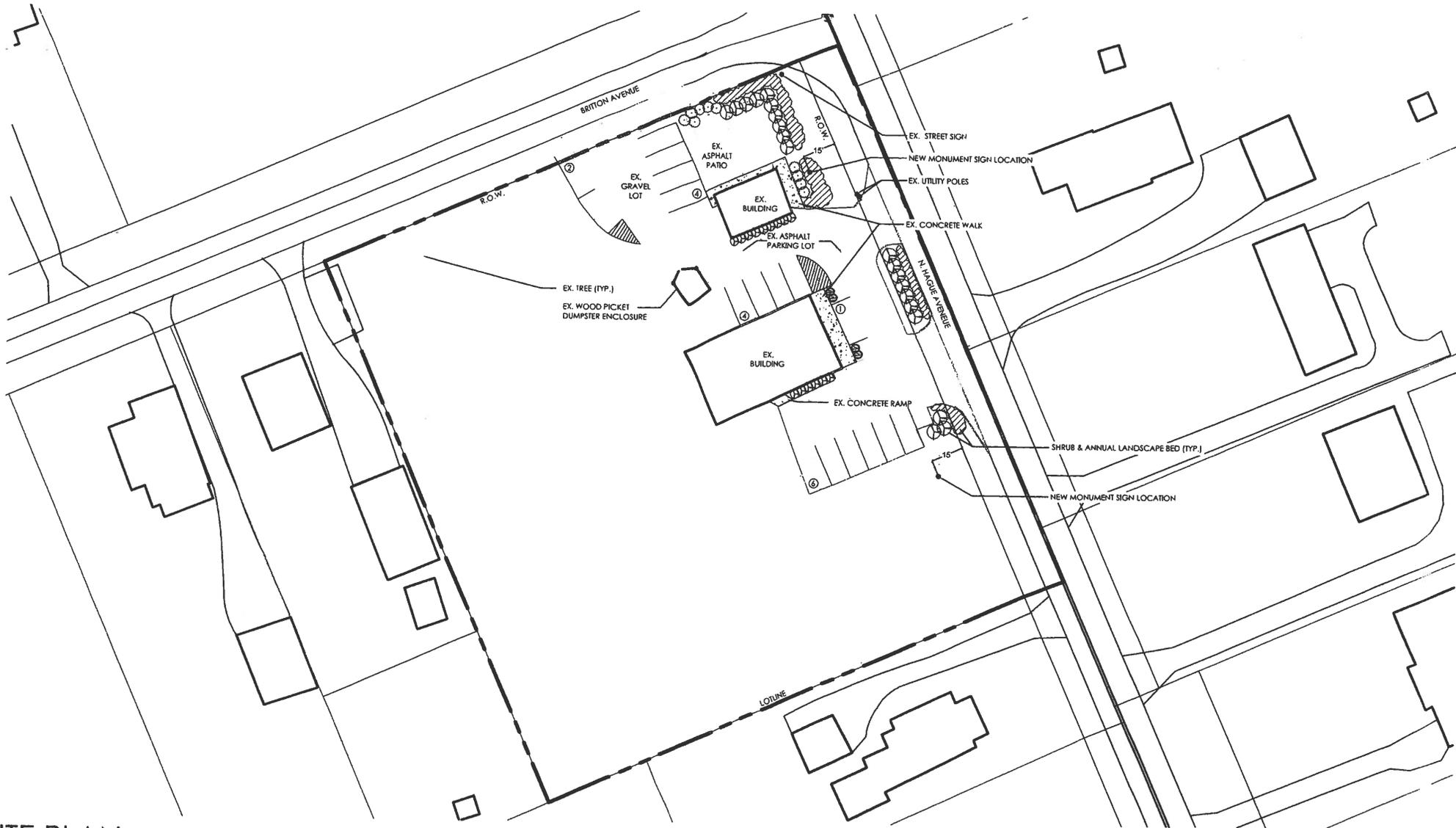
Phone#: p-614.579.1164 f-740.524.0214

Soil Profile		Estimating Soil Saturation			Estimating Soil Permeability							Other Soil Features
		Munsell Color (hue, value, chroma)			Texture			Structure				
Horizon	Depth (inches)	Matrix Color	Redoximorphic Features		Class	Approx. % Clay	Approx. % Fragments	Grade	Size	Type (shape)	Consistence	
			Concentrations	Depletions								
Ap	0 to 10	10YR 4/3			sil	20	2	2	m	gr	fr	
Bt1	10 to 13	10YR 5/6			sic1	30	2	2	m	sbk	fi	
Bt1	13 to 30	10YR 5/4		10%10YR 5/2	sic1	35	2	2	m	sbk	fi	
BC	30 to 32	10YR 5/4		5%10YR 5/2	sic1	32	2	1	m	sbk	fi	
C	32+	10YR 4/4		5%10YR 5/2	cl	30	5	0		m	vfi	

Limiting Conditions	Depth to (in.)	Descriptive Notes	Remarks / Risk Factors:
Perched Seasonal Water Table	13	perched on C	Surface water should be diverted around system. Subsurface ag drainage may be present.
Apparent Water Table	>45		See attached letter and map for more detailed information
Highly Permeable Material	>45		
Bedrock	>45		Loading Rates (for system installed 12" above the shallowest limiting condition)
Restrictive Layer	32	glacial till	Linear loading rate (gal/da/ft): 2.4 Basal loading rate (gal/da/ft <sup>2</sup> ): 0.4 (BOD > 30mg/L) or 0.6 (BOD < 30 mg/L)

Note : The evaluation shall include a complete site plan or site drawing including all requirements in paragraphs (B)(1) through (B)(4) of OAC 3701-29-08.



SITE PLAN

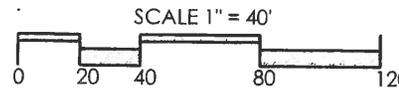
**NORTH HAGUE AND BRITTON AVE**

PREPARED FOR SMITH AND HALE, L.L.C.  
DATE: 6.10.2014

**RECEIVED**

JUN 13 2014

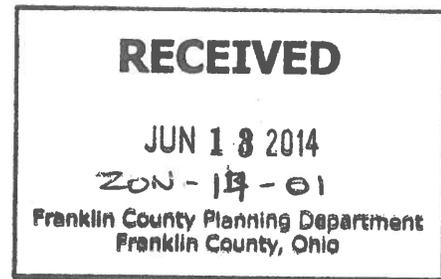
Franklin County Planning Department  
Franklin County, OH  
2014-14-01



**Faris Planning & Design**

LAND PLANNING & LANDSCAPE ARCHITECTURE  
243 N. 5th Street Suite 401 Columbus, OH 3215  
p (614) 487-1764 www.farisplanninganddesign.com

SELECT COMMERCIAL PLANNED DISTRICT  
(SCPD)  
FRANKLIN TOWNSHIP  
1783 North Hague Avenue  
JC's Kitchen LLC & JC's – Just Chili LLC  
NO. \_\_\_\_\_



BACKGROUND:

The subject site is located on the west side of Hague Avenue and south of Britton Avenue. Across the road on the east side of Hague Avenue are single family houses. The site incorporates approximately 1.527 acres and has one owner. The site has an existing commercial building and outbuilding on the property which was constructed in 1945, so the applicant wishes to rezone to allow a variety of additional commercial activities for planned and future use after the rezoning that was done in 1998 that limited the permitted use to only one use. The building will be located according to the submitted site plan and according to existing development standards is non-conforming due to building and parking setbacks. The SCPD in this case will legitimate the non-conforming status so the existing element can remain or be reconstructed if destroyed.

PERMITTED USES:

The following shall be permitted;

Those found in the Neighborhood Commercial District (Chapter 325) excluding Restaurants (only to go food operations) and the Suburban Office and Institutional District (Chapter 322). Any proposed use must meet all applicable Franklin Board of Health or OEPA regulations concerning septic sewer capacity.

DEVELOPMENT STANDARDS:

Unless otherwise represented on the submitted drawing or in the written text, the applicable standards for the site shall be those standards contained in Section 332.04 Community Commercial District (CC) of the Franklin County Zoning Code. The intent is to create a legal non-conforming structure on the property as the current building and parking layout do not meet code and therefore all necessary variances are subsumed in this SCPD request.

EXISTING VEGETATION

There is very little existing vegetation in front of the site as it is found primarily along the south side of the site. There is green space to the north, south and west of the buildings. Planting will be installed within the small island in front of the larger building in front of the small building and along the parking area to the south along Hague Avenue along the Britton Parkway area.

LIGHTING:

- a. All lighting on the subject property shall be cut-off type fixtures (down lighting) and limited to the building areas unless located for landscaping and security purposes.
- b. The exterior lighting for the site shall minimize off-site glare and reflection by utilizing screening, direction of lighting, height of lighting, wattage and type of lighting.

SCREENING AND LANDSCAPING PLAN

The operator has installed a wooden board on board around the dumpster area with a gate to screen the abutting properties. The landscaping areas are limited to the setback areas along Hague Avenue and Britton Avenue as shown on the site plan and will consist of a sodded lawn, deciduous trees and mulched beds with evergreen shrubs and annuals/perennials.

SIGNAGE AND GRAPHICS:

- a. Directional signs for ingress and egress shall be permitted at the curbcut on Hague Avenue and Britton Avenue no larger than two (2) sq.ft. in size per sign.
- b. A maximum of two (2) free standing sign will be erected on the Hague Avenue frontage that will adhere to the signage standards found in Section 420.034(b) of the Franklin County Zoning Code.
- c. No off-premise graphic shall be permitted on site nor any illumination which flashes, travels, animates or intermittently illuminates shall be allowed.
- d. An illuminated wall sign shall be permitted on the front facades of the small ancillary building and the main building to advertise the tenants operations that are permitted under code. These signs shall adhere to the wall signage standards found in Section 4020.34(a) of the Franklin County Zoning Code.

ENVIRONMENTAL TREATMENT:

- a. The site shall be landscaped along the Hague Avenue right-of-way with a variety of plantings as shown on the site plan.
- b. No banners, pennants, streamers or other similar obnoxious displays shall be permitted on the site.
- c. There shall be two (2) curbcuts allowed on Hague Avenue and one curbcut onto Britton Avenue. The parking area in and around the main building will be paved with asphalt. The parking spaces along Britton Avenue (behind the small ancillary building) are nonconforming as

they are non paved but graveled and can continue to be used under this SCPD as a variance to the Zoning Code.

d. All screen plantings shall be maintained permanently and any plant which does not survive shall be replaced within three months with exceptions maybe made (based on the time of year the three months ends due to weather conditions) material meeting the specifications of the original planting. Maintenance of the screening materials shall be the responsibility of the owner of the property and failure to replace and maintain the screening materials shall be a violation of the Franklin County Zoning Code.

#### SITE PLAN:

a. The property shall be used in accordance with the submitted site plan. The attached site plan illustrates the area where the building and parking areas will be located. The general layout and site concept shall, however, conform to the site plan.

#### PARKING

The existing site, reconfigured to add a handicapped parking space will have 17 spaces. The proposed use of the property will consist of the larger building requiring 10 parking spaces and the smaller building that requires 3 parking spaces, for a total of 13 spaces. The parking layout is non-conforming as the site was developed in the 1950's therefore setback variance is necessary along Britton Avenue to reduce parking to 0' setback and to 15' setback along Hague Avenue.

#### ARCHITECTURAL DESIGN

The buildings were built in 1945 and there are no planned changes to the architectural design of the structure except painting and small aesthetic improvements. A board on board fence was added to screen the dumpster area.

#### OUTDOOR STORAGE

There is no planned outdoor storage on the site. The only area available for outdoor storage is the dumpster area and it is enclosed with a board on board fence to screen anything in that area from view.

#### STORMWATER DRAINAGE:

a. Drainage and run-off from the proposed development shall not cause property damage to off-site areas. All drainage improvements shall be designed in conformance with the requirements for the Franklin County subdivision regulations. The building will be guttered and the down spouts will sheet flow into the roadside swale or the yard located to the south and west of the parking areas.

SEWAGE DISPOSAL AND WATER SUPPLY:

The building is already served by centralized water under contract by the City of Columbus and an onsite sewer treatment facility that is under the Franklin County Board of Health control for monitoring and inspection.

POLLUTION:

- a. Smoke: No smoke shall be emitted from any structure in the SPCD.
- b. Noise: The noise level shall be no greater than sixty (60) decibels at the lot line.
- c. Odor: No odorous gases or other odorous matter in any quantities as to be offensive at any point on or beyond the SCPD boundary.