



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

Monday, June 15, 2015
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 May 18, 2015 meeting
5. New Business:

i. VA-3830 – Jonathan Lee

Applicant/Owner	William & Susan Chadwick
Township:	Pleasant Township
Site:	3314 Norton Road (PID #230-002800)12.0-acres
Acreage:	3.345 acres
Zoning:	Rural District
Utilities:	Private water and wastewater
Request:	Requesting a Variance from Sections 650.162(a) and 513.012(1(b)) of the Franklin County Zoning Resolution to allow construction of an above ground pool with decking that is a prohibited use in the Big Darby Creek Watershed Riparian Setback and will fail to meet the pool location requirement in an area zoned Rural.

ii. VA-3831 – Jonathan Lee

Agent:	Charles McClenaghan
Applicant/Owner	David & Linda Sherritt
Township:	Norwich Township
Site:	3759 Darbyshire Drive (PID #200-002944)
Acreage:	0.30 acres
Zoning:	Suburban Residential (R-4) District
Utilities:	Public water and wastewater
Request:	Requesting a Variance from Sections 308.042, 504.012 and 531.014(2(a)) of the Franklin County Zoning Resolution to legitimize construction of a parking facility expansion that fails to meet the lot coverage and parking facility setback requirements (front and side property lines) in an area zoned Suburban Residential (R-4).

6. Adjournment of Meeting to July 20, 2015



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

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MINUTES OF THE FRANKLIN COUNTY BOARD OF ZONING APPEALS

Monday, April 20, 2015

The Franklin County Board of Zoning Appeals convened on the 26th floor, Franklin County Courthouse, 373 South High Street, Columbus, Ohio, 43215, on Monday, April 20, 2015.

Present were:

Gary Dever, Chairperson
Christopher Baer, Vice Chairperson
Nancy Hunter

Franklin County Development Department members,
Matt Brown, Planning Administrator
Jonathan Lee, Planner

Chairperson Dever opened the hearing, which was followed by the swearing in of all witnesses by Mr. Brown.

The first order of business being approval of the minutes of the March 16th, 2015, Franklin County Board of Zoning Appeals hearing. Ms. Hunter made a motion to approve the minutes. It was seconded by Mr. Baer. The motion was approved by a three-to-zero vote.

OLD BUSINESS:

The next order of business being Case No. VA-3829. The applicant/owner is Excite Unlimited Motor Sports. The site is located at 3386 Westerville Road. The township is Mifflin Township. It is 2.1 acres. And the request is for a Variance from Section 501.012 of the Franklin County Zoning Resolution to allow a fence that will fail to meet the maximum height requirement on a lot subject to the Smart Growth Overlay in an area zoned Community Service. Mr. Baer made a motion to take Variance Application No. 3829 off the table. It was seconded by Ms. Hunter. The motion was approved by a three-to-zero vote. Jonathan Lee read and presented the case to the Franklin County Board of Zoning Appeals. Ms. Hunter made a motion to approve Variance Case No. VA-3829. Mr. Baer seconded the motion. The motion was approved by a two-to-one vote.

The next item on the agenda being the approval of the 2015 bylaws. Mr. Baer made a motion to remove the bylaws issue off the record. It was seconded by Ms. Hunter. The motion was approved by a three-to-zero vote. Chairperson Dever made a motion to accept the bylaws as presented. It was seconded by Ms. Hunter. The motion was approved by a three-to-zero vote.

There being no further new business to come before the Board of Zoning Appeals, a motion was made by Vice Chairperson Baer to adjourn the hearing. It was seconded by Mr. Baer.

And, thereupon, the hearing adjourned at 2:39 o'clock p.m.

Minutes of the April 20, 2015, Board of Zoning Appeals hearing were approved this 15th day of June, 2015.

Signature



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

Economic Development & Planning Department
James Schimmer, Director

STAFF REPORT

Board of Zoning Appeals
June 15, 2015

Case VA-3830

Prepared by: Jonathan Lee

Applicant/Owner:	William & Susan Chadwick
Township:	Pleasant Township
Site:	3314 Norton Road (PID #230-002800)
Acreage:	3.35-acres
Zoning:	Rural District
Utilities:	On-site water and wastewater
Request:	Requesting a Variance from Sections 650.162(a) and 513.012(1(b)) of the Franklin County Zoning Resolution to allow construction of an above ground pool with decking that is a prohibited use in the Big Darby Creek Watershed Riparian Setback and will fail to meet the pool location requirement in an area zoned Rural.

Summary

The applicant is requesting a Variance from Sections 650.162(a) and 513.012(1(b)) to allow the construction of an above ground swimming pool and decking behind the principal structure within the Big Darby Creek Watershed Riparian Setback. Staff recommends approval with conditions.

Description of the Request

The subject site is located on the east side of Norton Road approximately 0.5 miles north of Kropp Road. It features a 2,600 square-foot single-family home built in 1987, a 1,000 square-foot pole barn built in 1992 and a 120 square-foot shed built in 2002. The applicant has requested to construct a 16 foot by 32 foot (512 square-feet) above ground swimming pool with a 24 foot by 4 foot (96 square-feet) deck between it and the existing screened porch located to the back of the house. The above ground pool will be approximately 4 feet away from the existing screened porch, which is considered part of the principal structure. Since the riparian setback runs along the back of the house, construction will occur in the setback.

Surrounding area

The area surrounding the subject site is zoned Rural with the exception of property east of Hellbranch Run zoned Low Density Residential (LDR). The area features a cemetery and water treatment facility to the north, the Hellbranch Run stream to the east, low density residential immediately south and medium density residential west of Norton Road.

Comprehensive Plan

The Pleasant Township Comprehensive Plan, adopted in 2009, recommends Residential Rural for this area. It places the property in Tier 3 of the Big Darby Conservation Strategy. The Big Darby Accord

Watershed Master Plan, adopted in 2006, envisions Tier 3 as an important piece of an open space network suitable for passive recreation and sensitively designed active recreation. The plan recommends the area outside of the Tier 3 overlay on the subject property for Residential Rural. The existing use of the property follows the recommendations of these plans and the proposed structures serve that use.

Staff Review

Variance from Section 531.012(1(b)) – Above Ground Swimming Pools:

- The swimming pool shall be located completely to the rear of the principal structure and no closer than (10) ten feet to the principal structure.
 - The applicant is requesting to construct the swimming pool (4) four feet away from the existing screened porch, which is considered part of the principal structure.

Variance from Section 650.162(a) – Prohibited Uses in Riparian Setbacks (Construction):

- Construction of buildings or structures of any kind or size within the Big Darby Watershed Riparian Setback is prohibited.
 - The applicant is requesting to construct a 16 foot by 32 foot above ground swimming pool (approximately 457 square-feet) with a 24 foot by 4 foot (96 square-feet) deck within the Big Darby Creek Watershed Riparian Setback
 - The net increase of impervious area on the lot will be 553 square-feet or 0.4 percent.

Technical Agencies

According to the Franklin Soil and Water Conservation District (FSWCD), mitigation is required to be consistent with the Ohio EPA General Permit for storm water discharges associated with construction activities within the Big Darby Creek Watershed. The permit requires that infiltration and groundwater recharge equal or exceed the pre-development groundwater recharge. Although the permit itself does not apply to this development due to the small area of disturbance, its requirements are still appropriate and must be met to consider approval of the variance request. Based on the location of disturbance, a mitigation ratio of two to one (2:1) is required. The proposed area of disturbance is 553 square-feet in size; therefore mitigation of 1,106 square-feet is needed to off-set the impact of the proposed development. Mitigation is accomplished largely by planting native trees and/or shrubs. The applicant must complete a landscape plan to be reviewed and approved by the FSWCD demonstrating proper mitigation.

The Franklin County Engineer's Office reviewed the request and did not pose any concerns.

Staff Analysis

Section 650.20(a) – Variances Within Riparian Setbacks:

- The Franklin County Board of Zoning Appeals (BZA) may grant a variance to Section 650 provided the following conditions are satisfied.
 - 1) *In determining whether there is unnecessary hardship with respect to the use of a property or practical difficulty with respect to maintaining the riparian setback as established in this regulation, such as to justify the granting of a variance, the Board must consider the potential harm or reduction in riparian functions that may be caused by a proposed structure or use.*
 - » The proposed development will not inflict a negative impact on the riparian setback, nor will it reduce the setback area's effectiveness in supplying riparian functions. A net increase in impervious area of 0.4 percent is proposed. Pending the applicant properly mitigating the proposed disturbance, the proposal will not harm or reduce the riparian functions.
 - 2) *The Board may not authorize any structure in a Zoning District other than those authorized in the underlying Zoning District.*
 - » An above ground swimming pool and deck are permitted structures in the Rural District.
 - 3) *Variances are void if not implemented within one (1) year of the date of issuance.*

- » A Certificate of Zoning Compliance may only be issued for an approved variance within the period of one (1) year from the date of final approval by the BZA. If the applicant does not use the variance within one (1) year of its issuance, it shall expire and no work may commence without either renewing the variance or receiving a new variance approval from the BZA.

Section 650.20(b) – Variances Within Riparian Setbacks:

- In making a determination under Section 650.20(a), the Board must consider the following, in addition to the findings required in Section 810.041 of the Franklin County Zoning Resolution.
 - 1) *The native vegetation of the property.*
 - » No existing vegetation, aside from grass, will be disturbed or removed as a result of the proposed development.
 - 2) *The extent to which the requested variance impairs the flood control, erosion control, water quality protection, or other functions of the riparian setback*
 - » Pending the applicant properly mitigating the proposed disturbance with the required amount of native plantings, the applicant will maintain the integrity and functionality of the riparian setback.
 - 3) *Soil-disturbing activities permitted in the riparian setback through variances must minimize clearing to the extent possible and must include the use of Best Management Practices (BMPs) necessary to minimize erosion and control sediment. Prior to any soil-disturbing activity the applicant must consult with Franklin Soil and Water Conservation District.*
 - » Pending the applicant installing and maintaining proper sediment and erosion controls in consultation with the FSWCD, the applicant will minimize erosion and control sediment.
 - 4) *The degree to which the presence of significant impervious cover, or smooth vegetation such as maintained lawns, in the riparian setback compromises its benefits to any waterway.*
 - » Pending the applicant properly mitigating the proposed disturbance with the required amount of native plantings, the applicant will off-set the impact of increased impervious cover.

Section 810.041 – Approval of Variance:

- 1) *Special conditions and circumstances exist which are peculiar to the structure/property involved which are not applicable to other structures/property in the same zoning district;*
 - » The applicant states that other properties along Norton Road do not experience the same conditions.
 - » Based on staff analysis, other properties along Norton Road have available rear yard space to locate a swimming pool. The riparian setback covers most of the applicant's rear yard.
- 2) *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;*
 - » A literal interpretation would deprive the applicant the ability to locate a pool in a permitted location, directly behind the house and within a suitable distance to be connected by a continuous surface to allow wheelchair access from the house to the pool.
- 3) *The special circumstances and conditions of this request do not result from the action of the applicant;*
 - » No special circumstances or conditions apply as a result of any action of the applicant. The existing home and screened porch were built prior to adoption of the Big Darby Creek Watershed Riparian Setbacks in 2008.
- 4) *Granting the variance requested will not confer on the applicant special privileges that are denied by this Zoning Resolution to other lands or structures in the same Zoning District;*
 - » Granting the variance will not confer any special privilege on the applicant but will permit the applicant to build an above ground pool in a permitted location behind the house where it will be most accessible to the homeowner.
- 5) *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 be injurious to private property or public improvements in the vicinity;*

» Pending review and approval of the applicant's required mitigation, the proposed construction will not be detrimental to the surrounding area. Additionally, the pool will maintain the required building code distance from the house to be safe for the occupants while remaining close enough to limit the size of the deck and the overall impact of increased impervious surface and construction in the riparian setback.

Recommendation

Staff recommendation is that the BZA approve a Variance from Sections 650.162(a) and 513.012(1(b)) of the Franklin County Zoning Resolution to allow construction of an above ground pool with decking that is a prohibited use in the Big Darby Creek Watershed Riparian Setback and will fail to meet the pool location requirement with the following conditions:

1. The applicant must apply for and receive approval of a Certificate of Zoning Compliance for both the proposed deck and above ground pool from the Franklin County Economic Development and Planning Department.
2. The applicant must apply for and receive approval of a Building Permit for both the proposed deck and above ground pool from the Franklin County Building Department.
3. The applicant must submit a landscape plan with the Certificate of Zoning Compliance Application demonstrating mitigation compliance with the Ohio EPA General Permit to be reviewed and approved by the Franklin Soil and Water Conservation District and Franklin County Economic Development and Planning Department.
4. The applicant, under direction of the Franklin Soil and Water Conservation District, must install and maintain sediment and erosion control measures prior to any earth disturbing activities and during all phases of construction.

Resolution

For your convenience, the following is a proposed resolution:

Proposed Resolution for Request:

_____ moves to approve a Variance from Sections 650.162(a) and 513.012(1(b)) of the Franklin County Zoning Resolution as outlined in the request above for the applicant identified in Case No. VA-3830 with the conditions in staff's recommendation.

Seconded by: _____

Voting:

Findings of Fact

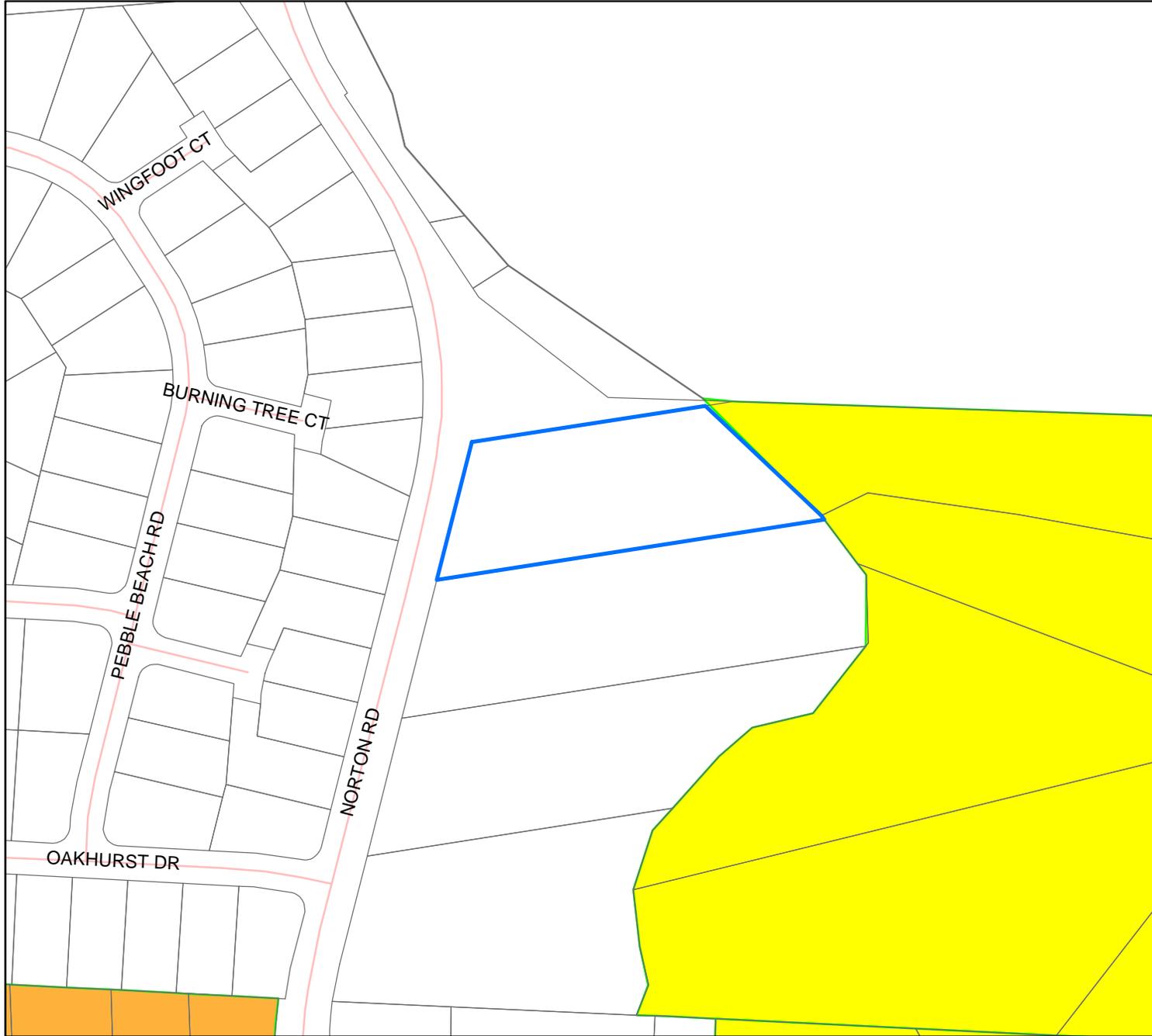
For your convenience, the following are proposed findings of fact:

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 Sections 650.162(a) and 513.012(1(b)) of the Franklin County Zoning Resolution as outlined in the request above for Case No. VA-3830 results from applicant's failure to satisfy the criteria for granting a variance under Sections 650.20(a), 650.20(b) and 810.041.

Seconded by: _____

Voting:

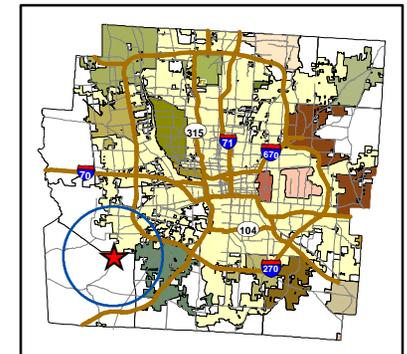


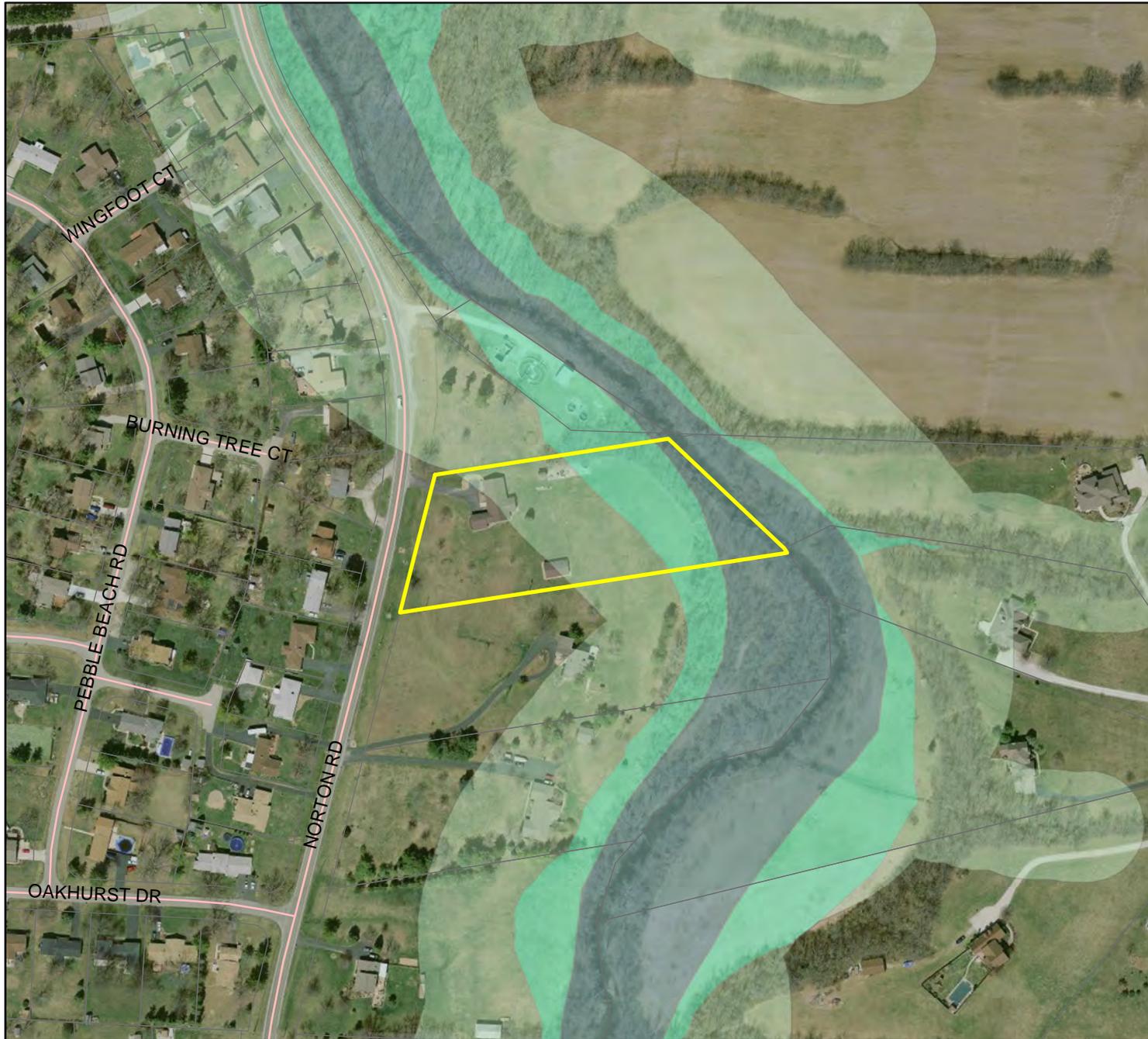
VA-3830

Requesting a Variance from Sections 650.162(a) and 513.012(1(b)) of the Franklin County Zoning Resolution to allow construction of an above ground pool with decking that is a prohibited use in the Big Darby Creek Watershed Riparian Setback and will fail to meet the pool location requirement in an area zoned Rural.

3.35 acres
Pleasant Township

-  3314 Norton Road
-  Parcels
-  Streets
- County Zoning**
-  Rural
-  Low-Density Res.
-  Planned Low-Density Res.





VA-3830

Requesting a Variance from Sections 650.162(a) and 513.012(1(b)) of the Franklin County Zoning Resolution to allow construction of an above ground pool with decking that is a prohibited use in the Big Darby Creek Watershed Riparian Setback and will fail to meet the pool location requirement in an area zoned Rural.

3.35 acres
Pleasant Township

 3314 Norton Road

 Parcels

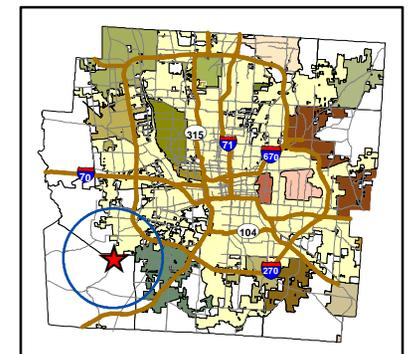
 Streets

 Big Darby Creek Setbacks

Franklin County Floodplain

 Floodway Fringe

 Floodway



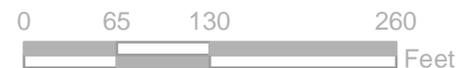
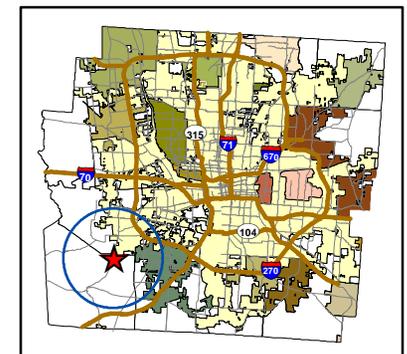


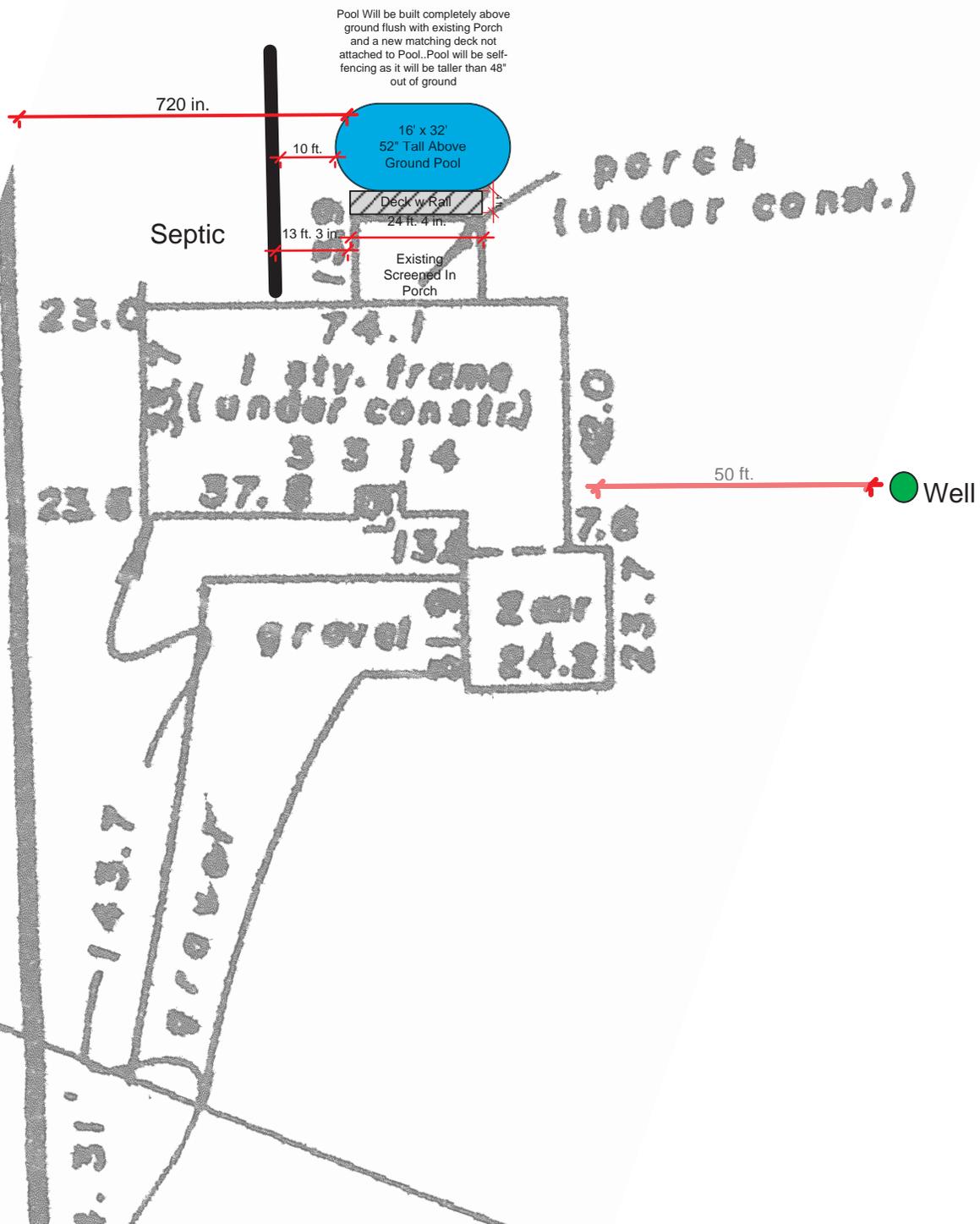
VA-3830

Requesting a Variance from Sections 650.162(a) and 513.012(1(b)) of the Franklin County Zoning Resolution to allow construction of an above ground pool with decking that is a prohibited use in the Big Darby Creek Watershed Riparian Setback and will fail to meet the pool location requirement in an area zoned Rural.

3.35 acres
Pleasant Township

-  3314 Norton
-  Parcels
-  Streets
-  Big Darby Creek Setbacks
- Franklin County Floodplain**
-  Floodway Fringe
-  Floodway







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

Economic Development & Planning Department
James Schimmer, Director

STAFF REPORT

Board of Zoning Appeals
June 15, 2015

Case VA-3831

Prepared by: Jonathan Lee

Applicant/Owner:	David & Linda Sherritt
Agent:	Charles McClenaghan
Township:	Norwich Township
Site:	3759 Darbyshire Drive (PID #200-002944)
Acreage:	0.30-acres
Zoning:	Suburban Residential District (R-4)
Utilities:	Public water and wastewater
Request:	Requesting a Variance from Sections 308.042, 504.012 and 531.014(2(a)) of the Franklin County Zoning Resolution to legitimize construction of a parking facility expansion to a driveway that will fail to meet the lot coverage and parking setback requirements from the front and side property line in an area zoned Suburban Residential (R-4).

Summary

The applicant is requesting a variance to legitimize construction of a parking facility expansion to a driveway that will fail to meet the lot coverage and parking setback from the front and side property line requirements in an area zoned Suburban Residential (R-4). The request fails to meet the criteria necessary to grant a variance under Section 810.041. Staff recommends **denial**.

Description of the Request

The subject property is located on the south side of Darbyshire Drive approximately 0.7 miles west of Dublin Road in Norwich Township. It is part of the Ridgewood Estates Subdivision. The property features a 1,462 square foot house, 440 square foot attached garage, 264 square foot screened porch, 330 square foot concrete patio and a 96 square foot shed. Additionally, the existing driveway is approximately 16 feet wide.

The applicant constructed a 16 foot by 16 foot (256 square feet) concrete parking pad to the west side of the existing driveway in September 2014 without an approved Certificate of Zoning Compliance. It abuts the front property line and is two (2) feet away from the west side property line.

Surrounding Area

Direction	Zoning	Land Use
North	Suburban Residential (R-4)	Moderate Density Residential
East	Suburban Residential (R-4)	Moderate Density Residential

South	Limited Suburban Residential (R-2)	Moderately Low Density Residential
West	Suburban Residential (R-4)	Moderate Density Residential

Comprehensive Plan

The property is located within the planning area of the Norwich Township Community Plan adopted by Norwich Township in 2001. The plan makes recommendations for the western edge of the township but includes no recommendations for the subject site.

Staff Review

Variance from Section 308.042 – Lot Coverage:

- A lot within the R-4 district shall not be covered more than 20% by structure.
 - The parking pad increases the lot coverage from 19.8% to 21.8%.

Variance from Section 504.012 – Parking Setback (Front):

- Open parking shall be permitted to extend toward the street right-of-way from the established building line a distance equal to forty percent (40%) of the required setback distance.
 - Based on the platted building line, the parking pad must be no closer than 24 feet from the street right-of-way.
 - The parking pad is zero (0) feet from the street right-of-way.

Variance from Section 531.014(2(a)) – Parking Setback (Side):

- Parking facilities in residential zoning districts shall be permitted in required yards to within three (3) feet of any property line
 - The parking pad is two (2) feet from the west side property line.

Technical Agencies

The Franklin County Engineer’s Office and Franklin Soil and Water Conservation District reviewed the request and did not pose any concerns.

Staff Analysis

Section 810.041 – Approval of Variance:

- 1) *Special conditions and circumstances exist which are peculiar to the structure/property involved which are not applicable to other structures/property in the same zoning district;*
 - » The applicant states that due to lack of sidewalks and the narrow street width, residents park their personal vehicles in the driveways to keep the streets clear for safe pedestrian and vehicle travel, particularly during the night and winter. To increase parking capacity, many residents in the neighborhood have widened their driveways or constructed parking pads. Additionally, the applicant states that having a ranch home instead of a two-story home makes it more difficult to meet lot coverage due to the larger footprint.
 - » Staff notes that the lack of sidewalk in the neighborhood leads to increased pedestrian activity on the street and on-street vehicle parking creates obstacles for both pedestrians and vehicles using the street. However, the subject site shares these conditions with other property in the neighborhood. There are also other ranch homes in the neighborhood.
- 2) *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 states that a literal interpretation of the zoning resolution deprives the applicant the right to construct additional parking on the driveway similar to other properties in the neighborhood.
 - » Staff notes that an update to the Franklin County Zoning Resolution in January 2014 amended the driveway standards to limit the width of residential driveways to a maximum of 18 feet, which provides sufficient room to park two vehicles side-by-side. The amendment sought to limit use of

front yards in residential areas for large parking areas, detracting from the typical residential streetscape. Driveways and associated expansions constructed prior to this amendment are non-conforming and would require compliance if removed or replaced.

- 3) *The special circumstances and conditions of this request do not result from the action of the applicant;*
 - » The applicant states the contractor assured them that only a permit and inspection from Norwich Township were required. Additionally, the Ridgewood Estates subdivision has existed since 1961 and the home was built in 1963.
 - » Based on Staff analysis, there are no special circumstances and conditions unique to this property that do not also apply to other property in the same zoning district. Furthermore, the variance request is the result of the applicant constructing the parking pad without zoning approval.
- 4) *Granting the variance requested will not confer on the applicant special privileges that are denied by this Zoning Resolution to other lands or structures in the same Zoning District;*
 - » The applicant states that no special privilege would be granted but that the applicant would be able to obtain the same privileges of other properties in the neighborhood.
 - » Based on Staff analysis, granting the variance request would confer a special privilege as properties constructing new driveways and parking pads after January 2014 must adhere to the same lot coverage and setback standards. Property owners with non-conforming driveways must comply with these standards following removal or replacement of the driveway and parking pads. According to aerial image records, the majority of expanded driveways and parking pads in the neighborhood have existed since at least 1995.
- 5) *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 be injurious to private property or public improvements in the vicinity;*
 - » The applicant states that granting the variance request would support the safety of drivers and pedestrians using the street by decreasing the amount of cars, serving as obstacles, parked on the street.
 - » Based on Staff analysis, granting the variance negatively affects the residential character and property values of the neighborhood by not preserving landscaped open space between the house and street. Additionally, granting the variance request may set a precedent for future variance requests to residential driveways and parking pads not meeting size and setback standards.

Recommendation

Staff's recommendation is that the BZA deny a Variance from Sections 308.042, 504.012 and 531.014(2(a)) of the Franklin County Zoning Resolution to legitimize construction of a parking facility expansion to a driveway that will fail to meet the lot coverage and parking setback requirements from the front and side property line.

Resolution

For your convenience, the following is a proposed resolution:

Proposed Resolution for Request:

_____ moves to approve a Variance from Sections 308.042, 504.012 and 531.014(2(a)) of the Franklin County Zoning Resolution as outlined in the request above for the applicant identified in Case No. VA-3831.

Seconded by: _____

Voting:

Findings of Fact

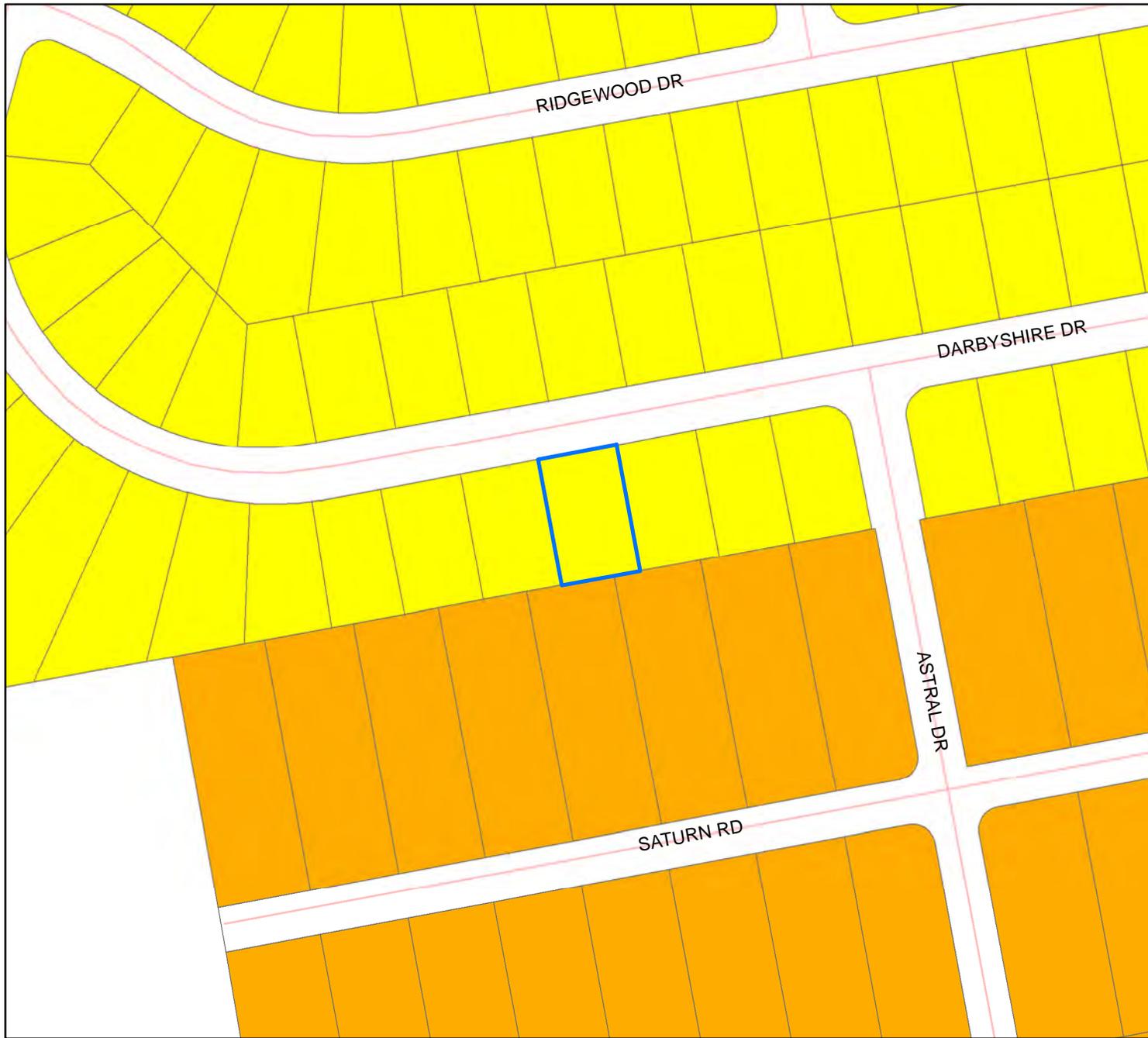
For your convenience, the following are proposed findings of fact:

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 Sections 308.042, 504.012 and 531.014(2(a)) of the Franklin County Zoning Resolution as outlined in the request above for Case No. VA-3831 results from applicant's failure to satisfy the criteria for granting a variance under Section 810.041.

Seconded by: _____

Voting:

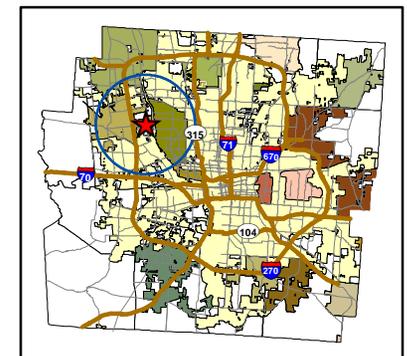


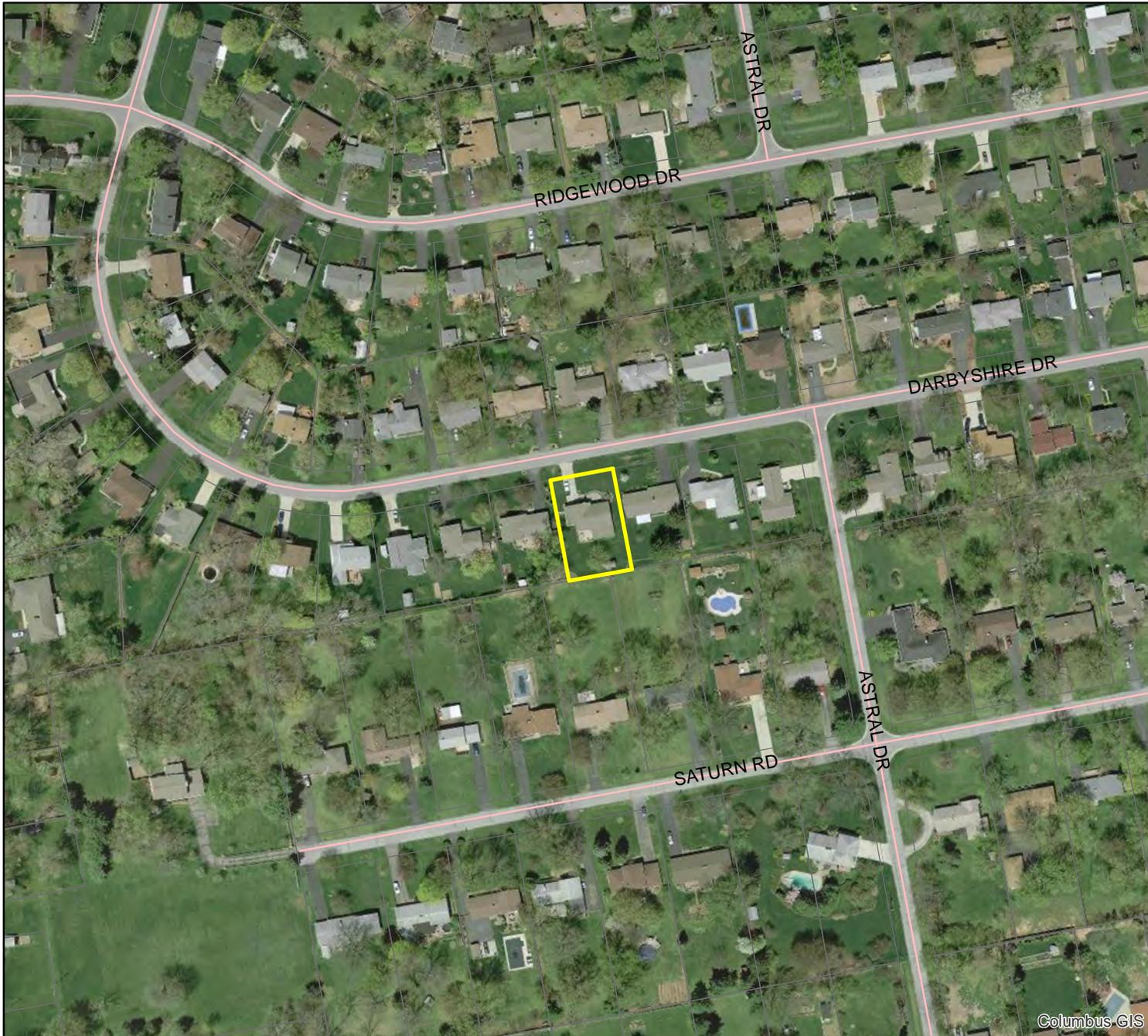
VA-3831

Requesting a Variance from Sections 308.042, 504.012 and 531.014(2(a)) of the Franklin County Zoning Resolution to legitimize construction of a parking facility expansion to a driveway that will fail to meet the lot coverage and parking setback from the front and side property line requirements in an area zoned Suburban Residential (R-4).

0.30 acres
Norwich Township

- 3759 Darbyshire Drive
 - Parcels
 - Streets
- County Zoning**
- R-2
 - R-4
 - RURAL



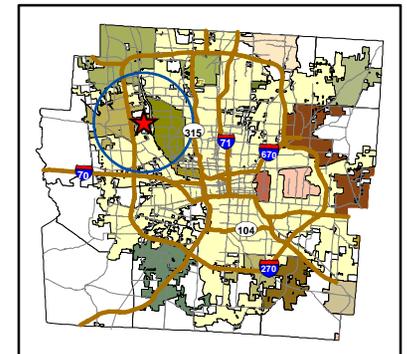


VA-3831

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0.30 acres
Norwich Township

-  3759 Darbyshire Drive
-  Parcels
-  Streets





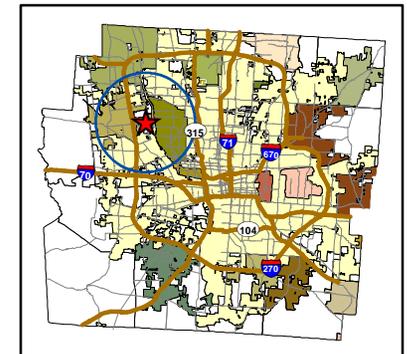
Columbus GIS

VA-3831

Requesting a Variance from Sections 308.042, 504.012 and 531.014(2(a)) of the Franklin County Zoning Resolution to legitimize construction of a parking facility expansion to a driveway that will fail to meet the lot coverage and parking setback from the front and side property line requirements in an area zoned Suburban Residential (R-4).

0.30 acres
Norwich Township

-  3759 Darbyshire Drive
-  Parcels
-  Streets



DARBYSHIRE

H W L
3" x 6" x 3"
6" TOTAL HEIGHT OF STACKED STONE
DOUBLE STACKED DECORATIVE STONE - MATCHES FRONT
FLOWER BEDS

90'



16'

256 sq

2' FEET
FROM PROPERTY
LINE



1503 sq

145'

145'

99 sq

90'

RECEIVED

MAY 13 2015

Franklin County Planning Department
Franklin County, Ohio

VA-3831



1 inch = 20 feet