



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

Economic Development & Planning Department
James Schimmer, Director

Technical Review Committee Agenda

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

Tuesday, May 28, 2013
1:30 p.m.

New Business

A. Planning Commission

i. 666-PP – Matt Brown

Applicant:	Jason Francis
Owner:	M/I Homes of Central Ohio
Agent:	Jeffrey Strung, EMH&T
Township:	Jefferson Township
Subdivision:	Parkwood
Site:	7664 Clark State Road (PID #170-000018)
Acreage:	76.255-acres
Request:	Requesting Preliminary Plan approval to allow for the creation of 76 single-family lots with 33-acres of open space.

ii. 666-FP(a) – Matt Brown

Applicant:	Jason Francis
Owner:	M/I Homes of Central Ohio
Agent:	Jeffrey Strung, EMH&T
Township:	Jefferson Township
Subdivision:	Parkwood – Phase I
Site:	7664 Clark State Road (PID #170-000018)
Acreage:	23.222-acres (Phase I)
Request:	Requesting Final Plat approval to allow for the creation of 34 single-family lots and 5 reserves with 4.199-acres of open space.

iii. JEFF-13-07 – Matt Brown

Applicant:	Redwood Acquisitions LLC, c/o John Lateulere
Owner:	Kennedy Road LTD LLC, c/o SAR Companies
Agent:	David Hodge, Esq., Smith & Hale LLC
Township:	Jefferson Township
Site:	Kennedy Road (PID #171-000004 & 171-000564)
Acreage:	25.15-acres
Request:	Requesting to amend an existing Suburban Periphery Residential District (SPRD) to allow for the creation of 116 one story residential units.

B. BZA

i. VA-3792 – Anthony Hray

Applicant:	C. David Johnson, Architect
Owner:	Akshita Properties LLC / Ammar Karmin
Township:	Franklin Township
Site:	297 Georgesville Road (PID #140-002671)
Acreage:	0.813-acres
Zoning:	Community Service (CS) District
Utilities:	Central water and sewer
Request:	Requesting a Variance from Sections 505.022(b), 505.022(e) and 670.068(b) of the Franklin County Zoning Resolution to allow the placement of a dumpster that will fail to meet the location and setback requirements and a building expansion that fails to extend toward a primary street on a lot subject to the Smart Growth Overlay in an area zoned Community Service (CS).

ii. VA-3793 – Anthony Hray

Applicant:	Mark Waller/Southwestern City Schools
Owner:	Southwestern City Schools Board of Education
Township:	Franklin Township
Site:	1001 Demorest Road (PID #140-000373)
Acreage:	38.058-acres
Zoning:	Rural District
Utilities:	Central water and sewer
Request:	Requesting a Variance from Sections 504.012 and 531.011 of the Franklin County Zoning Resolution to allow for the construction and use of a temporary gravel parking area in an area zoned Rural.

iii. VA-3794 – Anthony Hray

Applicant/Owner:	Roseline Aleanu
Township:	Clinton Township
Site:	3760 Cleveland Avenue (PID #130-006700)
Acreage:	0.25-acres
Zoning:	Community Service (CS) District
Utilities:	Central water and sewer
Request:	Requesting a Variance from Sections 531.042, 670.0812(a), 670.0812(b), 670.0816 and 670.088((g(1))) of the Franklin County Zoning Resolution to allow the construction of an access drive that will fail to meet the location requirement, construction of a parking lot that will fail to meet the required setback and screening requirements, and fail to provide a pedestrian walkway in association with a vehicle repair business that is subject to the Smart Growth Overlay in an area zoned Community Service (CS).

iv. AP-3795 – Anthony Hray

Applicant/Owner:	Karen M. McMichael
Township:	Hamilton Township
Site:	160 Jackson Street (PIDs #150-001212, 001214, 001216)
Acreage:	0.51-acres
Zoning:	Rural District
Utilities:	Central water and onsite septic
Request:	Appealing the Franklin County Economic Development and Planning Department's issuance of a violation letter concerning the commercial use on a property located in the Rural District. The applicant believes that the property is an existing non-conforming commercial use that began prior to the adoption of zoning in 1948.

Total Number of Lots Proposed: 76 Total Area: 76.255 acres
Average Lot Dimension: 100 feet by 150 feet Typical Lot Area: 0.34 acre(s)
Reserve Areas: 33.16 acres Streets: 8.3 acres Open Space: 33.16 acres
Current Zoning? PSRD Number of Proposed Final Plat Phases: 3
Type of Water Supply Proposed: Central Water
Type of Wastewater Disposal Proposed: Central Sewer
Will the Subdivision Have Sidewalks? Yes Curb/gutter? Yes

Is a Variance to the Franklin County Subdivision Regulations requested? YES/NO
If YES, Variance application form must be attached with the Preliminary Plan application.

Twenty (20) copies of the Preliminary Plan, including the E&S Plan, are submitted with this application.

The undersigned acknowledges this Preliminary Plan application does not constitute a Subdivision Plat application and understands the filing deadlines and meeting schedules associated with this request. Approval of a Preliminary Plan does not constitute acceptance of any public improvements shown. Such acceptance can only be made in conjunction with Final Plat requirements and procedures specified in the Franklin County Subdivision Regulations. The Subdivision Plat is not considered filed until a Final Plat application is submitted and accepted, in accordance with the Subdivision Regulations of Franklin County, Ohio.

To the best of my knowledge and belief, information and materials submitted as a part of this Preliminary Plan application are correct, complete and accurate. The Franklin County Technical Review Group members are hereby granted permission to enter the property for inspection and review purposes.

Property Owner's Signature EMHQT Agent Date: 1 / 1 /
Engineer's Signature EMHQT Representative Date: 5/21/13

MAY 21 2013

EROSION AND SEDIMENT CONTROL POLICYFranklin County Subdivision Regulations Franklin County Planning Department
Franklin County, Ohio**General:**

Per the Franklin County Subdivision Regulations, an Erosion and Sediment Control Plan shall be required for major subdivisions, may be required for other development and shall conform with the *Ohio Department of Natural Resources, Division of Soil and Water Conservation manual, "Rainwater and Land Development."* Implementation of approved erosion control measures should precede earth-disturbing activities. The Ohio Environmental Protection Agency (OPEA) may also have jurisdiction over earth-disturbing activities.

Purpose:

The erosion and sediment (E&S) control plan is required for the purpose of reducing pollution to public and/or private water by sediment from accelerated soil erosion associated with construction activity.

E&S Control Plan Requirements:

The E&S plan shall be a separate sheet, be a part of subdivision improvement plans, provide information regarding the entire site and shall include the following:

1. Vicinity Map – Map locating the site in relation to the surrounding area. Indicate the location of receiving waters.
2. Work Limits – Indicate the limits of earth-disturbing activity; include borrow, spoil and stockpile areas.
3. Existing Topography – The existing contours of the entire site and adjacent land should be shown on the plan. Changes to the existing contours should also be shown on the plan. A topographic map should contain an appropriate scale and contour interval to clearly depict the topography of the site.
4. Existing Vegetation – Show existing tree lines, unique vegetation and areas that may affect erosion and sediment controls. Existing vegetation shall remain along waterways: minimum width of buffer strip on each side of the stream shall be two and one-half times the stream width measured from the top of the streambank or 50 feet, whichever is greater.
5. Soils – Show boundaries of the different soil types. A table relating relevant information concerning their limitations for the proposed use may be necessary. Information pertaining to the limitations of soil type can be determined from the Franklin County Soil Survey and Soil Potential Index.

Topsoil shall be segregated and stockpiled during grading of the site and be reapplied before the establishment of permanent vegetation.

6. Existing Drainage Patterns – Drainage patterns should be evident on the plan. Include off-site areas susceptible to sediment deposits or to erosion caused by accelerated runoff, as well as off-site areas affecting potential accelerated runoff and erosion. Indicate size of drainage area contributing to the site. Include any known

existing agriculture field tiles that may be present on the site. Any subsurface drainage tiles encountered during development shall be rerouted or connected into the subdivision's drainage system to ensure that these systems will continue drain upland properties.

7. Special Notes for Critical Areas – Give details and specifications for practices protecting streams, steep slopes, designated trees or stands of trees, etc.
8. Site Development – Show all planned locations of buildings, parking facilities, roads, utilities, easements, etc. Existing structures and facilities should also be shown.
9. Location of Practices – Show the location of all erosion and sediment control and stormwater management practices to be used on-site. Include measures that are to be utilized temporarily or permanently.

Temporary sediment basins and/or traps are to be utilized as the primary means of trapping sediment on site. They should be situated within the lowest points of elevation along the perimeter of the property and also adjacent to waterways whose headwaters originate upslope of the property. Enough land must be reserved to accommodate sediment basins and/or traps sized at 67 cubic yards of storage volume per acre of drainage area. (Note: this is not the same as per acre disturbed acre or per acre of the site). If permanent stormwater management ponds are proposed for the site, they must be retrofit to serve as sediment basins during active construction periods. Basins and traps shall be installed prior to any grading of the site.

Sediment barriers shall be installed to intercept sheet runoff from disturbed areas that do not drain into sediment basins or traps.

Vegetative practices shall be utilized on all disturbed areas within seven days if they are to remain dormant (undisturbed) for more than 45 days. Disturbed areas within 50 feet of any stream shall be stabilized within seven days.

10. Surface Water Locations - Show locations of springs, wetlands, streams, lakes, etc., on or within 200 feet of the site.
11. Detailed Drawings – Any structural practices used should be explained and illustrated with detailed drawings. Detailed drawings should be included for only those practices used on-site.
12. Specifications for Stabilization – Specifications for temporary and permanent seeding, mulching, construction entrances, etc., should be given. Include seeding mixtures and rates, lime and fertilizer application rates, and type and quantity of mulching for both temporary and permanent stabilization.
13. Construction Sequence – Provide a schedule relating the implementation of erosion and sediment control practices and stormwater management practices to major construction operations. By properly scheduling the construction, both the extent of exposed ground and the duration of exposure can be minimized.

Example of Construction Sequence:

1. Clearing and grubbing for those areas necessary for installation of sediment basins and traps and perimeter controls.
 2. Installation of sediment basin/traps and perimeter control.
 3. Continuation of clearing and grubbing within the areas designated to be disturbed.
 4. Road grading.
 5. Sewer and utility installation.
 6. Final grading.
 7. Application of permanent vegetative cover.
14. Maintenance and Inspection – Provide notes and information regarding maintenance for each practice to ensure continued performance.
15. Plan Reference Data – Title, scale, direction, legend and date shall be provided on all plans. The plan should also include name, address and telephone number of person(s) preparing the plan, as well as the owner of the property.

Plan Review and Enforcement:

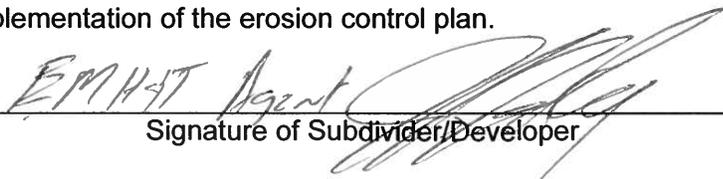
1. Plan Review and Site Inspection – During and at the end of the construction of the subdivision street(s), utilities, etc., the erosion and sedimentation (E&S) control practices will be monitored by the Franklin Soil and Water Conservation District (FSWCD) personnel. The FSWCD personnel, based on a cooperative agreement with the Franklin County Commissioners and Franklin County Engineer, are responsible for plan review and approval will make periodic site inspections to ensure compliance. During inspections it may be determined that other erosion control practices, not already specified on this plan, may be necessary due to unforeseen environmental conditions and/or changes in drainage patterns caused by earth-moving activity.
2. Enforcement – Several milestones are reached at the end of the development process, which will be utilized to ensure proper placement of required conservation practices per the above.
 - A. Release of Surety – No surety, all or in part, will be released until the Franklin County Engineer's office is notified by FSWCD staff that the E&S practices, as previously approved, are in place and are properly functioning.
 - B. Progress Letter – The "progress letter" from the Franklin County Engineer to the Franklin County Development Department (providing assurance that street construction has been sufficiently and properly completed such that commencement of house construction is appropriate) will be forwarded only after assurance is received indicating all approved E&S practices are in place and are properly functioning.
 - C. Street Completion – The transfer and acceptance of any street for public purpose will occur only after assurance is received that all approved E&S practices are in place and are properly functioning.

- D. Building Permits and Inspections – The Franklin County Development Department, in cooperation with the FSWCD, reserves the right to withhold the issuance of building permits and inspections at any time during the homebuilding phase of the project until assurance is received that all approved erosion and sediment control practices are in place and are properly functioning.
- E. The Franklin County Planning Commission, in cooperation with the Franklin County Prosecuting Attorney's office and the FSWCD, reserve the right to pursue necessary legal actions at any time during the construction phases of the project to ensure compliance with the approved E&S control plan.

STATEMENT OF UNDERSTANDING

I understand and accept the responsibility to plan for and complete the required erosion and sediment control practices and hereby recognize them as an integral part of the subdivision named PARKWOOD.

I will notify the FSWCD a minimum of three (3) work days prior to any land disturbance and will attend a preconstruction meeting with personnel from the FSWCD to review the implementation of the erosion control plan.



 Signature of Subdivider/Developer

____/____/____
 Date

M/I Homes of Central Ohio

 Address of Subdivider/Developer

3 Easton Oval

Columbus, Ohio 43219

(614)-418-8023

 Telephone Number

**Report of Hydrologic and Hydraulic
Analysis**

Hamilton Ditch
City of Hilliard
Franklin County, OH



Stantec

**REVISED
March 1, 2013**

April 2012

RECEIVED

MAY 21 2013

SUBDIVISION FINAL PLAT APPLICATION

for unincorporated Franklin County

Franklin County Planning Department
Franklin County, OH

Franklin County Development Department – Franklin County Planning Commission
150 S. Front Street, FSL Suite 10 Columbus, OH 43215 Phone: (614) 525-3094

to be completed by FCPC Staff:

Date Submitted: 5/21/13

Received By: DAH

Date Accepted / Rejected 5/28/13

By: _____

Application No.: 1666-FLA Fee: 4,450.⁰⁰

FCPC Date: 6/12/13

I, M/I Homes of Central Ohio, LLC, being the owner of the lands within the
(print or type landowner's name)

proposed subdivision, hereby request the Franklin County Planning Commission (FCPC) to approve the accompanying subdivision plat named Parkwood Phase 1, located in Jefferson Township. The plat contains 34 lots, 5 reserves and 23,222 total acres. I understand approval action by the FCPC must be ratified by the full FCPC board prior to the plat being signed by the executive director of FCPC.

Twenty (20) copies of the plat signed by the subdivider and engineer/surveyor, the original Subdivider's Agreement signed by the subdivider, and one copy of the engineering and construction plans signed by the county are submitted in support of this request. To the best of my knowledge and belief, information and materials submitted to FCPC for the purposes of obtaining approval of this plat are complete, true and correct.

Property Owner/Subdivider

Signature: EMH+T As agent  Date: 5/21/13

Name: M/I Homes of Central Ohio LLC

Address: 3 Easton Oval Suite 340

City, State, Zip: Columbus OH 43219 Phone No.: (614) 418-8000

Engineer/Surveyor

Signature:  Date: 5/21/13

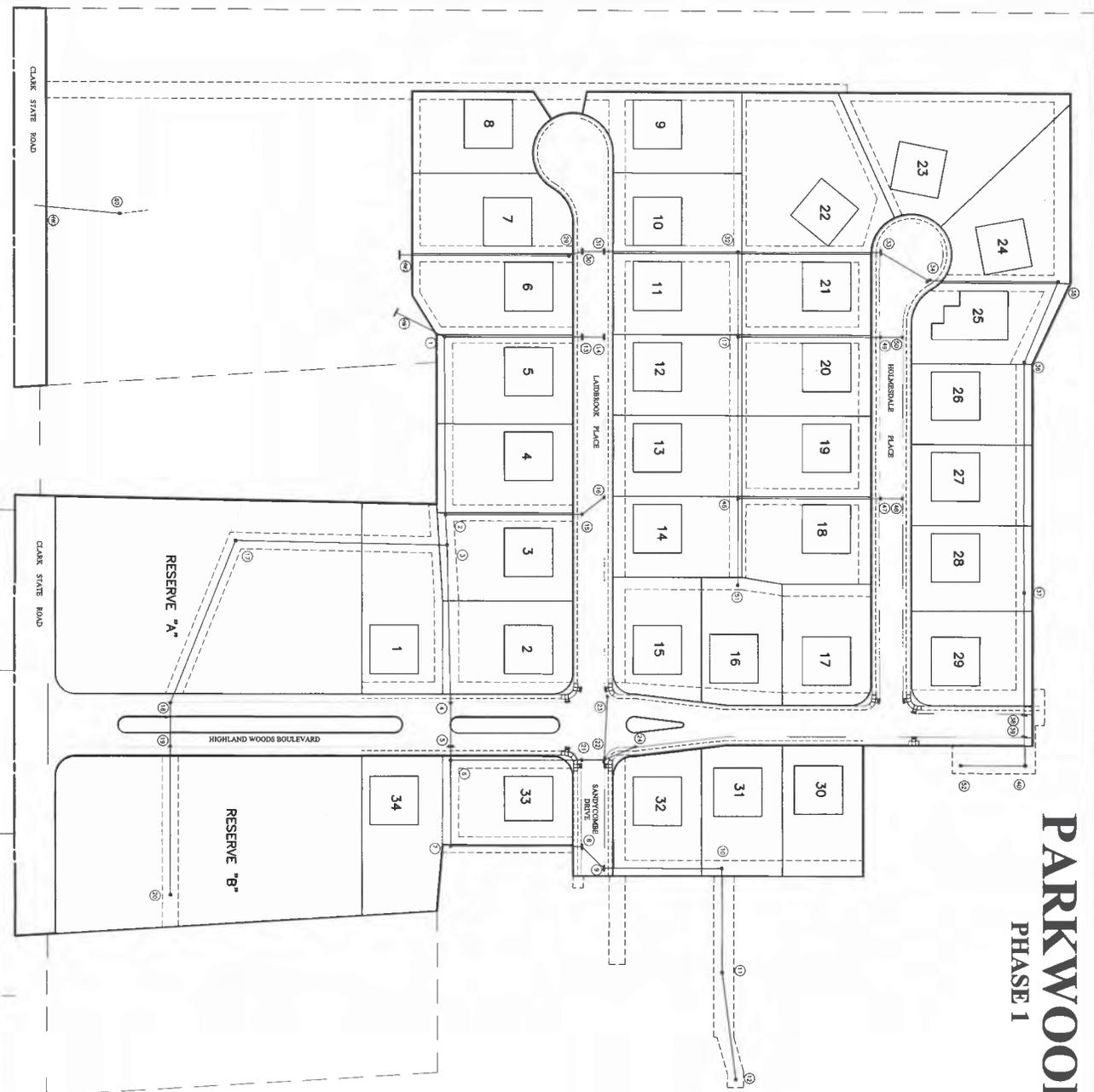
Name: EMH+T

Address: 5500 New Albany Rd

City, State, Zip: Columbus OH 43054 Phone No.: (614) 772-4500

PARKWOOD

PHASE 1



3
3
666-FP(a)
5.21.13

FRANKLIN COUNTY DRAINAGE ENGINEER

The attached plan, designated the Storm Water Maintenance Easement, has been granted to the Franklin County Commissioners so that the Franklin County Drainage Engineer may maintain the Storm Sewer, Subsurface Drain, Structures and Culverts.

- No structure or improvement of any kind, including decks, porches, patios, walkways, driveways, etc., shall be placed within the easement provided for the maintenance of the storm sewer, subsurface drain, structures and culverts, without the written approval of the Franklin County Drainage Engineer.
- The property owner of any lot, including decks, porches, patios, walkways, driveways, etc., shall be responsible for the maintenance of the same free of debris and obstruction of all kind. Such maintenance shall be limited to mowing, removal of debris and tree maintenance. All other maintenance, including but not limited to, painting, staining, sanding, refinishing, etc., shall be performed at the direction of the Franklin County Drainage Engineer.
- The property owner will maintain the drainage structure, valves, underdrains and storm sewers along the side and back of the lot.
- Tree restrictions and agreements shall run with the land and shall be a condition of any deed or agreement to sell approved by Franklin County.
- All trees identified during maintenance operations will be reestablished with grass; trees removed will not be replaced.

This sheet is for information purposes only and is not intended to be used for construction. A separate set of plans is required for a complete examination of the plan on file with the Franklin County Engineer's Office in the Reynolds Office, Franklin County, Ohio.

MATCH LEGEND

Handling for ditch maintenance areas are shown here at contour widths. However, actual widths of allowable maintenance areas vary based on size of pipe and concrete structure. The Franklin County Drainage Engineer's Office will require fielding sufficient to maintain adequate drainage.

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Franklin County Planning Department
Franklin County, Ohio



Commissioners
 John O'Grady, President
 Paula Brooks
 Marilyn Brown

Economic Development & Planning Department
 James Schimmer, Director

Request for Township Zoning Recommendation

Franklin County Planning Commission

Township			
<input type="checkbox"/>	Jackson	<input type="checkbox"/>	Plain
<input checked="" type="checkbox"/>	Jefferson	<input type="checkbox"/>	Prairie
<input type="checkbox"/>	Perry	<input type="checkbox"/>	Washington

Case Number
JEFF-13-07

Amendment Type
<input checked="" type="checkbox"/> Map amendment
<input type="checkbox"/> Text amendment
<input type="checkbox"/> Land use plan amendment

Meeting Dates	
Review Body	Date
Tech Review	5/28/13
Planning Commission	6/12/13
Board of Commissioners:	n/a

Amendment information		
Amendment type	Information required	
Map amendment:	List all parcel IDs to be amended 171-000004 & 171-000564	Zoning district Current: SPRD Proposed: Amend an existing SPRD
Text amendment	List sections of zoning resolution to be amended	
Plan amendment	Document type: <input type="checkbox"/> New plan <input type="checkbox"/> Existing Plan Plan name:	

Township Zoning Inspector Contact Information	
Name Charles McCroskey	
Address 6545 Havens Road	
Blacklick, OH 43004	
Phone # 614-855-4265	Fax # 614-855-1759
Email cmccroskey@jeffersontownship.org	

RECEIVED

RBB

MAY 21 2013

JEFFERSON TOWNSHIP ZONING COMMISSION

6545 Havens Road, Blacklick, Ohio 43004

TEL: (614) 855-4265

FAX: (614) 855-1759

www.jeffersontownship.org

Email: cmccroskey@jeffersontownship.org

Franklin County Planning Department
Franklin County, Ohio

APPLICATION FOR ZONING CHANGE

Case Number: _____ Date: 5-16-13

Applicant: Redwood Acquisitions LLC c/o John Lateulere Property Owner: Kennedy Road Ltd LLC c/o SAR Companies

Street Address: 387 Medina Road, Suite 600 Street Address: 571 S. 3rd Street

City: Medina State: OH Zip: 44256 City: Columbus State: OH Zip: 43215

Phone Number: (330) 590-8012 Phone Number: ()

E-Mail Address: john@redwoodmanagement.net E-Mail Address: _____

In accordance with the provisions of Article IX, Section 920 of the Jefferson Township Zoning Resolution, I hereby apply to the Zoning Commission and the Township Trustees for a rezoning from the _____ SPRD _____ Zoning District to the _____ SPRD _____ Zoning District for property located at:

Street Address: 0000 Kennedy Road Parcel #: 171-000004-00

0000 Wigeon Street / Kennedy Road 171-000564-00

Acreeage to be rezoned: +/- 25 acres

--- Please type or print information ---
--- Please answer the following questions thoroughly and completely ---
--- If additional space is needed, attach extra sheets ---

1. The proposed use of the property is:

Proposed development of approximately 116 one story residential units.

2. The property is currently being used for:

The property is currently undeveloped and is an unmowed field.

3. The legal description of the property for which the rezoning is requested:

See attached zoning description and map.

4. The property is outlined on the attached _____ E _____ map.

Type of Official Map

5. Statement of the relation of the proposed zoning change to the general health, safety and welfare in terms of need or appropriateness within the area, by reason of changed or changing conditions; and the relation to changing conditions and the relation to appropriate plans of the area. Also approval by the controlling health agency and where applicable the Franklin County Engineer:

See attached.

6. Attachments and additional information required:

- A. Complete and sign application
- B. Eight (8) copies of the legal description of the property. Current property survey to include acreage, and all bearings and distances, referencing an establishing beginning point.
- C. One (1) list of property owners within one thousand (1,000) feet of subject property, the address of the property and the mailing address of the property owners. This list must be obtained from the Franklin County Auditors Office located at 373 South High Street, Columbus, Ohio 43215 on the 20th floor.
- D. One (1) set of mailing labels for property owners within one thousand (1,000) feet of subject property.
- E. One (1) E-size map showing properties within one thousand (1,000) feet of subject property. This map must be obtained from the Franklin County Auditors Office located at 373 South High Street, Columbus, Ohio 43215 on the 20th floor.
- F. A recent photograph of the property to be rezoned must accompany the application.
- G. All information that pertains to sanitary services and water supply must be provided. This includes the location of any on-lot septic system(s) and/or well(s). If services are to be provided by a private or public entity, a letter must be provided verifying that the services exists *and* that the applicant will have access to such services. If an on-lot septic system and/or well are proposed, information from the Franklin County Board of Health (or the appropriate agency) must be provided.
- H. Any other information that may be deemed reasonably necessary by the Jefferson Township Zoning Department.
- I. Application filing fee payable to Jefferson Township. (*Fee \$500 + \$25 per acre/Residential; \$1,000 + \$50 per acre/Planned District, Commercial or Industrial*)

If request is to rezone to a Planned District, please refer to the Jefferson Township Zoning Resolution for additional development plan submission requirements. Eight (8) copies of all required information must be submitted with this application.

7. Statement of Understanding:

I, JOHN LATEULERE III (applicant / owner / agent) understand that this application must be filed with all pertinent information, as required by the Jefferson Township Zoning Resolution and any other information by Jefferson Township Zoning Department. I understand that my application will not be filed until all information has been received and that the Jefferson Township Zoning Department reserves the right to delay any request until such information has been received. I have been informed of my right to meet with staff prior to the submission of my application and have either met with staff, through a scheduled appointment, or have waived my right to do so.

Applicant / Agent Signature: 

Date: 5/14/13



8. Certification:

Before completing this application and executing the following certification, it is recommended that the application be discussed with the Staff of the Jefferson Township Zoning Department.

RECEIVER

APPLICANT'S CERTIFICATION

RECEIVER

I / WE RICHARD KRUSE / GRYPHON ASSET MGMT certify that I am / We are the owner(s) of land included in the application and that the foregoing statement herein contained and attached, and information or attached exhibits thoroughly to the best of my / our ability present the arguments in behalf of the application herewith submitted and that the statements and attached exhibits above referred to are in all respects true and correct to the best of my / our knowledge and belief.

Signature of Property Owner:

Please Print:

RICHARD KRUSE
GRYPHON ASSET MANAGEMENT

Mailing Address:

9387 OLD STATE RD.

City, State, and Zip:

LEWIS CENTER OH 43035

Phone Number:

(614) 885-0020 x17 Cell #: ()

E-Mail Address:

RFK@GRYPHONUSA.COM

Signature of Applicant:

Please Print:

JOHN LATEWORE III

Mailing Address:

23775 COMMERCE PARK SUITE 7

City, State, and Zip:

BEACHWOOD, OHIO 44122

Phone Number:

216 360-9441 x 108 Cell #: ()

E-Mail Address:

john@redwoodmanagement.net

5. Statement

Project Summary

Jefferson Grove is planned as *the* premier luxury single-story apartment community in Jefferson Township, completely filling a void in the marketplace. It will consist of approximately 116 new, ranch style apartment homes with 2 car attached garages. It is conveniently located off Goldeneye Drive which intersects Kennedy Road. Jefferson Grove will provide much needed single-story, "home-style living" for those who are seeking living space without all the care and maintenance of owning a home. Redwood Management believes in creating sustainable neighborhoods emphasizing green spaces and extensive landscaping, accentuating a peaceful, safe, and generally stress-free living experience. Jefferson Grove will underscore the concept of... "No one above you, and no one below you", and with the attached garage it will fulfill those township residents who seek a "home lifestyle" in a quiet and peaceful surrounding. This community will introduce invaluable housing, create positive tax generation, and provide high-quality sustainable housing to meet the demands of Jefferson Township's residents who simply don't want the headaches of owning a home.

Our ranch apartments of approximately 1300 square feet in size, boast an open floor design, conveniently attached 2 car garages, 2 bedrooms, 2 full baths and a den. Every unit is designed in conformity with FHA regulations/ADA accessibility and certainly conducive for those who desire single-story traditional living. Each unit offers individual private front and rear entries and a rear patio with a privacy fence. A garage door opener is provided for every garage and ample driveway space is provided directly in front of each garage for convenient ingress/egress. The attached garages also provide added security and comfort considering our tenants can simply hit the garage door opener, pull into their respective garages, and enter their living areas. Exteriors will be landscaped with beautiful plantings along entry walks encapsulating luxury and traditional idyllic neighborhood living typically located in single-family communities. Additional parking spaces will be included for visitors and guests. Our tenants shall be responsible for all utility payments including phone, cable, electricity, gas and water/sewer. Landlord shall be responsible for providing trash services.

Additional unit amenities featured are washer and dryer hook-ups, large kitchen with maple cabinets, den area, central heating and cooling, garbage disposal and dishwasher, walk-in closets, extra-long breakfast bar and an optional fireplace. Additionally, Jefferson Grove is a pet-friendly apartment community with ample outdoor open spaces, available for viewing or walking around. Quite simply, Jefferson will provide upper echelon apartment living within a true neighborhood context targeting residents desiring a stress-free/maintenance-free living environment without the inconveniences of a typical multi-level apartment community. The fact that no one lives above, below, or directly behind your apartment home are just a few reasons why Jefferson Grove will resonate with our targeted market.

Relationship to the General Health, Safety, Welfare and Appropriateness to the Area

Jefferson Grove will be developed on approximately 25 acres. The 25 acre site is comprised of two parcels, a 24.331 acre parcel and a .623 parcel. The site is already zoned SPRD (Suburban Periphery Residential District) and was approved as part of Jefferson Pond which contained 121 single family lots.

Our justification for the residential use is substantiated by the following:

- We believe our product is a *compatible land use to surrounding properties and aligned with the Suburban Periphery Residential District Requirements.*
- We believe we our product is *compatible with the preferred land use and development characteristics and we have no negative effects on adjoining properties* in regard to health, safety and welfare.

We believe our product is a compatible land use to surrounding properties. We are providing fewer units than originally approved in Jefferson Pond Section 2. We are also providing extensive building setbacks from all property boundaries in which only a 20 foot setback is required. We are providing approximately 11 acres of open space which is contained within a central green that incorporates walking paths and a gazebo, plus perimeter buffers and landscape areas.

We believe we will have no negative effects on adjoining properties in regard to health, safety and welfare. In fact, the adjoining properties currently have inadequate water pressures. Our development is providing a much needed extension of the existing water system. We are extending the waterline from Wigeon Street, looping through our development and connecting to the existing water main at the eastern terminus of Jefferson Run Road. Sanitary sewer will be extended into the site from the existing sanitary line located at the southern property line of lots along Greylag Loop. The storm water from our site is tributary to the existing retention /water quality basin along Golden Eye Drive. We will extend the existing storm water line along Wigeon Street into the site and will provide any needed upgrades based on our use change. A detailed utility drawing has been prepared as part of this submittal.

Our product is focused on the active 55 and older population. It is not your typical midrise townhouse or “stacked flats” apartment project which is usually geared toward singles or a more highly active younger population. Our unit layouts features quality finishes, attached garages, generous square footage and amenities which are representative of a higher quality clientele. Jefferson Grove will generate less traffic and noise than the traditional single family or apartment community, as Redwood Communities perpetuate the “peace and quiet” lifestyle (less traffic, noise, etc.).

Our community will boast traditional upscale neighborhood living with a peaceful and quiet atmosphere that will undoubtedly resonate with those in Jefferson Township who prefer an alternative to home ownership. Additionally, Redwood Management requires prospective tenants to submit to credit and background checks as a prerequisite to residing here. Redwood’s luxury single-story design will enhance the desired character of the area while augmenting Jefferson Township’s housing stock with upper-echelon, “stress-free” housing, providing another housing option for those who don’t desire homeownership. Our product is distinctive, sustainable and will contribute to the community’s viability by providing a choice for older residents “to move within” instead of “out” of the community when they are downsizing from their home.

The suburban periphery residential district permits our proposed use and density and we meet or exceed the requirements relating to lot area, setbacks and open space, Although we propose luxury ranch style apartment homes our residents and product are definitely similar to the attached single family land use type. As such, we feel that our proposed land use is compatible and consistent with the adjoining area.

We have clustered our units to create open spaces, encourage internal pedestrian connectivity and provide pedestrian connectivity for our residents to the public sidewalk along Goldeneye Drive.

Management Company Synopsis

Redwood Management Company is a real estate development and management company, established in 1991, specializing in the development and management of single-story, attached garage, luxury apartment communities. Redwood's core philosophical approach is every individual wants to live in an apartment home that is of single story design, with an attached garage(s) and no stairs, compared to a walk up two or three story garden style apartment complex.

Quite simply, Redwood is committed to providing Jefferson Grove's future residents with an easily accessible, luxury apartment home accentuating peaceful, idyllic, comfortable and maintenance-free living experience.

Redwood Management Company has been integrally involved in the development of upwards of 3000 single-story attached garage apartment units throughout Northern and Central Ohio carving out a niche in the apartment market of attached garage, single-story and luxury apartment units.

**ZONING OF
25.15 ACRES**

Situate in the State of Ohio, County of Franklin, Township of Jefferson, lying in Lot 6, Quarter Township 4, Township 1, Range 16, United States Military Lands, being all of the remainder of that 29.428 acre tract conveyed as Parcel I to Kennedy Road Ltd., LLC by deed of record in Instrument Number 200006200121717, (all references refer to the records of the Recorder's Office, Franklin County, Ohio, unless noted) being more particularly described as follows:

BEGINNING at a southwesterly corner of the remainder of said 29.428 acre tract, being the southeasterly corner of Lot 1 of "Jefferson Pond Section 1, Part 1", a subdivision of record in Plat Book 99, Page 34, being in the northerly line of that tract conveyed to Alan M. Pucci by deed of record in Instrument Number 200504070064501;

Thence North 03° 46' 32" East, with the easterly line of said Lot 1, a distance of 100.00 feet to a point in the southerly right-of-way line of Wigeon Street (50 feet wide);

Thence South 86° 06' 13" East, with said southerly right-of-way line, a distance of 7.73 feet to a point;

Thence North 03° 53' 47" East, with the easterly terminus of said Wigeon Street, a distance of 50.00 feet to a point at the southeasterly corner of Lot 2 of said "Jefferson Pond Section 1, Part 1";

Thence North 03° 43' 55" East, with the easterly line of said Lot 2, a distance of 100.00 feet to a point in the southerly line of "Jefferson Pond Section 1, Part 2", a subdivision of record in Plat Book 102, page 86;

Thence South 86° 05' 58" East, with the southerly line of said "Jefferson Pond Section 1, Part 2", a distance of 284.11 feet to a point;

Thence North 03° 44' 17" East, with the easterly line of said "Jefferson Pond Section 1, Part 2", a distance of 471.55 feet to a point in the northerly line of said 29.428 acre tract;

Thence South 86° 12' 42" East, with the northerly line of said 29.428 acre tract, a distance of 1311.13 feet to a point in the line common to Jefferson Township, Franklin County and City of Pataskala, Licking County;

Thence South 03° 55' 32" West, with an easterly line of said 29.428 acre tract, the line common to said Jefferson Township, Franklin County and City of Pataskala, Licking County, a distance of 728.42 feet to a point;

Thence North 85° 56' 43" West, with a southerly line of said 29.428 acre tract, a distance of 402.76 feet to a point;

Thence South 03° 53' 40" West, with an easterly line of said 29.428 acre tract, a distance of 1225.00 feet to a point in the centerline of Kennedy Road (variable width)

Thence North 85° 56' 38" West, with said centerline, a southerly line of said 29.428 acre tract, a distance of 60.00 feet to a point;

Thence North 03° 53' 40" East, with a westerly line of said 29.428 acre tract, a distance of 1225.00 feet to a point;

Thence North 85° 56' 43" West, with a southerly line of said 29.428 acre tract, a distance of 1138.05 feet to the POINT OF BEGINNING, containing 25.15 acres, more or less.

The above description was prepared from record information and is to ONLY be used for zoning purposes.

EVANS, MECHWART, HAMBLETON & TILTON, INC.



Commissioners

John O'Grady, President
 Paula Brooks
 Marilyn Brown

Economic Development & Planning Department

James Schimmer, Director

Request for

Township Zoning Recommendation

Franklin County Planning Commission

Township	
<input type="checkbox"/> Jackson	<input type="checkbox"/> Plain
<input checked="" type="checkbox"/> Jefferson	<input type="checkbox"/> Prairie
<input type="checkbox"/> Perry	<input type="checkbox"/> Washington

Case Number
JEFF-13-07

Amendment Type	
<input checked="" type="checkbox"/> Map amendment	
<input type="checkbox"/> Text amendment	
<input type="checkbox"/> Land use plan amendment	

Meeting Dates	
Review Body	Date
Tech Review	5/28/13
Planning Commission	6/12/13
Board of Commissioners:	n/a

Amendment information		
Amendment type	Information required	
Map amendment:	List all parcel IDs to be amended 171-000004 & 171-000564	Zoning district Current: SPRD Proposed: Amend an existing SPRD
Text amendment	List sections of zoning resolution to be amended	
Plan amendment	Document type: <input type="checkbox"/> New plan <input type="checkbox"/> Existing Plan Plan name:	

Township Zoning Inspector Contact Information	
Name Charles McCroskey	
Address 6545 Havens Road Blacklick, OH 43004	
Phone # 614-855-4265	Fax # 614-855-1759
Email cmccroskey@jeffersontownship.org	

MAY 21 2013 ZAB

**JEFFERSON GROVE
25.15 ACRES**

Franklin County Planning Department
Franklin County, Ohio

**SUBURBAN PERIPHERY RESIDENTIAL DISTRICT (SPRD)
DEVELOPMENT PLAN TEXT
May 20, 2013**

BACKGROUND

This property is currently zoned Suburban Periphery Residential District (SPRD). Plans were approved for a portion of the site, Jefferson Pond Section 1 (Parts 1 & 2) in 2000. Section 1 was built and consists of Maronda Homes. However, the balance of the original zoning, which contained an approved 121 lots on the subject parcel, was never completed. This request is for approval of a new development plan for the 25.15 ± acre tract within the Suburban Periphery Residential District (SPRD).

The property is located just east of Goldeneye Drive and accessed off Wigeon Street. It has a narrow sliver of property extending to Kennedy Road, previously planned as an additional access road located between the adjacent homes on each side. The property to the east is developed with single-family lots in Licking County, the property to the north is undeveloped land held by Rockford and Dominion Homes, to the northwest is the Jefferson Pond (Maronda) development. Large, deep rural lots front Kennedy Road and extend to our south property line.

The property is currently under receivership from the owner Kennedy Road LTD c/o SAR Companies. The applicant, Redwood Acquisition, is in contract with the receiver of the property. The applicant seeks development plan approval within the existing SPRD zoning to develop 116 residential units as designated for "extra high density" in the Comprehensive Plan. The plan respects the physical qualities of the land and preserves a considerable amount of open space.

DEVELOPMENT PLAN SUBMISSION

The applicant proposes to construct approximately 116 ranch style apartment homes with 2 car attached garages which is less than the originally approved 121 single family homes and less than the overall approved project density. The location of open space is shown on the development plan. The total open space consists of approximately 11 +/- acres and represents 44 % of the gross site. This open space is more than twice the minimum open space requirement of 20% as designated in the SPRD classification.

1. DESCRIPTION AND LOCATION

- a. The subject site is located at the terminus of Wigeon Street as depicted on the attached Development Plan.
- b. The subject site consists of approximately 25.15 acres as depicted on the Zoning Exhibit and Zoning Description.

2. PERMITTED USES/DEVELOPMENT STANDARDS

- a. Permitted uses shall be those uses set forth as of this date in Section 630.02 of the Suburban Periphery Residential District (SPRD), Jefferson Township Zoning Resolution.
- b. Unless otherwise noted in this Development Text, the applicable development standards of the Suburban Periphery Residential District (SPRD) of the Jefferson Township Zoning Resolution shall apply.

3. YARD AND SETBACK REQUIREMENTS

- a. The minimum rear yard/perimeter setback shall be as follows:
 - 1. 100 foot minimum setback for buildings and private streets from the north, south and west property lines.
 - 2. 65 foot minimum setback for buildings and private streets from the east property line.
 - 3. The entry boulevard and entry drive shall have a minimum setback of 25 feet.
 - 4. Patios may extend into the perimeter setback.
- b. The minimum separation between buildings shall be 20 feet. Stoops and porches shall not be subject to this setback but shall have a minimum setback of 10 feet between each.
- c. The minimum building setback from the private street shall 20 feet.
- d. The minimum lot width at the public right of way of Wigeon Street shall be 50 feet.
- e. Per Section 630.03: Table 2, there shall be no required lot width at the setback and lot width at the street for buildings.

4. TRAFFIC AND CIRCULATION

- a. Access to the property shall be from Wigeon Street as depicted on the Development Plan.
- b. The development shall be served with private streets having a minimum pavement width of 25 feet, except for the entry boulevard which shall have a minimum pavement width of 20 feet in each direction.
- c. Sidewalks shall not be required however, a mulched pedestrian path shall be provided in the central green space per the Development Plan.
- d. Off-street parking shall be provided as follows:
 - 1. Each unit shall have a 2 car attached garage and 2 parking spaces in the driveway.

2. Additional guest parking shall be provided at a ratio of not less than 1 space per 3 units with a minimum guest space size of 9 feet by 19 feet. Accessible spaces shall be provided at the rental office per Jefferson Township.

5. OPEN SPACE AND LANDSCAPING

- a. Subject to final engineering, there shall 11± acres of private open space, representing approximately 44 % of the gross site area, which is in excess of the SPRD open space requirement. Open space, including the boulevard center island, shall be owned and maintained by the property owner.
- b. Open Space shall be maintained as passive open space for the benefit and enjoyment of the residents of the Jefferson Grove development.
- c. All community open space (generally defined as the perimeter areas – no closer than 30' from the rear of the perimeter units) shall be restricted from further use.
- d. The owner may elect to place a preservation/open space easement over the perimeter yard areas to ensure long-term use restriction and preservation.
- e. The central open space(s) on the interior of the development shall be maintained and programmed as necessary to promote the welfare of the community and our tenants. This may include, from time to time, modification of this space and use as passive or active recreation space. This area shall be restricted from further development, but shall permit flexibility in its use to respond to tenant needs and desires, in an effort to remain relevant in a changing marketplace through time.
- f. Along the property perimeter, healthy trees shall be maintained where feasible. The removal of invasive, dead, dying or noxious species, as well as selective pruning may occur. Understory vegetation and brush may be removed at the discretion of the owner.
- g. Each building shall provide foundation landscaping and one deciduous tree per two units shall be planted along the private street.
- h. The central green space shall include a mulch path, gazebo and tree plantings.
- i. The boulevard entry shall include signage, fencing and be landscaped with trees at a minimum. Mounding may be incorporated into the overall landscape.
- j. Minimum size at installation for landscaping shall be as follows:
 1. Deciduous trees: minimum 2" caliper.
 2. Ornamental trees: minimum 7' height
 3. Evergreen trees: minimum 6' height
- k. The landscaping will be maintained actively by the property owner.

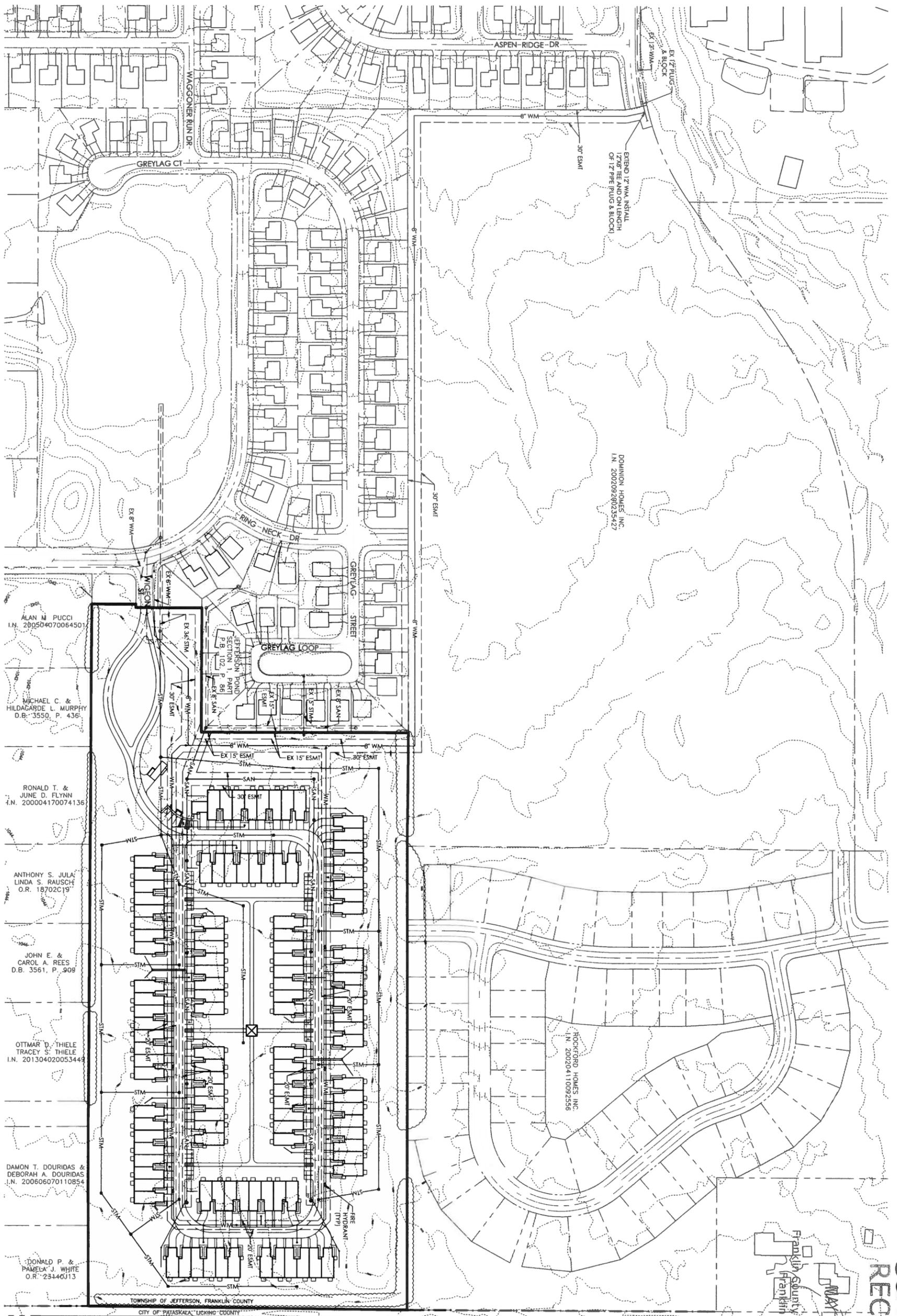
6. ARCHITECTURAL DESIGN

- a. All buildings shall be designed to be substantially similar to the building elevations and renderings submitted herewith, which are compatible to adjoining buildings. The buildings will be maintained actively by the property owner.
 - 1. Color Palette: Earth Tones
 - 2. Façade Materials: Cultured stone and vinyl (premium lap siding and vinyl shake shingles)
 - 3. Windows: Single-hung and casement style.
 - 4. Roof: Thirty year dimensional shingles.
- b. The minimum unit size for residential units shall be 1290 square feet and 900 square feet for the leasing office.

7. MISCELLANEOUS

- a. Development Schedule: It is anticipated that the property will be developed in two phases with the construction of the first phase beginning within six months after completion of the zoning process.
- b. Utility Considerations: Assurances have been given by the Jefferson Water and Sewer District that capacity is available to service this project.
 - 1. The developer/owner shall extend the 8"waterline from Wigeon Street, through the development and connect to the existing 12" water main at the eastern terminus of Jefferson Run Road.
 - 2. The developer/owner shall extend sanitary sewer into the site from the existing 8" sanitary line located at the southern property line of lots along Greylag Loop.
 - 3. The developer/owner shall extend the storm water from our site to the existing retention /water quality basin along Goldeneye Drive which is tributary to this site. The developer/owner shall extend the existing 36" line at Wigeon Street into the site and shall provide any needed upgrades based on the use change. A preliminary utility drawing has been prepared as part of the development Plan submittal.
- c. Construction Fencing: Prior to any construction activity, including tree removal and earth moving, orange construction fencing will be placed around all perimeter trees to be preserved and shall remain in place until construction is completed and the lot is seeded.
- e. Model Unit: Notwithstanding anything to the contrary within the Jefferson

Township Zoning Resolution, upon approval of appropriate engineering and building plans, the developer may commence construction of a building containing a model unit to be located within the first phase of the development. The building containing the model unit may occur in advance of, or in conjunction with, installation of infrastructure including private streets.



ALAN N. PUCCI
 I.N. 200504070064501

MICHAEL C. &
 HILDAGARDE L. MURPHY
 D.B. 3550, P. 436

RONALD T. &
 JUNE D. FLYNN
 I.N. 200004170074136

ANTHONY S. JULA
 LINDA S. RAUSCH
 O.R. 18702C19

JOHN E. &
 CAROL A. REES
 D.B. 3561, P. 909

OTTMAR D. THIELE
 TRACEY S. THIELE
 I.N. 201304020053449

DAMON T. DOURIDAS &
 DEBORAH A. DOURIDAS
 I.N. 200606070110854

DONALD P. &
 PAMELA J. WHITE
 O.R. 23446J13

DOMINION HOMES, INC.
 I.N. 20020920025427

ROCKFORD HOMES INC.
 I.N. 200204110092556



TOWNSHIP OF JEFFERSON, FRANKLIN COUNTY
 CITY OF PATASKALA, LICKING COUNTY
 BROOKSEDGE SECTION 5
 I.N. 200403250010169

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 MAY 21 2013
 Franklin County Planning Department
 Franklin County, Ohio

JOB NO.
 2013-0173
 SHEET
 3/3

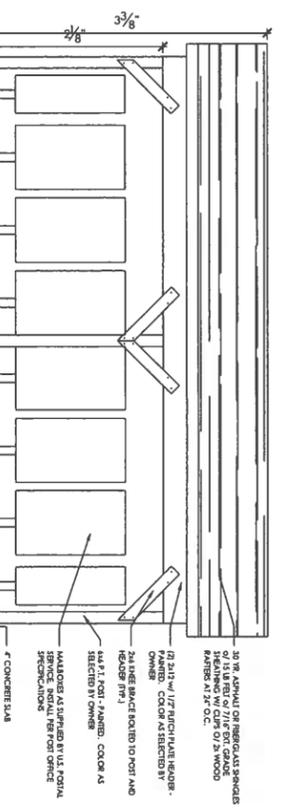
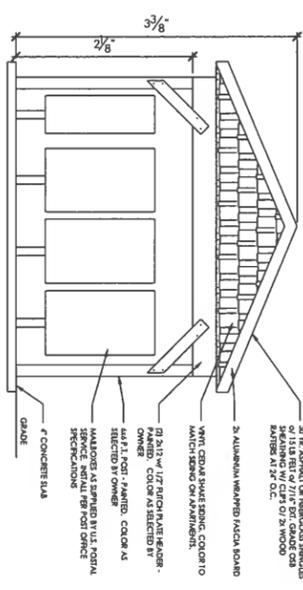
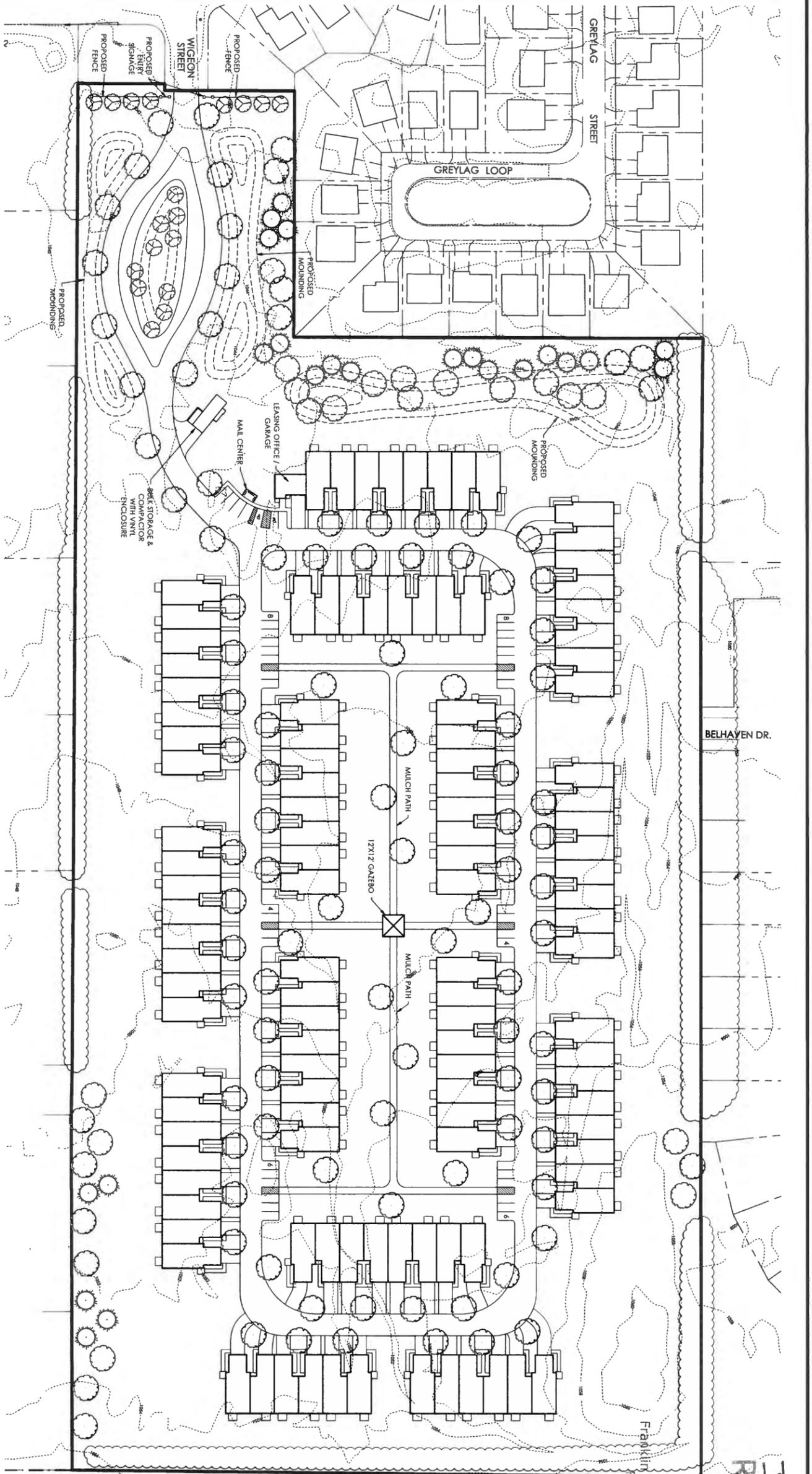
DATE
 May 20, 2013
 SCALE
 1" = 100'



JEFFERSON TOWNSHIP, FRANKLIN COUNTY, OHIO
 PRELIMINARY DEVELOPMENT PLAN
 FOR
JEFFERSON GROVE
 PRELIMINARY UTILITY PLAN

REDWOOD
 ACQUISITION L.L.C.
 387 Medina Road, Suite 600
 Medina, Ohio 44256

MARK	DATE	DESCRIPTION



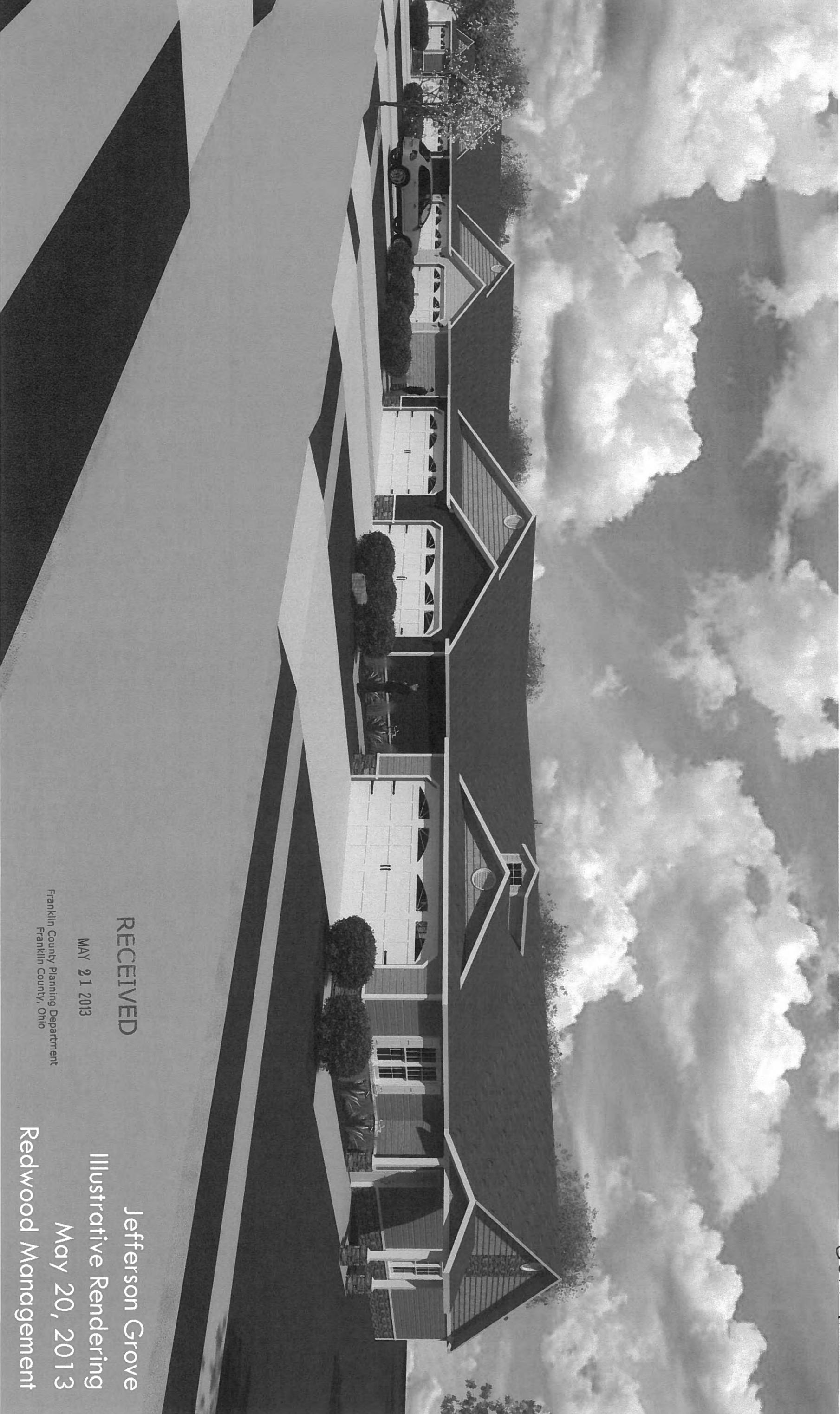
NOTE:
LANDSCAPING AS SHOWN IS CONCEPTUAL

SITE STATISTICS:
 SITE ZONING: SPFD
 SITE AREA: 425.0 AC
 SITE AREA INCLUDE ACREAGE OF FLAG LOT TO KENNEDY ROAD)
 LIVING UNITS: 116 UNITS
 (4) - 4 UNITS
 (9) - 8 UNITS
 (2) - 10 UNITS
 (1) - LEASING OFFICE
 OPEN SPACE: 411.0 ACRES (44.0%)
 TOTAL PARKING SPACES: 43 SPACES
 STANDARD SPACES: 41 SPACES
 ADA SPACES: 2 SPACES



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Franklin County, Ohio

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Franklin County Planning Department
Franklin County, Ohio

Jefferson Grove
Illustrative Rendering
May 20, 2013
Redwood Management



Commissioners
 Marilyn Brown, President
 Paula Brooks
 John O'Grady

Economic Development & Planning Department
 James Schimmer, Director

Application for Zoning Variance

Revised January 1, 2009

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Franklin County Planning Department
 Franklin County, OH

Property Information	
Site Address 297 Georgesville Rd., Gols. OH.	
Parcel ID(s) 002671	Zoning Franklin County
Township Franklin	Acreage .813
Water Supply <input checked="" type="checkbox"/> Public (Central) <input type="checkbox"/> Private (Onsite)	Wastewater Treatment <input checked="" type="checkbox"/> Public (Central) <input type="checkbox"/> Private (Onsite)

Applicant Information	
Name/Company Name C. DAVID JOHNSON, Architect.	
Address 111 W. Henderson Rd. Columbus, OH. 43214	
Phone # 614-330-5266	Fax # 614-267-7002
Email c.david.johnson@att.net cdavid@ic901.com	

Property Owner Information	
Name/Company Name Akshita Properties LLC. / Ammar Karim.	
Address 590 Georgesville Rd. Columbus OH.	
Phone # (615) 306-5992	Fax #
Email karim35@msa.com	

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

Staff Use Only
Case # VA-3792
Date filed: May 7, 2013
Fee paid \$650.00
Receipt # H21113
Received by: LMK
Hearing date:
Zoning Compliance:

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

Case #
VA-3792

Variance(s) Requested

Section 505.022(b)
Description Requesting a variance on the min. distance of the dumpster
Section 505.022(c)
Description requesting a variance on the min. sideyard setback to 4'.
Section 670.068(b)
Description Requesting a variance on the smart growth regent, on the location of 50% or > building new addition.

Describe the project

The existing building, originally a gas station then used as offices for a used car lot is being renovated to a high end quality cigar & hookah lounge where cigars are sold and smoked along w/ hookah "pots", also a light food and beverage service serving coffee, drinks such as juice, smoothies and food including salads and sandwiches.

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

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

Yes, the sewer line and 20% easement (10% on ea. side) pass approx. 4' far front of the existing building (the building as it sits encroaches into the easement) therefore for the owner to expose the usable space is not able to comply w/ the "smart growth" regent.

2. That a literal interpretation of the requirements of this Zoning Resolution would deprive the applicant of rights commonly enjoyed by other properties in the same Zoning District under the terms of the Zoning Resolution.

Yes, the owner has no other "recourse" to grow the building to a size that makes economic sense.

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

The existing sewer condition and easement are an existing and ongoing city built and enforced requirement.

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MAY 7 2013

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

Approving the variance will allow the owner to expand the structure where the existing easement does not apply (outside the 10° boundary)

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

No.

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

Not in the "eye" of the owner 1800 s.f. does not allow the property to be economical viable

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

(4° vs. 8° on the side yard reqmt.) otherwise variance

applies to the location of additions.

8. Would the essential character of the neighborhood be substantially altered or would the adjoining properties suffer substantial harm as a result of the variance?

No.

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

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

None

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

No

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

No

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

Yes, the other areas of "smart growth" district requirements have been upheld, parking, landscaping, ect.

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Case #
VA-3792

Affidavit

I hereby certify that the facts, statements, and information presented within this application form are true and correct to the best of my knowledge and belief. I hereby understand and certify that any misrepresentation or omissions of any information required in this application form may result in my application being delayed or not approved by the County. I hereby certify that I have read and fully understand all the information required in this application form.

C. David Johnson
Applicant

5-6-13
Date

Anna Karmi
Property Owner (Signature must be notarized)

5/6/13
Date

Property Owner (Signature must be notarized)

Date

*Agent must provide documentation that they are legally representing the property owner.

**Approval does not invalidate any restrictions and/or covenants that are on the property.

Sworn to and subscribed before me this
6th day of May, 2013.

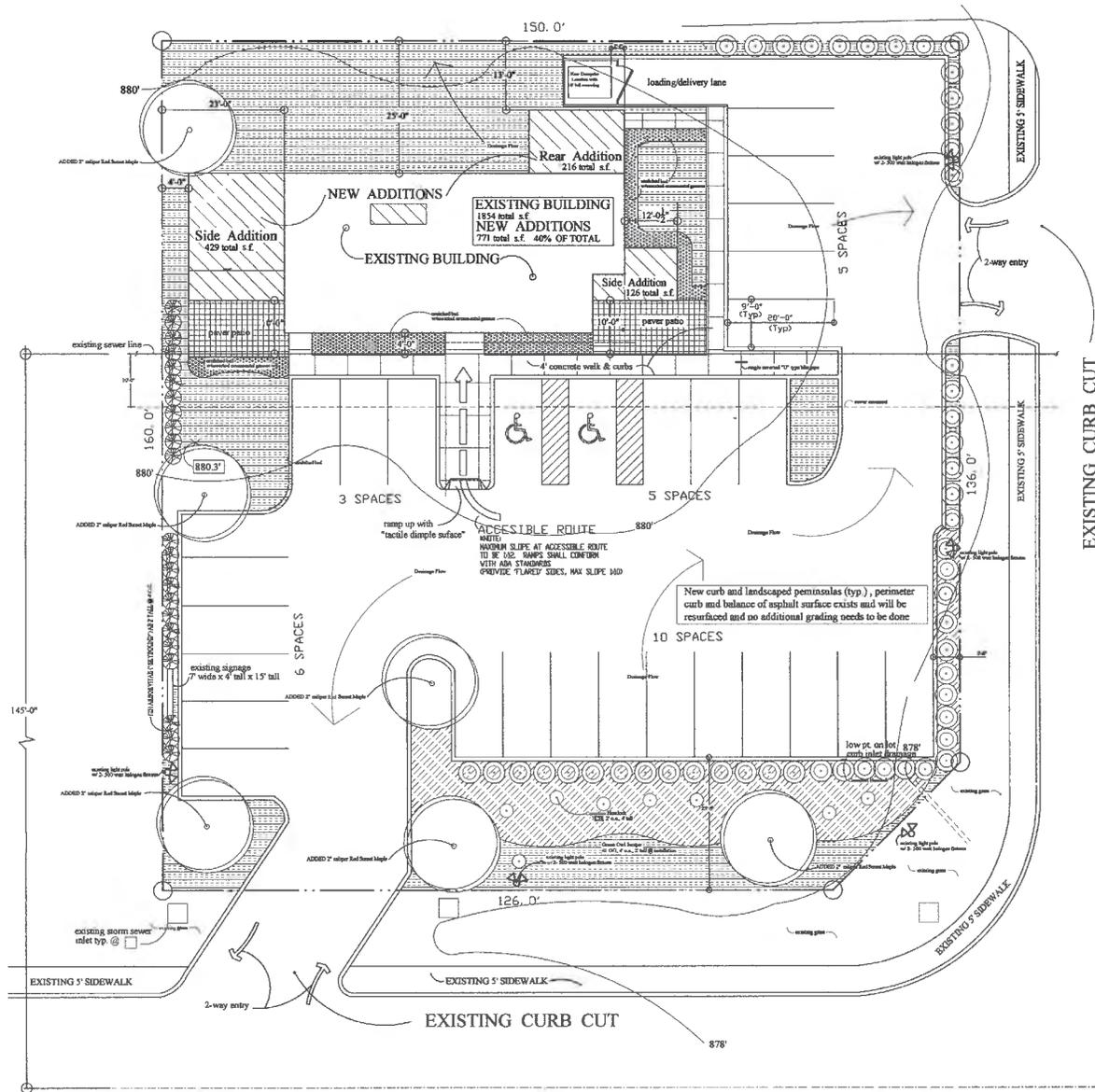
[Handwritten Signature]



ROBERT HALEY
Notary Public, State of Ohio
My Comm. Expires 01-29-2017
Recorded in Franklin County

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LINCOLN PARK CT.

EXISTING BUILDING	1854 total s.f.
NEW ADDITIONS	755 total s.f. 40% OF TOTAL
FRONT ADDITION	429 total s.f. 56% of additions
SIDE ADDITION	326 total s.f. 44% of additions
RENOVATED BUILDING W/ADDITIONS, TOTAL S.F.	2609 S.F.
7294 S.F. OF GREEN LANDSCAPED AREA	
16,418 S.F. OF BUILDING/HARDSCAPE AREA	
23,712 S.F. TOTAL LOT AREA (.813 ACRES)	
31 % TOTAL GREENSCAPE COVERAGE	

GEORGESVILLE RD.

GROUND COVER KEY		STANDARD
[Symbol]	clean area	EXISTING
[Symbol]	landscaped	EXISTING
[Symbol]	asphalt	EXISTING
[Symbol]	concrete	EXISTING
[Symbol]	grass	EXISTING
[Symbol]	stone	EXISTING
[Symbol]	wood	EXISTING
[Symbol]	water	EXISTING
[Symbol]	new curb and landscaped	NEW
[Symbol]	new asphalt	NEW
[Symbol]	new concrete	NEW
[Symbol]	new grass	NEW
[Symbol]	new stone	NEW
[Symbol]	new wood	NEW
[Symbol]	new water	NEW

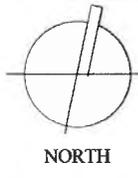
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Franklin County Planning Department
Franklin County, OH

VA-3792

Parking Calculations	
SQUARE FOOTAGE BREAKDOWNS ORIGINAL BLDG., W/ADDITIONS, TOTAL S.F. 2625 S.F.	
non-public areas, kitchen, behind bar, Office	572 S.F. 2,461 s.f. / 75 s.f. = .32 spaces x 25% "Smart Growth" parking reduction... 8 spaces reduction... 24 spaces req'd.
lobby reception, hostess, hall and bathrooms	423 S.F. 164 s.f. / 200 s.f. = .net less than 1 parking space required
retail area, cigar sales/walk-in humidior	164 S.F. 413 total s.f. of patio area 1 space/195 s.f. = .net 2 additional spaces needed
bar area, bar stool and stand-up tables	203 S.F.
houkah lounge area & 4-season rm	1,247 S.F. total of parking spaces 26 spaces required, 29 spaces provided



297 GEORGESVILLE RD.
SITE DEVELOPMENT. PLAN

5-06-13

Scale: 1" = 20'-0"
29 parking spaces provided
(includes 2 handicapped spaces, 1 van accessible)



Commissioners
 John O'Grady, President
 Paula Brooks
 Marilyn Brown

Economic Development & Planning Department
 James Schimmer, Director

Application for Zoning Variance

Revised January 1, 2009

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MAY - 9 2013

VA

Franklin County Planning Department
 Franklin County, Ohio

Property Information	
Site Address 1001 Demorest Road, Columbus, OH aka 3505 Briggs Rd	
Parcel ID(s) 140-000373-00 (Franklin County) 570-146215-00 (City of Columbus)	Zoning Rural 38.058 (Franklin County)
Township Franklin	Acreage 7.415 (City of Columbus)
Water Supply <input checked="" type="checkbox"/> Public (Central) <input type="checkbox"/> Private (Onsite)	Wastewater Treatment <input checked="" type="checkbox"/> Public (Central) <input type="checkbox"/> Private (Onsite)

Applicant Information	
Name/Company Name Mark Waller/Southwestern City Schools	
Address 3805 Marlane Drive, Grove City, OH	
Phone # 614.801.3133	Fax # 614.801.3131
Email mark.waller@swcs.us	

Property Owner Information	
Name/Company Name Southwestern City Schools Board of Education	
Address 3805 Marlane Drive, Grove City, OH	
Phone # 614.801.3133	Fax # 614.801.3131
Email mark.waller@swcs.us	

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

Staff Use Only
Case # VA-3793
Date filed: 650.00
Fee paid 5.9.13
Receipt # 1119
Received by: DAH
Hearing date: 6-17-13
Zoning Compliance: ZC# 13-4290

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

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Case # VA-3793

MAY - 9 2013

Variance(s) Requested	
Section	Section 504.012
Description	Parking Setback
Section	Section 531.011
Description	Parking Facilities
Section	
Description	

Franklin County Planning Department
Franklin County, Ohio

Describe the project

This site prep project includes temporary gravel parking and temporary bus parking north of the existing Franklin Heights High School. There will be a temporary path constructed along the south and west sides and adjacent to the existing high school and selective demo as shown on the site plans. Due to the temporary nature of these parking facilities, our preference is to install compacted ODOT 304 aggregate.

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

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

Yes, this is a high school and elementary school campus. Plans are underway for a new high school and new elementary school. These conditions do not generally apply to properties in a rural zoning district.

2. That a literal interpretation of the requirements of this Zoning Resolution would deprive the applicant of rights commonly enjoyed by other properties in the same Zoning District under the terms of the Zoning Resolution.

No

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

No

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

No

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

No

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

No

Franklin County Planning Department
Franklin County, Ohio

7. How substantial is the variance? (i.e. 10 feet vs. 100 feet - Required frontage vs. proposed)
Not substantial. The variance requested is for temporary parking, while the new school and associated parking is constructed.

8. Would the essential character of the neighborhood be substantially altered or would the adjoining properties suffer substantial harm as a result of the variance?

No

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

Minimal to no affect.

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

Yes

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

No

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

Yes

Affidavit

I hereby certify that the facts, statements, and information presented within this application form are true and correct to the best of my knowledge and belief. I hereby understand and certify that any misrepresentation or omissions of any information required in this application form may result in my application being delayed or not approved by the County. I hereby certify that I have read and fully understand all the information required in this application form.

Mark Waller for SWS
Applicant

5/8/13
Date

Mark Waller
Property Owner (Signature must be notarized)

5/8/13
Date

Property Owner (Signature must be notarized)

Date

***Agent must provide documentation that they are legally representing the property owner.**

****Approval does not invalidate any restrictions and/or covenants that are on the property.**



Nancie A. Bevilacqua
Notary Public, State of Ohio
My Commission Expires 05-29-2016

STATE OF Ohio
COUNTY OF Franklin

The foregoing instrument was acknowledged before me
this 8 day of May, 2013, by Mark Waller

N. Bevilacqua Notary Public's Signature Nancie A. Bevilacqua Notary Name
Personally Known / OR
Type of Identification Produced _____

Property Report

Generated on 05/08/13 at 03:09:33 PM

Parcel ID 140-000373-00 Map Routing No 140-0020D -035-00 Card No 1 Location 3505 BRIGGS RD

GIS



Disclaimer

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

The information on this web site is prepared for the real property inventory within this county. Users of this data are notified that the public primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.

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Franklin County Planning Department
Franklin County, Ohio

VA-3793



Commissioners
 John O'Grady, President
 Paula Brooks
 Marilyn Brown

Economic Development & Planning Department
 James Schimmer, Director

Application for Zoning Variance

Revised January 1, 2009

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Franklin County Planning Department
 Franklin County, Ohio

VA

Property Information	
Site Address 3760 Cleveland ave Columbus OH	
Parcel ID(s) 130-006700	Zoning Community Service (C1)
Township Clinton	Acres 0.252-acres
Water Supply <input checked="" type="checkbox"/> Public (Central) <input type="checkbox"/> Private (Onsite)	Wastewater Treatment <input checked="" type="checkbox"/> Public (Central) <input type="checkbox"/> Private (Onsite)

Applicant Information	
Name/Company Name Roseline Aleanu	
Address 405 Grandlin Park DR, Blacklick OH 43004	
Phone # 614-678-9127	Fax #
Email	

Property Owner Information	
Name/Company Name Roseline Aleanu	
Address	
Phone # 614-678-9127	Fax #
Email	

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

Staff Use Only
Case # VA-3794
Date filed: 5.9.13
Fee paid 650.00
Receipt # 1119
Received by: DAH
Hearing date: 6-17-13
Zoning Compliance: ZC# 13-4254

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

Variance(s) Requested	
Section	
Description	
Section	
Description	
Section	
Description	

See Print
site plan

Describe the project

Construction of a new access apron to Cleveland Ave as well as paved parking and maneuvering areas about an existing metal building & masonry garage. A small dumpster enclosure is also planned.

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

- Are there special conditions or circumstances applying to the property involved that do not generally apply to other properties in the same zoning district.
NON Conforming use. Property was granted a non conforming use for an existing structure about which owner is attempting to define a functional parking and maneuvering area
- That a literal interpretation of the requirements of this Zoning Resolution would deprive the applicant of rights commonly enjoyed by other properties in the same Zoning District under the terms of the Zoning Resolution.
IN the ABSENCE of a granted Variance Request the Property would be unuseable. The existing non conforming structure placement on site leaves no alternate parking location
- That the special conditions and circumstances, listed under question #1, do not result from any actions of the applicant.
The Building was constructed by agents of a previous owner who is no longer involved in the property & who abandoned a project approved under prior zoning regulations & variances.

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

Granting of the variance will result in a Business

which will create tax dollars for the Community & Enhance
the Existing Property

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

NO it would improve, as a matter of fact, vacant
properties typically pose more hazards to the community
New lighting proposed will make the area safer too.

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

NO Not as currently constructed

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

Variance requires allowance of all side property for parking

8. Would the essential character of the neighborhood be substantially altered or would the adjoining properties suffer substantial harm as a result of the variance?

NO

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

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

No affect

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

yes

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

NO the site will be unusable

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

yes The applicant is willing to work with the zoning Board
and only seeks to offer a commercially viable tax dollar creating
Business

Case #
VA-3794

Affidavit

I hereby certify that the facts, statements, and information presented within this application form are true and correct to the best of my knowledge and belief. I hereby understand and certify that any misrepresentation or omissions of any information required in this application form may result in my application being delayed or not approved by the County. I hereby certify that I have read and fully understand all the information required in this application form.

Baseline Aleanu
Applicant

3-12-13
Date



Steven M Lowy
Notary Public, State of Ohio
My Commission Expires
January 26, 2014

[Signature]
Property Owner (Signature must be notarized)

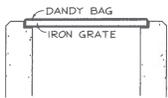
3-12-13
Date

Property Owner (Signature must be notarized)

Date

***Agent must provide documentation that they are legally representing the property owner.**

****Approval does not invalidate any restrictions and/or covenants that are on the property.**



DANDY BAG
EROSION CONTROL DEVICE

INSTALL DANDY BAGS ON STRUCTURE(S).

REMOVE DRIED SEDIMENT FROM SURFACE OF UNIT AND FINE MATERIAL FROM INSIDE ENVELOPE AS NEEDED.

DANDY PRODUCTS INC.
P.O. BOX 1980
HESTERVILLE, OHIO 43086
1-800-591-2264
www.dandyproducts.com
LOCAL SUPPLIERS:
SITE SUPPLY 614-443-4545 (MARK CONVERSE)
EAST JORDAN IRON WORKS 614-871-2436

VA-3794

UNDERGROUND UTILITIES

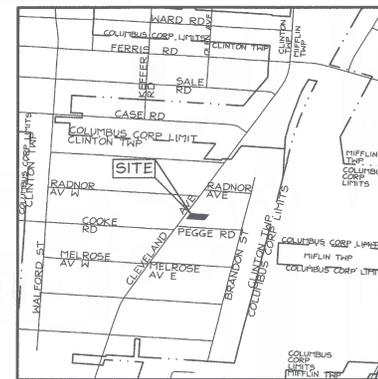
Two Working Days
BEFORE YOU DIG
Call 800-362-2764 (Toll free)
OHIO UTILITIES
PROTECTION SERVICE
NON-MEMBERS
MUST BE CALLED DIRECTLY

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MAY 16 2013

COMPLIANCE NOTES

- CONTRACTOR SHALL INSTALL DANDY BAG EROSION CONTROL DEVICE (PER DETAIL AT LEFT) ON ALL INLETS SUSCEPTIBLE TO RECEIVING SEDIMENT LADEN RUNOFF DURING CONSTRUCTION. ADDITIONALLY SEDIMENT FENCE SHALL BE INSTALLED IN ALL AREAS WHERE GRADING RESULTS IN SEDIMENT LADEN WATER LEAVING THE SITE AND NOT DIRECTED TO AN INLET.
- EROSION CONTROL ELEMENTS ARE SUBJECT TO REVIEW AND MODIFICATION BY THE FRANKLIN COUNTY SOIL AND WATER CONSERVATION DISTRICT, THE FRANKLIN COUNTY ENGINEER'S OFFICE AS WELL AS CLINTON TOWNSHIP DIVISION OF ROADS.
- ALL BUILDING LIGHTING WILL BE DOWNCAST LIGHTING MEETING THE MAXIMUM FOOT CANDLE INTENSITY AT RESIDENTIAL PERIMETER LOT LINES PER SECTION 670.0810. FIXTURE BOTTOM TO BE LOCATED 10'-6" ABOVE FFE.
- PROPOSED LIGHT FIXTURE PER CUT SHEET BELOW.
- A BICYCLE RACK MEETING THE REQUIREMENTS OF THE FRANKLIN COUNTY DEVELOPMENT SECTION 670 SMART GROWTH OVERLAY DISTRICT REGULATIONS WILL BE INSTALLED AT THE FRONT OF THE BUILDING AND CONTAIN A 72"x30" SET-ASIDE FOOTPRINT FOR THE PURPOSE OF BICYCLE STORAGE.
- A CONCRETE DUMPSTER PAD WITH MAXIMUM 6' HEIGHT ENCLOSURE MEETING THE FRANKLIN COUNTY DEVELOPMENT DEPARTMENT REGULATION WILL BE INSTALLED.
- PROPOSED TREES TO BE INSTALLED ALONG ROADWAY FRONTAGE SHALL BE FROM THE LIST OF ACCEPTABLE SPECIES AS DEFINED BY THE FRANKLIN COUNTY SOIL AND WATER DISTRICT.
- SITE SHALL COMPLY WITH THE FRANKLIN COUNTY ENGINEER'S OFFICE WITH REGARDS TO DRAINAGE MANAGEMENT REGULATIONS FOR INCREASED RUNOFF.
- NO VEHICLES OR MATERIALS SHALL BE STORED ON SITE UNLESS PROPERLY SCREENED AS PRESCRIBED UNDER SECTION 521 OF THE FRANKLIN ZONING RESOLUTION.
- BUILDING MOUNTED SIGN NON ILLUMINATED AND NOT TO EXCEED 16 SF MEETING THE REQUIREMENTS OF SECTION 670, SMART GROWTH OVERLAY, WILL BE LOCATED ON FRONT OF BUILDING.
- MECHANICAL AC PAD UNIT PROPERLY SCREENED PER SECTION 670.088(J) OF THE SMART GROWTH OVERLAY.
- PROVIDE ADA COMPLIANT 'VAN ACCESSIBLE' HANDICAP SIGN



LOCATION MAP
NO SCALE

PROPOSE BUILDING MOUNT LIGHTING

TWP LED LED Wall Luminaire

Specifications

Width: 18" (18" x 18" x 18")
Height: 18"
Depth: 18"
Weight: 18"

Introduction

The popular TWP Luminaire is now available with LED technology. Cast in a traditional aluminum, the TWP LED offers a classic appearance and is powered by advanced LEDs. A one-piece polycarbonate cover delivers enhanced durability and is impact resistant, making the TWP LED ideal for 11' mounting heights or high traffic areas.

The new TWP LED luminaire is powerful yet energy efficient, capable of replacing up to a 250W metal halide luminaire while saving up to 75% in energy costs. Offering an expected service life of more than 20 years, the TWP LED eliminates frequent lamp and ballast replacements associated with traditional technologies.

Ordering Information EXAMPLE: TWP LED 30C 700 50K 13M MV01 DDBX0

Series	Performance class	Finish	Temp	Color Temp	Dim. Config	Mount
TWP18	18" x 18" x 18"	18" x 18" x 18"	18" x 18" x 18"	18" x 18" x 18"	18" x 18" x 18"	18" x 18" x 18"

Stock configurations are offered for shorter lead times:

Standard Part	Stock Part
TWP LED 18" x 18" x 18" (18" x 18" x 18")	TWP LED 18" x 18" x 18" (18" x 18" x 18")
TWP LED 18" x 18" x 18" (18" x 18" x 18")	TWP LED 18" x 18" x 18" (18" x 18" x 18")
TWP LED 18" x 18" x 18" (18" x 18" x 18")	TWP LED 18" x 18" x 18" (18" x 18" x 18")

LITING LIGHTING

SANITARY SEWER NOTE:
CONTACT SEWER PERMIT OFFICE 910 DUBLIN RD 3RD FLOOR 445-7490 FOR ANY WORK INVOLVING THE EXISTING SANITARY SERVICE LATERAL(S) OUTSIDE OF THE BUILDING, AND IF ANY NEW CONNECTIONS TO THE SANITARY SEWER MAINLINE ARE REQUIRED.

Site Data Table

TOTAL SITE AREA: 0.2536 AC.
TOTAL DISTURBED AREA: 0.21 AC.
PRE-DEVELOPED IMPERVIOUS: 3,912 S.F.
POST-DEVELOPED IMPERVIOUS: 7,067 S.F.

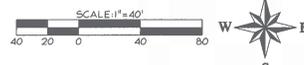
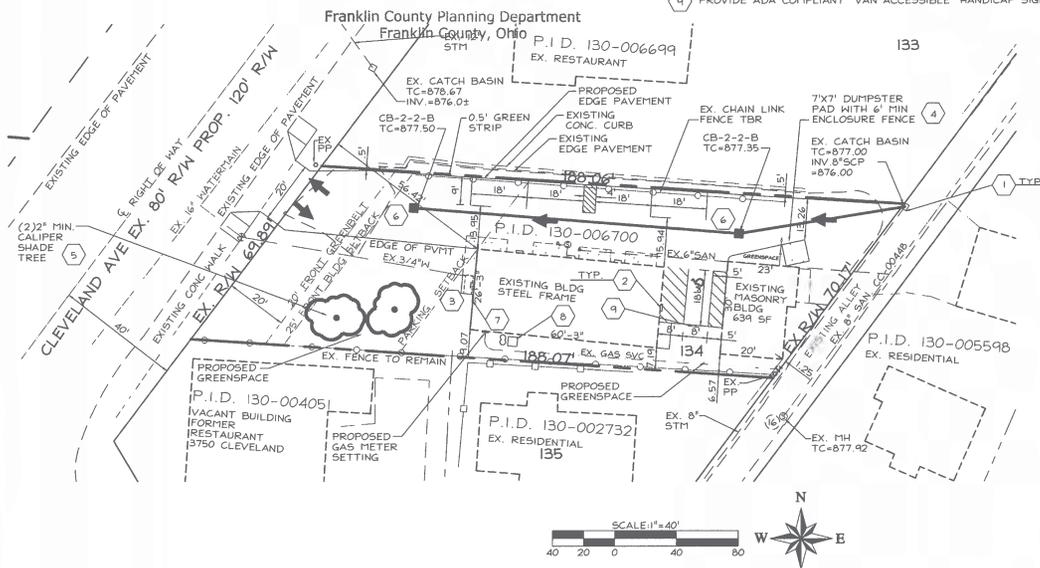
OWNER/APPLICANT
ALEXANDER ROSELINE
405 GRANDLIN PARK DR
BLACKLICK, OHIO 43004
PH: (614) 678-9127

GENERAL CONTRACTOR
TOTAL MAINTENANCE & CONSTRUCTION, LLC
5734 WESTBOURNE DRIVE
COLUMBUS, OHIO 43213
TERRY HENSLEY
PH: (614) 578-1744
FX: (614) 866-3549
EMAIL: thensley2008@yahoo.com

ENGINEER
DES ENGINEERING LLC
10382 YELLOW LOCUST LANE
CENTERVILLE, OHIO 45458
DANIEL E. SAMTEC P.E.
PH: (614) 638-0071
FX: (614) 638-0071
EMAIL: dsamtec@uoh.rr.com

FLOOD ZONE

THE SUBJECT PROPERTY LIES ENTIRELY IN ZONE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR THE FIRMI COMMUNITY PANEL NO. 34049C0187K EFFECTIVE DATE JUNE 17, 2008.



Site Data

ZONING:	SECTION 670 SMART GROWTH OVERLAY SECTION 332.C5 (COMMUNITY SERVICE 18' HEIGHT DISTRICT)	PARCEL REQUIREMENTS OFFICE AT 1/ 300 S.F. - 1 SPACE REPAIR FACILITY - 2 PER BAY - 6 SPACES	R/W- RIGHT OF WAY LINE SETBACKS FRONT SIDE REAR BUILDING 56.42' 0' 0' PARKING 56.42' 0' 0'
EXISTING USE: PROPOSED USE: PID (EXISTING).	VACANT BUILDING/GRAVEL LOT VEHICLE REPAIR (3 BAYS)/OFFICE 130-006700	SPACES REQUIRED - 5 SPACES PROVIDED INCLUDES 1 HC VAN ACCESSIBLE SPACES PROVIDED - 5 SPACES	VARIANCES REQUESTED SECTION 531.042 LOCATION OF DRIVE LESS THAN 10' FROM SIDE LOTLINE & (50) FEET OR MORE FROM ANOTHER ACCESS DRIVE SECTION 670.0812(a) - SETBACK: NO PARKING LOT, STACKING SPACE, LOADING SPACE OR CIRCULATION AISLE IS PERMITTED BETWEEN THE PRINCIPAL BUILDING AND THE STREET CENTERLINE SECTION 670.0812(b) - PARKING LOT LOCATION: A SURFACE PARKING LOT SHALL BE LOCATED BETWEEN THE PRINCIPAL BUILDING; HOWEVER UP TO HALF THE NUMBER OF PARKING SPACES PROVIDED MAY BE LOCATED AT THE SIDE OF THE PRINCIPAL BUILDING SECTION 670.0816 - PEDESTRIAN INFRASTRUCTURE: A PEDESTRIAN WALKWAY IS REQUIRED FROM THE SIDEWALK TO PRIMARY ENTRANCE OF THE PRINCIPAL BUILDING SECTION 670.0808(g) - PARKING LOTS: A SURFACE PARKING LOT OR VEHICLE CIRCULATION AREA SHALL BE SCREENED FROM ALL ABUTTING PUBLIC STREETS WITH A HALL OR FENCE, OR A CONTINUOUS ROW OF SHRUBS TO A MINIMUM HEIGHT OF 3' (2' AT TIME OF PLANTING), AND A MAXIMUM HEIGHT OF 5'
PARCEL AREA (AC.) PARCEL AREA (SF) LOT COVERAGE AREA (SF).	0.2536 AC. (PER FRANKLIN COUNTY AUDITOR) 11,045.62 S.F. 7,067 S.F. = 63.98%	LOADING SPACES - NONE REQUIRED MAXIMUM BUILDING HEIGHT = 18' BUILDING RIDGE HEIGHT = 15' REPAIR FACILITY 14' EXISTING GARAGE	
BUILDING USE, AREA	OFFICE 97 S.F. REPAIR SHOP 1,484 S.F. STORAGE GARAGE 359 S.F. SUB TOTAL 1,940 S.F.		

PLANS PREPARED BY
DES Engineering LLC
10382 YELLOW LOCUST LANE
CENTERVILLE, OHIO 45458
614-638-0071 FAX: 937-885-0909

SITE IMPROVEMENTS FOR
3760 CLEVELAND AVE.
FRANKLIN COUNTY, OHIO

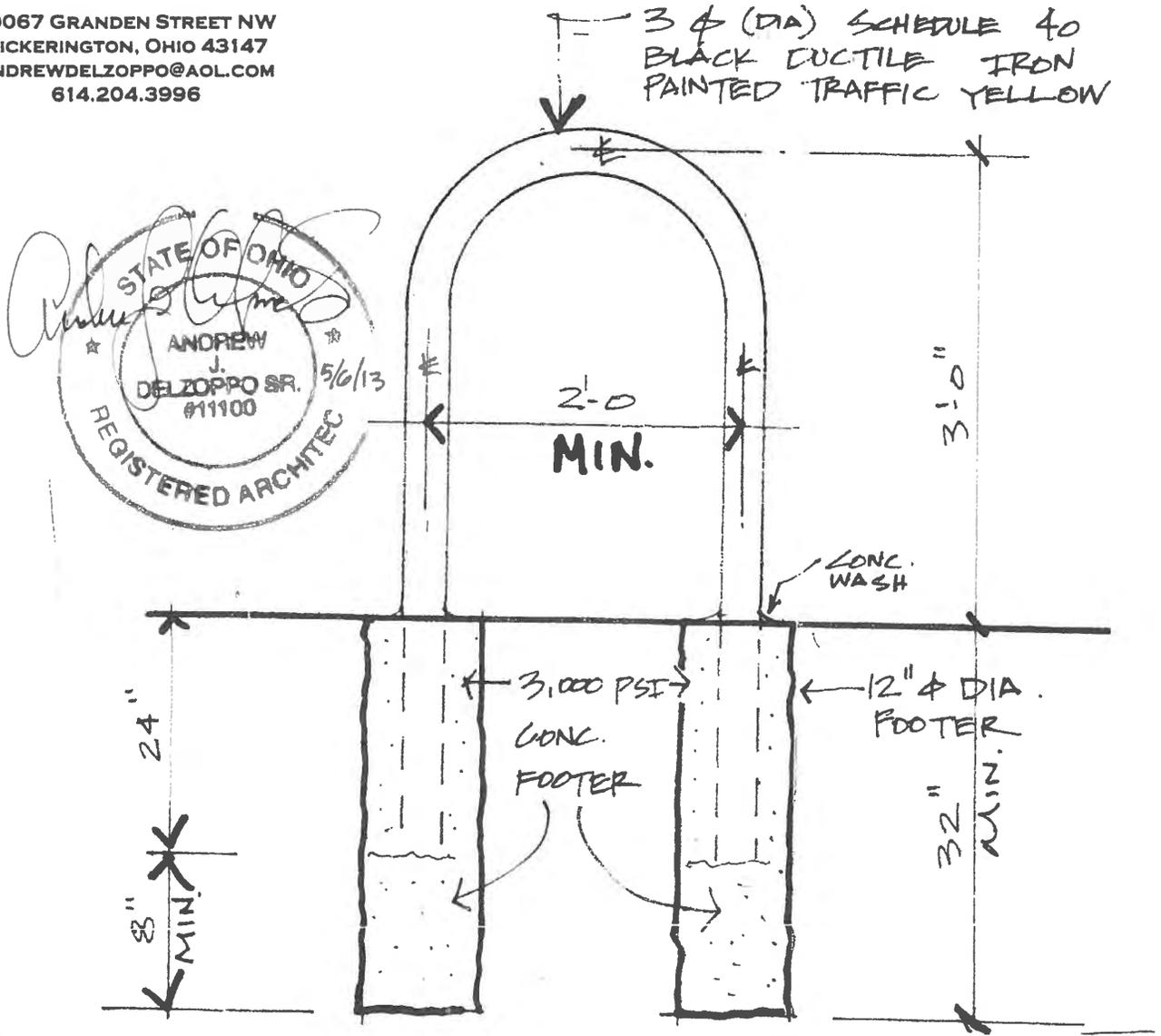
Zoning Variance Plan

ISSUED:	
PERMIT:	05-08-2013
REVISED:	
AS BUILT:	1 of 1

ANDREW J. DELZOPPO SR.

• • • ARCHITECT • • •

10067 GRANDEN STREET NW
PICKERINGTON, OHIO 43147
ANDREWDELZOPPO@AOL.COM
614.204.3996



Bike Rack Detail

SCALE 1/2"=1'-0"



TWP LED

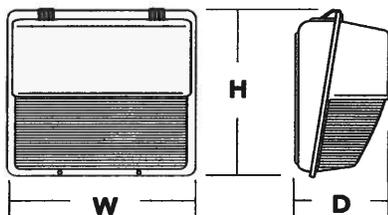
LED Wall Luminaire



Catalog Number
Notes
Type

Specifications

- Width:** 16-1/8" (41.0 cm)
- Height:** 15-1/2" (39.4 cm)
- Depth:** 7-3/4" (19.7 cm)
- Weight:** 15 lbs (6.8kg)



Introduction

The popular TWP luminaire is now available with LED technology. Cast in a traditional dayform, the TWP LED offers a classic appearance and is powered by advanced LEDs. A one-piece polycarbonate cover delivers enhanced durability and is vandal resistant, making the TWP LED ideal for lower mounting heights or high-traffic areas.

The new TWP LED luminaire is powerful yet energy efficient, capable of replacing up to a 250W metal halide luminaire while saving up to 77% in energy costs. Offering an expected service life of more than 20 years, the TWP LED eliminates frequent lamp and ballast replacements associated with traditional technologies.

Ordering Information

EXAMPLE: TWP LED 30C 700 50K T3M MVOLT DDBXD

TWP LED

Series	Performance Package	Distribution	Voltage	Control Options	Other Options	Finish (required)
TWP LED	LEDs 10C 10 LEDs (one engine) 20C 20 LEDs (two engines) 30C 30 LEDs (one engine) Drive current 700 700 mA Color temperature 50K 5000K (standard) 40K 4000K (optional)	T3M Type III Medium	MVOLT ¹ 120 ¹ 208 ¹ 240 ¹ 277 ¹ 347 ² 480 ²	Shipped installed DMG 0-10V dimming driver (no controls) PE Photoelectric cell, button type ³	Shipped installed SF Single fuse (120, 277, 347V) ⁴ DF Double fuse (208, 240, 480V) ⁴ TP Tamper proof screws NOM NOM Certified Shipped separately WG Wire guard ⁵	DDBXD Dark bronze DBLXD Black DWHXD White DDBTXD Textured dark bronze DBL BXD Textured black DWHGXD Textured white

Stock configurations are offered for shorter lead times:

Standard Part Number	Stock Part Number
TWP LED 10C 700 50K T3M MVOLT DDBXD	TWP LED 10C 50K
TWP LED 20C 700 50K T3M MVOLT DDBXD	TWP LED 20C 50K
TWP LED 30C 700 50K T3M MVOLT DDBXD	TWP LED 30C 50K

Accessories

Ordered and shipped separately.

TWPWG U Wire guard accessory⁴

NOTES

- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options) or photocontrol (PE).
- Not available with 10C option.
- Must specify voltage; not available with MVOLT or 480 voltage options.
- Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- Also available as a separate accessory; see Accessories information at left.
- Requires field modification (only when ordered as a separate accessory).



Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	Performance Package	System Watts	Dist. type	40K (4000K, 70 CRI)					50K (5000K, 65 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
10C (10 LEDs)	700	10C700-K	26 W	T3M	1478	0	3	2	57	1614	0	3	2	62
20C (20 LEDs)	700	20C700-K	45 W	T3M	2877	0	3	3	64	3149	0	3	3	70
30C (30 LEDs)	700	30C700-K	67 W	T3M	4157	0	3	3	62	4377	0	3	3	65

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient	Lumen Multiplier
0°C	1.02
10°C	1.01
20°C	1.00
25°C	1.00
30°C	1.00
40°C	0.98

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the TWP LED 30C 700 platform in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.97	0.96	0.94

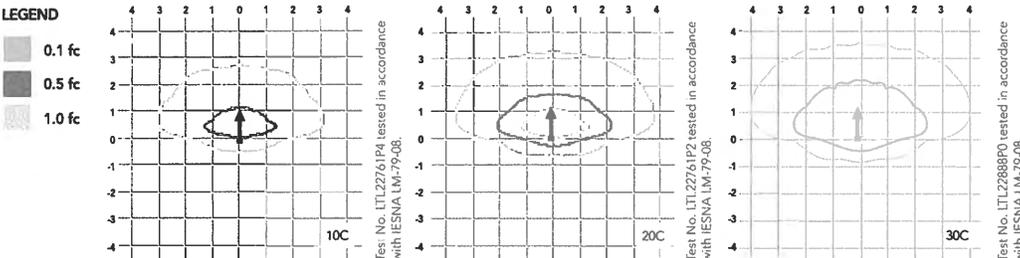
Electrical Load

LEDs	Drive Current (mA)	System Watts	Current (A)					
			120	208	240	277	347	480
10C	700	26 W	0.24	0.14	0.12	0.10	-	-
20C	700	45 W	0.42	0.24	0.21	0.18	0.14	0.10
30C	700	67 W	0.62	0.36	0.31	0.27	0.21	0.16

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's TWP LED homepage.

Isofootcandle plots for the TWP LED --- 700 50K T3M. Distances are in units of mounting height (15').



FEATURES & SPECIFICATIONS

INTENDED USE

The energy savings, long life and easy-to-install design of the TWP LED make it the smart choice for building-mounted doorway and pathway illumination for nearly any facility.

CONSTRUCTION

Die-cast aluminum rear housing has an impact-resistant, UV-stabilized polycarbonate front housing and refractor that is fully gasketed. Modular design allows for ease of maintenance. The LED driver is mounted to the front casting to thermally isolate it from the light engine for low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in textured and non-textured finishes.

OPTICS

Protective polycarbonate lens covers the light engine's precision-molded proprietary acrylic lenses. Light engines are available in 5000K (65 min. CRI) configurations.

ELECTRICAL

Light engines consist of 10 or 30 high-efficacy LEDs mounted to a metal-core circuit board and integral aluminum heat sink to maximize heat dissipation and promote long life (L94/100,000 hrs at 25°C). Class 1 electronic driver has a power factor >90%, THD <20%, and an expected life of

100,000 hours. Easily-serviceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION

Top 3/4" threaded wiring access. Back access through removable 3/4" knockout. Feed-thru wiring can be achieved by using a conduit tee. Mount on any flat, vertical surface.

LISTINGS

CSA certified to U.S. and Canadian standards. Rated for -40°C minimum ambient.

WARRANTY

Five year limited warranty. Full warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Specifications subject to change without notice.





RECEIVED
Administrative Appeal

MAY - 9 2013



Commissioners
Marilyn Brown, President
Paula Brooks
John O'Grady

Revised January 1, 2009

Franklin County Planning Department
Franklin County, Ohio

Economic Development & Planning Department
James Schimmer, Director

Property Information	
Site Address 160 Jackson Rd.	
Parcel ID(s) 150 - 001212 150-1216 150-001214	Zoning Residential
Township Hamilton Township	Acreage .51
Water Supply <input checked="" type="checkbox"/> Public (Central) <input type="checkbox"/> Private (Onsite)	Wastewater Treatment <input type="checkbox"/> Public (Central) <input checked="" type="checkbox"/> Private (Onsite)

Staff Use Only
Case # AP-3795
Date filed: 5-9-13
Received by: LMK
Hearing date: JUNE 17
Zoning Compliance:

Applicant Information	
Name/Company Name Karen M. McMichael	
Address 11568 Honey Creek St Thornville, Ohio 43076	
Phone # 614-961-0107	Fax #
Email karenmcmichael13@yahoo.com	

Document Submission
The following documents must accompany this application:
<input checked="" type="checkbox"/> Completed form
<input checked="" type="checkbox"/> Auditor's map (8 1/2" x 11")
<input checked="" type="checkbox"/> Covenants and deed
<input checked="" type="checkbox"/> Notarized signatures
<input type="checkbox"/> Proof of water & waste water supply
<input type="checkbox"/> Copy of Administrative Officer's decision
Please see the Application Instructions for complete details

Property Owner Information	
Name/Company Name Karen M. McMichael	
Address 11568 Honey Creek St Thornville, Ohio 43076	
Phone # 614-961-0107	Fax #
Email karenmcmichael13@yahoo.com	

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

Case #

Describe the decision by an Administrative Officer that is being appealed:

The property is zoned residential (Rural). There is a commercial property on the property.

Section 300.022 Franklin County Zoning Resolution
Section 302.02

Describe the project

I want it zoned correctly since the building has been there since 1940's. And there has been a blacksmith shop on the site since 1865's.

Affidavit

I hereby certify that the facts, statements, and information presented within this application form are true and correct to the best of my knowledge and belief. I hereby understand and certify that any misrepresentation or omissions of any information required in this application form may result in my application being delayed or not approved by the County. I hereby certify that I have read and fully understand all the information required in this application form.

Karen M. McMichael
Applicant

4/21/2013
Date

Karen M. McMichael
Property Owner (Signature must be notarized)

4/21/2013
Date

Property Owner (Signature must be notarized)

Date

Connie L. Myers, Notary



Connie L. Myers
Notary Public, State of Ohio
My Commission Expires 09-07-2017

*Agent must provide documentation that they are legally representing the property owner.

**Approval does not invalidate any restrictions and/or covenants that are on the property.

Case #

AP-3795

Application instructions

Please submit the following:

1) **Application Form**

Completed application form with notarized signatures

2) **Covenants or deed restrictions.**

Provide a copy of your deed with any deed restrictions

You can find your deed at:

www.franklincountyohio.gov/recorder

3) **Auditor's Tax Map.**

Provide a map showing the subject property and all land within 500 feet of the property.

You can find the map at:

www.franklincountyohio.gov/auditor

4) **Proof of utility service**

Provide proof from the provider of your water and wastewater services.

Note: If services are provided by a private or public entity, you must provide a letter verifying that you have service or will have access to it. If you're proposing an on-lot septic system or well, please provide information from the Franklin County Board of Health (or appropriate agency).

5) **Copy of Administrative Officer's decision**

Provide a copy of the letter or application indicating the decision being appealed

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Franklin County Planning Department
Franklin County, Ohio

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Commissioner John D'Grady □ **Commissioner** Paula Brooks □ **Commissioner** Marilyn Brown
President

Franklin County Planning Department
Franklin County, Ohio

Economic Development & Planning Department
James Schimmer, Director

April 2, 2013

Karen McMichael
11568 Honeycreek Rd.
Thornville, Ohio 43076

REF: 154 Jackson

Karen McMichael,

An inspection of your property, located in Hamilton Twp. (Tax District 150, Parcel 001214 & 001216), zoned Residential Rural, revealed a violation(s) of the Franklin County Zoning Resolution.

The violation(s) are: Permitted use, inoperable vehicle(s), & operating a business on parcels zoned Residential Rural.

According to Section 300.022 of the Franklin County Zoning Resolution, only a use designated as a Permitted Use shall be as a matter of right in a Zoning District and use not so designated shall be prohibited except, when in character with the Zoning District, such additional use may be added to the Permitted Uses of the Zoning District by amendment of this Resolution.

According to Section 531.054 a permitted inoperable motor vehicle shall meet the requirements in terms of limiting not more than one (1) wrecked or otherwise inoperable motor vehicle shall be allowed per one (1) dwelling unit. Any permitted inoperable motor vehicle shall be parked or stored by completely enclosing the same within a permitted or accessory structure, or by screening same with a one hundred percent (100%) opaque fence not to exceed six (6) feet in height in such a manner so as not to be visible at ground level from any adjacent lot or street. For purposes of these regulations, storage of inoperable vehicles shall not be permitted between the principal structure and a street unless stored within an otherwise permitted accessory structure.

According to Section 302.02 of the Franklin County Zoning Resolution, conducting a commercial business in an area zoned Rural is not permitted. Commercial business is confined to one of the zoning districts identified for said business.

In order to resolve this matter you must comply with the above quoted code. Your prompt compliance with the quoted code will eliminate the involvement of the Franklin County Prosecutor's office.

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Franklin County Planning Department
Franklin County, Ohio

If you have questions contact me at (614) 525-5627 (best 8am-12n), or visit our web site at www.franklincountyohio.gov/edp for further clarification of the violation(s).

I will re-inspect the property in approximately five (5) business days.

Respectfully,



Paul B. Eberts
Zoning Officer
Franklin County Economic Development and Planning
pbeberts@franklincountyohio.gov

LIMITED WARRANTY DEED

200408160190676
Pg: 2 \$28.00 T20040071603
08/16/2004 3:35PM BXLAWYERS TIT
Robert G. Montgomery
Franklin County Recorder

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Franklin County Planning Department
Franklin County, Ohio

KNOW ALL MEN BY THESE PRESENTS, That The Provident Bank, an Ohio corporation, the Grantor, who claims title by or through instrument, recorded as Franklin County Records Instrument No. _____, for valuable consideration paid, received to the full satisfaction of Karen M. McMichael, _____ and Benjamin Carnes, _____, for their joint lives, remainder to the survivor of them, the Grantees, whose TAX MAILING ADDRESS is/will be: 124 Jackson Street, Lockbourne, Ohio 43137, grant with limited warranty covenants, the following described Real Property: (Description of land or interest therein and encumbrances, reservations, and exceptions, if any). See EXHIBIT "A", attached hereto and made a part hereof.

* both unmarried

It is the intent of the Grantors by this instrument to convey the Grantors' entire interest in the above-described real property. This conveyance is subject to any all liens, encumbrance and matters of record, including but not limited to (I) the lien of real property taxes and assessments (including any spreads and respreads), both general and special, not yet due and payable; (ii) zoning ordinances; (iii) facts which an accurate survey of the premises would reveal; and (iv) easements, restrictions, reservations and conditions of record (all of the foregoing being collectively referred to as the "Permitted Exceptions").

EXECUTED this 11th day of August, in the year of our Lord Two Thousand and 4.

The Provident Bank, an Ohio corporation

By: [Signature]

Its: [Signature]

By: VERMEKA NOAKES AUTHORIZED SIGNER

Its:

State of Ohio }
} SS.
Hamilton County }

Before me, a Notary Public in and for said County and State, personally appeared the above named Provident Bank, an Ohio corporation, by and through Robert C. Halderman, its V. President and Vermeke Noakes, its Auth. Signer who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed of said corporation and the free act and deed of themselves personally and as such officers.

In Testimony Whereof, I have hereunto set my hand and official seal, at Cincinnati, Ohio this 11th day of August, 2004.

[Signature]
Notary Public



KAY E. PIERCE
Notary Public, State of Ohio
My Commission Expires
December 16, 2008

This Instrument Prepared By:
Joseph B. Jerome and Associates
55 Public Square, Suite 2020
Cleveland, Ohio 44113
Telephone (216) 241-9990

TRANSFERRED
AUG 16 2004
JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO



Providence Title Agency, Inc. P-4-C-137

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Franklin County Planning Department
Franklin County, Ohio

EXHIBIT A - Legal Description.

SITUATED in the Village of Shadestown, County of Franklin and in the State of Ohio:

Being Lot Number Thirty-seven (37) of Shadestown, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, Page 143, Recorder's Office, Franklin County, Ohio, be the same more or less, but subject to all legal highways.

Permanent Parcel Number: 150-001222

Property Address: 124 Jackson Street, Lockbourne, Ohio 43137

(124 JACKSON ST.PFD/P04-0137/12)

COMBINATION REQUEST OF TAX PARCELS

MAP & PAGE M-81

DATE 4/16/2013

I, Karen M. McMichael as the owner, owner's representative do hereby authorize request the Franklin County Auditor to combine the following parcels located in the taxing district of (150) Hamilton Township.

PARCEL NUMBERS: 150 - 001214
150 - 001216
001212

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Franklin County, Ohio

Buildings: Yes No

Current Owner McMichael, Karen

REASON FOR COMBINATION REQUEST:

Planning Commission Requirement Building Permit Personal Convenience
 Other allowing lots to be one property

~~I understand that the parcels must be contiguous (touching) and that title must be held identically in each parcel to be combined.~~

Signed Karen M. McMichael

Phone # (614) 961-0107

** Since taxes are assessed on each parcel according to its status on January 1 of the current year, your tax bills for this year will not reflect the combination.

*** Once combination form has been filed, you must seek Planning Commission approval to split properties.

AUDITOR'S COMMENTS

GIS MAP VERIFIED:

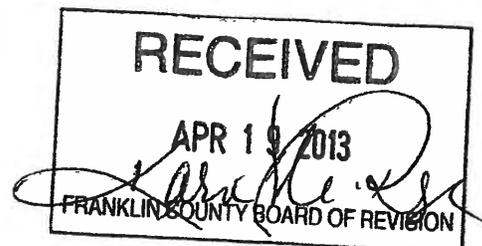
<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>

OWNERSHIP VERIFIED:

PARCEL SHEET VERIFIED:

PARCEL NUMBER RETAINED: 150-1212

DEPUTY AUDITOR: [Signature]



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Clarence E. Mingo, II
Franklin County Auditor

MAY - 9 2013

Property Report

Franklin County Planning Department
Franklin County, Ohio 05/02/13 at 04:10:15 PM

Parcel ID: **150-001212-00** Map Routing No: **150-M081 -009-00** Card No: **1** Location: **160 JACKSON ST**

GIS



Disclaimer

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

verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.

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Property Report

Franklin County Planning Department
Franklin County, Ohio
Printed on 05/02/13 at 04:08:51 PM

Parcel ID 150-001214-00 Map Routing No 150-M081 -010-00 Card No 1 Location 154 JACKSON ST

GIS



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Property Report

Generated on 05/02/13 at 04:05:05 PM
Franklin County Planning Department
Franklin County, Ohio

Parcel ID: 150-001216-00 Map Routing No: 150-M081 -011-00 Card No: 1 Location: 154 JACKSON ST

GIS



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DEPARTMENT OF
PUBLIC UTILITIES

MAY - 9 2013

Customer Service Inquiries (614) 645-8276

Franklin County Planning Departmen
Franklin County, Ohio

Account Information
384378-1113846 KAREN MCMICHAEL 160 JACKSON ST LOCKBOURNE OH 43137-9209

Previous Balance	Payments	New Charges	Adjustments	Total Amount Due
-12.07	0.00	96.40	0.00	84.33

Summary of New Charges				
Service Period	01/16/2013	01/16/2013	Days of Service	0

Bill Detail			
Charges	Usage	UOM	Amount
WATER CHARGES	18	CCF	96.40

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
WRES #22040196	1	M	18			A	0		

Messages

THIS IS NOT A BILL

A bill has been sent to your tenant. You are responsible for payment if the bill is not paid by the tenant. A PENALTY CHARGE MAY BE ADDED TO ALL CURRENT CHARGES THAT REMAIN UNPAID ON 04/26/2013. ALWAYS CALL 645-7102 FIRST TO REPORT SEWER BASEMENT BACK-UPS & SEWER OVERFLOWS.

Rev 16 May 2012

Please return this portion with payment



Please check box if mailing address has changed and indicate changes on reverse side

Account Number: 384378-1113846 Current Charge Due On or Before: 04/26/2013

Billing Address:

Service Address: 160 JACKSON ST
LOCKBOURNE OH 43137-9209

Total Amount Due: 84.33

KAREN MCMICHAEL
160 JACKSON ST
LOCKBOURNE OH 43137-9209

MAKE CHECKS PAYABLE TO:

COLUMBUS - CITY TREASURER
POWER SEWER AND WATER SERVICES
P. O. BOX 182882
COLUMBUS, OHIO 43218-2882



000384378111384610329201300000084336

Shadeville thinks: must be better way

By ERIC ROZENMAN

Citizen-Journal Staff Writer

It isn't the money they'd get if an interchange takes their homes, but the sentiment accumulated by generations living in the same place, that's important to some Shadeville residents.

The Ohio Department of Transportation (ODOT) will hear citizens of the tiny village at 4 p.m. Monday and 7 p.m. Tuesday in Hamilton Township High School, 4999 Lockbourne-rd.

ODOT this week detailed plans to relocate four miles of U.S. Route 23 south of I-270.

ALL THREE ALTERNATIVE plans call for a four-lane, limited access road through the community of approximately 200. Two show an interchange in the midst of the 75 houses, with the highway lying about 1,200 feet west of existing U.S. Route 23.

All three copies of the three plans show a rectangular Shadeville surrounding the new road, the cluster of buildings is just two streets wide and three blocks long. Major highway construction would gobble it up, residents believe.

... AN ON GOING to the meetings. Don't know
Continued on Page 11, Col. 1



A REMINDER — Shadeville, on the east bank of the Scioto River near Scioto Downs race track, began with the Cottage Mills in the 1840s. The Rawlins' blacksmith shop still stands, at the rear of a welding garage on Jackson-st. It was in use for a century after the Civil War.



ALSO THREATENED — A building constructed about the same time as the blacksmith shop, at the rear of Route 23.

Shadeville thinks there must be a bet

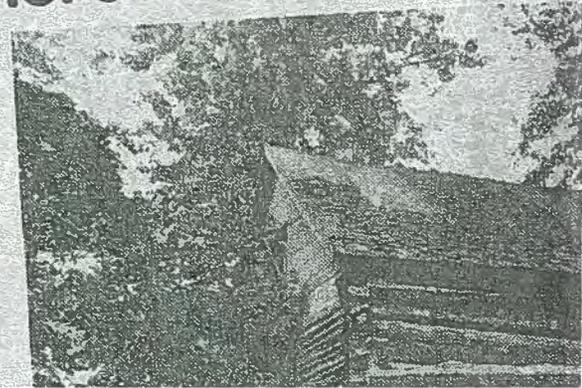
● From Page One

whether it'll do any good or not, but we're going," Jenny Caylor promised. She lives at 188 Jackson-st with two sisters.

"We've lived here maybe 68 years, and have been in this house at least 60," Miss Caylor said. Her grandmother, who died in 1934, had one of four log houses still standing in Shadeville, she added.

IF THE HIGHWAY is built the Caylor sisters have no idea where they'd go.

Thinking about it gives you sort of a let down feeling," Jenny Caylor said. "We like the peacefulness. It bothers anyone here."



Franklin County Planning Department
Franklin County, Ohio

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1937

On Sept 30 - 1937 Charles F Rawlins
sold to Charles J and Marie Rawlins
two lots no 47-48 with house, blacksmith
shop, garage, tools, stock + business for
the sum of 1800.00

Month	Year	Description	Amount	Balance
Sept 30	1937	Charles J + Marie Rawlins Paid	600.00	400.00
Oct 30	"	"	29.00	371.00
Nov	"	"	29.00	342.00
Dec	1937	"	29.00	313.00
Jan	"	"	29.00	284.00
Feb	"	"	29.00	255.00
Mar	"	"	29.00	226.00
Apr	"	"	29.00	197.00
May	"	"	29.00	168.00
June	"	"	29.00	139.00
July	"	"	29.00	110.00
Aug	"	"	29.00	81.00
Sept	"	"	29.00	52.00
Oct	"	"	29.00	23.00
Nov	"	"	29.00	0.00
Dec	1937	"	29.00	29.00
Jan	"	"	29.00	58.00
Feb	"	"	29.00	87.00
Mar	"	"	29.00	116.00
Apr	"	"	29.00	145.00
May	"	"	29.00	174.00
June	"	"	29.00	203.00
July	"	"	29.00	232.00
Aug	"	"	29.00	261.00
Sept	"	"	29.00	290.00

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Franklin County, Ohio