



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

Economic Development & Planning Department
James Schimmer, Director

Franklin County Board of Zoning Appeals

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

Monday, November 17, 2014
1:30 p.m.

1. Call roll for board members
2. Introduction of staff
3. Swearing in of witnesses
4. Approval of minutes from the October 20, 2014 meeting
5. New Business:

A. VA-3826– Jonathan Lee

Applicant:	Hurley & Stewart – Jeffrey Paulson, P.E.
Owner:	Sharer Properties, LLC – Todd Sharer
Township:	Franklin Township
Site:	963 Harrisburg Pike (PID #140-000197)
Acreage:	1.07-acres
Zoning:	Community Service (CS) District
Utilities:	Public water and wastewater
Request:	Requesting a Variance from Sections 670.083(b), 670.083(g), 670.083(h(4)), 501.012, 505.022(a), and 531.032 of the Franklin County Zoning Resolution to allow the development of a retail store that will fail to meet the maximum building setback, building entrance location, facade, fence height, dumpster location, loading space location and loading space setback requirements on a lot subject to the Smart Growth Overlay in an area zoned Community Service (CS).

B. VA-3827 – Jonathan Lee

Applicant/Owner:	Nationwide Children’s Hospital – Michael Tighe
Township:	Franklin Township
Site:	441 Industrial Mile Road (PID #140-007196)
Acreage:	1.21-acres
Zoning:	General Industrial (GI) District
Utilities:	Public water and wastewater
Request:	Requesting a Variance from Section 670.085(a(1)) of the Franklin County Zoning Resolution to allow the construction of a building addition that will fail to meet the building height requirement on a lot subject to the Smart Growth Overlay in an area zoned General Industrial (GI).

6. Adjournment of Meeting to December 15, 2014



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

Economic Development & Planning Department
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MINUTES OF THE FRANKLIN COUNTY BOARD OF ZONING APPEALS

Monday, October 20, 2014

The Franklin County Board of Zoning Appeals convened on the 26th floor, Franklin County Courthouse, 373 South High Street, Columbus, Ohio, 43215, on Monday, October 20, 2014.

Present were:

Christopher Baer, Vice Chairperson
Tim Guyton
Nancy Hunter

Franklin County Economic Development and Planning Department:

Matt Brown, Planning Administrator
Anthony Hray, Planner
Jonathan Lee, Planner

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

The first order of business being approval of the minutes of the September 15, 2014, Franklin County Board of Zoning Appeals hearing. Ms. Hunter made a motion to approve the minutes. It was seconded by Mr. Guyton. The minutes were approved by a three-to-zero vote.

OLD BUSINESS:

The next order of business being Variance Case No. VA-3822. The owner is Steve C. Lytton. The applicant is Jeffrey Hoffman. The site is located in Pleasant Township at 7009 London-Groveport Road. It is 0.67-acres in size and it is served by on-site water and public wastewater.

The request is for a Variance from Sections 302.041(a) and 504.011 to allow the creation of a lot that will fail to meet the minimum lot size requirement and to allow the construction of a single-family dwelling that will fail to meet the required setback.

A motion was made by Mr. Baer to remove Case No. VA-3822 from the table. It was seconded by Mr. Guyton. The motion was approved by a three-to-zero vote.

Mr. Hray read and presented the case to the Franklin County Board of Zoning Appeals. Ms. Hunter made a motion to approve Case No. VA-3822 with staff's six conditions. Mr. Guyton seconded the motion. The motion was approved by a three-to-zero vote.

NEW BUSINESS:

The next order of business being Variance Case No. VA-3825. The owners are Daryl F. and Carol Bakenhaster. The site is located in Hamilton Township at 1743 Bixby Road. The site is 2.49 acres in size. It is zoned Rural and is served by on-site water and wastewater.

The request is for a Variance from Section 512.02(2) of the Franklin County Zoning Resolution to allow the construction of an accessory building that will fail to meet the required property line setback.

Mr. Lee read and presented the case to the Franklin County Board of Zoning Appeals. A motion was made by Mr. Guyton to approve Variance Case VA-3825. It was seconded by Ms. Hunter. The motion was approved by a vote of three-to-zero.

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

And, thereupon, the hearing adjourned at 2:29 p.m.

Minutes of the October 20, 2014, Board of Zoning Appeals hearing were approved this 17th day of November, 2014.

Signature



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

Economic Development & Planning Department
James Schimmer, Director

STAFF REPORT

Board of Zoning Appeals
November 17, 2014

Case VA-3826

Prepared by: Jonathan Lee

Applicant:	Hurley & Stewart – Jeffrey Paulson, P.E.
Owner:	Sharer Properties, LLC – Todd Sharer
Township:	Franklin Township
Site:	963 Harrisburg Pike (PID #140-000197)
Acreage:	1.07-acres
Zoning:	Community Service (CS) District
Utilities:	Public water and wastewater
Request:	Requesting a Variance from Sections 670.083(b), 670.083(g), 670.083(h(4)), 501.012, 505.022(a), and 531.032 of the Franklin County Zoning Resolution to allow the development of a retail store that will fail to meet the maximum building setback, building entrance location, facade, fence height, dumpster location, loading space location and loading space setback requirements on a lot subject to the Smart Growth Overlay in an area zoned Community Service (CS).

Summary

The applicant is requesting variances to allow the construction of a retail store that will fail to meet the maximum building setback, building entrance location, façade, fence height, dumpster location, loading space location and loading space setback requirements on a lot subject to the Smart Growth Overlay in an area zoned Community Service (CS). The request fails to meet the criteria for granting a variance under Section 810.041 and is inconsistent with the recommendations of the Southwest Area Plan. Therefore, staff recommends denial.

Description of the Request

The subject site is located at the northwest corner of the Harrisburg Pike and Ransburg Avenue intersection. It is currently vacant but was previously used as a self-service car wash. The applicant is proposing to construct a 9,359 square foot, single-story Dollar General retail building with associated parking and landscaping.

Surrounding Area

Direction	Zoning	Land Use
North	Limited Industrial (LI)	Vacant
East	Community Service (CS) Community Commercial (CC)	Self-Service Car Wash Commercial Warehouse
South	Community Service (CS) Rural	Retail Single-family homes (Susan Loving's Subdivision)
West	Rural	Single-family homes (Susan Loving's Subdivision)

Comprehensive Plan

The Southwest Area Plan, adopted in 2009, recommends office uses for this particular area. This includes business, professional and financial offices as well as offices for individuals and non-profit organizations. In general, the future land use recommendations are intended to reinforce established residential areas, introduce office uses and maintain Central Point and Southwest Square as the primary commercial areas.

Additionally, the area plan emphasizes urban design standards that foster a strong image in order to maintain property values and encourage additional development. This is accomplished partly by holding new commercial development to certain standards through a commercial zoning overlay, otherwise known as the Smart Growth Overlay District.

The development proposal does not follow the area plan recommendations with respect to use and design of the site. Although commercial uses are permitted and the site may continue to be used for commercial uses under its current zoning, the area plan does not recommend retail for this area. As demonstrated by the variance requests, the building and site design do not meet the standards of the Smart Growth Overlay District.

Staff Review

Variance from Section 670.083(b) – Maximum Building Setback along a Non-Primary Street:

- The setback for a building along a non-primary street shall be a maximum of 25 feet
 - A portion of the building along Ransburg Avenue will be 25-36 feet away from the right-of-way line.
 - A variance of up to 11 feet is required.

Variance from Section 670.083(g) – Building Entrance Location:

- A primary building frontage shall incorporate a primary entrance door.
 - The primary entrance door is proposed on the non-frontage side and only partially on the primary building frontage.

Variance from Section 670.083(h(4)) – Building Façade (Window Glass):

- Clear window glass that permits a full, unobstructed view of the interior to a minimum 4 foot depth shall be used when adhering to the building façade requirements.
 - The proposed windows use “spandrel glazing” that do not provide any view of the interior.

Variance from Section 501.012 – Fence Height:

- Fences located between a street and the principal structure shall be no more than 3.5 feet in height.
 - The proposed fence screening for the dumpster located between the principal structure and Ransburg Avenue is 6 feet.
 - A variance of 2.5 feet is required.

Variance from Section 505.022(a) – Dumpster Location:

- Dumpsters must be located to the side or rear of the building served.
 - The proposed dumpster is located to the front of the building.

Variance from Section 531.032 – Loading Space Location and Setback:

- A loading space shall be located in the rear or side yard of any commercial district and must be no closer than 50 feet from any residential district.
 - The proposed loading space is located 15 feet from a residential district and partially in front of the building.
 - A variance of 35 feet is required.

Technical Agencies

The Franklin County Engineer’s Office, Ohio Department of Transportation, Franklin Soil and Water Conservation District and Franklin Township Road Department reviewed the request and posed no concerns.

Staff Analysis– Section 810.41:

The Franklin County Zoning Resolution identifies 5 criteria in Section 810.041 that must be satisfied to approve a variance request:

- 1) *Special conditions and circumstances exist which are peculiar to the structure/property involved which are not applicable to other structures/property in the same zoning district;*
 - » The requests do not meet this criteria:
 - Maximum Building Setback on Non-Primary Street - 670.083(b)
 - Applicant states the site is a corner lot at a non-perpendicular intersection, which prevents the rectangular-shaped building from being located evenly along the primary and non-primary street (Ransburg Avenue).
 - Staff identified other corner lots in the same zoning district located at non-perpendicular intersections, which would experience the same conditions and circumstances with site development.
 - Loading Space Location and Setback – 531.032
 - The applicant states that the lot configuration and proximity to a residential district creates a special circumstance limiting the potential locations of a loading space on site.
 - Staff agrees that those features limit the suitability of the site for a loading space but they are not entirely unique to this property as other properties along Harrisburg Pike, under the same zoning, experience similar lot configurations and abut residential zoning districts.
 - Building Entrance Location, Building Façade (Window Glass), Fence Height, and Dumpster Location - 670.083(g), 670.083(h(4)), 501.012, and 505.022(a)
 - There are no special conditions or circumstances peculiar to this property related to these requests.

2) *A literal interpretation of the provisions of this Zoning Resolution would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Zoning Resolution;*

» The requests do not meet this criteria:

- Maximum Building Setback on Non-Primary Street - 670.083(b)
 - Applicant states that other properties on corner lots enjoy the right to construct rectangular buildings and meet the setback requirement.
 - Staff agrees that other corner lots are more suitable for rectangular buildings that maintain the proper setback but the applicant is not deprived the right to construct a conforming building.

- Building Entrance Location - 670.083(g)
 - Applicant states that a literal interpretation requires a building entrance that is further away from the ADA parking spaces resulting in a lack of accessibility to mobility impaired patrons.
 - Staff notes that the applicant may construct two entrances on the building, one on the north side of the building near the ADA parking spaces, and the second on the primary building frontage along Harrisburg Pike.

- Building Façade (Window Glass) - 670.083(h(4))
 - Applicant states that a literal interpretation causes inefficient interior layout effectively reducing the amount of products that can be sold.
 - Staff notes that a literal interpretation does not deprive the applicant of any rights to use the property as compared to other properties in the same zoning district. The interior function of the building is a limitation imposed by the applicant and not the property.

- Fence Height – 501.012
 - Applicant states that a literal interpretation would prevent them from effectively screening the dumpster, proposed in front of the building along Ransburg Avenue.
 - Staff disagrees that the applicant is prevented from effectively screening the dumpster. The applicant is already proposing vegetative screening 6 feet in height around the dumpster. Additionally, the applicant’s need for the variance request is a result of choosing to locate the dumpster in front of the building.

- Dumpster Location and Loading Space Location - 505.022(a) and 531.032
 - A literal interpretation would not deprive the applicant of rights as other properties in the same zoning district must adhere to the same requirements.

3) *The special circumstances and conditions of this request do not result from the action of the applicant;*

» The requests do not meet this criteria:

- Maximum Building Setback on Non-Primary Street - 670.083(b)
 - Applicant states that the non-perpendicular intersection is a special circumstance and condition.
 - Staff does not observe any special circumstances or conditions related to the request.

- Building Entrance Location, Building Façade (Window Glass), Fence Height, and Dumpster Location, Loading Space Location - 670.083(g), 670.083(h(4)), 501.012, 505.022(a), and 531.032
 - There are no special circumstances or conditions related to these requests that could result from the action or inaction of the applicant.
- 4) *Granting the variance requested will not confer on the applicant special privileges that are denied by this Zoning Resolution to other lands or structures in the same Zoning District;*
- » The requests do not meet this criteria:
- Maximum Building Setback on Non-Primary Street - 670.083(b)
 - Applicant states that this will confer on the applicant a special privilege but it is in response to being denied the right to construct a rectangular building on a corner lot with a non-perpendicular intersection.
 - Staff agrees that it will confer on the applicant special privileges. New buildings on other corner lots at non-perpendicular intersections must meet all setback requirements.
 - Building Façade (Window Glass) - 670.083(h(4))
 - The applicant states that this will not confer a special privilege as other retail establishments would need the same spandrel glazed glass to effectively store merchandise.
 - Based on staff analysis, this will confer a special privilege as other retail establishments need to adhere to the requirement regardless of their preferred interior operations and storage.
 - Loading Space Location and Setback – 531.032
 - This will confer a special privilege as other properties in the same zoning district experience similar site conditions and must meet the loading space location requirements.
 - Building Entrance Location, Fence Height and Dumpster Location - 670.083(g), 501.012 and 505.022(a)
 - Granting the variance will confer a special privilege as other properties in the same zoning district must meet the same requirements.
- 5) *Granting the variance will not adversely affect the health or safety of persons residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare, or be injurious to private property or public improvements in the vicinity;*
- » The requests do not meet this criteria:
- Maximum Building Setback on Non-Primary Street - 670.083(b)
 - Applicant states that granting the variance request will not be detrimental to the public welfare but that adhering to the setback requirement would require construction of a building that is not visually appealing.
 - Staff disagrees that adhering to the requirement would necessitate a visually unappealing building. The applicant has not demonstrated other alternatives for building layout and design that would meet zoning requirements yet remain visually unappealing. Additionally, locating the building further away from Ransburg Avenue will undermine the spirit and intent of the Smart Growth Overlay.

- Building Entrance Location - 670.083(g)
 - Applicant states that granting the variance request will not be detrimental to the public welfare but will serve to increase accessibility to the building for mobility impaired patrons.
 - Staff notes that providing two distinct entrances on the building near the parking lot and along Harrisburg Pike will provide the most accessibility to patrons and the community. Additionally, it would meet the spirit and intent of the Smart Growth Overlay by creating a building façade that is largely oriented towards the primary street, Harrisburg Pike, rather than the parking lot.

- Building Façade (Window Glass) - 670.083(h(4))
 - Based on staff analysis, spandrel glazed windows creates a façade that is uncharacteristic of the Smart Growth Overlay and incompatible with future development that meets the overlay requirements.

- Fence Height – 501.012
 - Applicant states that granting the request allows for an effectively screened dumpster improving neighborhood appearance and nuisance prevention near the adjacent residential property.
 - Based on staff analysis, a 6 foot fence located between the building and the street will negatively affect the character of the adjacent neighborhood and appearance along Ransburg Avenue. Additionally, re-locating the dumpster away from the front of the building provides the most compatible appearance to the area.

- Dumpster Location – 505.022(a)
 - Applicant states that the location of the dumpster will not negatively affect the public welfare or private property. The location of the dumpster close to the building will keep employees safe during all hours of operation.
 - Based on staff analysis, the location of the dumpster in front of the building will be detrimental to the streetscape along Ransburg Avenue. The subject property is a corner lot that serves as a gateway into the adjacent neighborhood and the dumpster is a visually unappealing gateway feature. It is the responsibility of the applicant to plan a site layout and business operation that ensures both employee safety and compatibility in appearance with the surrounding community.

- Loading Space Location and Setback – 531.032
 - The applicant states that granting the request allowing a loading space to be closer to the street and adjacent residential property will not be detrimental to the public welfare and/or private property.
 - Staff disagrees and notes that a loading space located too close to residential property will create a nuisance with potential noise and light disturbance during operation.

Recommendation

Staff recommendation is that the BZA *deny* a Variance from Sections 670.083(b), 670.083(g), 670.083(h(4)), 501.012, 505.022(a), and 531.032 of the Franklin County Zoning Resolution to allow the development of a retail store that will fail to meet the maximum building setback, building entrance location, facade, fence height, dumpster location, loading space location and loading space setback requirements. The reasons for denial are:

1. The request fails to meet the criteria for granting a variance under Section 810.041.
2. The request is inconsistent with the recommendations of the Southwest Area Plan.

Resolution

For your convenience, the following is a proposed resolution:

(a) **Proposed Resolution for Request:**

_____ moves to approve a Variance from Sections 670.083(b), 670.083(g), 670.083(h(4)), 501.012, 505.022(a), and 531.032 of the Franklin County Zoning Resolution as outlined in the request above for the applicant identified in Case No. VA-3826.

Seconded by: _____

Voting:

Findings of Fact

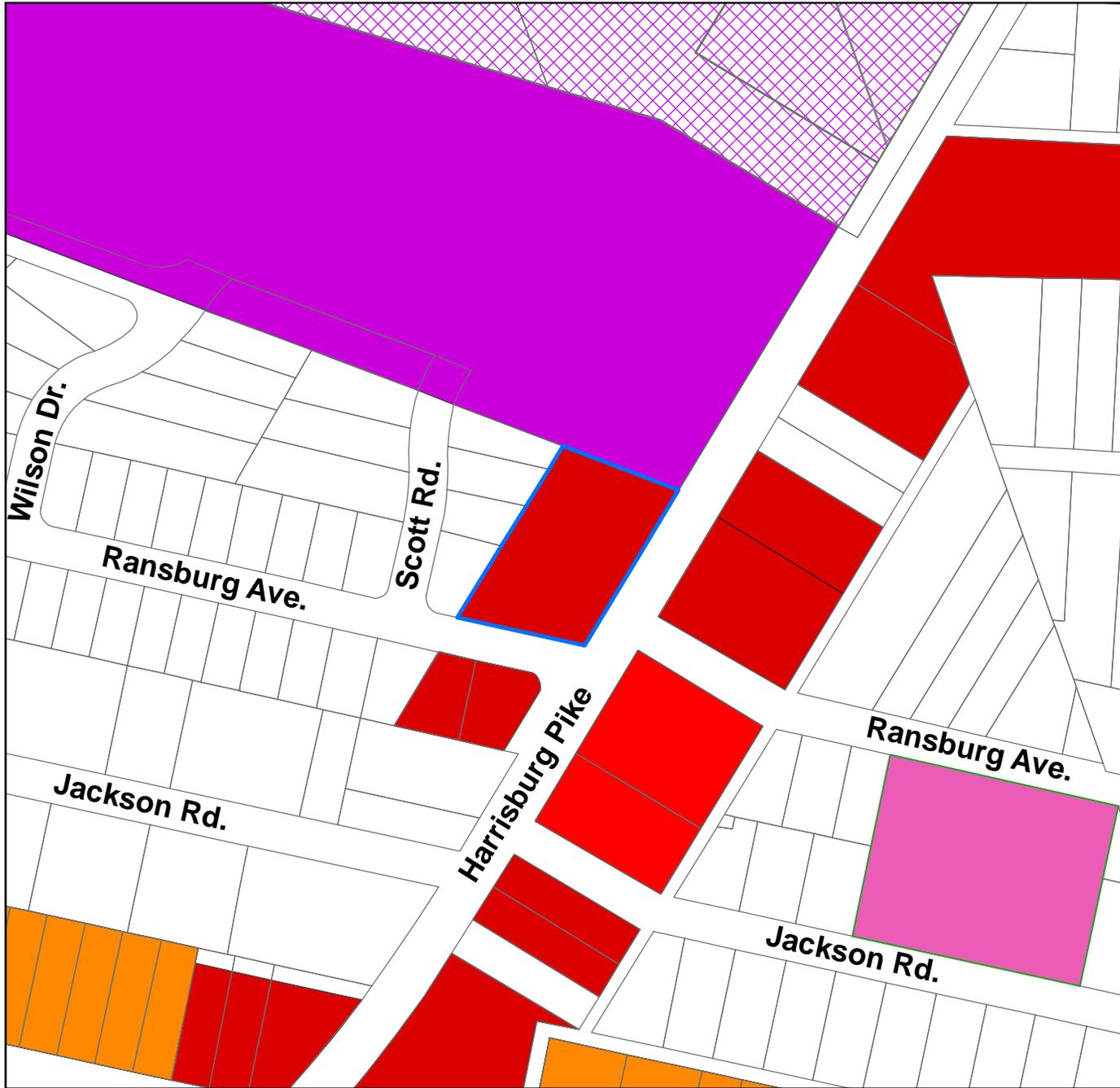
For your convenience, the following are proposed findings of fact:

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

_____ moves that the basis for denying the applicant’s request for the Variance from Sections 670.083(b), 670.083(g), 670.083(h(4)), 501.012, 505.022(a), and 531.032 as outlined in the request above for Case No. VA-3826 results from applicant’s failure to satisfy the criteria for granting a variance under Section 810.041.

Seconded by: _____

Voting:

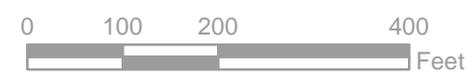
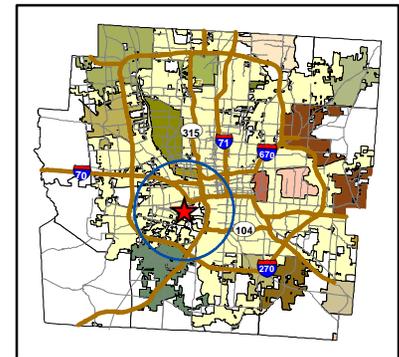


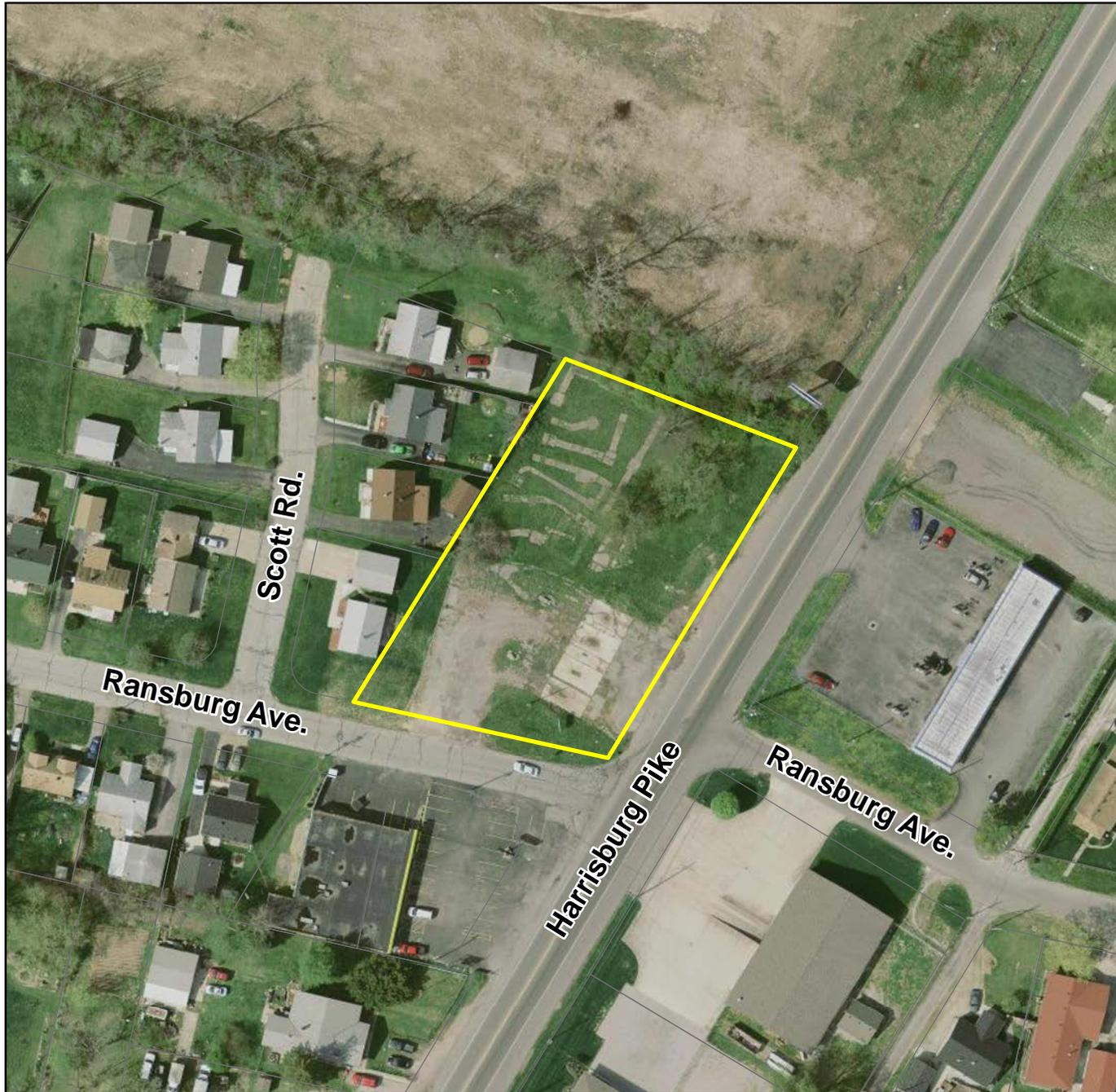
VA-3826

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1.07 acres
Franklin Township

-  963 Harrisburg Pike
-  Parcels
- Columbus Zoning**
-  Manufacturing
- Franklin County Zoning**
-  CC
-  CS
-  LI
-  R-8
-  RURAL
-  SCPD



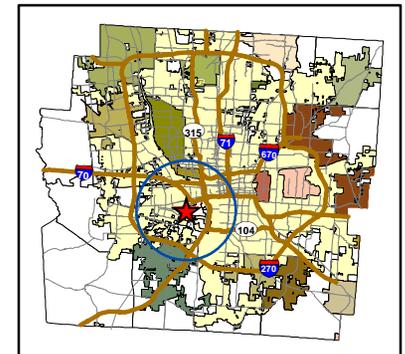


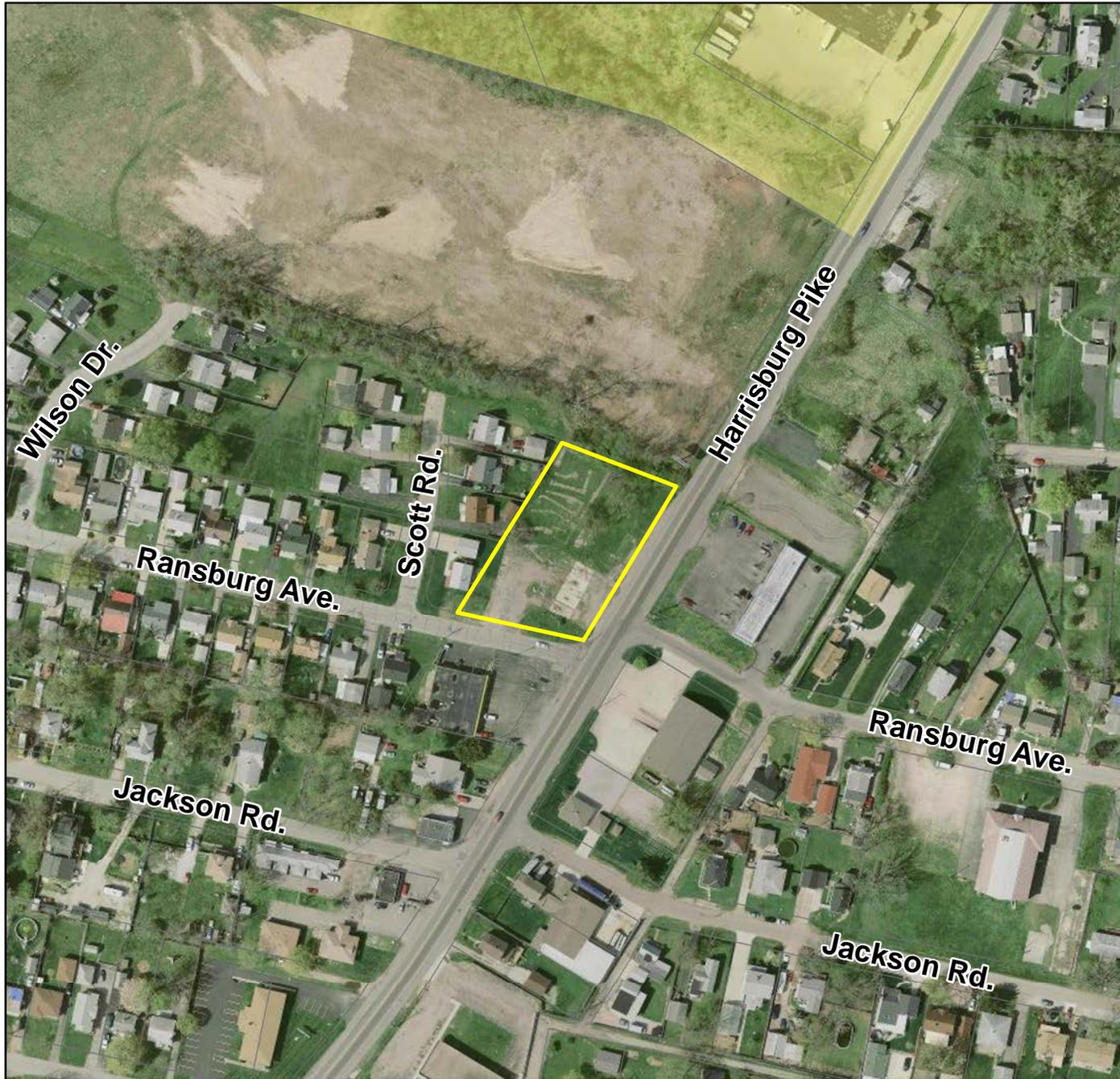
VA-3826

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1.07 acres
Franklin Township

-  963 Harrisburg Pike
-  Parcels



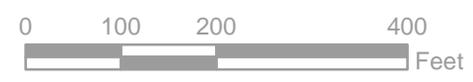
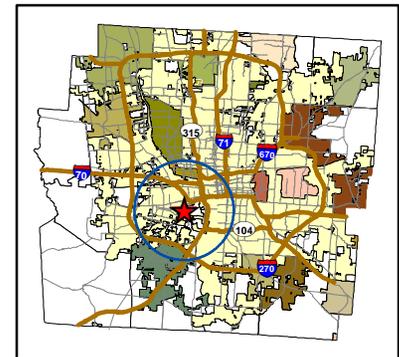


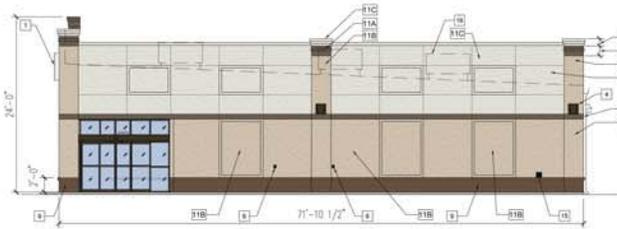
VA-3826

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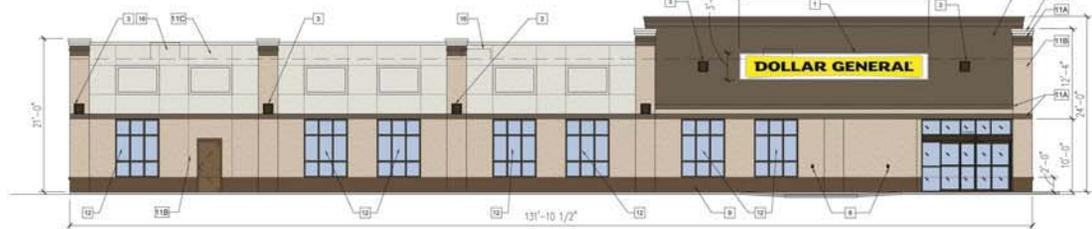
1.07 acres
Franklin Township

- 963 Harrisburg Pike
- Parcels

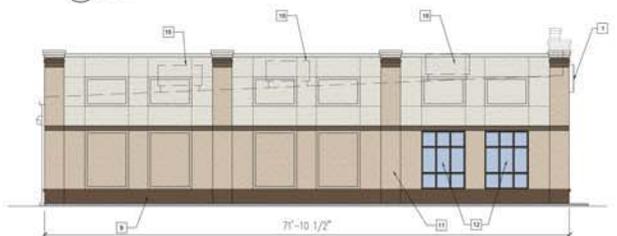




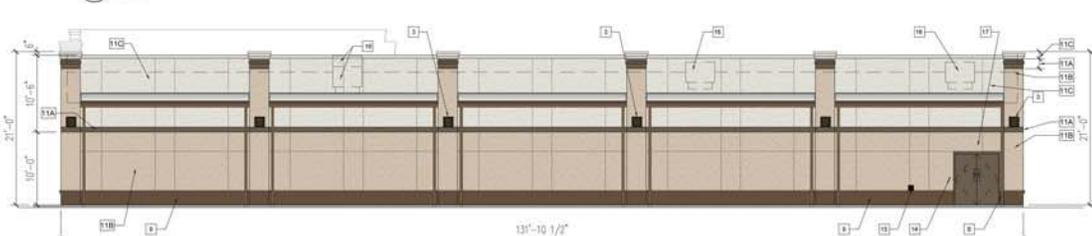
1 SIDE ELEVATION
1/8" = 1'-0"



3 FRONT ELEVATION
1/8" = 1'-0"



2 SIDE ELEVATION
1/8" = 1'-0"



NOTES

1. ALL DEMOLITION WORK SHALL CONFORM TO ALL LOCAL CODES AND ORDINANCES. ALL DEMOLITION OPERATIONS SHALL COMPLY WITH OSHA REGULATIONS INsofar AS THEY APPLY TO THE REQUIRED WORK. SOIL EROSION AND SEDIMENTATION CONTROL ITEMS SHALL BE IN PLACE PRIOR TO DEMOLITION.
2. THE CONTRACTOR SHALL REMOVE AND CLEAR ALL TREES, BRUSH, FENCES, BUILDINGS, CURB, AND ASPHALT AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
3. ALL DEMOLITION MATERIAL SHALL BE PROPERLY REMOVED FROM THE SITE AND DISPOSED OF IN A LEGALLY DESIGNATED DISPOSAL AREA. PERMITS AND FEES FOR DISPOSAL OF DEMOLITION MATERIAL SHALL BE OBTAINED AND PAID FOR BY THE CONTRACTOR.
4. THE CONTRACTOR SHALL DEMOLISH AND REMOVE ANY ITEMS REMAINING FROM THE EXISTING BUILDING, IN ITS ENTIRETY, INCLUDING WALLS, FOUNDATIONS AND FOOTINGS. ALL BUILDING DRAINS AND UTILITY LEADS SHALL BE LOCATED AND PROPERLY PLUGGED. UTILITY LEAD WORK SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.
5. BACKFILL EXCAVATED AREAS WITH CLEAN GRANULAR FILL COMPACTED TO 95% OF THE MATERIAL UNIT WEIGHT BY MODIFIED PROCTOR.

EXISTING STRUCTURE TABLE

EX STM CB #1	RIM = 748.53
INV. 12" NE = 746.08	
INV. 12" SW = 747.08	
EX SAN MH #2	RIM = 750.58
INV. 10" SW = 739.78	
INV. 10" NW = 739.88	
INV. 8" W = 740.88	
EX SAN MH #3	RIM = 753.34
INV. 8" W = 744.29	
INV. 10" SW = 743.44	
INV. 10" NE = 743.34	
EX SAN MH #4	RIM = 751.35
INV. 8" SW = 741.75	
INV. 8" NW = 741.9	
INV. 8" E = 741.5	

EASEMENTS OF RECORD

EASEMENT FOR SEWER IN FAVOR OF BOARD OF COUNTY COMMISSIONERS, FRANKLIN COUNTY, OHIO, RECORDED 01/28/1952, AS BOOK 1657, PAGE 119 OF THE FRANKLIN COUNTY RECORDS. AFFECTS SURVEYED PROPERTY. PLOTTED HEREON.

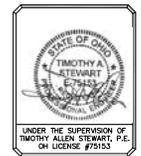


REMOVALS LEGEND

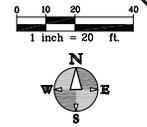
- CURB REMOVAL
- SAWCUT
- PAVEMENT/SIDEWALK REMOVAL
- UTILITY LINE REMOVAL
- TREE REMOVAL
- REMOVE
- SALVAGE
- LIMITS OF CONSTRUCTION

BENCHMARKS

BM # 1 ELEVATION = 750.58
SAN MH RIM
BM # 2 ELEVATION = 751.10
SPIKE IN PP
BASED ON USGS NAVD 1988 DATUM



ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.
FIELD WORK PERFORMED BY:
LANDTECH PROFESSIONAL SURVEYING



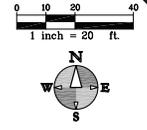
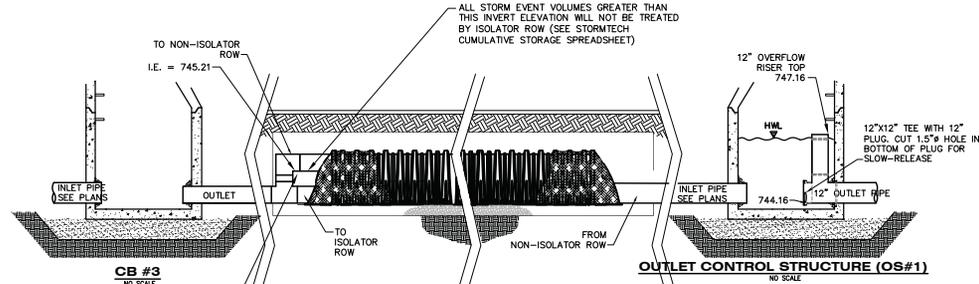
hurley & stewart, llc
 2800 south 11th street #9000
 Ann Arbor, Michigan 48106
 734.769.9681
 www.hurleyandstewart.com

Sheet Title: **EXISTING CONDITIONS AND DEMOLITION**
 Project: **DOLLAR GENERAL - COLUMBUS, OH (HARRISBURG PIKE)**
 Client: **CAPITAL GROWTH - BUCHALTER**

Sheet
C-2

UTILITY NOTES

- FOR PROTECTION OF UNDERGROUND UTILITIES, CALL THE OHIO UTILITIES PROTECTION SERVICE AT 1-800-362-2764 A MINIMUM OF 48 HOURS PRIOR TO EXCAVATING.
- ALL MATERIAL AND CONSTRUCTION WILL BE IN ACCORDANCE WITH THE CONSTRUCTION STANDARDS AND SPECIFICATIONS OF THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION (ODOT) DATED JANUARY 1, 2010. ODOT SPECIFICATIONS ARE SUBJECT TO THE CURRENT AGENDA. IN ADDITION, ALL WORK WILL BE IN COMPLIANCE WITH ALL APPLICABLE FEDERAL AND STATE STANDARDS AND REGULATIONS.
- ALL BEDDING MATERIAL TYPES ARE TO BE PER ODOT SPEC. 603.06.
- ALL BACKFILL MATERIAL TYPES ARE TO BE PER ODOT SPEC. 603.10.
- GRANULAR MATERIAL OR CDF SHALL BE USED FOR BACKFILLING ALL TRENCHES UNDER PAVEMENT AND/OR ANY PORTION OF THE TRENCH THAT IS WITHIN 5 FT. OF THE PAVEMENT EDGE OR CURB. PAVEMENT SHALL INCLUDE BUT IS NOT LIMITED TO; ROADWAYS, SIDEWALKS, SERVICE WALKS, DRIVEWAY APPROACHES, PARKING LOTS OR ANY PROPOSED PAVED SURFACE.
- SOIL EROSION AND SEDIMENTATION BEST MANAGEMENT PRACTICE (BMP) MEASURES WILL BE INSTALLED PRIOR TO START OF ANY CONSTRUCTION AND WILL BE MAINTAINED AT ALL TIMES UNTIL CONSTRUCTION HAS BEEN COMPLETED, INCLUDING ALL GRASS BEING WELL ESTABLISHED AND/OR PERMANENT EROSION AND SEDIMENTATION BMP MEASURES ARE IN PLACE.
- COORDINATE ALL UTILITY LOCATIONS AND ELEVATIONS WITH MECHANICAL DRAWINGS AND BUILDING CONTRACTOR PRIOR TO INSTALLATION.
- REMOVE SEDIMENT FROM ALL STRUCTURES ONCE PAVING IS COMPLETE AND REMOVE SILT SACKS.
- SANITARY SEWER MATERIALS AND INSTALLATION SHALL COMPLY WITH FRANKLIN COUNTY REQUIREMENTS. COORDINATE WORK AND INSPECTIONS WITH FRANKLIN COUNTY.
- WATER SUPPLY MATERIALS AND INSTALLATION SHALL COMPLY WITH FRANKLIN COUNTY UTILITIES REQUIREMENTS AND SPECIFICATIONS. COORDINATE CONNECTIONS WITH FRANKLIN COUNTY.
- STORM SEWER MATERIALS SHALL BE ADS N-12(HDPE) OR ASTM C-76 CL IV (RCP) AS NOTED ON THE PLAN.
- CONTRACTOR TO COORDINATE PRIVATE UTILITY CONNECTIONS WITH UTILITY COMPANIES.
- PLACE SANITARY CLEANOUT EVERY 100' AND/OR AT BENDS ON ALL 6" SANITARY SEWER LEADS.
- ALL STRUCTURE CASTINGS TO BE EAST JORDAN IRON WORKS OR APPROVED EQUAL. SEE STRUCTURE TABLE FOR SPECIFIC CASTING AT EACH STRUCTURE.
- THE CONTRACTOR SHALL INSTALL PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED.
- CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT FOR GROUNDWATER AND SOILS INFORMATION. ANY UTILITIES REQUIRING DEWATERING SHALL BE INSTALLED TO THE THE FRANKLIN COUNTY STANDARDS AND INCLUDED IN THE INSTALLATION COSTS. CONTRACTOR IS RESPONSIBLE FOR ALL DEWATERING NECESSARY TO CONSTRUCT UTILITIES IN THE DRY.
- PROVIDE 1" BURRIED CONDUIT FROM ELECTRICAL PANEL TO LOCATION OF THE SIGN BASE. A TEMPORARY 3' TALL STAKE SHALL BE PROVIDED AT THE SIGN LOCATION UNTIL THE SIGN IS PERMANENTLY INSTALLED.
- UNDERGROUND ELECTRICAL SHALL BE PROVIDED TO THE SITE LIGHT POLES.
- IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS BECOME APPARENT, THESE SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION OF ANYTHING AFFECTED SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.



ALL STORM EVENT VOLUMES LESS THAN THIS INVERT ELEVATION WILL BE TREATED BY ISOLATOR ROW = WQV = 2,236 CF (SEE STORMTECH CUMULATIVE STORAGE SPREADSHEET)

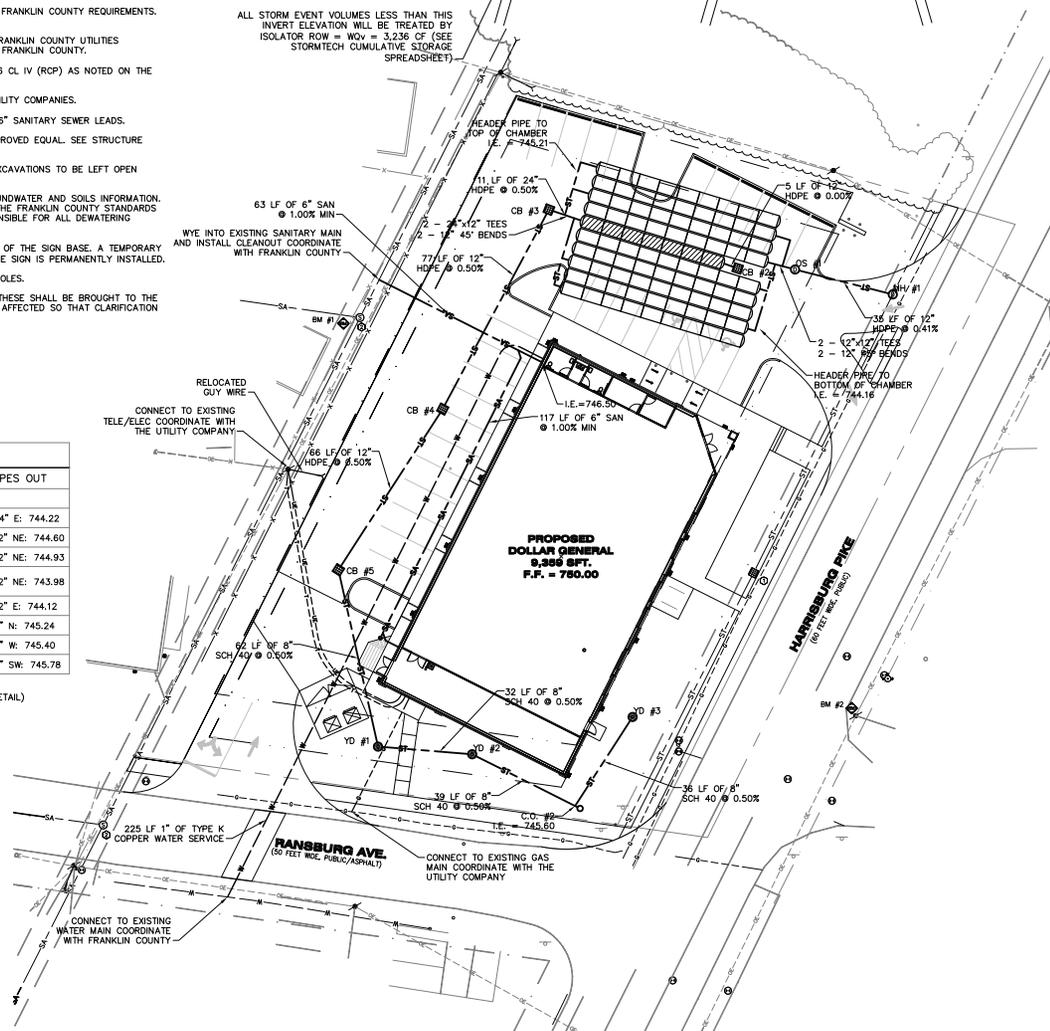
STORMTECH SC-740 DATA

TOP OF STONE = 747.16
TOP OF CHAMBERS = 746.66
BOTTOM OF CHAMBERS = 744.16
BOTTOM OF PLUG = 743.66
ALL CHAMBERS LAID FLAT

STORM SEWER STRUCTURE SCHEDULE

STR. #	RIM EL.	DIAM.	CASTING	PIPES IN:	PIPES OUT
CB #2	748.23	2'	5105 M1	12" W: 744.16	
CB #3	748.12	4'	5105 M1	12" SW: 744.22	24" NE: 744.22
CB #4	748.34	4'	5105 M1	12" SW: 744.60	12" NE: 744.60
CB #5	749.11	4'	5105 M1	8" S: 744.93	12" NE: 744.93
MH #1**	746.89	4'	1045	12" W: 743.98	EX. 12" NE: 743.98
OS #1*	748.44	4'	1045***	12" W: 744.12	12" E: 744.12
YD #1	748.90		NYOPLAST H10	8" E: 745.24	8" N: 745.24
YD #2	748.76		NYOPLAST H10	8" SE: 745.40	8" W: 745.40
YD #3	748.79		NYOPLAST H10	8" SW: 745.78	

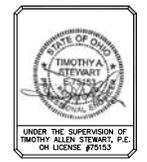
* OUTLET CONTROL STRUCTURE (SEE DETAIL)
 ** CONSTRUCT DOORHOUSE MANHOLE OVER EXISTING STORM (SEE DETAIL)
 *** 4" FRAME AND GRATE



BENCHMARKS

BM # 1	ELEVATION = 750.58
SAN MH RIM	
BM # 2	ELEVATION = 751.10
SPIKE IN PP	

BASED ON USGS NAVD 1988 DATUM



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 FIELD WORK PERFORMED BY:
 LANDTECH PROFESSIONAL SURVEYING

Sheet Title: **UTILITY PLAN**
 Project: **DOLLAR GENERAL - COLUMBUS, OH (HARRISBURG PIKE)**
 Client: **CAPITAL GROWTH - BUCHALTER**

Sheet: **C-3**

10/23/14

hurry & steward, llc
 2800 south 11th street
 Ann Arbor, Michigan 48106
 phone: 734.960.9609
 fax: 734.960.9681
 www.hurryandsteward.com

DATE: 10/23/14
 BY: JAS
 CHECKED: JAS
 DATE: 10/23/14
 1. ODOT REVIEW
 2. ZONING COMPLIANCE - ODOT MEMOS
 3. ZONING COMPLIANCE REVIEW - VARIANCES
 4. PERMITTING
 PROJECT: © of Hurley & Stewart, LLP

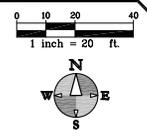
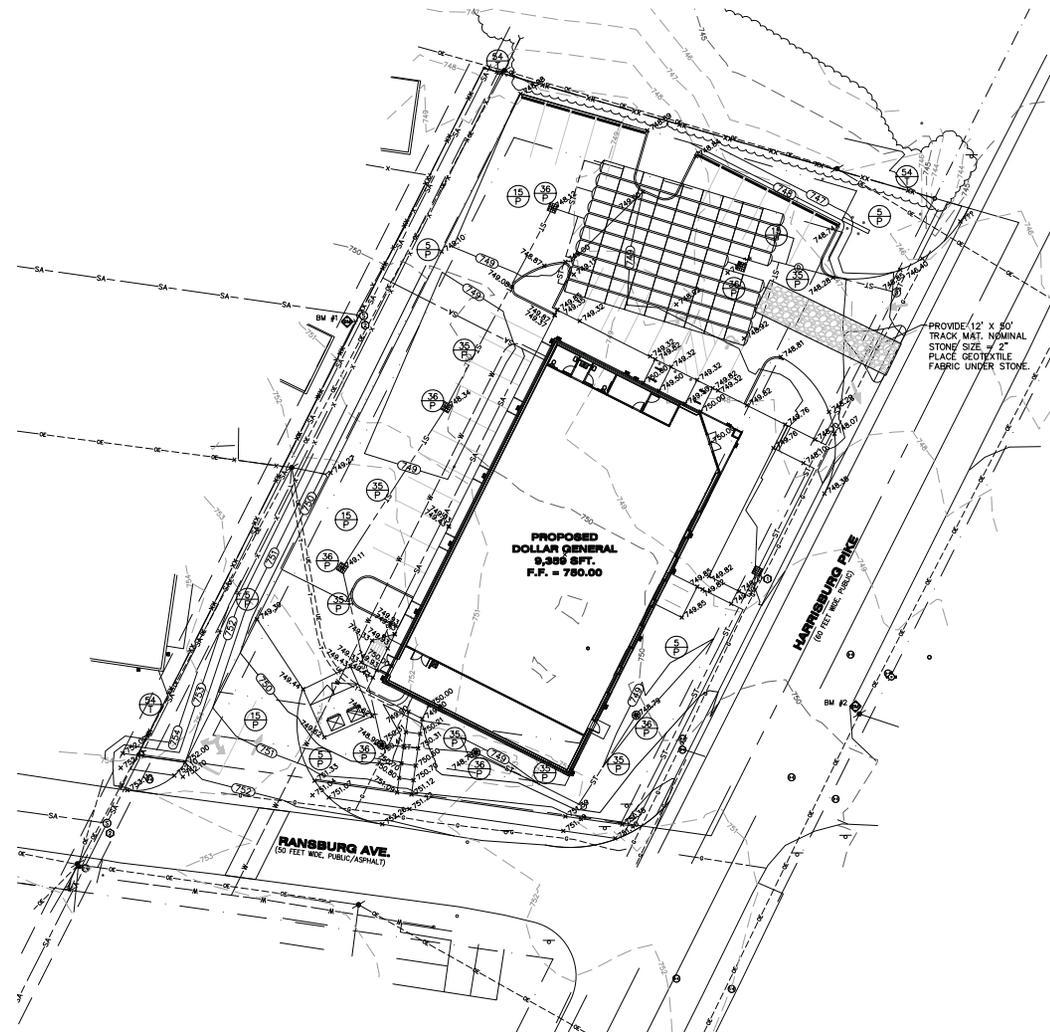
SOIL EROSION AND SEDIMENTATION CONTROL MEASURES

KEY	DETAIL	CHARACTERISTICS
1		Topsoil may be stripped above borrow areas to act as a diversion Slopes should be temporarily seeded
5		Inexpensive & very effective Establishes soil, thus reducing erosion Permits runoff to infiltrate and reducing runoff volume Should include preseed liquid bed
13		Used where vegetation is not easily established Effective for high velocities or high concentrations Permits runoff to infiltrate and discharge around face of riprap outlet
15		Protects areas which cannot otherwise be protected, but increases runoff volume and velocity
35		Prevents stormwater collected runoff from spills, particularly from paved areas Can accept runoff at restricted rate or under Conditions noted on manufacturer's literature or installed outlet location Use catch basins to collect sediment
36		Collects high velocity concentrated runoff May use filter cloth over inlet
54		Use geotextiles over sands or silts May be installed over pipe or ditches Easy to construct and locate as necessary

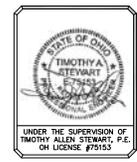
TEMPORARY MEASURE
 PERMANENT MEASURE

GRADING - SESC NOTES

- MATCH EXISTING GRADES AROUND PERIMETER WITH SLOPES AS SHOWN.
- ALL SPOT ELEVATIONS ARE TOP OF PAVEMENT GRADES AT EDGE OF METAL (EOM) UNLESS OTHERWISE NOTED.
- ALL SOIL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO MASS GRADING.
- ALL EXCAVATION AND SITE PREPARATION SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING REPORT, PSI PROJECT NO. 0102616 ISSUED 02/24/2014.
- ALL EXISTING ELEVATIONS ARE TO BE VERIFIED AND ACCEPTED AS SHOWN PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR SHALL TAKE PRECAUTIONS TO AVOID TRACKING SOIL ONTO ADJACENT ROADWAYS. SCRAPE ROAD AT THE END OF EACH WORKDAY AND SWEEP AT LEAST ONCE A WEEK.
- ANY DISTURBED AREA THAT WILL BE LEFT UNWORKED 5 DAYS OR LONGER MUST BE SEEDING AND MULCHED OR SODDED TO ESTABLISH VEGETATION FOR TEMPORARY STABILIZATION. BASINS TO BE SEEDING AND MULCH BLANKETS APPLIED IMMEDIATELY TO PROVIDE A STABLE BASE AND AVOID EXCESSIVE EROSION.
- STRAW MULCH BLANKETS SHALL BE USED ON 3:1 SLOPES OR GREATER. ALL SLOPES ON SITE SHALL BE 4:1 OR LESS, UNLESS OTHERWISE DIRECTED BY ENGINEER.
- ROAD RIGHTS-OF-WAY MUST BE STABILIZED WITH SEED AND MULCH WITHIN 5 DAYS OF COMPLETING UTILITY WORK IN THE RIGHT-OF-WAY.
- AREAS OF EARTH CHANGE THAT ARE DISTURBED BEYOND THE FALL SEEDING DEADLINE (NOV. 1) MUST BE TEMPORARILY STABILIZED WITH A MINIMUM OF STRAW MULCH SECURELY CRUMPED TO THE GROUND.
- ACCUMULATED SEDIMENT TO BE REMOVED FROM STORM SYSTEM UPON COMPLETION OF CONSTRUCTION. ALL TEMPORARY CONTROLS TO BE REMOVED AFTER SITE IS STABILIZED AND VEGETATION ESTABLISHED.



BENCHMARKS
 BM # 1 ELEVATION = 750.58
 SAN MH RIM
 BM # 2 ELEVATION = 751.10
 SPIKE IN PP
 BASED ON USGS NAVD 1988 DATUM



OHIO
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 SERVICE
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 1.800.362.5774

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 Okemos, michigan 48864
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hurry & steward

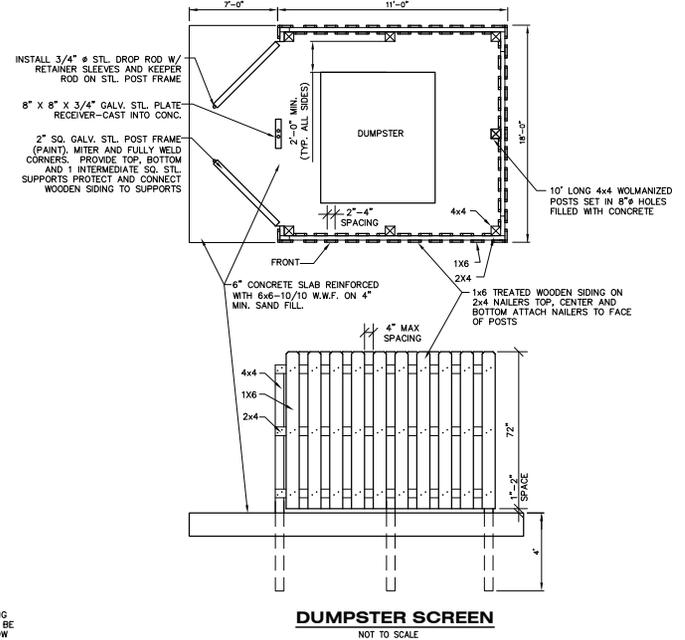
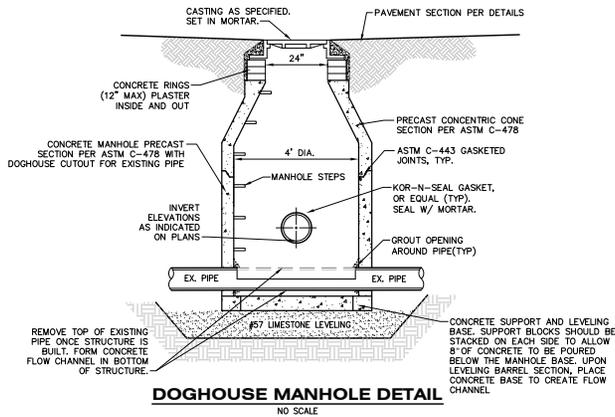
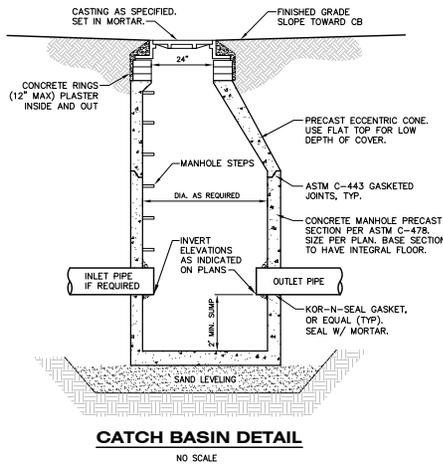
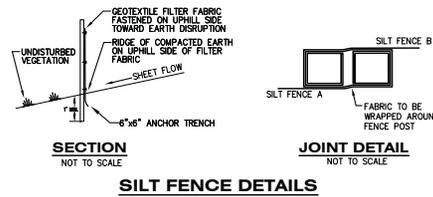
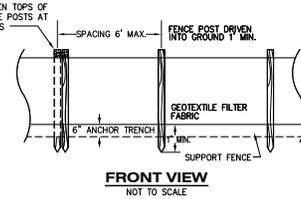
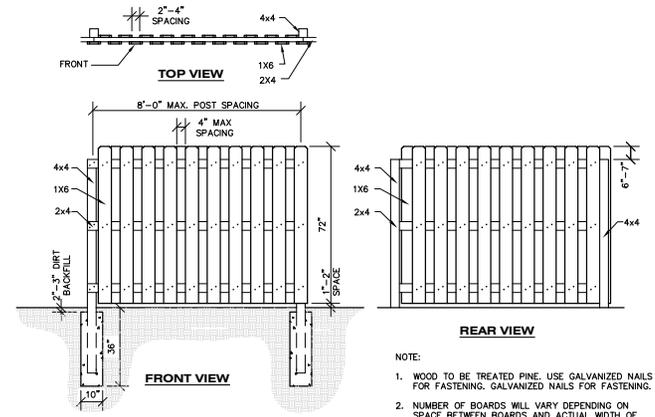
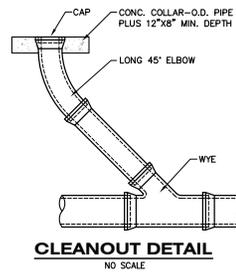
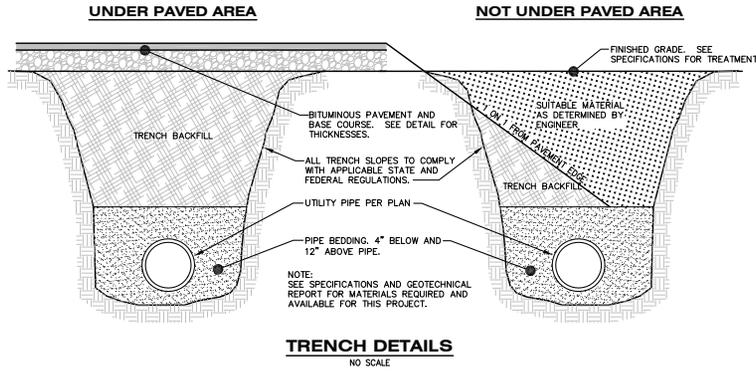
ISSUED FOR REVISIONS:
 1. ODOT REVIEW 6/19/14
 2. ZONING COMPLIANCE - ODOT 8/05/14
 3. ZONING COMPLIANCE REVIEW - VARIANCE 9/29/14
 4. PRELIMINARY 10/23/14

DESIGNED BY: h. j. h. OF HURRY & STEWART, LLC
 CHECKED BY: J. J. H. OF HURRY & STEWART, LLC
 DATE: 10/23/14

GRADING-SESC PLAN
 PROJECT: DOLLAR GENERAL - COLUMBUS, OH (HARRISBURG PIKE)
 CLIENT: CAPITAL GROWTH - BUCHALTER

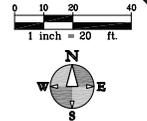
Sheet Title:
 Project:
 Client:

10/23/14
 Sheet
C-4



hurley & stewart, llc
 2800 south 11th street
 Ann Arbor, Michigan 48106
 734.960.9600
 www.hurleyandstewart.com

DETAIL SHEET
 Project: **DOLLAR GENERAL - COLUMBUS, OH (HARRISBURGE PIKE)**
 Client: **CAPITAL GROWTH - BUCHALTER**



GENERAL SPECIFICATIONS

1. The irrigation system is diagrammatic based upon the information provided by the owner or the owner's representative. The successful contractor is responsible to install a system that will properly cover all areas indicated on the design. Actual layout of piping, sprinkler heads, valves, controllers and other related equipment shall be determined on site. Minor field changes shall be made at no additional cost to the owner.

It is the responsibility of the irrigation contractor to be familiar with all grade differences, locations of walls, structures and utilities and make the necessary adjustments to accommodate the irrigation system as shown on the drawings. There may be times when it is obvious in the field that unknown obstructions, grades or dimensions that exist might not have been considered in the engineering, such obstructions should be brought to the attention of the owner's authorized representative. In the event that this notification is not performed, the irrigation contractor shall assume full responsibility for any revisions and costs that occur.

2. This system shall be installed using accepted and quality installation standards as used in the industry. All manufacturers specifications will be followed.

3. Mainline shall be buried a minimum of 12" of cover and a maximum of 18" of cover. Lateral line piping a minimum of 12" of cover. All backfill surrounding the pipe shall be cleaned of materials larger than 1" in size. Backfill shall be added in 6" increments and mechanically tamped.

4. There will be no substitutions or changes to the irrigation design allowed without direct, written approval from the Irrigation Consultant. For information, contact Wolf Creek Company, Inc.

5. System design is based on pressure and flow information provided by others, static pressure was given as 65 psi and the size of the P.O.C. is as indicated on the drawing. The irrigation contractor shall verify water pressures prior to construction. Report differences between requirements and the actual readings to the owner's representative. A booster pump may be necessary if the required pressure is not available. Additional costs shall be submitted to the owner as a change order.

6. Piping shown in paved area without sleeve is diagrammatic and shall be located inside of the planted area or turf area approximately 1' from any hardscape.

7. All valves shall be placed in valve boxes as shown in the details and all electrical connections shall be sealed with waterproof connectors. Control wire shall be solid copper wire U.L. approved for direct burial in the ground. See details.

8. Controller, rain sensor, meter, tap and backflow locations are as shown on the plan or as stated in the details and legend. All information is to be verified prior to any installation of the project.

9. The Irrigation Contractor is responsible for all clean up associated with his work.

10. Irrigation contractor shall provide the first winterization, spring turn on, head adjustments and controller maintenance in bid.

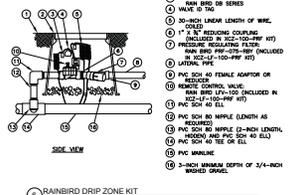
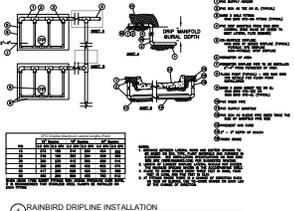
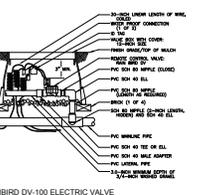
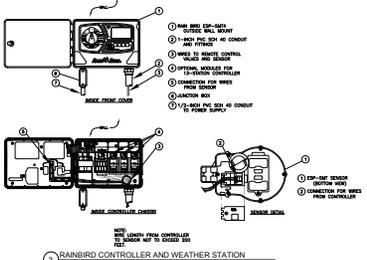
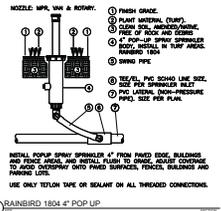
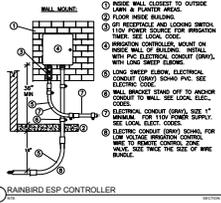
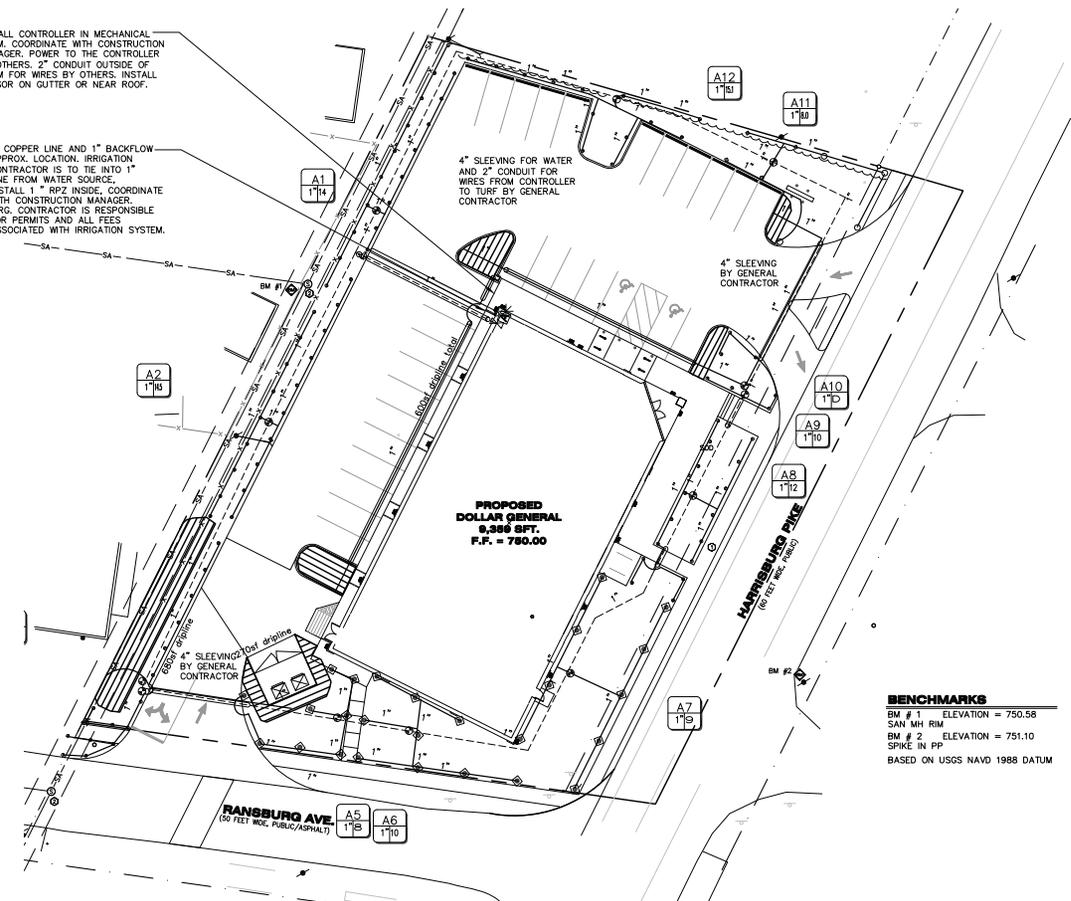
IRRIGATION LEGEND

- 1" PVC Class 200 Mainline
- 1" PVC Class 200 Lateral pipe
- Sch 40 PVC Sleeving
- ~ Rainbird XFD 6-18-XXX Dripline
- [A] Rainbird ESP SMRT Controller
- * Rainbird WEATHER STATION
- ⊙ Rainbird 1" DV-100 Electric Valve
- ⊙ Rainbird 3504 Mini Rotor
- ⊙ Rainbird 5004 Rotor w/1.5 and 3.0 noz
- ⊙ Rainbird 5004 Rotor w/ low angle nozzles
- +○○○ Rainbird 1804 4" pop up spray
- ⊙ Rainbird 5RC 1" Quick Coupler Valve
- ⊗ 1" RPZ Backflow Preventer, INSTALL PER CITY CODE

INSTALL CONTROLLER IN MECHANICAL ROOM. COORDINATE WITH CONSTRUCTION MANAGER. POWER TO THE CONTROLLER BY OTHERS. 2" CONDUIT OUTSIDE OF ROOM FOR WIRES BY OTHERS. INSTALL SENSOR ON GUTTER OR NEAR ROOF.

1" COPPER LINE AND 1" BACKFLOW APPROX. LOCATION. IRRIGATION CONTRACTOR IS TO TIE INTO 1" LINE FROM WATER SOURCE. INSTALL 1" RPZ INSIDE, COORDINATE WITH CONSTRUCTION MANAGER. IRRIG. CONTRACTOR IS RESPONSIBLE FOR PERMITS AND ALL FEES ASSOCIATED WITH IRRIGATION SYSTEM.

**PROPOSED
DOLLAR GENERAL
8,986 SQ. FT.
F.F. = 780.00**



IRRIGATION NOTES:

1. ALL LANDSCAPE AREAS AND LAWNS ADJACENT TO PAVED AREAS AND/OR STREETS ARE TO BE FULLY IRRIGATED.
2. IRRIGATION SYSTEM TO INCLUDE ALL SPRAY HEADS, VALVES AND CONTROLLERS.
3. A SEPARATE METER AND BACKFLOW PREVENTER WILL BE REQUIRED.
4. LOCATE HEADS A MINIMUM OF 2'-0" FROM EDGE OF PAVEMENT/ CURB.

BENCHMARKS
BM # 1 ELEVATION = 750.58
SAN MH RIM
BM # 2 ELEVATION = 751.10
SPIKE IN PP
BASED ON USGS NAVD 1988 DATUM



Irishman Design & Consulting
www.irishmandesign.com
760.493.4938



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FIELD WORK PERFORMED BY:
LANDTECH PROFESSIONAL SURVEYING

Sheet Title: IRRIGATION PLAN
Project: DOLLAR GENERAL - COLUMBUS, OH (HARRISBURG PIKE)
Client: CAPITAL GROWTH - BUCHALTER

Sheet No: 14-0001
Scale: 1" = 20'-0"
Date: 04/02/14
Drawn: J. W. BUCHALTER
Checked: J. W. BUCHALTER
Reviewed: J. W. BUCHALTER
Approved: J. W. BUCHALTER

Irishman Design & Consulting
www.irishmandesign.com
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FIELD WORK PERFORMED BY:
LANDTECH PROFESSIONAL SURVEYING



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

Economic Development & Planning Department
James Schimmer, Director

STAFF REPORT

Board of Zoning Appeals
November 17, 2014

Case VA-3827

Prepared by: Jonathan Lee

Applicant/Owner:	Nationwide Children's Hospital – Michael Tighe
Township:	Franklin Township
Site:	441 Industrial Mile Road (PID #140-007196)
Acreage:	1.21-acres
Zoning:	General Industrial (GI) District
Utilities:	Public water and wastewater
Request:	Requesting a Variance from Section 670.085(a(1)) of the Franklin County Zoning Resolution to allow the construction of a building addition that will fail to meet the building height requirement on a lot subject to the Smart Growth Overlay in an area zoned General Industrial (GI).

Summary

The applicant is requesting a variance to allow construction of a building addition to an existing medical clinic that will fail to meet the building height requirement on a lot subject to the Smart Growth Overlay in an area zoned General Industrial (GI). The request satisfies the criteria necessary to grant a variance under Section 810.041. Staff recommends **approval with conditions**.

Description of the Request

The subject site is located on the northwest corner of the Nationwide Boulevard and Industrial Mile Road intersection, approximately 480 feet west of Georgesville Road. The site features an existing 7,248 square foot medical clinic building, built in 1968 with associated parking. The applicant is proposing to increase the building by approximately 1,758 square feet which will remove some existing surface parking.

Surrounding Area

Direction	Zoning	Land Use
North	General Industrial (GI)	Multi-family
East	General Industrial (GI)	Retail
South	General Industrial (GI)	Office
West	General Industrial (GI)	Office/Medical

Comprehensive Plan

The Westland Area Interim Development Framework, adopted in 2010, recommends light industrial and office land uses for this particular area. The existing use of the site for medical and office related uses keeps with the recommendation. Additionally, the framework recommends particular urban design standards, including reduced parking footprints and walkable pedestrian connectivity. The proposed addition will reduce the parking footprint on the site.

Staff Review

Variance from Section 670.085(a(1)) – Minimum Building Height:

- The minimum height of a building shall be 16 feet above grade.
 - The proposed building addition is required to be 16 feet in height but is proposed at 12 feet in height, which is the existing building height.

Technical Agencies

The Franklin County Engineer's Office, Franklin Soil and Water Conservation District and Franklin Township Road Department reviewed the request and did not pose any concerns.

Staff Analysis– Section 810.41:

The Franklin County Zoning Resolution identifies 5 criteria in Section 810.041 that must be satisfied to approve a variance request:

- 1) *Special conditions and circumstances exist which are peculiar to the structure/property involved which are not applicable to other structures/property in the same zoning district;*
 - » At 12 feet in height, the subject building is significantly shorter than other buildings located in the Smart Growth Overlay, particularly along Industrial Mile Road. The heights of the retail building to the east, office building to the south and office building to the west are approximately 14.5 feet, 15 feet and 16 feet respectively.
- 2) *A literal interpretation of the provisions of this Zoning Resolution would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Zoning Resolution;*
 - » A literal interpretation will require the applicant to construct a minor building addition that is significantly taller than the majority of the existing building. It deprives the applicant the right to maintain the overall appearance and character of the existing building. Surrounding properties with taller buildings encounter less difficulty meeting this requirement while maintaining the appearance and character of their respective building.
- 3) *The special circumstances and conditions of this request do not result from the action of the applicant;*
 - » The special circumstance does not result from any action of the applicant. The subject building was constructed at its current height in 1968.
- 4) *Granting the variance requested will not confer on the applicant special privileges that are denied by this Zoning Resolution to other lands or structures in the same Zoning District;*
 - » Granting the variance request will allow a minor addition to an existing building that is particularly shorter in height than other buildings in the Smart Growth Overlay along Industrial Mile Road and has experienced that condition since it was constructed in 1968.

5) *Granting the variance will not adversely affect the safety of persons residing in the vicinity of the proposed development, be materially detrimental to the public welfare and be injurious to private property in the vicinity;*

» Granting the variance request will allow development that is consistent with recommendations of the current land use policy and does not detract from the character of the surrounding area. The proposed development will expand operations of a health service to the community.

Recommendation

Staff recommendation is that the BZA approve a Variance from Section 670.085(a(1)) of the Franklin County Zoning Resolution to allow the construction of a building addition that will fail to meet the building height requirement with the following conditions:

1. The applicant must apply for and receive a Certificate of Zoning Compliance from the Franklin County Economic Development and Planning Department.
2. The applicant shall plant only Ohio native species, under consultation of the Franklin Soil and Water Conservation District.
3. The applicant shall obtain all required permits from the Franklin Township Building Department before beginning any earth disturbing activities.
4. The applicant shall consult with the Franklin Soil and Water Conservation District (FSWCD) to institute appropriate Stormwater Best Management Practices (BMPs) on the site. The type of BMPs shall be identified with the Certificate of Zoning Compliance.
5. To meet the recommendation of the Westland Area Interim Development Framework, the applicant shall coordinate with the Franklin County Economic Development and Planning Department and Franklin Township to install a five (5) foot sidewalk located within the Nationwide Boulevard and Industrial Mile Road right-of-way and update the site plans to show the sidewalk prior to the issuance of a Certificate of Zoning Compliance.
6. The applicant shall prepare and record a sidewalk maintenance agreement with Franklin Township for the five (5) foot sidewalk located within the Nationwide Boulevard and Industrial Mile Road right-of-way prior to the issuance of a Certificate of Zoning Compliance.

Resolution

For your convenience, the following is a proposed resolution for staff's recommendation of approval:

(a) **Proposed Resolution for Request:**

_____ moves to approve a Variance from Section 670.085(a(1)) of the Franklin County Zoning Resolution as outlined in the request above for the applicant identified in Case No. VA-3827 with the conditions in staff's recommendation.

Seconded by: _____

Voting:

Findings of Fact

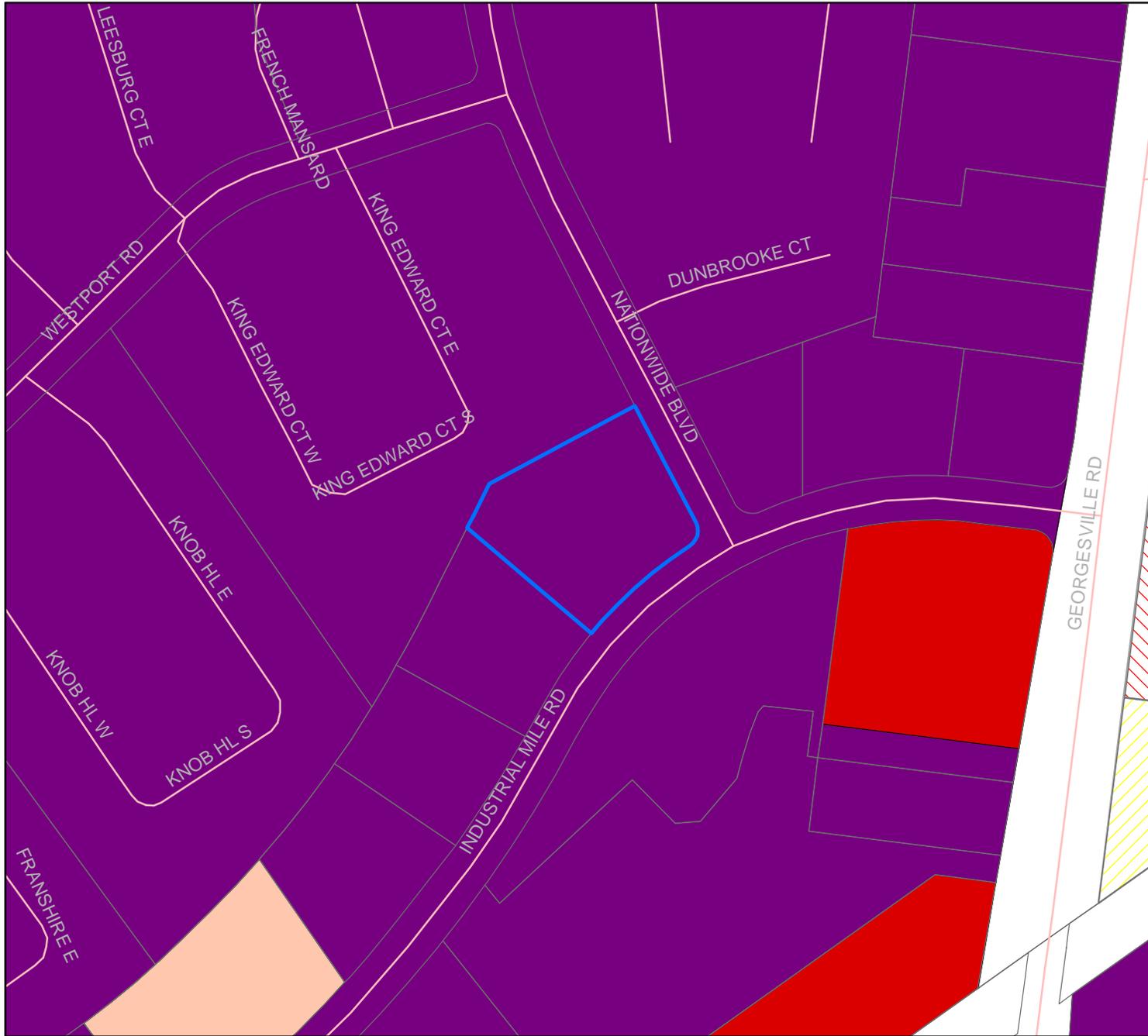
For your convenience, the following are proposed findings of fact:

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

_____ moves that the basis for denying the applicant's request for the Variance from Section 670.085(a(1)) of the Franklin County Zoning Resolution as outlined in the request above for the applicant identified in Case No. VA-3827 results from applicant's failure to satisfy the criteria for granting a variance under Section 810.041.

Seconded by: _____

Voting:



VA-3827

Requesting a Variance from Section 670.085(a(1)) of the Franklin County Zoning Resolution to allow the construction of a building addition that will fail to meet the building height requirements on a lot subject to the Smart Growth Overlay in an area zoned General Industrial (GI).

1.21 acres
Franklin Township

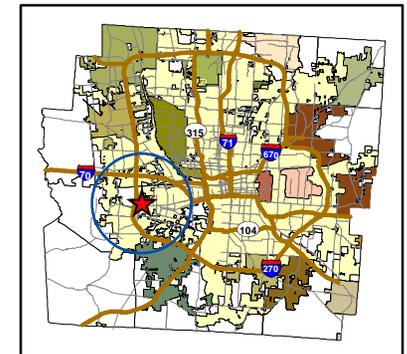
-  441 Industrial Mile Rd.
-  Parcels
-  Streets

Columbus Zoning

-  Residential
-  Commercial

Franklin County Zoning

-  CS
-  GI
-  RURAL
-  SO



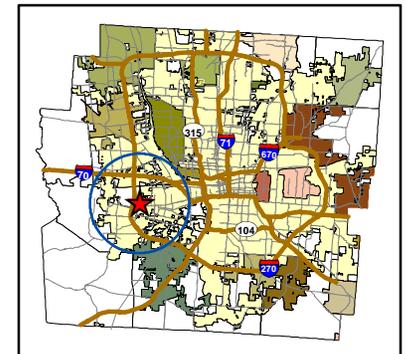


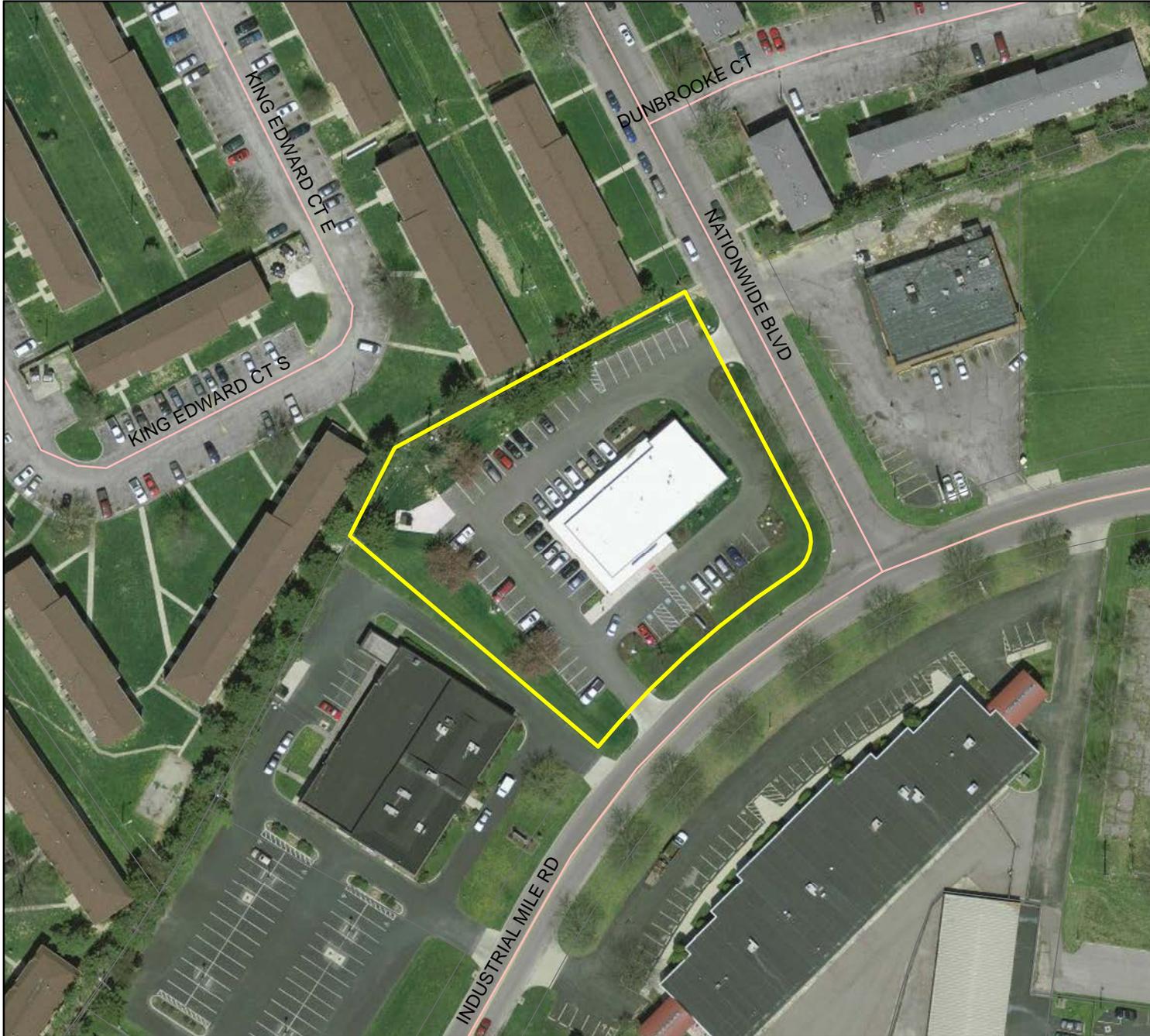
VA-3827

Requesting a Variance from Section 670.085(a(1)) of the Franklin County Zoning Resolution to allow the construction of a building addition that will fail to meet the building height requirements on a lot subject to the Smart Growth Overlay in an area zoned General Industrial (GI).

1.21 acres
Franklin Township

-  441 Industrial Mile Rd.
-  Parcels
-  Streets
- Corporate Boundaries**
-  Columbus
-  Franklin



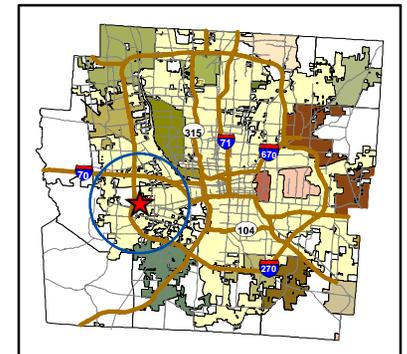


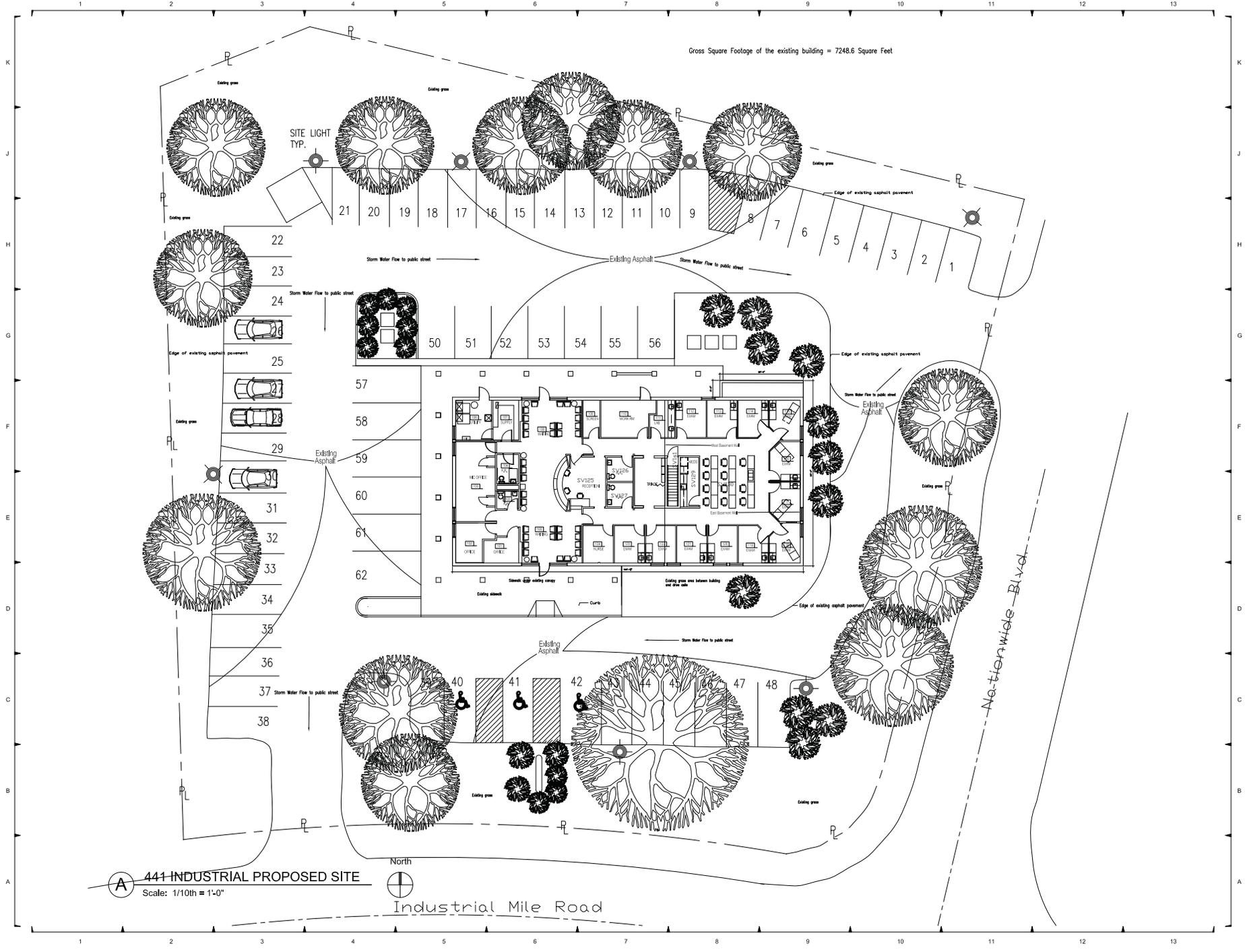
VA-3827

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1.21 acres
Franklin Township

-  441 Industrial Mile Rd.
-  Parcels
-  Streets





Westside PCC Expansion - Zoning Plan
441 Industrial Mile Road
Columbus, Ohio 43228

PROJ: SV-13-183
DATE: September 22, 2014
DRAWN: MET.

SHEET
SV-P

