



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, September 24, 2013  
1:30 p.m.

## 1. New Business

### A. Planning Commission

#### i. 567-R

<b>Owner/Agent:</b>	Fischer Homes, Scott Guerard
<b>Engineer/Surveyor:</b>	Jeffrey A. Miller, PS
<b>Township:</b>	Jefferson
<b>Site:</b>	5287 Stratshire Court, 5302 Stratshire Court, 575 Venetian Way
<b>PID's</b>	170-002905, 170-002909, 170-002914
<b>Acreage:</b>	0.186, 0.223, 0.205-acres
<b>Zoning:</b>	Planned Suburban Residential District
<b>Utilities:</b>	Central water and wastewater
<b>Request:</b>	Requesting preliminary plan and final plat approval to replat the building setback lines on three lots in the Stratshire Meadows subdivision.

### B. Board of Zoning Appeals

#### i. CU-3806

<b>Applicant/Owner:</b>	William Staver Weiant
<b>Township:</b>	Norwich Township
<b>Site:</b>	3636 Cemetery Road (PID #200-000569)
<b>Acreage:</b>	1.81-acres
<b>Zoning:</b>	Rural
<b>Utilities:</b>	Onsite water and wastewater
<b>Request:</b>	Requesting a Conditional Use from Section 302.0393 to allow the operation of a Bed and Breakfast Inn in an area zoned Rural.

**ii. VA-3807**

<b>Applicant/Owner:</b>	South-Western City Schools, Attn: Mark Waller
<b>Township:</b>	Pleasant Township
<b>Site:</b>	7000 London Groveport Road (PID #230-002714)
<b>Acreage:</b>	7.11-acres
<b>Zoning:</b>	Rural
<b>Utilities:</b>	Central water and wastewater
<b>Request:</b>	Requesting a Variance from Section 302.047, 505.022, 504.011 and 504.012 of the Franklin County Zoning Resolution to allow the development of a school site that will fail to meet the maximum building height limitation, required building setback, dumpster location, and parking setback requirements in an area zoned Rural.

**iii. VA-3808**

<b>Applicant/Owner:</b>	South-Western City Schools, Attn: Mark Waller
<b>Township:</b>	Franklin Township
<b>Site:</b>	1835 Finland Avenue (PID #140-000405)
<b>Acreage:</b>	25.19-acres
<b>Zoning:</b>	Rural
<b>Utilities:</b>	Central water and wastewater
<b>Request:</b>	Requesting a Variance from Section 302.047 and 505.022 of the Franklin County Zoning Resolution to allow the development of a school site that will fail to meet the maximum building height and dumpster location requirements in an area zoned Rural.

**2. Adjournment of Meeting to October 29, 2013**



**Commissioners**  
 Marilyn Brown, President  
 Paula Brooks  
 John O'Grady

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

# Application for Subdivision Re-Plat



Property Information	
Site Address <i>5287 STRATSHIRE CT ; 5302 STRATSHIRE CT, 575 VENETIAN WY</i>	
Parcel ID(s) <i>170-002905 170-002909 170-002914</i>	Total Acreage <i>0.186 0.223 0.205</i>
Township <i>JEFFERSON</i>	Current Zoning <i>PLANNED SUBURBAN RESIDENTIAL</i>
Subdivision Name <i>STRATSHIRE MEADOWS</i>	Lot Number(s) to be Re-platted <i>3</i>

Staff Use Only
Case # <i>567-R</i>
Hearing date:
Date filed: <i>9/17/13</i>
Fee paid <i>\$950.00</i>
Receipt # <i>1531 + 1532</i>

Property Owner/Agent Information	
Name <i>Fischer Homes (Scott Guerard)</i>	
Address <i>7965 N High Street Columbus, OH 43235</i>	
Phone # <i>630.461-3732</i>	Fax # <i>N/A</i>
Email <i>Sguerard@fischerhomes.com</i>	

Reasons for Re-Plat
<input type="checkbox"/> Lot Subdivision
<input type="checkbox"/> Lot Combination
<input type="checkbox"/> Lot Reconfiguration
<input checked="" type="checkbox"/> Other: <i>SETBACK VARIANCE GRANTED BY TWP.</i>

Engineer/Surveyor Information	
Name <i>JEFFREY A. MILLER, PS</i>	
Address <i>8740 ORION PLACE COLUMBUS, OHIO 43240</i>	
Phone # <i>(614) 540-6633</i>	Fax # <i>(614) 540-6638</i>
Email <i>jmillerc@cecinc.com</i>	

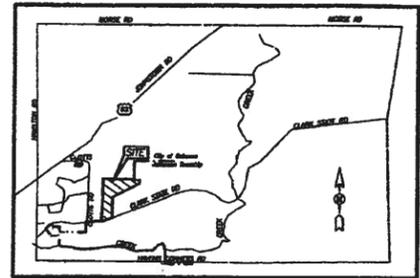
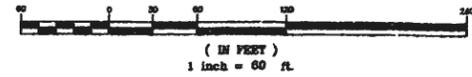
Water & Wastewater
Water:
<input checked="" type="checkbox"/> Public Water
<input type="checkbox"/> On-Site Well
<input type="checkbox"/> Other
Wastewater:
<input checked="" type="checkbox"/> Public Wastewater
<input type="checkbox"/> On-Site Septic
<input type="checkbox"/> Other

Document Submission
<input checked="" type="checkbox"/> Preliminary Plan – 20 copies
<input checked="" type="checkbox"/> Preliminary Plan – One 11"x17"
<input checked="" type="checkbox"/> Copy of original plat
<input checked="" type="checkbox"/> Electronic Copy

Signature			
	<i>9/16/13</i>		
Property Owner	Date	Property Owner	Date

# STRATSHIRE MEADOWS

GRAPHIC SCALE



LOCATION MAP TO SCALE

TRANSFERRED  
JUL 10 2000  
COURTNEY TESTA  
AUDITOR  
FRANKLIN COUNTY, OHIO

## RECEIVED

SEP 17 2013

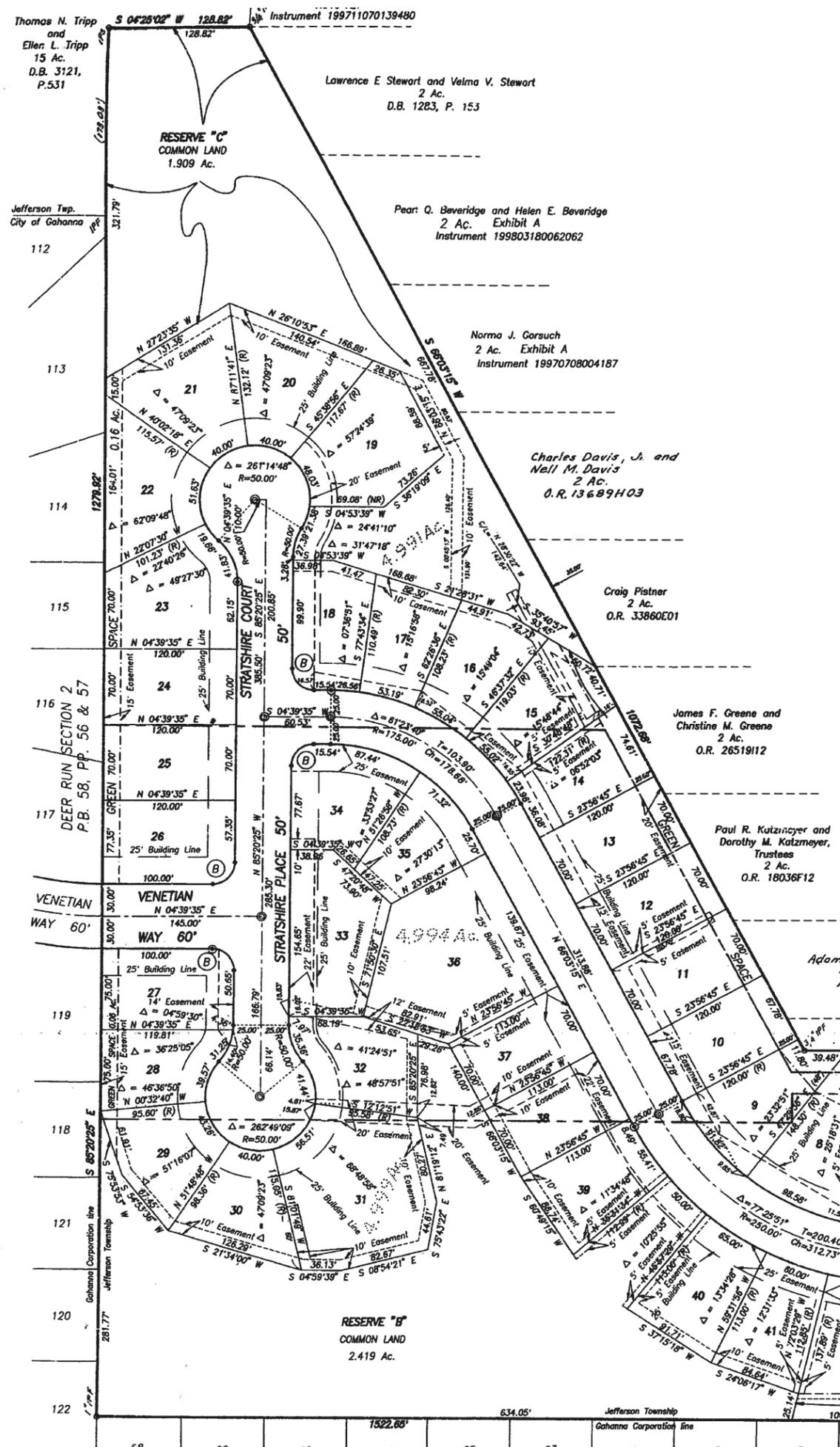
Franklin County Planning Department  
Franklin County, Ohio  
567-R  
Original Plat  
SURVEYORS CERTIFICATE

We do hereby state that we have surveyed the above premises and prepared the attached plat. The field surveys on which this plat is based were conducted from time to time during the period beginning in December of 1998 and extending through October of 1999.  
All dimensions are shown in feet and decimal parts thereof. Dimensions shown along curved lines are chord measurements.  
The following symbol, unless otherwise noted, indicates a 3/4-inch (I.D.) iron pipe 30" long survey marker with a plastic plug set in the top and bearing the initials BDM to be set.  
Permanent survey markers to be set upon completion of construction necessary to the improvements of the subject premises, are indicated by the following symbol:   
Permanent survey markers are to be solid iron pins, one inch in diameter and thirty inches long.  
Survey Markers noted as set, were set by Bauer, Davidson & Merchant, Inc.  
The bearings shown on this plat correspond to the bearing N 85°20'25" W, as given for a southerly boundary line of Deer Run Section 2, of record in Plat Book 58, Pages 56 and 57, Recorder's Office, Franklin County, Ohio.

BAUER, DAVIDSON & MERCHANT, INC.  
Consulting Engineers  
By   
Gatis Erenpreiss  
Professional Surveyor No. 5572

- LEGEND:**
- IPF = Iron pipe found
  - IPS = Iron pipe set
  - RRF = Railroad Spike found
  - RRS = Railroad Spike set
- 1" diameter and 30" long solid iron pins were set at all centerline PC'S, PT'S and street centerline intersections on June 30<sup>th</sup>, 2000.

**BAUER, DAVIDSON & MERCHANT, INC.**  
Consulting Engineers  
265 Green Meadows Drive S.  
P.O. Box 370  
Powell, Ohio 43066  
(614) 846-3393



Situated in the State of Ohio, County of Franklin, Township of Jefferson, being in Section 2, Township 1, Range 16, United States Military Lands, containing 19.714 acres of land, more or less (according to a survey conducted by Bauer, Davidson & Merchant, Inc. in December of 1998), 4.994 acres of said 19.714 acres being all of that 5.00 acre tract of land referred to as TRACT 1 and described in the deed to The Stonehenge Company, of record in Instrument No. 199911010273517, 4.730 acres of said 19.714 acres being all of that 4.745 acre tract of land referred to as PARCEL 2 and described in the deed to The Stonehenge Company, of record in Instrument No. 199911010273517, 4.991 acres of said 19.714 acres being all of that 5.00 acre tract of land described in the deed to The Stonehenge Company, of record in Instrument No. 199911010273518 and 4.999 acres of said 19.714 acres being all of that 5.002 acre tract of land described in the deed to The Stonehenge Company, of record in Instrument No. 199911010273519, all being of record in the Recorder's Office, Franklin County, Ohio.

The undersigned, THE STONEHENGE COMPANY by MD M. DIOUN, President, does hereby state that the plat correctly represents its STRATSHIRE MEADOWS, a subdivision of Lots numbered 1 to 49, both numbers inclusive, Reserves "A", "B", "C" and "D" and common land, and does hereby accept this plat of same and dedicates to public use, as such, all or parts of COURT, LANE, PLACE, ROAD and WAY shown hereon and not heretofore dedicated.

In consideration of approval of this plat, the undersigned understands and agrees to fulfill obligations and responsibilities reflected in the subdivision's agreement and the subdivision regulations of Franklin County, Ohio. Zoning, building and health permits may be withheld in this subdivision until the subdivider has complied with the subdivider's agreement.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement" or "Drainage Easement" for the construction, operation and maintenance of all public and quasi-public utilities above and beneath the surface of the ground and, where necessary, for the construction, operation and maintenance of service connections to all adjacent lots and for storm water drainage. Within those areas designated "Drainage Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining major storm water drainage structures and/or other storm water drainage facilities. No above grade structures, walls or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat unless approved by the Franklin County Engineer.

Prior to issuance of building, zoning and health permits for development of these lots, iron pins shall be set at lot corners as directed by building, zoning or health authorities.

In Witness Whereof, MD M. DIOUN, President of THE STONEHENGE COMPANY has hereunto set his hand this 30<sup>th</sup> day of March, 2000.

Signed and acknowledged in the presence of:  
  
SCOTT C. OBERMAYER  
Notary Public  
STATE OF OHIO: SS

Before me, a Notary Public, in and for said State, personally appearing MD M. DIOUN, President of THE STONEHENGE COMPANY, who acknowledged the signing of the foregoing instrument to be his free and voluntary act and deed, and the free and voluntary act and deed of THE STONEHENGE COMPANY, for the uses and purposes therein described.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 30<sup>th</sup> day of March, 2000.

My Commission Expires: Nov. 3, 2004  
Approved this 14<sup>th</sup> day of June, 2000.

Approved this 1<sup>st</sup> day of June, 2000.

Approved this 5<sup>th</sup> day of June, 2000.

Approved this 14<sup>th</sup> day of June, 2000.

Thomas N. Tripp and Ellen L. Tripp 15 Ac. D.B. 3121, P.531  
Jefferson Twp. City of Gahanna  
112  
113  
114  
115  
116  
117  
118  
119  
120  
121  
122

Lawrence E Stewart and Velma V. Stewart 2 Ac. D.B. 1283, P. 153  
Pearl Q. Beveridge and Helen E. Beveridge 2 Ac. Exhibit A Instrument 199803180062062  
Norma J. Gorsuch 2 Ac. Exhibit A Instrument 19970708004187  
Charles Davis, Jr. and Neil M. Davis 2 Ac. O.R. 13689H03  
Craig Platner 2 Ac. O.R. 33860E01  
James F. Greene and Christine M. Greene 2 Ac. O.R. 26519112  
Paul R. Kutzinczyer and Dorothy M. Kutzmeyer, Trustees 2 Ac. O.R. 18036F12  
Adam W. Wickham and Lisa M. Wilson 1.541 Ac. PARCEL 1 Instr. No. 199909300246278

Approved this 30<sup>th</sup> day of May, 2000.  
Approved this 27<sup>th</sup> day of June, 2000, by Ordinance No. 645-00 wherein the COURT, LANE, PLACE, ROAD and WAY herein dedicated to public use are hereby accepted as such by the Commissioners for the County of Franklin, Ohio.  
Approved this 10<sup>th</sup> day of July, 2000.  
Filed for record this 10<sup>th</sup> day of July, 2000, at 12:17 P.M. Fee \$ 43.20  
File Number 200007100135597  
Recorded This 10<sup>th</sup> Day of July, 2000.  
Plat Book 95, Page 5

Approved this 30<sup>th</sup> day of May, 2000.  
Approved this 27<sup>th</sup> day of June, 2000, by Ordinance No. 645-00 wherein the COURT, LANE, PLACE, ROAD and WAY herein dedicated to public use are hereby accepted as such by the Commissioners for the County of Franklin, Ohio.  
Approved this 10<sup>th</sup> day of July, 2000.  
Filed for record this 10<sup>th</sup> day of July, 2000, at 12:17 P.M. Fee \$ 43.20  
File Number 200007100135597  
Recorded This 10<sup>th</sup> Day of July, 2000.  
Plat Book 95, Page 5

NOTE "A" - FLOOD NOTE:  
The 19.714 acre tract of land shown hereon is located in Zone X (areas determined to be outside the 500-year Floodplain) as shown on the Flood Insurance Rate Map for Franklin County, Ohio, Map Number 39048C01886, Effective Date August 2, 1995.

NOTE "B" - RESERVES "A", "B", "C" and "D". At the time of plating, Reserves "A", "B", "C", and "D" as designated and delineated hereon, are intended to be used for landscaping purposes. Reserves "A", "B", "C" and "D" will be owned and maintained by a Homeowners Association comprised of the owners of fee simple titles to the lots in the Stratshire Meadows subdivision.

NOTE "C" - NO VEHICULAR ACCESS - CLARK STATE ROAD (Northernly side only): Within the limits shown and specified hereon, The Stonehenge Company hereby waives and releases all right or rights of direct vehicular access or claims thereof to the present road improvement known as Clark State Road as constructed or to the ultimate road improvement to be constructed in the future and the execution of this plat shall act automatically as a waiver to the County of Franklin, Ohio, in the elimination of any direct vehicular access to said road either for present or future construction.

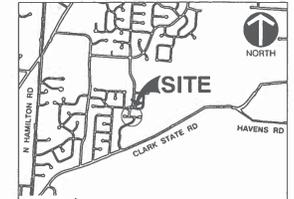
BAUER, DAVIDSON & MERCHANT, INC.  
Consulting Engineers  
By   
Gatis Erenpreiss  
Professional Surveyor No. 5572

**LEGEND:**

- IPF = Iron pipe found
- IPS = Iron pipe set
- RRF = Railroad Spike found
- RRS = Railroad Spike set

1" diameter and 30" long solid iron pins were set at all centerline PC'S, PT'S and street centerline intersections on June 30<sup>th</sup>, 2000.

**BAUER, DAVIDSON & MERCHANT, INC.**  
Consulting Engineers  
265 Green Meadows Drive S.  
P.O. Box 370  
Powell, Ohio 43066  
(614) 846-3393



VICINITY MAP  
SCALE IN FEET  
0 2000 4000

**LEGEND**

- PROPOSED BUILDING SETBACK
- X-936.7- PROPOSED PROPERTY LINE
- X-936.7- EXISTING RIGHT-OF-WAY
- X-936.7- EXISTING PROPERTY LINE
- EXISTING BUILDING SETBACK
- EXISTING SIDEWALK
- ST EXISTING STORM SEWER
- SAN EXISTING SANITARY SEWER
- EXISTING ROAD
- EXISTING FIRELINE
- 340 EXISTING INDEX CONTOUR
- 6.50 EXISTING INTERMEDIATE CONTOUR
- EXISTING CURB INLET
- EXISTING CATCH BASIN
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- MAJOR FLOOD ROUTING PATH
- SOIL BOUNDARY
- BIB SOIL TYPE

**SOILS LEGEND**

- BeB BENNINGTON SILT LOAM, 2% TO 8% SLOPES
- BIB BENNINGTON-URBAN LAND COMPLEX, 2% TO 8% SLOPES

**SITE DATA**

TAX DISTRICT: JEFFERSON TOWNSHIP  
 SCHOOL DISTRICT: GAHANNA JEFFERSON CSD  
 ZONING: PLANNED SUBURBAN RESIDENTIAL

RECEIVED

SEP 17 2013

Franklin County Planning Department  
 Franklin County, Ohio  
 567-R



**Civil & Environmental Consultants, Inc.**  
 8749 Orion Place, Suite 100 - Columbus, OH 43240  
 Ph: 614.540.8633 - 888.558.6508 Fax: 614.540.8638  
 www.cecinc.com

**THE FISCHER GROUP  
 STRATSHIRE MEADOWS  
 JEFFERSON TOWNSHIP  
 FRANKLIN COUNTY, OHIO**

DRAWN BY: TJH CHECKED BY: TJH APPROVED BY: \*CLL  
 DATE: SEPTEMBER 2013 (DWG SCALE: 1"=30') (PLOT SCALE: 1"=30') DRAWING NO.: 132-205

PRELIMINARY PLAN

SHEET 1 OF 1

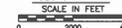
SCALE IN FEET  
 0 30 60 \* HAND SIGNATURE ON FILE

P:\2013\132-205\132-205.dwg Plot Date: 9/16/2013 10:58:00 AM Plotter: HP DesignJet 2400 Plot Size: 36" x 48" Plot Scale: 1"=30'

# RE-PLAT OF THE BUILDING LINE SETBACKS FOR LOTS 18, 22 AND 27 OF STRATSHIRE MEADOWS SUBDIVISION



VICINITY MAP  
SCALE IN FEET



REAL PROPERTY SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, TOWNSHIP OF JEFFERSON, AND BEING IN SECTION 2, TOWNSHIP 1, RANGE 16, UNITED STATES MILITARY LANDS, AND CONTAINING 0.6122 ACRES, BEING ALL OF LOT NUMBERS 18, 22 AND 27, AS PLATTED IN STRATSHIRE MEADOWS, AS RECORDED IN PLAT BOOK 93, PAGE 5, RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OH.

THE UNDERSIGNED SMINNE LLC BY STEVEN B. VANSLYCK, ITS SECRETARY, AND FISCHER HOMES COLUMBUS, LP BY JON JASPER, ITS VICE PRESIDENT, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THEIR "REPLAT OF THE BUILDING LINE SETBACKS FOR LOTS 18, 22 AND 27 OF THE STRATSHIRE MEADOWS SUBDIVISION DO HEREBY ACCEPT THIS PLAT OF SAME NOT HERETOFORE DEDICATED.

IN WITNESS WHEREOF STEVEN B. VANSLYCK, SECRETARY OF SMINNE LLC, AND JON JASPER, VICE PRESIDENT OF FISCHER HOMES COLUMBUS, LP, HAVE CAUSED THIS PLAT TO BE EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

THE SIGNERS BELOW, SMINNE LLC AND FISCHER HOMES COLUMBUS, LP, THE OWNERS OF LOTS 18, 22 AND 27 OF THE REPLAT OF THE BUILDING LINE SETBACKS FOR LOTS 18, 22 AND 27 OF STRATSHIRE MEADOWS SUBDIVISION RECOGNIZES THE REESTABLISHMENT OF THE BUILDING LINE SETBACKS.

\_\_\_\_\_

SMINNE LLC

PRINT NAME

STEVEN B. VANSLYCK, SECRETARY

PRINT NAME

FISCHER HOMES COLUMBUS, LP

JON JASPER, VICE PRESIDENT

STATE OF OHIO SS  
COUNTY OF FRANKLIN

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED STEVEN B. VANSLYCK, SECRETARY OF SMINNE LLC, AND JON JASPER, VICE PRESIDENT OF FISCHER HOMES COLUMBUS, LP, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN EXPRESSED.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED BY OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013.

MY COMMISSION EXPIRES \_\_\_\_\_

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2013 \_\_\_\_\_  
FRANKLIN COUNTY

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2013 \_\_\_\_\_  
FRANKLIN COUNTY DISTRICT BOARD OF HEALTH

THE UNDERSIGNED HEREBY CERTIFY ADEQUATE AND LEGAL WATER AND SANITARY SEWER PLANT CAPACITIES EXIST TO SERVE THIS SUBDIVISION.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2013 \_\_\_\_\_  
FRANKLIN COUNTY SANITARY ENGINEER

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2013 \_\_\_\_\_  
FRANKLIN COUNTY ENGINEER

APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ RIGHTS-OF-WAY FOR ALL ROADS, BOULEVARDS, HEREON DEDICATED TO PUBLIC USE ARE HEREBY APPROVED AND ACCEPTED AS SUCH FOR THE COUNTY OF FRANKLIN, STATE OF OHIO.

FRANKLIN COUNTY COMMISSIONERS

TRANSFERRED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013 \_\_\_\_\_  
AUDITOR, FRANKLIN COUNTY, OHIO

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2013 AT \_\_\_\_\_  
FEE \_\_\_\_\_ FILE NO. \_\_\_\_\_

RECORDER, FRANKLIN COUNTY, OH

RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2013. PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

JOHN J. RAAB DATE \_\_\_\_\_  
PROFESSIONAL LAND SURVEYOR NO. 7863

**CEC**  
**Civil & Environmental Consultants, Inc.**  
9740 Orlow Place, Suite 100 • Columbus, OH 43246  
Ph: 614.640.8933 • 688.588.6608 • Fax: 614.640.8938  
www.cecinc.com

PARCEL NUMBERS:		
LOT 18	170-002905	= 0.1852 AC
LOT 22	170-002908	= 0.2230 AC
LOT 27	170-002814	= 0.2046 AC
TOTAL		0.6138 AC

**REPLAT OF THE BUILDING LINE  
SETBACKS FOR LOTS 18, 22 AND 27  
OF STRATSHIRE MEADOWS SUBDIVISION**

Sits in  
**TOWNSHIP OF JEFFERSON  
FRANKLIN COUNTY, OHIO**

DATE:	SEPT. 2013	SCALE:	1"=60'	DRAWING NO.:	
DRAWN BY:	CLG	CHECKED BY:	JJR	<b>1</b>	
PROJECT NO.:	132-206	APPROVED BY:	JAM	SHEET 1 OF 2	

P:\2013\132-206\132-206.dwg (132-206.dwg) - 09/17/2013 1:38 PM



NORTH

SCALE IN FEET  
0 30 60

# RE-PLAT OF THE BUILDING LINE SETBACKS FOR LOTS 18, 22 AND 27 OF STRATSHIRE MEADOWS SUBDIVISION



RECEIVED

SEP 17 2013

Franklin County Planning Department  
Franklin County, OH



Civil & Environmental Consultants, Inc.

8740 Dixon Place, Suite 100 - Columbus, OH 43240  
Ph: 614.540.8833 • 608.598.8608 • Fax: 614.540.8838  
www.cecinc.com

REPLAT OF THE BUILDING LINE  
SETBACKS FOR LOTS 18, 22 AND 27  
OF STRATSHIRE MEADOWS SUBDIVISION

Situate in  
TOWNSHIP OF JEFFERSON  
FRANKLIN COUNTY, OHIO

LEGEND

- PERM. MARKER FOUND
- - - PROPOSED BUILDING SETBACK
- ..... EXISTING BUILDING SETBACK

REFERENCE

1. THIS PLAN REFERENCE INFORMATION TAKEN FROM "STRATSHIRE MEADOWS" BY: BAUER, DAVIDSON & MERCHANT, INC. P.B. 95 PG. 5

DATE:	SEPT. 2013	SCALE:	1"=30'	DRAWING NO.:	2
DRAWN BY:	CLG	CHECKED BY:	JJR		
PROJECT NO.:	132-206	APPROVED BY:	JAM	SHEET 2 OF 2	

A:\2013\132-206\132-206.dwg (132-206.dwg) (132-206.dwg) - 132-206.dwg - 132-206.dwg



RECEIVED

Application for

**Conditional Use**

Revised January 1, 2009

SEP 10 2013

CU

Franklin County Planning Department  
Franklin County, OH

**Commissioners**

Marilyn Brown, President  
Paula Brooks  
John O'Grady

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

Property Information	
Site Address 3636 <del>HILLIARD</del> CEMETERY RD. HILLIARD, OH 43026	
Parcel ID(s) 200-000569	Zoning RORR
Township NORWICH	Acreage 1.810
Water Supply <input type="checkbox"/> Public (Central) <input checked="" type="checkbox"/> Private (Onsite)	Wastewater Treatment <input type="checkbox"/> Public (Central) <input checked="" type="checkbox"/> Private (Onsite)

Applicant Information	
Name/Company Name WILLIAM S. DEANT	
Address 3636 Hilliard Cemetery Rd. HILLIARD, OH 43026	
Phone # 614-747-6438	Fax # 614-777-4791
Email Chip.Weient@Skcglobal.net	

Property Owner Information	
Name/Company Name SAME AS ABOVE	
Address	
Phone #	Fax #
Email	

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

Staff Use Only
Case # CU-3806
Date filed: 9/10/13
Fee paid 650.00
Receipt # 1782
Received by: DAH
Hearing date: 10/21/13
Zoning Compliance: N/A

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 #

Conditional Use(s) Requested	
Section	302.0393
Description	BED & BREAKFAST INNS
Section	
Description	
Section	
Description	

**Describe the project**

TO UTILIZE 3 OF OUR 7 BED ROOMS FOR THE PURPOSE OF A BED & BREAKFAST IN COMPLIANCE TO SECTION 302.0393, Q-F STANDARDS. (SEE ATTACH)

**NOTE: To receive a conditional use, you must meet all the conditional use requirements in Section 815.04 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 conditional use. If you don't answer the questions, we will consider your application incomplete.**

1. Proposed Use or Development of the Land:

TO ESTABLISH A PARTIAL USE OF OUR HOME AS AN OWNER-OCCUPIED BED & BREAKFAST.

2. How will the proposed development relate to the existing and probable future land use character of the area:

THE HOME IS AN ATTRACTIVE, HISTORIC SPYNESEAN AND DUE TO ITS AESTHETIC, DESIGN AND ADDED OFF-STREET PARKING WOULD PROVIDE AND ADD (OR AT LEAST NON-DETRACTIVE) DIMENSION TO THE CHARACTER OF THE AREA.

3. Will the Conditional Use be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the same area?

YES. PLEASE SEE ABOVE.

4. Will the Conditional Use be hazardous or disturbing to existing or future neighboring uses?

No.

5. Will the Conditional Use be detrimental to property in the immediate vicinity or to the community as a whole?

No.

6. Will the Conditional Use be served adequately by essential public facility and services?

Yes.

7. How will the proposal meet the development standards of that specific district?

POSITIVE PUBLIC AND FUTURE ENJOYMENT OF HISTORIC SPACE RESIDENTIAL SPACE.

8. Could the applicant's predicament be feasibly obtained through some method other than a conditional use?

9. Would the spirit and intent behind the zoning requirements be observed and would substantial justice be done by granting the conditional use?

Yes.

10. Would the conditional use adversely affect the delivery of governmental services (e.g., water, sewer, garbage, fire, police).

No.

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

Yes

**Conditional Use-Expanded Home Occupation (Only)**

The following questions must be addressed when applying for a Conditional Use from Section 511.03 (Conditional Use Home Occupation) of the Franklin County Zoning Resolution. If these questions are not answered, the application will be considered incomplete.

1. Enclose all details regarding the day-to-day operations of the home occupation (type of business, hours of operation, designated parking areas, etc.).

N/A

2. How many non-resident employees?

N/A

3. Will the home occupation be conducted within a structure accessory to a dwelling unit and located on the same lot as the dwelling unit?

N/A

4. What type of commodities, if any, will be sold on the premises? If sales of commodities are not produced on site, please specify all commodities associated with the home occupation?

N/A

5. Will there be outside storage of any kind associated with the conditional use home occupation? If so, what is proposed to be stored on site and how will the storage be **completely** screened from adjacent residential lots and abutting streets? ***This must be met!***

N/A

6. Will there be any organized instruction of pupils that would exceed six (6) pupils at any given time?

N/A

7. Will there be any signage? *Signage shall be consistent with the provisions of Section 541.03(8).*

N/A

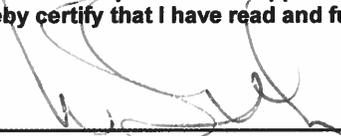
8. Will the delivery traffic increase? *Traffic shall be limited to not more than three (3) UPS or similar deliveries per week. No semi-tractor truck deliveries will be permitted at any time.*

N/A

Case #

**Affidavit**

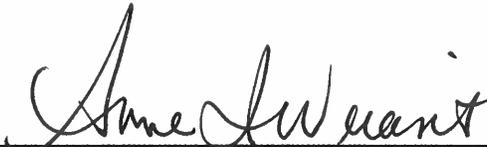
I hereby certify that the facts, statements, and information presented within this application form are true and correct to the best of my knowledge and belief. I hereby understand and certify that any misrepresentation or omissions of any information required in this application form may result in my 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.

  
\_\_\_\_\_  
Applicant

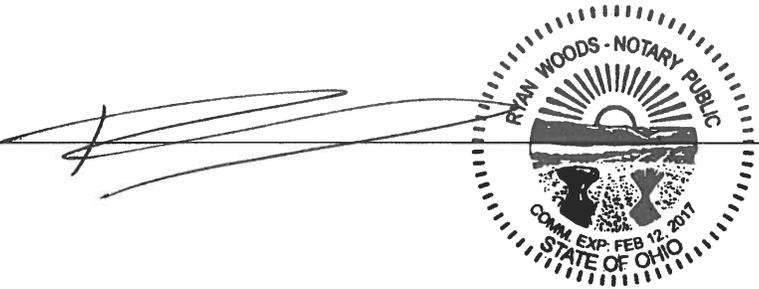
9/5/13  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Property Owner (Signature must be notarized)

9/5/13  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Property Owner (Signature must be notarized)

9/6/13  
\_\_\_\_\_  
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.**

Select Language   
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- [Auditor Home](#)
  - [Real Estate Home](#)
  - [Search](#)
  - [Specialty Maps](#)
  - [Auditor Services](#)
  - [Contact Us](#)
- [On-Line Tools](#)

## MAP(GIS)

### Parcel Info

Parcel ID: **200-000569-00**      Map Routing Number: **200-0061F-009-00**      Owner: **WEIANT WILLIAM STAYER, WEIANT ANNE I**      Location: **3636 HILLIARD CEMETERRD**  
Click owner name for additional records

- Summary
- Property Profile
- Land
- Building
- Improvements
- MAP(GIS)**
- Sketch
- Photo
- Transfer History
- BOR Status
- CAUV Status
- Area Sales Activity
- Area Rentals
- Tax/Payment Info
- Current Levy Info
- Assessment Payoff
- Tax Distribution
- Rental Contact
- Tax Estimator
- Property Reports
- Recorder's Office Document Search
- Area Sex Offender Inquiry
- Pay Real Estate Taxes Here

County Location    Area Maps    Select Items    Proximity Report    Theme Maps    Print    Legend

**Zoom**

**IN**

**OUT**

**Move**

Current Map: 625 x 460'

Click to view map using:

Image Date: Thu Aug 22 13:45:51 EDT 2013

The closest fire station from the center of this map is 3430 feet away. Measurements are over straight-line distances.

Closest Fire Departments	
Columbus Station 30	3430 feet
Norwich Township - 83	1.3 miles
Upper Arlington - 73	2.1 miles

County Recorder Documents

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Franklin County Planning Department  
Franklin County, OH

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	Parcel ID: 200-000595-00 Owner: BAIR JOY SUZETTE TR Location: 3550 CEMETERY RD Sale Amt: \$300,000
	Parcel ID: 200-000584-00 Owner: RICHTER DENISE G Location: 3588 CEMETERY RD Sale Amt: \$210,000
	Parcel ID: 200-000569-00 Owner: WEIANT WILLIAM STAYER WEIANT ANNE I Location: 3636 CEMETERY RD Sale Amt: \$0

Select Language   
 Powered by Google Translate



- Auditor Home
  - Real Estate Home
  - Search
  - Specialty Maps
  - Auditor Services
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## Sketch

### Parcel Info

Parcel ID: **200-000569-00**    Map Routing Number: **200-0061F-009-00**    Owner: **WEIANT WILLIAM STAVER, WEIANT ANNE I**    Location: **3636 HILLIARD CEMETERRD**  
Click owner name for additional records

- Summary
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- Building
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- MAP(GIS)
- Sketch**
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Recorder's Office Document Search

Area Sex Offender Inquiry

Pay Real Estate Taxes Here



Data updated on: 2013-08-22 07:23:02

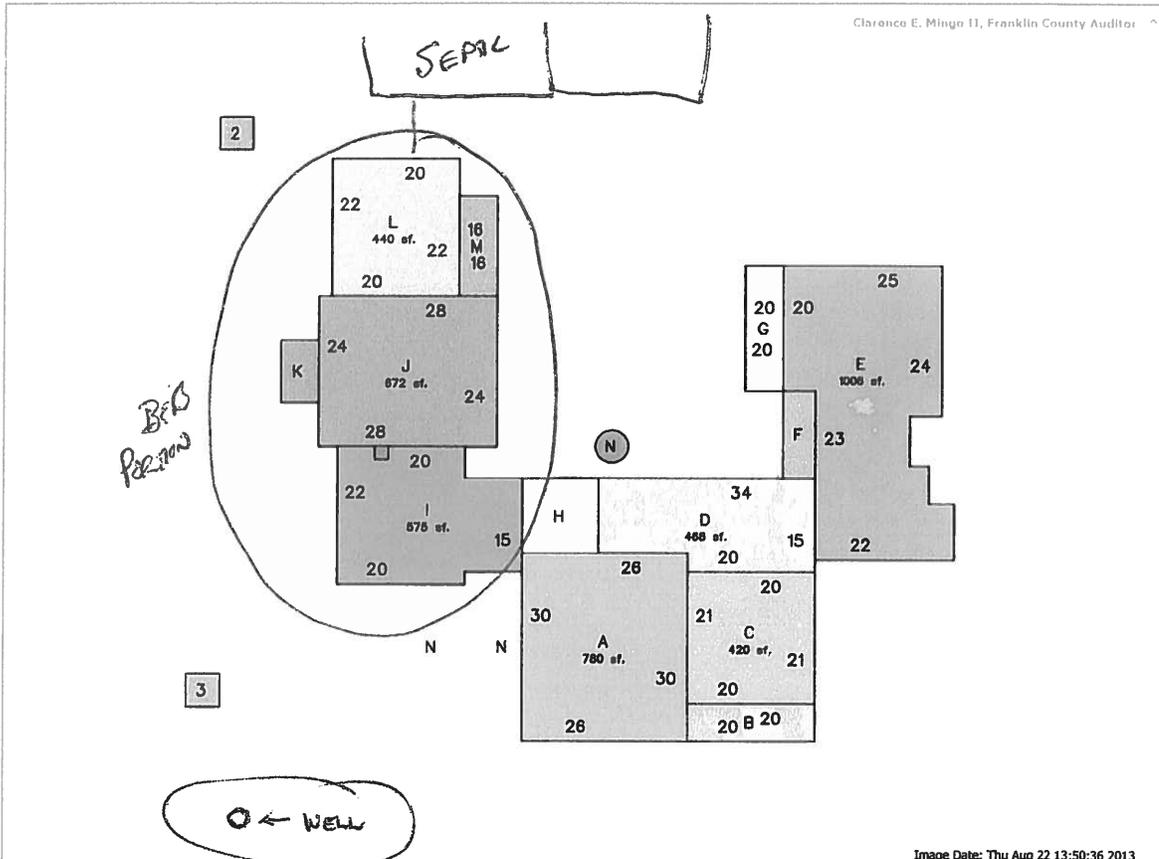


Image Date: Thu Aug 22 13:50:36 2013

ID	Ref	Code	Description	SqFt
A	<input type="radio"/>	A/1SFR/PTB	Attic over One Story Frame over Partial Basement	780
B	<input type="radio"/>	OP 6X20	Open Porch (6' by 20')	120
C	<input type="radio"/>	1/2SFR/1SFR/C 20X21	One Half Story Frame over One Story Frame over Crawl (20' by 21')	420
D	<input type="radio"/>	1SFR/C IRR	One Story Frame over Crawl (Irregular)	468
E	<input type="radio"/>	1SFR/C IRR	One Story Frame over Crawl (Irregular)	1006
F	<input type="radio"/>	OP 5X14	Open Porch (5' by 14')	70
G	<input type="radio"/>	OP 6X20	Open Porch (6' by 20')	120
H	<input type="radio"/>	1SFR/C 12X12	One Story Frame over Crawl (12' by 12')	144
I	<input type="radio"/>	1SFR/CIRR	One Story Frame over Crawl	575
J	<input type="radio"/>	A/1SFR/C 24X28	Attic over One Story Frame over Crawl (24' by 28')	672
K	<input type="radio"/>	OP 6X10	Open Porch (6' by 10')	60
L	<input type="radio"/>	1SFR/C 20X22	One Story Frame over Crawl (20' by 22')	440
M	<input type="radio"/>	OP 6X16	Open Porch (6' by 16')	96

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**Commissioners**  
 Marilyn Brown, President  
 Paula Brooks  
 John O'Grady

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

# Application for Zoning Variance

Revised January 1, 2009



Franklin County Planning Department  
 Franklin County, Ohio

Property Information	
Site Address 7000 London-Groveport Road, Grove City, OH 43123	
Parcel ID(s) 230-002714	Zoning Rural
Township Pleasant	Acreage 7.115
Water Supply <input type="checkbox"/> Public (Central) <input checked="" type="checkbox"/> Private (Onsite)	Wastewater Treatment <input checked="" type="checkbox"/> Public (Central) <input type="checkbox"/> Private (Onsite)

Applicant Information	
Name/Company Name South Western City Schools, Attn. Mark Waller	
Address 3805 Marlane Drive Grove City, OH 43123	
Phone # 614-801-3133	Fax # 614-871-2781
Email mark.waller@swcs.us	

Property Owner Information	
Name/Company Name South Western City Schools, Attn. Mark Waller	
Address 3805 Marlane Drive Grove City, OH 43123	
Phone # 614-801-3133	Fax # 614-871-2781
Email mark.waller@swcs.us	

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

Staff Use Only
Case #  VA - 3807
Date filed: 9/12/13
Fee paid 650.00
Receipt # 1787
Received by: DAW
Hearing date: 10.21.13
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

**Variance(s) Requested**

Section 302.047

Description Building Height

Section 505.022

Description Dumpster Location

Section 504.011

Description Building Setback

504.012 - Parking Setback

**Describe the project**

**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.

The district desires to construct a one story building with a maximum roof height of 38'-1". This maximum height is required to utilize a low sloping roof from front to rear of the facility. It is most cost efficient to build and maintain prototypical buildings and this design matches buildings elsewhere in the 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.

The district operates other buildings within the district that exceed the maximum roof height. One specific building within Pleasant Township would be Pleasantview Middle School

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

Special conditions and circumstances do not result from within the school district

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- 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.

The district has been granted such variances in the past from all adjacent jurisdictions

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- 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?

The district does not foresee any negative impact upon the community

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

This design provides enhanced ingress and egress plus provides a tremendous amount of staging room for vehicles on site  
 Thereby reducing the number of vehicles staged on public roadways. Moving away from a prototypical design could potentially  
 increase the size of the footprint of the building and impact pavement and green spaces

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

The proposed roof height is 1" over the maximum height. We are confident that the dumpster can be screened appropriately.

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- 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?

The degree of roof height variation is minimal. Screening of the dumpsters will be an improvement from current conditions

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- 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)

The district would not see any adverse affect on the delivery of governmental services.

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

The new school is being built onto an existing site. The district has been granted variances for these items in all other jurisdictions within the district.

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

Long term ownership will increase as an independent variation of design plus possibly reduce green spaces

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

It is the desire of the district to maintain a common architectural theme at all new elementary buildings. It is the opinion of the district that the variance would preserve the spirit and intent of the zoning requirement and provide substantial justice.

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**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.

Applicant *Maar Waller*

9/10/13 Date

Property Owner (Signature must be notarized)

\_\_\_\_\_ 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.**

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Franklin County Planning Department  
Franklin County, Ohio

**Property Report**

Generated on 09/10/13 at 04:09:23 PM

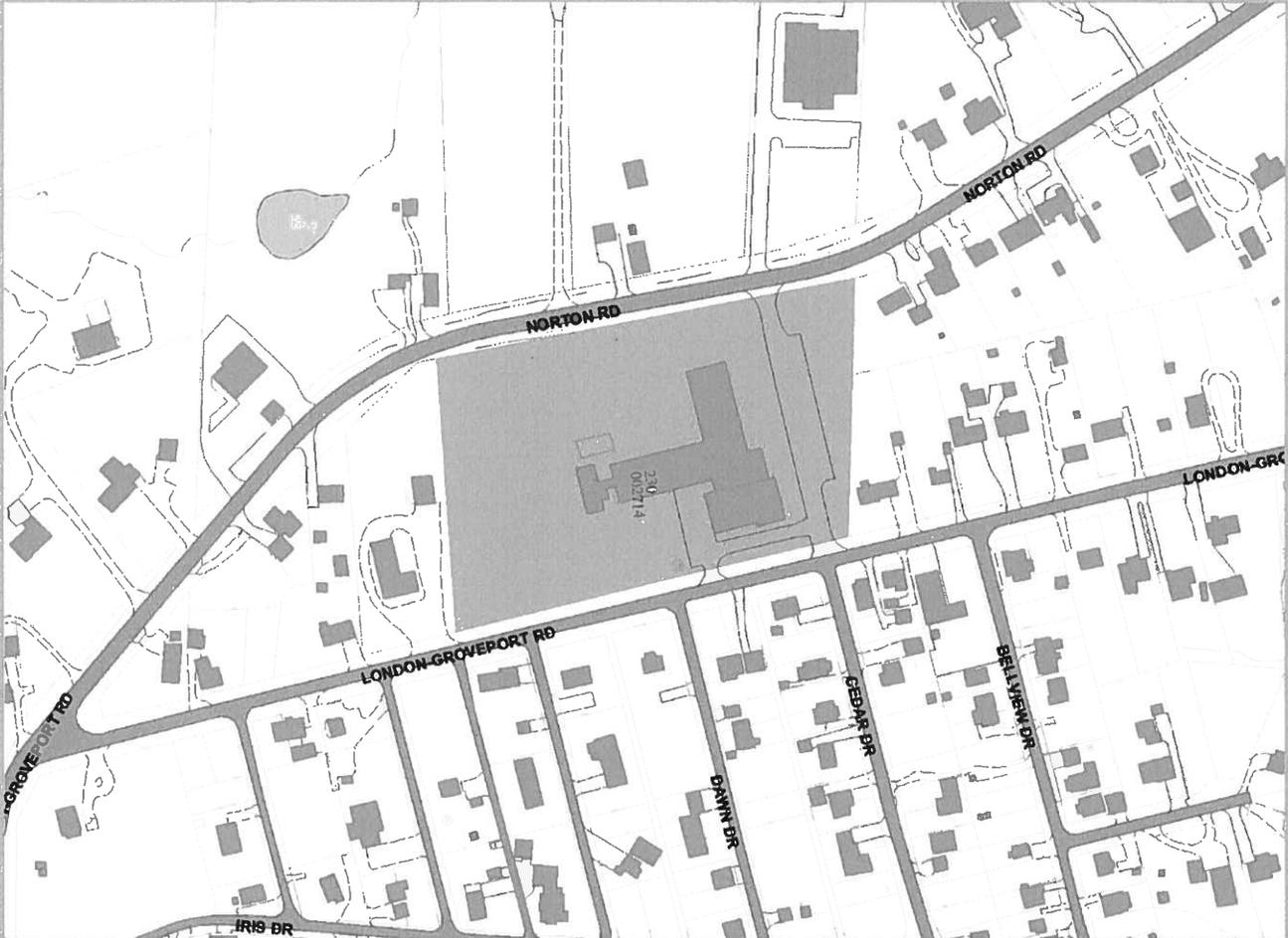
Parcel ID  
**230-002714-00**

Map Routing No  
**230-0082G -082-00**

Card No  
**1**

Location  
**7000 LONDON GROVEPORTRD**

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.

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Franklin County, Ohio  
VA-3807



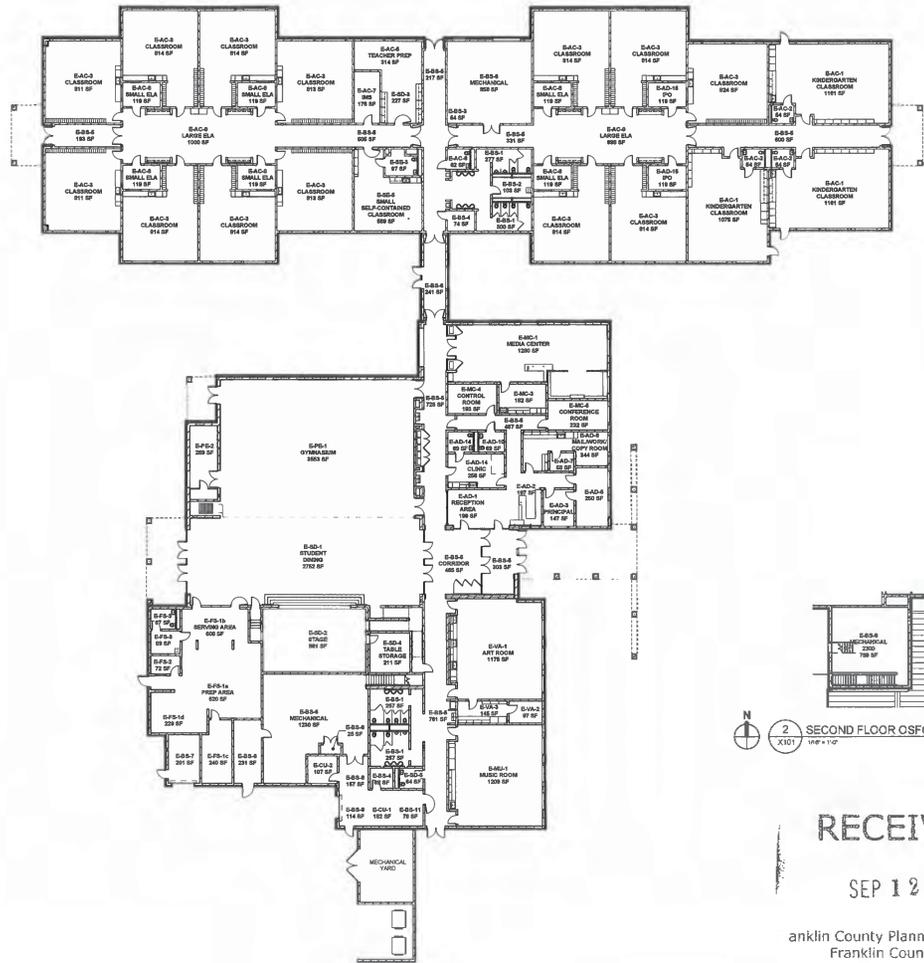








8/12/2013 10:17:22 AM C:\Users\mhaugh\Documents\ARCH\Cherrydale.E.S. mshaug.dwg



1 FIRST FLOOR OSFC DATA PLAN  
X101 1/8" = 1'-0"

2 SECOND FLOOR OSFC DATA PLAN  
X102 1/8" = 1'-0"

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ankin County Planning Department  
Franklin County, Ohio

VA-3807

OSFC DEPARTMENT SCHEDULE NET AREA		OSFC BRIDGE BUILDING AREA	
DEPARTMENT	AREA	NET SF	AREA (GROSS)
ACADEMIC CORE	11487 SF	11623 SF	90 SF
CLASSROOMS	11487 SF	11623 SF	1337 SF
LABORATORY	11333 SF	11665 SF	1034 SF
OFFICE	788 SF	806 SF	253 SF
FOOD SERVICE	1838 SF	1887 SF	843 SF
GYMNASIUM	1885 SF	1887 SF	1887 SF
MUSIC	1398 SF	1398 SF	1398 SF
ART	1114 SF	1114 SF	1114 SF
SPECIAL EDUCATION	888 SF	888 SF	888 SF
STUDENT CENTER	2122 SF	2122 SF	2122 SF
VISUAL ARTS	1422 SF	1422 SF	1422 SF
	4615 SF	4615 SF	4615 SF

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

DATE: 8-12-13  
COMD# NO: 2012014 (B)

**SHP**  
LEADING DESIGN

SOUTH-WESTERN CITY SCHOOL DISTRICT  
**DARBYDALE ELEMENTARY SCHOOL**  
7000 London-Groveport Road, Grove City, OH 43123  
SOUTH-WESTERN CITY SCHOOL DISTRICT  
3805 Mulberry Drive, Grove City, OH 43123

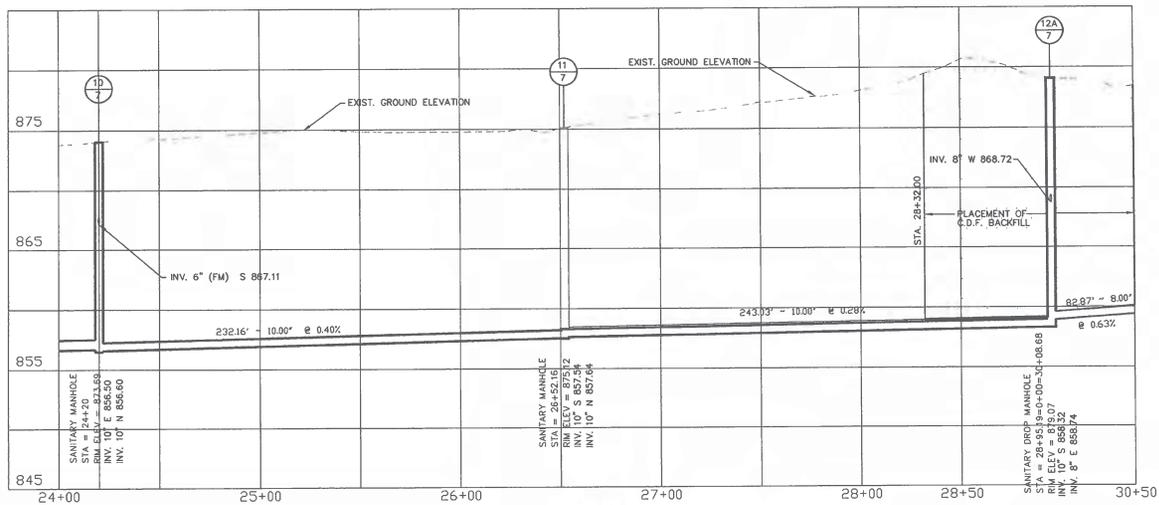
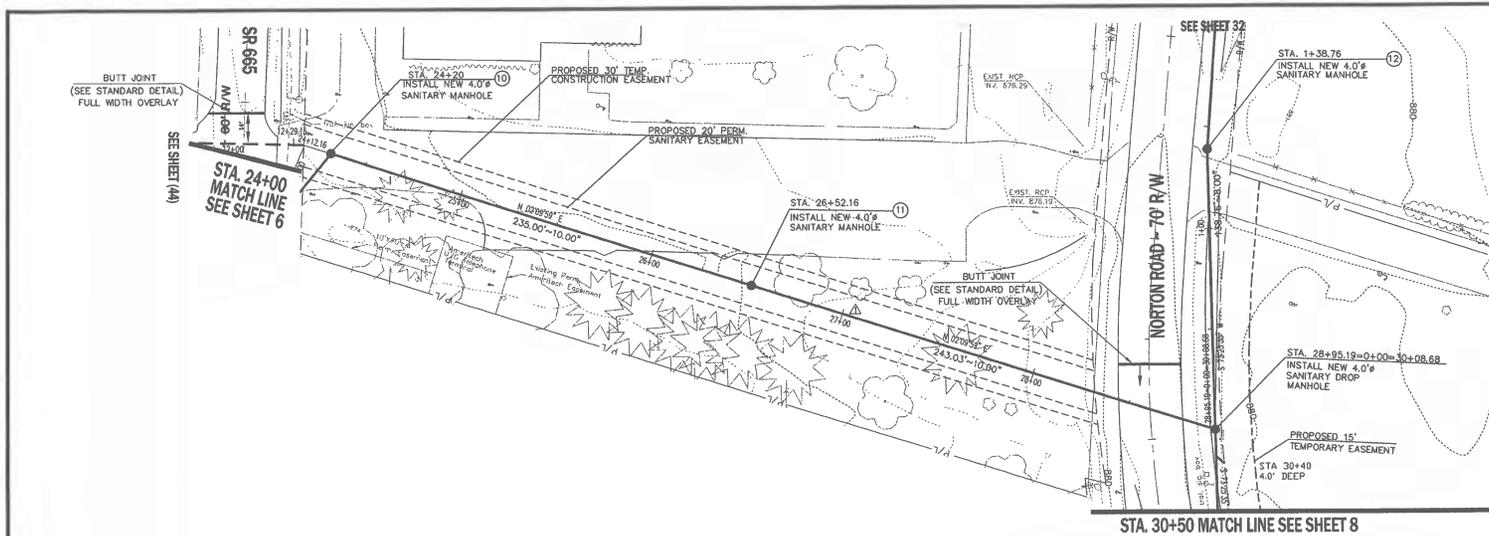
ISSUANCES

NO. IN THIS DESIGN	DATE	BY
1	8-12-13	CHS/MS/UM/ST

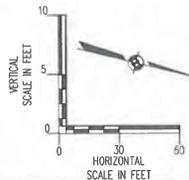
OSFC DATA

X101





\* FULL WIDTH OVERLAY OF S.R. 665 AND NORTON ROAD



NO.	REVISION DATA	DATE	BY	APP'D
1	AS PER FRANKLIN COUNTY REQUESTS	5/15/03	MAS	
2	REVISED PER FRANKLIN COUNTY COMMENTS	5/20/04	JB	
3	REVISED FOR SIC PAVER INSTALLATION	06/09/04	JB	
4	RECORD DRAWINGS	06/05	CHD	

**FLOYD BROWNE ASSOCIATES** \* Contact Office  
**FEBA INC**  
 \*Marion, Ohio Sidney, Ohio Delaware, Ohio  
 740.383.2187 837.492.7838 740.353.6792  
 DATE SEPTEMBER, 2003 CADD FILE PRO-PPC-22  
 JOB NO. 9095-03 APPROVED

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Franklin County Planning Department  
 Franklin County, Ohio

VA-3807

COMMUNITY OF DARBYDALE, OHIO

PLEASANT TOWNSHIP, FRANKLIN COUNTY

COLLECTION SYSTEM

PLAN AND PROFILE SHEETS



Application for

# Zoning Variance

Revised January 1, 2009

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Franklin County Planning Department  
Franklin County, Ohio

**Commissioners**

Marlyn Brown, President  
Paula Brooks  
John O'Grady

**Economic Development & Planning Department**

James Schimmer, Director

Property Information	
Site Address 1835 Finland Avenue, Columbus, OH 43223	
Parcel ID(s) 140-000405	Zoning Rural
Township Franklin	Acreage 25.194
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 South Western City Schools, Attn. Mark Waller	
Address 3805 Marlane Drive Grove City, OH 43123	
Phone # 614-801-3133	Fax # 614-871-2781
Email mark.waller@swcs.us	

Property Owner Information	
Name/Company Name South Western City Schools, Attn. Mark Waller	
Address 3805 Marlane Drive Grove City, OH 43123	
Phone # 614-801-3133	Fax # 614-871-2781
Email mark.waller@swcs.us	

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

Staff Use Only
Case #  VA-3808
Date filed: 9/12/13
Fee paid 650.00
Receipt # 1786
Received by: DAW
Hearing date: 10.21.13
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 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 302.047

Description Building Height

Section 505.022

Description Dumpster Location

Section

Description

**Describe the project**

Construction of a new two story elementary school

**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.

The district desires to construct a two story academic wing with a maximum roof height of 40'-2" in order to build, maintain,

And operate the most cost efficient structure for the community. This is being accomplished by prototypical design.

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.

The district operates other school buildings within Franklin Township that exceed the 38'-0" maximum roof height.

Those sites include Franklin Heights High School, Franklin Woods Intermediate, and North Franklin Elementary. An alike

Variance was recently granted for the construction of the new Harmon Elementary School.

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

Special conditions and circumstances do not result from the school district.

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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.

The district was granted a variance to construct Franklin Woods Intermediate in 1999 and in the spring of 2013 for

The construction of the new Harmon Elementary .

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?

The district does not foresee any negative impact upon the community. The district does foresee enhanced ingress and egress

And relief from vehicles staging on public roadways.

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

A single story structure could be constructed which would result in a sizeable increase of the building footprint thereby reducing the amount of green spaces. It is also expected that enhanced vehicle staging would not be possible which could put more burden on public roadways

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

The variance for the roof height is 2'-2" above the 38' maximum per code.

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?

The degree of roof height variance is relatively small and the dumpster can be placed with the proper screening . It is the opinion of the district that neither variance are substantial and will provide a negative impact upon the community.

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)

The variance is not expected to adversely affect delivery of any governmental services.

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

The district is rebuilding on an existing site and aware of the zoning requirements. The district has been successful in being granted variances from Franklin Township and other jurisdictions in the county.

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

A one story building could be constructed the long term cost of ownership would increase plus the school and community would lose valuable green spaces.

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

Given the list of precedents, the districts desire to maintain a common architectural theme at all new elementary buildings, and the limited increase in roof height proposed, it is the opinion of the district that the variance would preserve the spirit and intent of the zoning requirement and will provide substantial justice.

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**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.

Applicant *Mrs. Waller*

9/10/13 Date

Property Owner (Signature must be notarized)

\_\_\_\_\_ Date

Property Owner (Signature must be notarized)

\_\_\_\_\_ Date

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Franklin County, Ohio

Property Report

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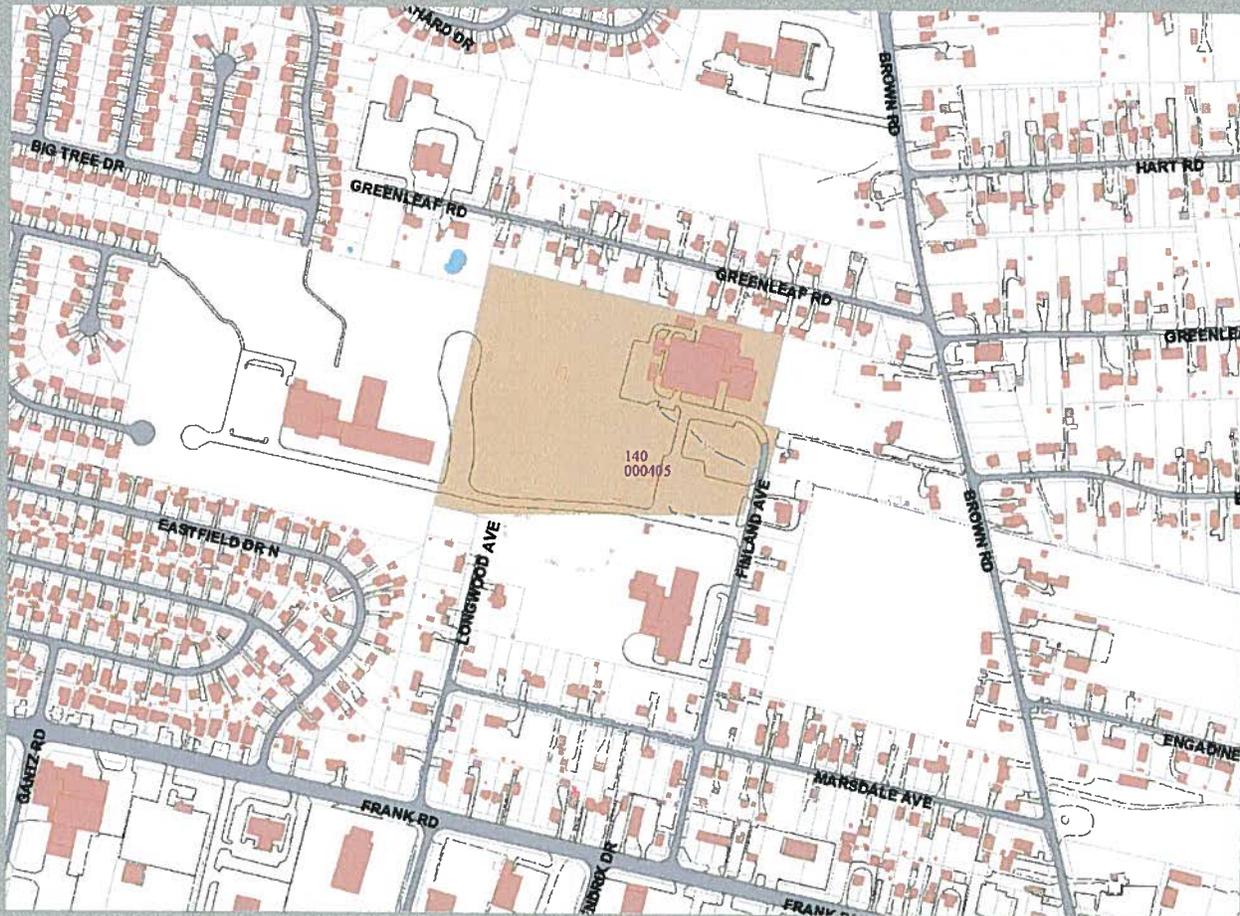
Parcel ID  
140-000405-00

Map Routing No  
140-0021A -004-00

Card No  
1

Location  
1821 -825 FINLAND AV

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, Ohio

VA-3808















44	21	20
43	42	41
72	71	70

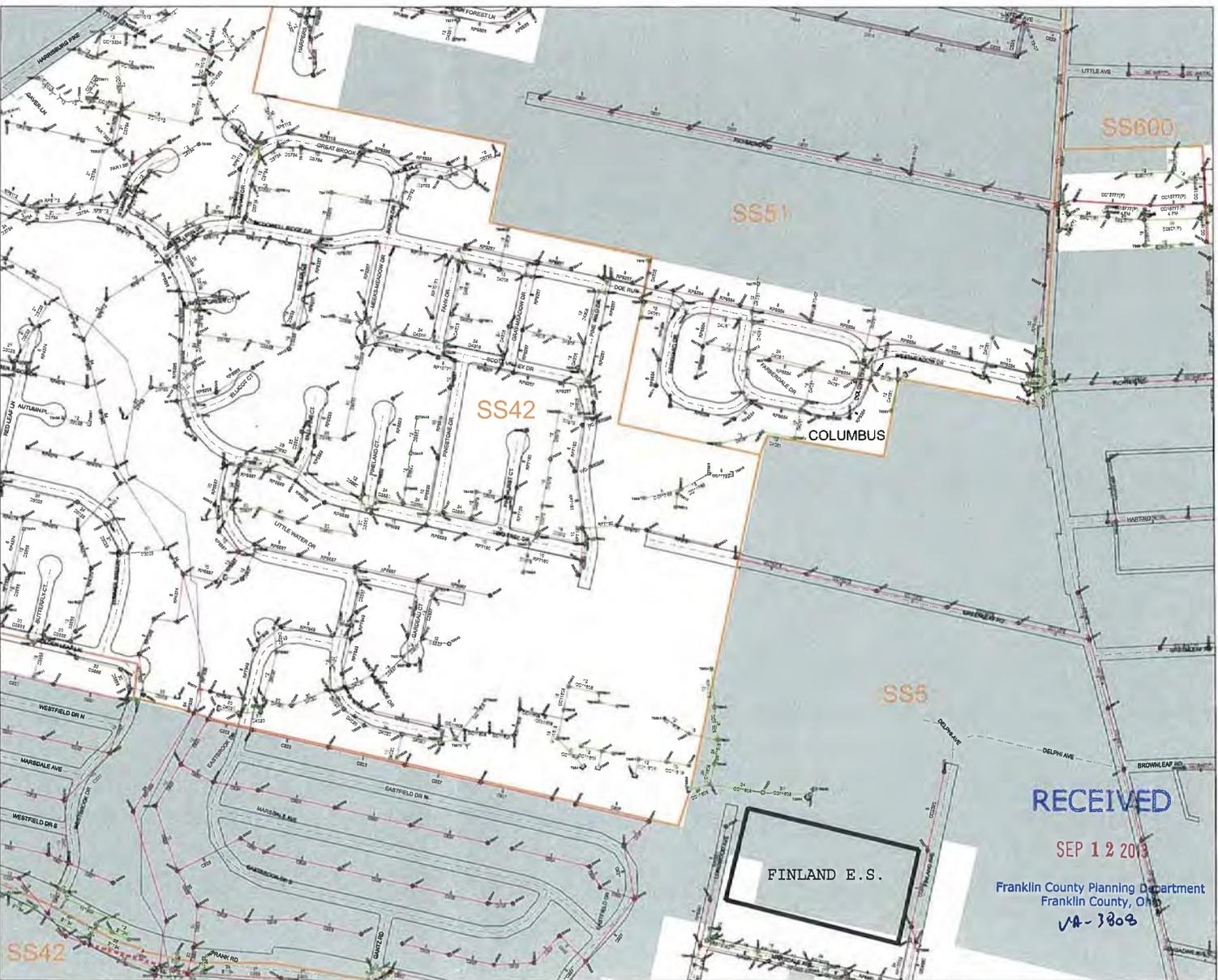
- Sewer Manhole**
  - Combined
  - Sanitary
  - Storm
  - Storm Inlet
  - Flow Monitor
- Sewer Blind Connect**
  - Combined
  - Sanitary
  - Storm
- Sewer Main Change**
  - Combined
  - Sanitary
  - Storm
- Sewer Pipe End**
  - ⌋ Headwall
  - ⌋ Not Delivered
  - ⌋ Plain
  - ⌋ Unknown
- Sewer Clean Out**
  - Combined
  - Sanitary
  - Storm
- Sewer Flow Regulator**
  - Combined
  - Sanitary
  - Storm
- Sewer Pump Station**
  - Sanitary
  - Storm
- Sewer Structure**
  - ▲ Sewer Structure
  - Sewer Sluice Gate
  - Sewer Flap Gate
  - Sewer Outfall
  - Sewer Bulkhead
  - Sewer Treatment Plant
- Sewer Main**
  - Sewer, Unclassified
  - Combined, Abandoned
  - Combined
  - Sanitary
  - Sanitary, Abandoned
  - Storm
  - Storm, Abandoned
  - Suburb Sanitary Lines
  - Suburb Sanitary Manholes
  - Open Channel
- Sewer Sheds**
  - Columbus Corporation Boundary
  - NOT City of Columbus
  - County Boundaries

**Scale**  
0 100 200  
Feet



Every reasonable effort has been made to assure the accuracy of these maps and associated data. The City of Columbus assumes no liability arising from use of these maps or data. THE MAPS ARE PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose.

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VA-3803

# Sewer Atlas 42

43	42	41
72	71	70
109	108	107

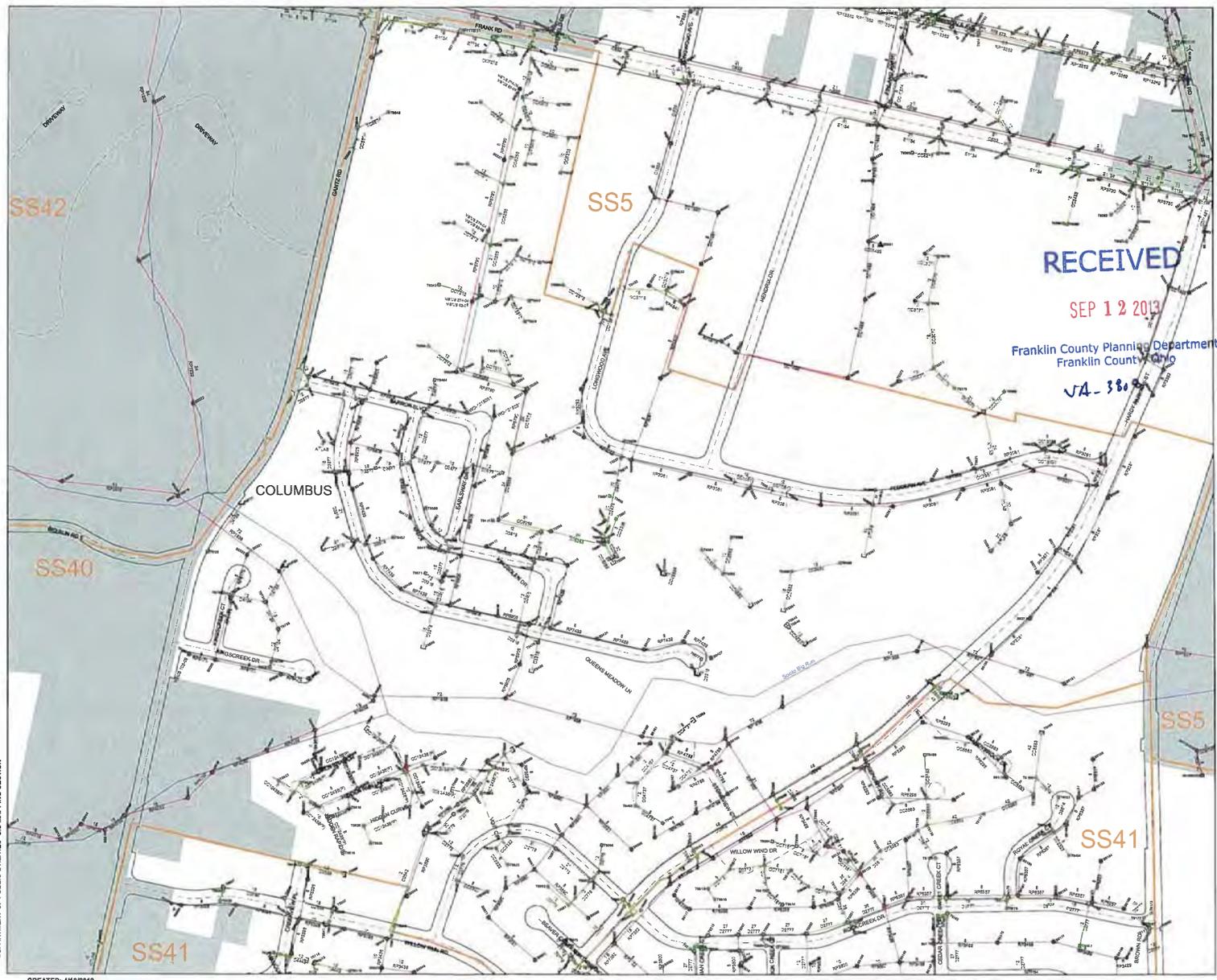
- Sewer Manhole**
  - Combined
  - Sanitary
  - Storm
  - Storm Inlet
  - Flow Monitor
- Sewer Blind Connect**
  - Combined
  - Sanitary
  - Storm
- Sewer Main Change**
  - Combined
  - Sanitary
  - Storm
- Sewer Pipe End**
  - ⌋ Headwall
  - < Not Delivered
  - △ Plain
  - △ Unknown
- Sewer Clean Out**
  - Combined
  - Sanitary
  - Storm
- Sewer Flow Regulator**
  - Combined
  - Sanitary
  - Storm
- Sewer Pump Station**
  - ▲ Sanitary
  - ▲ Storm
- Sewer Structure**
  - ▲ Sewer Structure
  - Sewer Sluice Gate
  - ⊠ Sewer Flap Gate
  - Sewer Bulkhead
  - ⊠ Sewer Treatment Plant
- Sewer Main**
  - Sewer, Unclassified
  - Combined, Abandoned
  - Combined
  - Sanitary
  - Sanitary Abandoned
  - Storm
  - Storm, Abandoned
  - Suburb Sanitary Lines
  - Suburb Sanitary Manholes
- Open Channel**
  - Sewer Shads
- Boundary**
  - Columbus Corporation Boundary
  - NOT City of Columbus
  - County Boundaries

**Scale**  
0 100 200  
Feet



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# Sewer Atlas 71

44	21	20
43	42	41
72	71	70

**Water Main**

- Water: Other
- Main: In Service
- Main: Emerg Connect
- Main: Out of Service
- Main: Abandoned
- Main: Proposed
- Hydrant/Lateral: In Service
- Hydrant/Lateral: Abandoned
- Raw: In Service
- Raw: Out of Service
- Raw: Abandoned
- Sludge: In Service
- Water Service

**Water Hydrant**

- Others
- Columbus
- Columbus Corporation Boundary
- NOT City of Columbus
- County Boundaries

**Scale**

0 100 200  
Feet



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DEPARTMENT OF PUBLIC UTILITIES GIS MAPPING SECTION

CREATED: 3/13/2012

**Water Atlas 42**

43	42	41
72	71	70
109	108	107

**Water Main**

- Water: Other
- Main: In Service
- Main: Emerg Connect
- Main: Out of Service
- Main: Abandoned
- Main: Proposed
- Hydrant/Lateral: In Service
- Hydrant/Lateral: Abandoned
- Raw: In Service
- Raw: Out of Service
- Raw: Abandoned
- Sludge: In Service
- Water Service

**Water Hydrant**

- Others
- Columbus
- Columbus Corporation Boundary
- NOT City of Columbus
- County Boundaries

**Scale**

0 100 200  
Feet



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**Water Atlas 71**