



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

April 26, 2016
1:30 p.m.

1. New Business

A. Planning Commission

i. 663-FP(g) – Matt Brown

Owner:	Grand Communities, Ltd. – Todd E. Huss
Engineer:	EMH&T – Matt Kirk
Township:	Jefferson Township
Subdivision:	Royal Elm Section 7
Site:	1459 Waggoner Road (PID #171-000025)
Acreage:	6.868 acres
Request:	Requesting Final Plat approval to allow the creation of 34 single-family lots.

ii. 675-V – Matt Brown

Owner:	Bruce and Lorraine Chase
Agent:	Jack Brickner
Township:	Blendon Township
Site:	4102 Walnut Street (PID #110-005929)
Acreage:	5.85 acres
Request:	Requesting a variance from Section 501.05 of the Franklin County Subdivision Regulations to allow a minor subdivision with a side lot line that is more than 5 degrees of being perpendicular to the street centerline.

iii. JACK-16-02 – Matt Brown

Owner/Applicant:	Daniel Menninger
Township:	Jackson Township
Site:	1220 Stringtown Road (PID #160-001096 and 160-001097)
Acreage:	0.46 acres
Zoning:	Suburban Residential District with Mixed-Use Corridor District (MUC)
Request:	Requesting to rezone two parcels from the Suburban Residential District to the Community Service District.

iv. JACK-16-03 – Matt Brown

Owner/Applicant:	Jim Rauck
Township:	Jackson Township
Site:	1380 Stringtown Road (PID #160-000943)
Acreage:	1.92 acres
Zoning:	Semi-Rural Residential District with Mixed-Use Corridor District (MUC)
Request:	Requesting to rezone from the Semi-Rural Residential District to the Community Service District.

v. ZON-16-02 – Matt Brown

Owner/Applicant:	Sun Valley Oil Company
Township:	Pleasant Township
Site:	6950 Harrisburg Pike (PID #230-000084)
Acreage:	0.54 acres
Zoning:	Rural District
Utilities:	Private waste water
Request:	Requesting to rezone from the Rural District to the Select Commercial Planned District.

B. Board of Zoning Appeals

i. VA-3852 – Brad Fisher

Owner:	Orient (Harrisburg) Dohp XII, LLC C/O Jason Horowitz
Applicant:	JAS GROUP INC.
Township:	Pleasant Township
Site:	6732 Lambert Road (PID #230-000282)
Acreage:	2.18 acres
Zoning:	Neighborhood Commercial District (NC)
Utilities:	Private water and private waste water
Request:	Requesting a Variance from Sections 670.083(a), 670.083(e), 670.083(h(4)), 670.0812(a) and, 670.0816(b) of the Franklin County Zoning Resolution to allow the development of a commercial site that will fail to meet the following requirements: front setback along a primary street, building orientation, building facade, parking setback, and circulation system on a lot subject to the Smart Growth Overlay in an area zoned Neighborhood Commercial (NC).

ii. VA-3853 – Brad Fisher

Owner/Applicant:	Jeffrey Osborn
Township:	Sharon Township
Site:	889 Walnut Drive (PID #250-002370)
Acreage:	0.43 acres
Zoning:	Rural District
Utilities:	Public water and private waste water.
Request:	Requesting a variance from Section 512.02(2) and 512.02(2(a)) of the Franklin County Zoning Resolution to allow the construction of an accessory building that exceeds the permitted accessory building size and height and will not meet the minimum setback requirement from a principal structure in an area zoned Rural.

iii. VA-3854 –Brad Fisher

Owner/Applicant:	John & Elizabeth Deniro
Township:	Norwich Township
Site:	4242 Dublin Road (PID #200-000573)
Acreage:	2.63 acres
Zoning:	Rural District
Utilities:	Private water and private waste water
Request:	Requesting a variance from Sections 302.021(a(1)) and 302.041(a) of the Franklin County Zoning Resolution to allow a lot split that will result in a residual lot of less than 5 acres and create of a lot that fails to meet the minimum lot size requirement of 2.5 acres in an area zoned Rural.

2. Adjournment of Meeting to May 24, 2016.

SUBDIVISION FINAL PLAT APPLICATION
for unincorporated Franklin County

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

<u>to be completed by FCPC Staff:</u>	
Date Submitted: <u>3/17/16</u>	Received By: <u>Matt Brown</u>
Date Accepted / Rejected <u>3/24/16</u>	By: <u>Matt Brown</u>
Application No.: <u>663-FAL(2)</u> Fee: <u>\$4,150</u> RCP# <u>1602</u>	FCPC Date: <u>5/11/16</u>

I, GRAND COMMUNITIES, LTD., being the owner of the lands within the
(print or type landowner's name)
proposed subdivision, hereby request the Franklin County Planning Commission (FCPC) to
approve the accompanying subdivision plat named ROYAL ELM SECTION 7, located in
JEFFERSON Township. The plat contains 34 lots, 0 reserves and 6.868 total
acres. I understand approval action by the FCPC must be ratified by the full FCPC board prior
to the plat being signed by the executive director of FCPC.

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

Property Owner/Subdivider

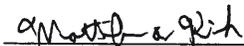
Signature:  Date: 3/2/2016

Name: Todd E. Huss, President of Fischer Development Company, General Partner of
Grand Communities, Ltd.

Address: 3940 Olympic Blvd., Ste 100

City, State, Zip: Erlanger, KY, 41018 Phone No.: (859) 341-4709

Engineer/Surveyor

Signature:  Date: 2/23/16

Name: MATT KERK

Address: 5500 NEW ALBANY ROAD

City, State, Zip: COLUMBUS, OHIO, 43054 Phone No.: (614) 715-4131

ROYAL ELM SECTION 7

Situated in the State of Ohio, County of Franklin, Township of Jefferson, and in Quarter Township 4, Township 1, Range 16, United States Military Lands, containing 6.868 acres of land, more or less, said 6.868 acres being part of that tract of land conveyed to GRAND COMMUNITIES, LTD., by deed of record in Instrument Number 20080110005715, Recorder's Office, Franklin County, Ohio.

The undersigned, GRAND COMMUNITIES, LTD., a Kentucky limited partnership, by FISCHER DEVELOPMENT COMPANY, a Kentucky corporation, its General Partner, by TODD E. HUSS, President, owner of the land platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "ROYAL ELM SECTION 7", a subdivision containing Lots numbered 225 to 258, both inclusive, does hereby accept this plat of same and dedicates to public use, as such, all of the Avenue and Street shown hereon and not heretofore dedicated.

In consideration of approval of this plat, the undersigned understands and agrees to fulfill their 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". Each of the aforementioned designated easements permit the construction, operation and maintenance of all public and quasi-public utilities above, beneath and on the surface of the ground and, where necessary, are for the construction, operation and maintenance of service connections to all adjacent lots and lands 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 swales and/or other above ground storm water drainage facilities. No above grade structures, dams 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.

Iron pins shall be set at all lot corners prior to the transfer and acceptance of any street for public purpose.

The undersigned hereby certifies that this subdivision plat conforms to applicable zoning regulations.

Approved this ___ Day of _____, 20__
Jefferson Township Zoning Inspector

The undersigned hereby certifies adequate and legal water and sanitary sewer plant capacities exist to serve this subdivision.

Approved this ___ Day of _____, 20__
Director,
Jefferson Water and Sewer District

The undersigned hereby certifies that this subdivision plat conforms to applicable subdivision regulations.

Approved this ___ Day of _____, 20__
Franklin County Planning Commission

Approved this ___ Day of _____, 20__
Franklin County Engineer

Approved this ___ Day of _____, 20__
Franklin County Drainage Engineer

Approved and accepted this ___ day of _____, 20__, wherein all of the Avenue and Street shown dedicated hereon are accepted by the Commissioners for the County of Franklin, Ohio.

Franklin County Commissioners

This plat shall not be transferred or recorded until all required signatures are secured.

Transferred this ___ day of _____, 20__
Auditor, Franklin County, Ohio

Deputy Auditor, Franklin County, Ohio

Filed for record this ___ day of _____, 20__ at ___ M. Fee \$
Recorder, Franklin County, Ohio

File No. _____

Recorded this ___ day of _____, 20__
Deputy Recorder, Franklin County, Ohio

Plat Book ___ Pages _____

In Witness Whereof, TODD E. HUSS, President of FISCHER DEVELOPMENT COMPANY, General Partner of GRAND COMMUNITIES, LTD., has hereunto set his hand this ___ day of _____, 20__.

Signed and Acknowledged
In the presence of: GRAND COMMUNITIES, LTD.
By: FISCHER DEVELOPMENT COMPANY,
General Partner

By: TODD E. HUSS, President

STATE OF
COUNTY OF _____ ss:

Before me, a Notary Public in and for said State, personally appeared TODD E. HUSS, President of FISCHER DEVELOPMENT COMPANY, General Partner of GRAND COMMUNITIES, LTD., who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said FISCHER DEVELOPMENT COMPANY for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this ___ day of _____, 20__.

My commission expires _____ Notary Public, State of Ohio



LOCATION MAP AND BACKGROUND DRAWING
NOT TO SCALE

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown hereon are based on the same meridian as the bearings shown on the subdivision plat entitled "Royal Elm Section 3", of record in Plat Book 107, Pages 57 and 58, Recorder's Office, Franklin County, Ohio. On said plat of record, a portion of the centerline of Biltmore Drive has a bearing of South 86°28'34" East.

SOURCE OF DATA: The sources of recorded survey data referenced in the plan and text of this plat are the records of the Recorder's Office, Franklin County, Ohio.

IRON PINS: Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pipes, thirteen sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHIT INC.

PERMANENT MARKERS: Permanent markers, where indicated hereon in the public street centerline, are to be one-inch diameter, thirty-inch long, solid iron pins, are to be set to monument the points indicated, are to be set after the construction/installation of the street pavement and are to be set with the top end one-fourth inch below the top of the pavement. Once installed, the top of the pin shall be marked (punched) to record the actual location of the point.

Permanent markers, where indicated hereon in positions other than in the public street centerline, are to be one-inch diameter, thirty-inch long, solid iron pins, are to be set to monument the points indicated and are to be set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped EMHIT INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point.

SURVEYED & PLATTED
BY



We do hereby certify that we have surveyed the above premises, prepared the attached plat and that said plat is correct. All dimensions are in feet and decimal parts thereof.

- o = Iron Pin (See Survey Data)
- = MAG Nail to be set
- ⊗ = Permanent Marker (See Survey Data)

By _____ Professional Surveyor No. 7865 Date _____

RECEIVED
MAR 17 2016
Franklin County Planning Department
Franklin County, OH
663-FP(9)

ROYAL ELM SECTION 7

NOTE "A" : At the time of platting, all of Royal Elm Section 7 is in Zone X (Areas determined to be outside of the 0.2% annual chance floodplain), as designated and delineated on the FEMA Flood Insurance Map for Franklin County, Ohio, and Incorporated Areas, map number 39049C0218K, with effective date of June 17, 2008.

NOTE "B" : The purpose of this plat is to show certain property, rights of way, and easement boundaries as of the time of platting. At the request of zoning and planning authorities at the time of platting, this plat shows some of the limitations and requirements of the zoning code in effect on the date of filing this plat for reference only. The limitations and requirements may change from time to time and should be reviewed to determine the then current applicable use and development limitations of the zoning code as adopted by the government authority having jurisdiction. The then applicable zoning code shall have control over conflicting limitations and requirements that may be shown on this plat. This note should not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such.

NOTE "C" - MINIMUM FRONT, SIDE AND REAR YARD SETBACKS:
 Front: 20-25 feet minimum, as shown hereon
 Side: 5 feet minimum each side
 Rear: 25 feet

NOTE "D": At the time of platting, all of Royal Elm Section 7 is in the Licking Heights Local School District.

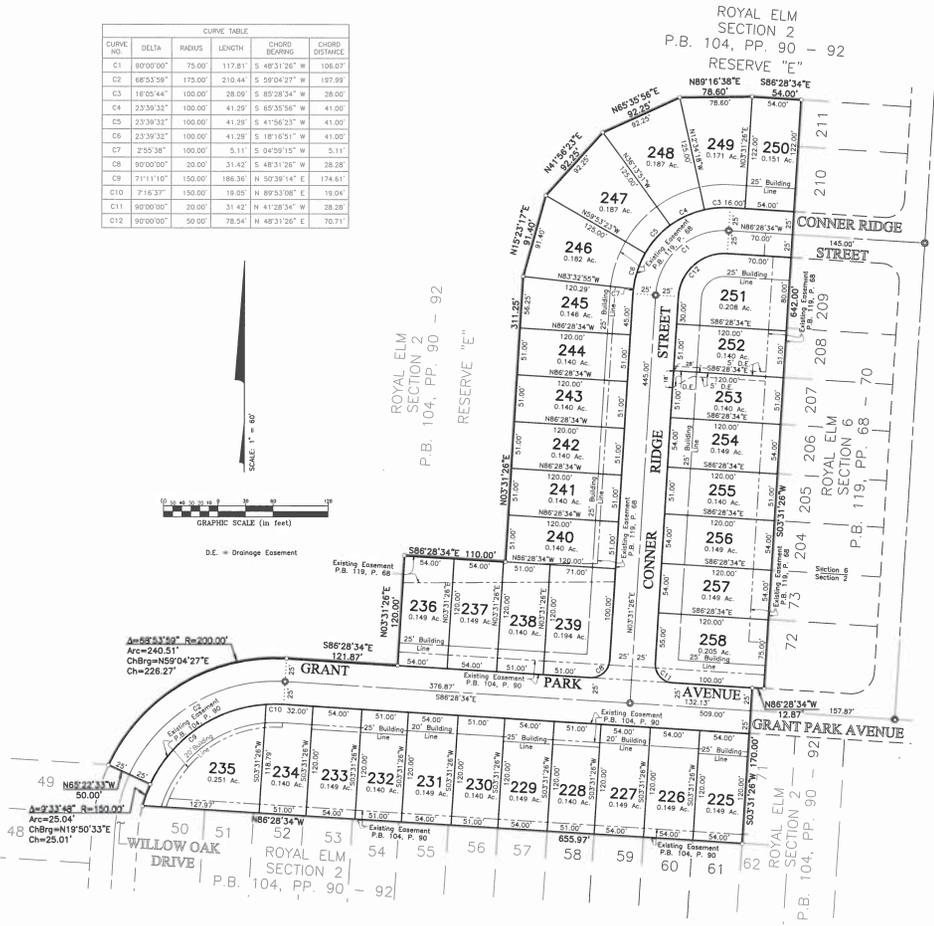
NOTE "E": Prior to the construction of the footing/foundation for the residential building to be constructed on each of lots 244 to 249 and 251 to 254, all inclusive, the builder of such building shall confer with the Franklin County Economic Development and Planning Department for the purpose of determining if special foundation and/or basement construction techniques and/or materials are to be employed on such lot.

NOTE "F" - ACREAGE BREAKDOWN:
 Total acreage: 6.868 Ac.
 Acreage in Right-of-way: 1.527 Ac.
 Acreage in remaining lots: 5.341 Ac.

NOTE "G" - ACREAGE BREAKDOWN: Royal Elm Section 7 is out of the following Franklin County Parcel Number:
 Parcel Number 171-000025 6.868 Ac.

NOTE "H": At the time of platting, electric, cable, and telephone service providers have not issued information required so that easement areas, in addition to those shown on this plat as deemed necessary by these providers for the installation and maintenance of all of their main line facilities, could conveniently be shown on this plat. Existing recorded easement information about Royal Elm Section 7 or any part thereof can be acquired by a competent examination of the then current public records, including those in the Franklin County Recorder's Office.

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	90°00'00"	75.00'	117.61'	S 49°31'26" W	106.07'
C2	88°53'39"	175.00'	210.44'	S 89°04'27" W	189.28'
C3	16°05'44"	100.00'	29.00'	S 89°28'34" W	28.00'
C4	23°39'32"	100.00'	41.29'	S 49°35'56" W	41.00'
C5	23°39'32"	100.00'	41.29'	S 41°56'23" W	41.00'
C6	23°39'32"	100.00'	41.29'	S 18°19'51" W	41.00'
C7	7°55'38"	100.00'	5.11'	S 04°59'15" W	5.11'
C8	90°00'00"	20.00'	31.42'	S 48°31'26" W	28.28'
C9	71°11'10"	150.00'	186.36'	N 50°39'14" E	174.61'
C10	7°18'37"	150.00'	19.05'	N 89°53'08" E	18.04'
C11	90°00'00"	30.00'	31.42'	N 41°28'34" W	28.28'
C12	90°00'00"	50.00'	78.54'	N 40°31'26" E	70.71'



PREPARED BY: FRANKLIN COUNTY ENGINEERING & SURVEYING, INC. 11/20/15
 DATE: 11/20/15
 DRAWN BY: J. W. BROWN
 CHECKED BY: J. W. BROWN
 SCALE: AS SHOWN
 PROJECT: ROYAL ELM SECTION 7

RECEIVED

APR 18 2016

Franklin County Planning Department
Franklin County, Ohio

VARIANCE or APPEAL APPLICATION
for unincorporated Franklin County

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

to be completed by FCPC Staff

Date Submitted: 4/18/16

Received By: Matt Brown

Application No.: 675-V Fee: \$350.00
Rept: 1603

FCPC Date: 5/11/16

Property Owner/Subdivider/Agent

Signature: J. Brink

Date: 4/12/2016

Name: JACK BRICKNER

Address: 110 NORTHWOODS BLVD. SUITE B

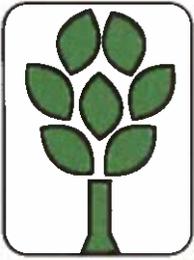
City, State, Zip: COLUMBUS, OHIO
43235

Phone No: (614) 402-1170

Section numbers(s) of the county subdivision regulations and a brief description of variance(s) or appeal(s) requested:

FROM SECTION 501.05 LOT GEOMETRY -
SEE THE ATTACHED FOR BRIEF
DESCRIPTION OF VARIANCE REQUEST -

Use a separate sheet to present additional description or information explaining why you feel the FCPC should grant the requested variance(s) or appeal(s).



Planned Communities, Inc.

110 B. Northwoods Blvd.
Columbus, Ohio 43235
(614) 846-5330
(614) 846-7783 Fax



675-V

April 15, 2016

Franklin County Planning Commission
150 S. Front Street
FSL Suite 10
Columbus, OH 43215

We are representing and acting as agent for Bruce and Lorraine Chase for a variance request detailed below and on the attached application.

The 5.85 acre parcel, located on the east side of the Hoover Reservoir on Walnut Street, is proposed to be split into 2 lots, each containing between 2.5 and 2.75 acres.

As seen on the enclosed, the existing lot is unusual and unique in configuration. As we walked the lot and viewed options for splitting it, we have been able to meet the Section 501.05 geometry requirement for the first segment of the new split line off Walnut Street for approximately 245'. In locating the best home site and more evenly splitting the lot we feel the split line as shown on the plan is best but does cause the need for the variance for the back line segment of the lot split line. The lot could be split without the variance but would result in a much more uneven split of the existing lot and place a future home much closer to the existing adjoining home and a nearby cemetery. The proposed split more evenly divides the lot and enables a house location with better viewing of the Reservoir, thus placing the new home site further away from the existing home and cemetery.

Thus, the variance request is for only that portion of the lot split line highlighted on the attached measuring 409.95' and having a bearing of North 77 degrees, 18 minutes, and 00 seconds East.

We feel granting the variance will not be detrimental to public health or safety or injurious to other properties but actually be a plus, versus meeting code.

Thanks you for consideration of our request.

Jack Brickner,
Development Director
Planned Communities, Inc.



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

Economic Development & Planning Department
James Schimmer, Director

March 30, 2016

The Kleingers Group
Jennifer Knittle
350 Worthington Road, Suite B
Westerville, OH 43082

Ms. Knittle:

This correspondence is concerning your lot split application, Case #9803-16-LS, proposing to split 2.635 acres from parcel 110-005929. The proposed lot split must meet the applicable subdivision standards specified in the *Franklin County Subdivision Regulations*. This document is available in the "Planning and Zoning" section of our website at <http://development.franklincountyohio.gov/>. The application was reviewed for compliance with the *Franklin County Subdivision Regulations* and has been denied based on the following:

1. Section 501.05— *Lot Geometry*: Side lot lines shall be within five degrees of being perpendicular or radial to street centerlines.
 - Two of the proposed side lot lines are more than five degrees of being perpendicular or radial to the Walnut Street centerline.

To resolve these issues, a revised lot split application may be filed with a new survey reflecting adherence to the listed zoning requirements. This would not require resubmitting the application fee.

The other option is to file a formal variance request. This request will go before the Franklin County Planning Commission (FCPC) in a public hearing who will act upon it in accordance with Section 701 of the Franklin County Subdivision Regulations. The fee to file is \$350 (non-refundable). The next variance deadline is April 19, 2016 for the May 11, 2016 Planning Commission meeting.

If you have additional questions, please contact me by phone at 614-525-4879 or by email at kspergel@franklincountyohio.gov.

Sincerely,


Kendra Spergel
Planning Project Coordinator



Economic Development & Planning Department
James Schimmer, Director

Request for

Township Zoning Recommendation

Franklin County Planning Commission

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

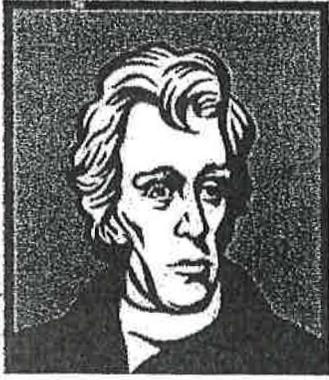
Case Number
JACK-16-02

Meeting Dates	
Review Body	Date
Tech Review	April 26, 2016
Planning Commission	May 11, 2016
Zoning Commission	
Board of Trustees	

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

Amendment information		
Amendment type	Information required	
Map amendment:	List●● all parcel IDs to be amended 160-001096 160-001097	Zoning district Current: Suburban Residential District Proposed: Community Service District
Text amendment	List sections of zoning resolution to be amended	
Plan amendment	Document type: <input type="checkbox"/> New plan <input type="checkbox"/> Existing Plan Plan name:	

Township Zoning Inspector Contact Information	
Name Michael Lilly	
Address 3756 Hoover Road	
Grove City, Ohio 43123	
Phone # 614-875-0100	Fax #
Email lillym@jacksontwp.org	



Jackson Township, Franklin County, Ohio

Application for Rezoning / Text Amendment / Planned District

3756 Hoover Road, Grove City, Ohio 43123

Application # 1 Re 16 Date Filed 4-4-16

Total Fees Paid \$ 100 Receipt# _____

APPLICANT / OWNER INFORMATION

Applicant Daniel R. Menninger

1327 Daventry Lane

Street Address

Powell Ohio 43065

City State Zip

614-306-8900

Phone Contact Number

Carsource10@aol.com

Email Address

Property Owner 1220 Stringtown LLC

1327 Daventry Lane

Street Address

Powell Ohio 43065

City State Zip

614-306-8900

Phone Contact Number

Carsource10@aol.com

Email Address

PROPERTY INFORMATION

Street Address 1220 Stringtown Rd

#160-1097
Parcel Number/s 160- 0032H-037-00

Acres to Rezone .46

Ex. Zoning District SUBORDINATE Semi-Powell w/ MUC

Current Land Use Residential

Current SIC/NAICS vacant residential

Proposed Land Use Commercial

Proposed SIC/NAICS Auto Retail

Proposed Zoning District Community Service CS

Narrative Summary of Re-Zoning Request Including Unique, Environmental or Historic Characteristics of the Property:

Rezone to CS Community Service District for expansion of existing auto sales business.

Certification

**Read Before Signing
Affidavit of Applicant**

STATE OF OHIO)
COUNTY OF FRANKLIN)ss

(Printed Name) Daniel R. Menninger being first duly cautioned and sworn, according to law deposes that he/she is the applicant herein and that the statements, information and exhibits attached in this application are true and accurate to the best of my knowledge.

SIGNATURE OF APPLICANT / AFFIANT Daniel R. Menninger

Sworn to before me and subscribed in my presence on this 14 day of April, 2016

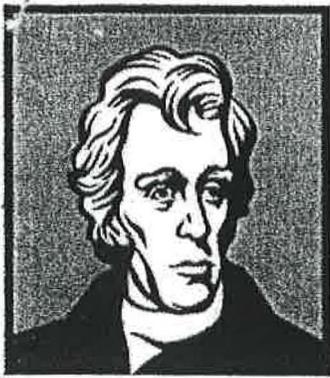


KRISTEN J. McCLOY
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES JULY 2017

Kristen J. McCloy
NOTARY PUBLIC

Anticipated Schedule – (to be completed by Township upon filing application)

Estimated Date	Event	Actual Date	Comments
	Technical Review at Franklin County	4/24	
	Written Notice to Adjacent Land Owners	4/14	
	County Planning Commission Hearing	5/11	
	Recommendations sent to Township	5/12	
	Township Zoning Commission Hearing	5/16	
	Recommendations sent to Board of Trustees	5/17	
	Township Trustees Public Hearing	5/17	
	Zoning Change Effective Date	6/17	



REZ-16-02
Jackson Township, Franklin County, Ohio
 Application for Rezoning / Text Amendment / Planned District
 3756 Hoover Road, Grove City, Ohio 43123

Application # 1Rz-16 Date Filed 4-14-16
 Total Fees Paid \$ 100- Receipt# _____

APPLICANT / OWNER INFORMATION

Applicant Daniel R. Meninger
1230 Stringtown Rd
 Street Address
Grove City Ohio 43123
 City State Zip
614-306-8900
 Phone Contact Number
Carsource10@aol.com
 Email Address

Property Owner Same
1327 Davenport Lane
 Street Address
Powell Ohio 43065
 City State Zip
same
 Phone Contact Number
same
 Email Address

PROPERTY INFORMATION

Street Address 1230 Stringtown Rd
 # Acres to Rezone .46
 Current Land Use Residential
 Proposed Land Use Commercial
 Proposed Zoning District Community Service CS

160-1096
 Parcel Number/s 160- 0032H-036-00
 Ex. Zoning District SUBURBAN w/ MIC. use by
 Current SIC/NAICS _____
 Proposed SIC/NAICS Auto Retail

Narrative Summary of Re-Zoning Request Including Unique, Environmental or Historic Characteristics of the Property:

Rezone lots (vacant residential) to CS for
expansion of auto retail sales business

Certification

Read Before Signing Affidavit of Applicant

STATE OF OHIO)
COUNTY OF FRANKLIN) ss

(Printed Name) Daniel R. Menninger being first duly cautioned and sworn, according to law deposes that he/she is the applicant herein and that the statements, information and exhibits attached in this application are true and accurate to the best of my knowledge.

SIGNATURE OF APPLICANT / AFFIANT Daniel R. Menninger

Sworn to before me and subscribed in my presence on this 14 day of April 2016

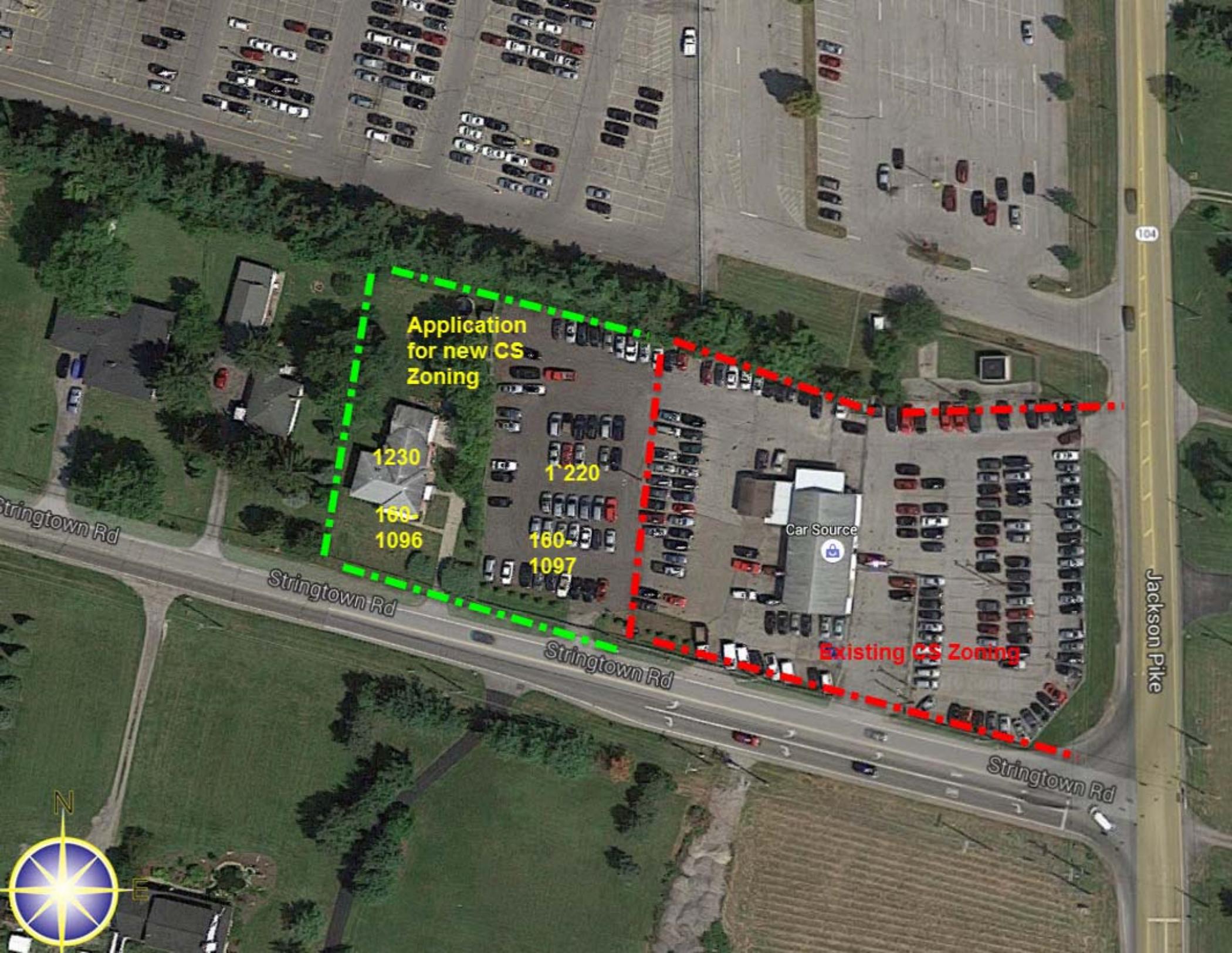


KRISTEN J. McCLOY
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES JULY 26, 2019
NOTARY PUBLIC

[Handwritten Signature]

Anticipated Schedule – (to be completed by Township upon filing application)

Estimated Date	Event	Actual Date	Comments
	Technical Review at Franklin County	4/26	
	Written Notice to Adjacent Land Owners	4/14	
	County Planning Commission Hearing	5/11	
	Recommendations sent to Township	5/12	
	Township Zoning Commission Hearing	5/16	
	Recommendations sent to Board of Trustees	5/17	
	Township Trustees Public Hearing	5/17	
	Zoning Change Effective Date	5/17	



Application
for new CS
Zoning

Existing CS Zoning

1230
160-
1096

1220
160-
1097

Car Source

Stringtown Rd

Stringtown Rd

Stringtown Rd

Stringtown Rd

104

Jackson Pike





Economic Development & Planning Department
James Schimmer, Director

Request for
Township Zoning Recommendation
 Franklin County Planning Commission

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

Case Number
JACK-16-03

Meeting Dates	
Review Body	Date
Tech Review	April 26, 2016
Planning Commission	May 11, 2016
Zoning Commission	
Board of Trustees	

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

Amendment information		
Amendment type	Information required	
Map amendment:	List●● all parcel IDs to be amended 160-000943	Zoning district Current: Semi-Rural Residential District Proposed: Community Service District
Text amendment	List sections of zoning resolution to be amended	
Plan amendment	Document type: <input type="checkbox"/> New plan <input type="checkbox"/> Existing Plan Plan name:	

Township Zoning Inspector Contact Information	
Name Michael Lilly	
Address 3756 Hoover Road	
Grove City, Ohio 43123	
Phone # 614-875-0100	Fax #
Email lillym@jacksontwp.org	



Jackson Township, Franklin County, Ohio
Application for Rezoning / Text Amendment / Planned District
3756 Hoover Road, Grove City, Ohio 43123

Application # 2-RZ-16 Date Filed 4-14-16
Total Fees Paid \$ 120.00 Receipt# _____

APPLICANT / OWNER INFORMATION

Applicant Jim Rauck
1111 London Groveport Rd
Street Address
Grove City OH 43123
City State Zip
614-361-8989
Phone Contact Number
JRAUCK@ME.COM
Email Address

Property Owner 1380 Stringtown LLC
1111 London Groveport Rd
Street Address
Grove City OH 43123
City State Zip
614-361-8989
Phone Contact Number
JRAUCK@ME.COM
Email Address

PROPERTY INFORMATION

Street Address 1380 Stringtown Rd Parcel Number/s 160- 160-000943-00
Acres to Rezone 1.9225 Ex. Zoning District Semi Rural / MUC
Current Land Use COMMERCIAL Current SIC/NAICS _____
Proposed Land Use COMMERCIAL Proposed SIC/NAICS _____
Proposed Zoning District CS Community Service Commercial District

Narrative Summary of Re-Zoning Request Including Unique, Environmental or Historic Characteristics of the Property:

REQUEST- CS zoning

Certification

Read Before Signing Affidavit of Applicant

STATE OF OHIO)
COUNTY OF FRANKLIN) ss

(Printed Name) Jim Rauck being first duly cautioned and sworn, according to law deposes that he/she is the applicant herein and that the statements, information and exhibits attached in this application are true and accurate to the best of my knowledge.

SIGNATURE OF APPLICANT / AFFIANT Jim Rauck

Sworn to before me and subscribed in my presence on this 14 day of April, 2016

NOTARY
SEAL

NOTARY PUBLIC Michael King

Anticipated Schedule – (to be completed by Township upon filing application)

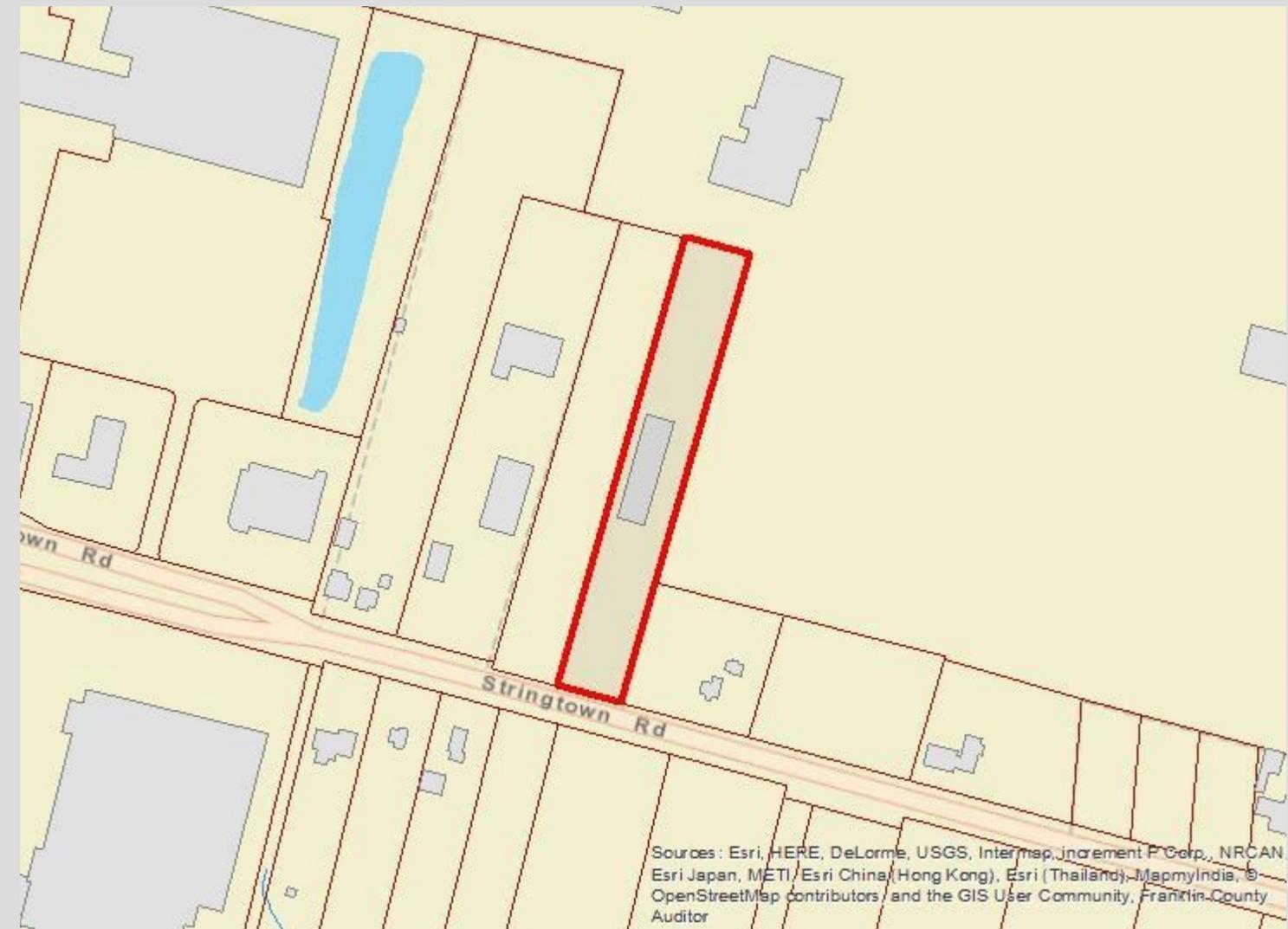
Estimated Date	Event	Actual Date	Comments
	Technical Review at Franklin County	4/26	
	Written Notice to Adjacent Land Owners	4/14	
	County Planning Commission Hearing	5/11	
	Recommendations sent to Township	5/12	
	Township Zoning Commission Hearing	5/16	
	Recommendations sent to Board of Trustees	5/17	
	Township Trustees Public Hearing	5/17	
	Zoning Change Effective Date	6/17	

MAP(GIS)

Generated on 04/19/2016 at 04:12:02 PM

Parcel ID	Map Routing No	Owner	Location
16000094300	1600032G 04000	1380 STRINGTOWN LLC	1380 STRINGTOWN RD

GIS



Disclaimer

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

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

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

Application Number:	Date Filed:	Received By:	Total Fees:	Receipt Number:
---------------------	-------------	--------------	-------------	-----------------

Subject Property Information

- Street Address: 6950 Harrisburg Pike
- Parcel ID Number(s): 230-000084-00
- Township(s): Pleasant Township

Description of Subject Property

- Acres to be Rezoned: 0.54 +/-
- Current Land Use: Vacant Car Lot
- Surrounding Land Use:

North	<u>Rural</u>
South	<u>Community Service</u>
East	<u>Neighborhood Commercial</u>
West	<u>Neighborhood Commercial</u>
- Water Supply Source: Public (Central) Private (Onsite)
- Sanitary Sewer Source: Public (Central) Private (Onsite)



20N-16-02
BWP

Rezoning Request

- Current Zoning: Rural
- Proposed Zoning: Select Commercial Planned District
- Proposed Land Use: Automotive repair and service station
- Purpose for Request: Applicant requests rezoning the property to Select Commercial Planned District in order to utilize structures and improvements on the site, which is currently vacant and unused, to provide automotive repair services to the community.

Rezoning/Text Amendment Application General Application Requirements

Any applicant who requests a zoning change is solely responsible for filing all materials required by the application in its entirety. Please consult with the Economic Development and Planning Department to obtain a copy of pertinent development standards prior to filing a rezoning request. An incomplete application will not be placed on an agenda until it is determined to be complete, having all relevant issues addressed in plan or text form.

Two (2) copies of each of the following items are required with each application:

1. The completed application form.
2. The notarized affidavit with current property owner signature.
3. Legal description of the property. Current property survey to include acreage, all bearings and distances, and referencing an established beginning point.
4. Location/Area map. Engineering base maps to scale (example: 1"=100') are required. You can obtain this information from the County Engineers Office, 19th Floor, 373 South High Street, 614.462.3030
5. All information that pertains to sanitary services and water supply must be provided. If services are to be provided by a private or public entity, a letter must be provided verifying that the services exist and that the applicant will have access to such services. If an on-lot septic system and/or well are proposed, information from the Franklin County Board of Health (or appropriate agency) must be provided.
6. Any additional information or exhibits deemed necessary for proper consideration of the application.

Two (2) copies of the Development Plan are required with the following information:

1. Names of the applicant, architect, engineer and contractor with the respective addresses and phone numbers.
2. Street address of the subject property, the exact distance and direction to the nearest street intersection, and any other landmarks that would assist in locating and identifying the property.
3. Present zoning, existing use and proposed use.
4. Zoning and use of each adjacent property.
5. North arrow on the site plan.
6. Scale of drawing. Please use a suitable standard scale.
7. Dimensions and locations of:
 - Property lines on all sides,
 - All setback lines,
 - Existing and proposed buildings with size and height,
 - Dumpster locations,
 - Proposed curb cuts and sidewalk locations (if any),
 - Existing sidewalks, curbs, alleys, streets, and service or frontage roads,
 - Any property proposed for dedication or easement,

- All easements, utility poles, fire hydrants, significant tree stands, and obstructions.
- 8. Parcel and building area in square feet.
- 9. Dimensions and location of existing and proposed parking and loading facilities, including but not limited to aisles, driveways, parking and loading stalls, entrances, exits, median strips, traffic islands, lighting, screening, fences, landscaping, greenbelts and signage.
- 10. Existing and proposed traffic circulation pattern.
- 11. Contour lines, soil types, and existing and proposed drainage facilities comprising the subject property.
- 12. Location and dimension of existing and proposed sanitary wastewater systems along with the location of existing and proposed water supply systems. A letter approving such systems is required from the appropriate health authority.

Note: When a planned district is requested, a development plan must be prepared by a registered architect, engineer, surveyor or landscape architect. Three (3) copies of said plan are required to be submitted. This plan is to demonstrate the engineering feasibility of the proposed project. Furthermore, a separate landscape plan is required and is to be completed and sealed by a professional landscape architect. The Rural Zoning Commission makes no exceptions to these requirements. All other issues in the performance standards must be addressed, even if they do not appear to pertain to your particular site.

Statement of Understanding

I/we have read and understand the requirements as listed above and I/we have met with the Technical Review Committee as required prior to the filing of this application.

Applicant Signature: _____

David H. C. Stoney

Date: _____

4/18/16

Applicant/Owner/Agent Information

12. Applicant Information: Sun Valley Oil Company
 Address: 5035 Noor Park Circle, Dublin, Ohio 43016
 Phone: 614-875-2242 Fax: _____
 Interest in Property: Optionee
 Signature: _____

13. Property Owner: Christine E. Smith
 Address: 29160 Logan Elm Rd., Circleville, Ohio 43113
 Phone: _____ Fax: _____
 Signature: _____

14. Agent Information: Underhill & Hodge LLC c/o David Hodge
 Address: 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054
 Phone: 614-355-9323 Fax: _____
 Signature: _____

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Franklin County Planning Department
Franklin County, OH

ZON-16-02

Applicant/Owner/Agent Information

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

Applicant Signature: *David Hodge - attorney*
(required)

Date: 4/18/16

Property Owner Signature: SEE ATTACHED
(required)

Subscribed and sworn to me in my presence and before me on this _____ day of _____ 20 _____.

Notary Public Signature: _____

DEVELOPMENT PLAN TEXT
Franklin County Rezoning App. Number _____
6950 Harrisburg Pike, Orient, OH
Parcel 230-000084

Applicant, Sunvalley Oil Company ("Sunvalley"), has applied for a rezoning of the property located at 6950 Harrisburg Pike, Orient, Ohio 43123 being permanent parcel 230-000084 located in Pleasant Township, from Rural to the Select Commercial Planned District (SCPD). Applicant's intention is to utilize existing structures and improvements on the site, with the minimal changes noted on a previously submitted site plan (expansion of paved parking; a 120 sq. ft. building addition; and addition of screening along a portion of northeastern property line), for automotive repair services. The primary structure existing on the property is a building used for various businesses including originally a gasoline service station and a car lot business. Applicant will be making no physical changes to the interior or exterior of the property to accommodate the proposed use, except as noted herein. Pursuant to Applicant's site plan, the property provides adequate parking and on-site vehicular circulation, and has an existing driveway/curb cut onto State Route 62 (Harrisburg Pike). No new curb cut is proposed.

The proposed automotive repair service use involves approximately 5 employees. Other than the employees, customers will visit the site to receive automotive services at the two service bays. The automotive repair service station will operate, during typical business hours Monday through Saturday generally, generating traffic volumes consistent with the use. Applicant is requesting a compliance waiver by the Franklin County Commissioners pursuant to Section 420.032 of the Franklin County Zoning Resolution, of the requirements of Sections 420.034(5), (8) and (10), since there is obviously no traffic impact to justify a traffic study, no changes proposed that will affect storm water drainage from the site, and no material changes to any structure proposed that necessitate any architectural review. Pictures of the existing structures, "as is", and the submitted site plan, depict everything that needs to be known about the design of the site. Otherwise, no removal of existing plant material is proposed. Other than planting on the northeastern property line to establish parking lot/SCPD screening, no installation of new plant material is proposed.

Pursuant to Section 420.034 of the Franklin County Zoning Resolution (the "Resolution"), Applicant offers the following information in support of its Application:

- 1. Permitted Uses:** Within this SCPD, the following Uses will be permitted:
All Community Service Uses pursuant to Section 332.02 of the Resolution;
The following Retail Uses pursuant to Section 332.021 of the Resolution:

55 (except for 5561)	Retail sales of: Automobiles (new and used; see 332.046) Boats Motorcycles Gasoline Service Stations
70 (except 703) 76 78	Hotels and motels Miscellaneous Repair Shops Motion Pictures (except for adult entertainment, which is not permitted in the CS district.)



ZON-16-02
Bmk

- 2.** **Site Map:** Applicant has submitted a site plan and mapping materials as required by the Resolution, including an aerial photograph of the site showing existing conditions.
- 3.** **Vegetation:** Existing vegetation is shown by the aerial photograph provided by Applicant. The large trees northeast of the main structure will remain on the property and help meet the SCPD screening requirements.
- 4.** **Soils:** Applicant has obtained and provided a map from the County Auditor showing the soils layer of the County's GIS information. Since no new construction activity is contemplated, no excavation of any sort will occur, and no new storm water issues are presented, Applicant believes the on-site soils issue is irrelevant to this Application.
- 5.** **Traffic:** The lack of traffic intensity above what is anticipated along this type of a commercial corridor results in there being no need for a traffic study of any sort.
- 6.** **Access:** As shown on the mapping materials submitted by Applicant, access to the site is obtained through an existing curb cut/driveway. No change of this access is planned.
- 7.** **Parking:** The site plan shows proposed improvements to provide for paved parking. One handicap accessible parking space will be designated on-site. Further, the site plan meets the Section 531.02 minimum number of parking spaces for automotive repair garages.
- 8.** **Storm Water Drainage:** No changes are proposed for site drainage. All of the downspouts on the structures on-site direct water from rooftops into the yard and landscape areas.
- 9.** **Sewage Disposal: Water Supply:** The property is served by an on-site septic system with a leach bed east of the main structure. Health Department report is attached.
- 10.** **Architectural Design:** See pictures; plan.
- 11.** **Outside Storage:** Outdoor storage is not permitted; no rubbish or debris shall be placed or permitted to accumulate on any portion of the parcel so as to render it unsanitary, unsightly or detrimental to the public health, safety or welfare.
- 12.** **Utilities and Facilities:** Telephone, electric and cable services are provided by overhead lines.
- 13.** **Pollution:** Applicant meets the requirements delineated in Section 420.034(13).
- 14.** **Graphics:** Signage poles exists on the site, photos are attached to these application materials, those signage facilities will be reused. Future improvements to the existing signage will comply with the requirements of Sections 420.034 (14) and Section 541 of the Resolution.

- 15. Lighting:** No changes to existing site lighting are planned. In the event additional lighting for the site is installed, the same will comply with the requirements of Section 420.034(15) of the Resolution.
- 16. Screening and Landscaping Plan:** Excepting proposed evergreens adjacent to the home on the residential lot northeast of Applicant's site, designed to attain sixty percent (60%) opacity, all landscaping and screening are already installed on site.

Respectfully Submitted,

Sunvalley Oil Company, Applicant

By: Darrin Hodges - attorney

Date: April 19, 2016

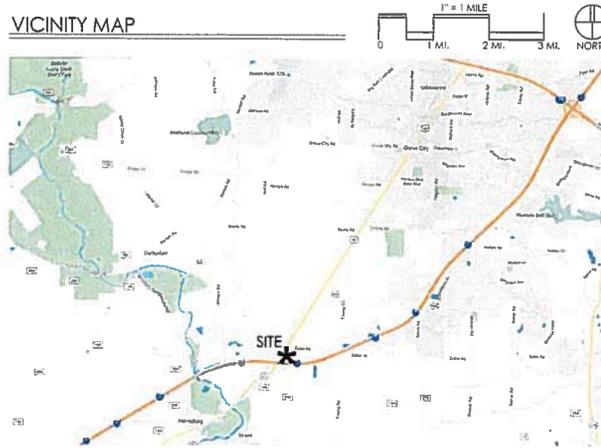
GENERAL LAYOUT NOTES

1. BOUNDARY, TOPOGRAPHIC, AND UTILITY SURVEY WAS PREPARED BY:
2. ALL DIMENSIONS ARE TAKEN TO FACE OF CURB OR BUILDING WHERE APPLICABLE UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL LAYOUT AND ADJUST AS REQUIRED FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL VERIFY DIMENSIONS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
5. BROOM FINISH ON CONCRETE SHALL BE PERPENDICULAR TO TRAFFIC FLOW.
6. USE DIMENSIONAL INFORMATION GIVEN. DO NOT SCALE DRAWINGS.
7. CONTRACTOR SHALL REFER QUESTIONS ON MATERIALS, FINISHES, LABOR, AND/OR PERFORMANCE STANDARDS NOT SPECIFIED HEREIN TO THE LANDSCAPE ARCHITECT.
8. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

CODED NOTES:

- ① LAWN AREA - PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- ② LANDSCAPE AREA - PROVIDE 3" DEPTH HARDWOOD MULCH. POSITIVE DRAINAGE ACROSS ALL SURFACES.

VICINITY MAP



DEVELOPMENT PLAN FOR:

6950 HARRISBURG PIKE

ORIENT, OH 43146
PLEASANT TOWNSHIP
FRANKLIN COUNTY

PREPARED FOR
SUNVALLEY OIL CO.
6997 HARRISBURG PIKE
ORIENT, OH 43146
PH: 1.443.804.3737



ZON-16-02
BWP

SUBMISSION DATE:
MARCH 15, 2016
REVISION DATES:

PREPARED BY

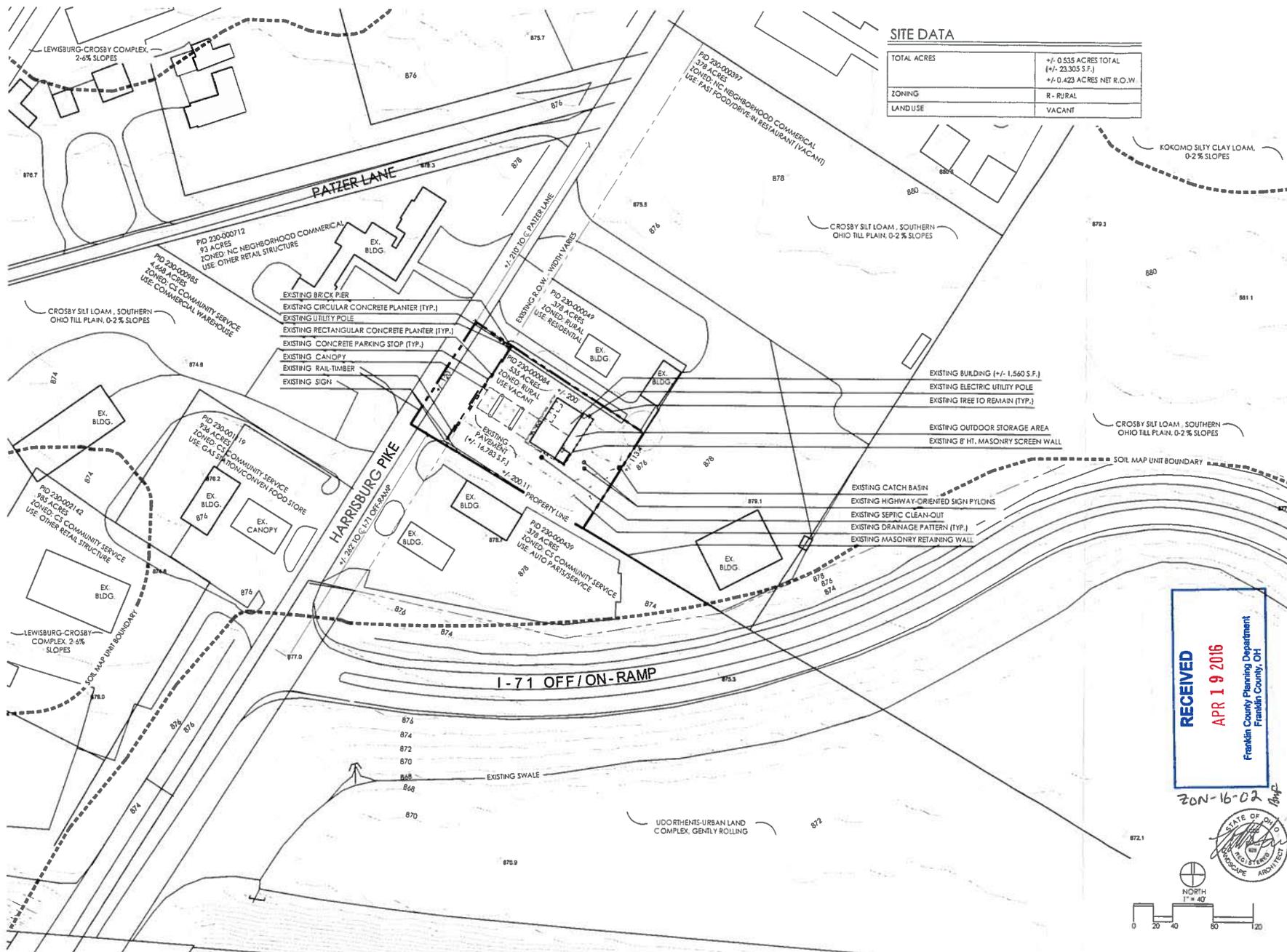
Faris Planning & Design

LAND PLANNING LANDSCAPE ARCHITECTURE
243 N. 5th Street Suite 401 Columbus, OH 43215
p (614) 487-1964 www.farisplanninganddesign.com

PACKAGE CONTENTS

- EX. A - LEGAL DESCRIPTION
- EX. B - EXISTING CONDITIONS PLAN
- EX. C - DEVELOPMENT PLAN
- EX. D - LANDSCAPE PLAN
- EX. E - SEWER LETTER
- EX. F - ARCHITECTURE





SITE DATA

TOTAL ACRES	+/- 0.535 ACRES TOTAL (+/- 23,305 S.F.)
ZONING	R - RURAL
LAND USE	VACANT

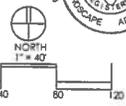
REVISIONS

**EXISTING CONDITIONS
PLAN**

6950 HARRISBURG PIKE
 PREPARED FOR
 SUNVALLEY OIL CO.
 6971 HARRISBURG PIKE
 CLEVELAND, OH 43144

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 Franklin County, OH

ZON-16-02



Paris Planning & Design
 LAND PLANNING LANDSCAPE ARCHITECTURE
 23318 Sandusky Rd. Columbus, OH 43235
 614.421.7144 www.parisplanninganddesign.com

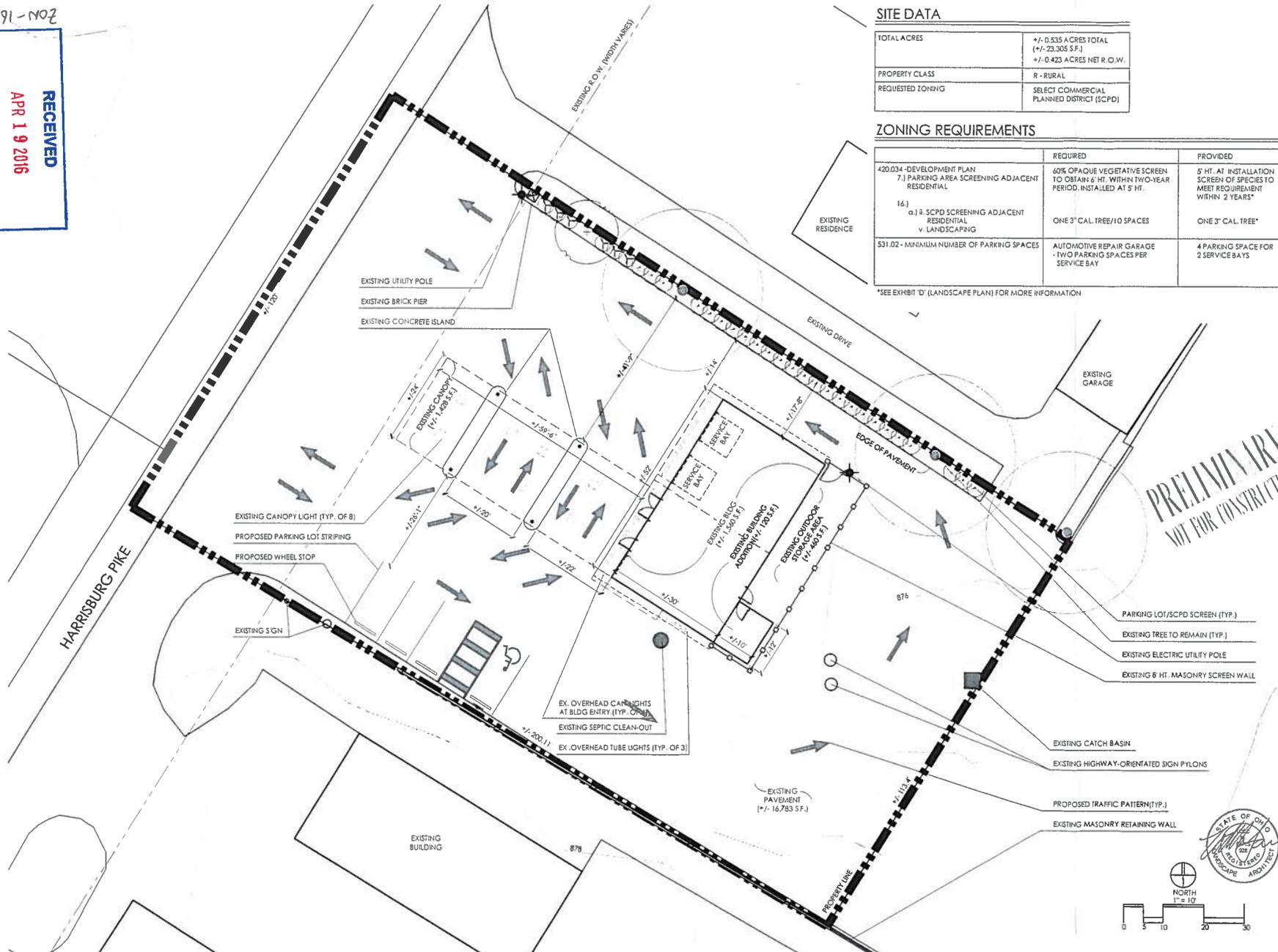
DATE 3/15/16
 PROJECT 16014
 SHEET

EX-B

ZON-16-02
RMP

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Franklin County, OH



SITE DATA

TOTAL ACRES	+/- 0.535 ACRES TOTAL (+/- 23,305 S.F.) +/- 0.423 ACRES NET R.O.W.
PROPERTY CLASS	R - RURAL
REQUESTED ZONING	SELECT COMMERCIAL PLANNED DISTRICT (SCPD)

ZONING REQUIREMENTS

	REQUIRED	PROVIDED
420.034 - DEVELOPMENT PLAN 7.1 PARKING AREA SCREENING ADJACENT RESIDENTIAL	60% OPAQUE VEGETATIVE SCREEN TO OBTAIN 6' HT. WITHIN TWO-YEAR PERIOD, INSTALLED AT 5' HT.	5' HT. AT INSTALLATION SCREEN OF SPECIES TO MEET REQUIREMENT WITHIN 2 YEARS*
16.) a.) b. SCPD SCREENING ADJACENT RESIDENTIAL v. LANDSCAPING	ONE 3" CAL. TREE/10 SPACES	ONE 3" CAL. TREE*
531.02 - MINIMUM NUMBER OF PARKING SPACES	AUTOMOTIVE REPAIR GARAGE - TWO PARKING SPACES PER SERVICE BAY	4 PARKING SPACE FOR 2 SERVICE BAYS

*SEE EXHIBIT 'D' (LANDSCAPE PLAN) FOR MORE INFORMATION

REVISIONS

**DEVELOPMENT
PLAN**

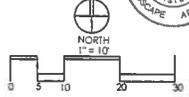
6950 HARRISBURG PIKE
PREPARED BY
SUNVALLEY OIL CO.
6977 HARRISBURG PIKE
COLUMBUS, OH 43114

Paris Planning & Design
LAND PLANNING + LANDSCAPE ARCHITECTURE
24311 5th Street
P.O. Box 1104
Columbus, OH 43215
www.parisplanning.com

DATE	3/15/16
PROJECT	16014
SHEET	

EX-C

**PRELIMINARY
NOT FOR CONSTRUCTION**



GENERAL PLANTING NOTES:

1. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE USA STANDARD FOR NURSERY STOCK.
2. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
3. PLANT LOCATIONS AND BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. PLANTING BEDS SHALL HAVE A MINIMUM 3" DEEP SHREDDIED HARDWOOD BARK MULCH. MULCH HEDGES IN A CONTINUOUS BED.
5. ALL PLANTING BEDS TO BE TILLED TO A MINIMUM DEPTH OF 12".
6. ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.
7. SODDING / SEEDING BY LANDSCAPE CONTRACTOR.
8. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
9. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED/SODDED.
10. ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.

PLANT LIST

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.
TREES					
1	AME	AMELANCHIER 'ROBIN HILL'	ROBIN HILL SERVICEBERRY	3" CAL.	B&B
SHRUBS					
25	ARB	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	5' HT.	B&B
6	VIB	VIBURNUM DENTATUM 'BLUE MUFFIN'	BLUE MUFFIN VIBURNUM	48" HT.	B&B

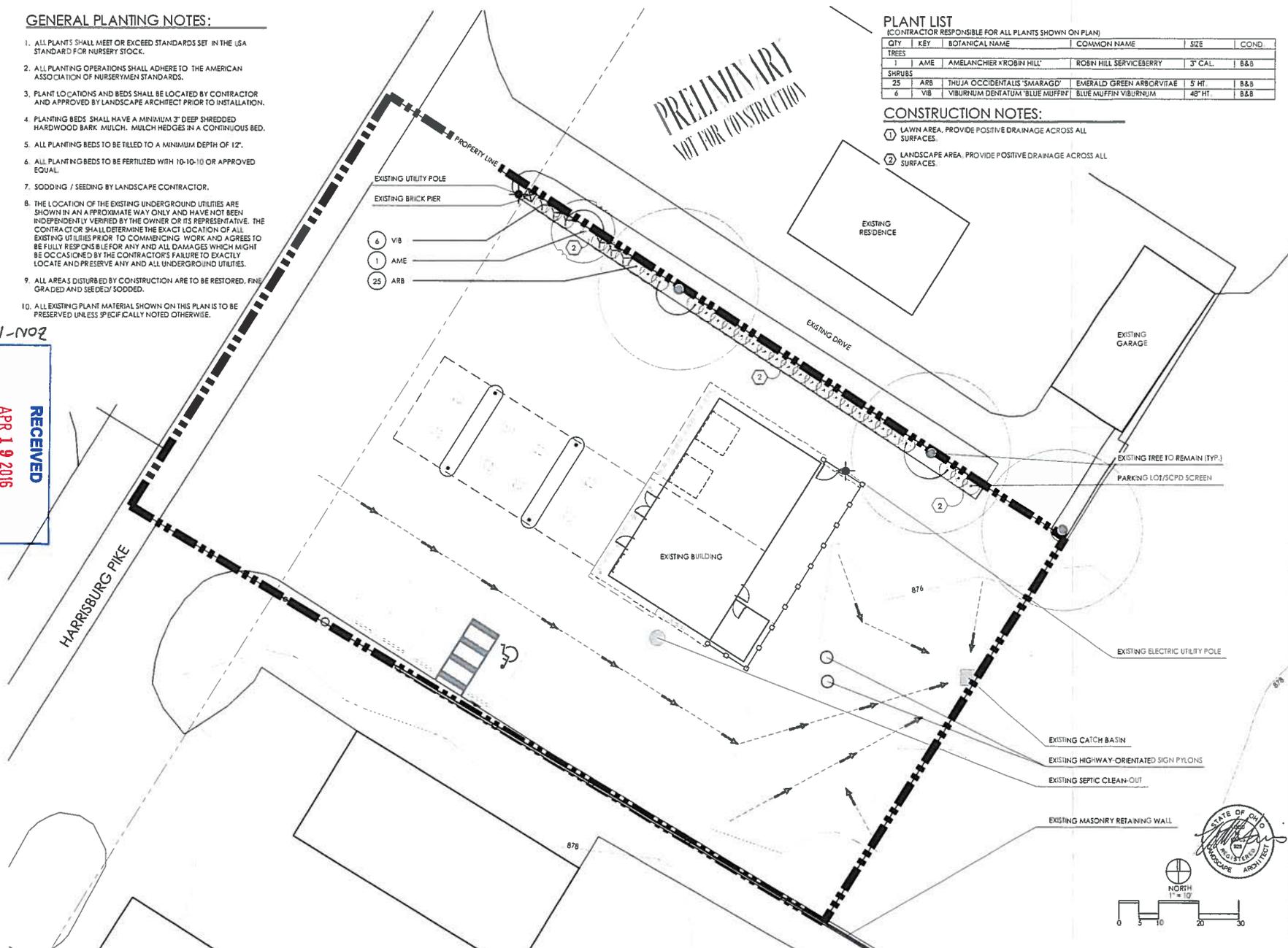
CONSTRUCTION NOTES:

1. LAWN AREA. PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
2. LANDSCAPE AREA. PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.

**PRELIMINARY
NOT FOR CONSTRUCTION**

20-91-102

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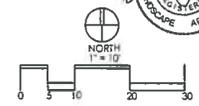
**LANDSCAPE
PLAN**

6950 HARRISBURG PIKE
PREPARED FOR
SUNVALLEY OIL CO.
897 HARRISBURG PIKE
OREH, OH 43144

Paris Planning & Design
LAND PLANNING • LANDSCAPE ARCHITECTURE
24314 3rd Street Columbus, OH 43219
614.441.1144 www.parisplanninganddesign.com

DATE	3/15/16
PROJECT	16014
SHEET	

EX-D





3 EAST ELEVATION
SCALE: N.T.S.



1 WEST ELEVATION
SCALE: N.T.S.



4 NORTH ELEVATION
SCALE: N.T.S.



2 SOUTH ELEVATION
SCALE: N.T.S.

20-91-102

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 Franklin County, OH

REVISIONS	

ARCHITECTURE

6950 HARRISBURG PIKE
PREPARED BY
 SUNVALLEY OIL CO.
6977 HARRISBURG PIKE
 COLUMBUS, OH 43144

Paris Planning & Design
LAND PLANNING • LANDSCAPE ARCHITECTURE
243 N. 28th Street • Columbus, OH 43215
614.714.1144 • www.parisplanninganddesign.com

DATE	3/15/16
PROJECT	16014
SHEET	

EX-F



Commissioners
 Marilyn Brown, President
 Paula Brooks
 John O'Grady

Economic Development & Planning Department
 James Schlimmer, Director

Application for Zoning Variance

Revised January 1, 2009



Property Information	
Site Address	6732 Lambert Road
Parcel ID(s)	230-000282-00
Zoning	NC - Neighborhood Commercial SGO - Smart Growth Overlay
Township	Pleasant
Acres	2.18
Water Supply	Wastewater Treatment
<input type="checkbox"/> Public (Central) <input checked="" type="checkbox"/> Private (Onsite)	<input type="checkbox"/> Public (Central) <input checked="" type="checkbox"/> Private (Onsite)

Applicant Information	
Name/Company Name	Orient (Harrisburg) DOHP, LLC
Address	9010 Overlook Boulevard Brentwood, Tennessee 37027
Phone #	615-370-0670
Fax #	
Email	

Property Owner Information	
Name/Company Name	JAS Group, LTD. c/o John Messmore
Address	3540 La Rochell Drive Columbus, Ohio 43221
Phone #	614-457-5827
Fax #	
Email	

Agent Information (if applicable)	
Name/Company Name	Jason Horowitz, GBT Realty Corporation
Address	9010 Overlook Boulevard Brentwood, Tennessee 37027
Phone #	615-370-0670
Fax #	
Email	jhorowitz@gbtrealty.com

Staff Use Only	
Case #	VA-3852
Date filed:	3/29/2016
Fee paid	650.00
Receipt #	16-00702
Received by	KS
Hearing date:	4/18/2016
Zoning Compliance:	ZC-15-4556

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	670.083(a) Front Setback along a Primary Street
Description	Harrisburg Pike is considered the Primary Street although the majority of the lot frontage is along Lambert Road. Building meets requirement if Lambert Road is considered Primary
Section	670.083(e) Building Orientation
Description	Building is 48 degrees off parallel from Harrisburg Pike but meets the requirement if Lambert Road is considered Primary.
Section	670.0816(a) Parking Setback 67083(h(4) Building Facade
Description	All parking provided is between the proposed building and Harrisburg Pike. If Lambert Road is considered primary the parking area meets this requirement.
670.0816(b) Circulation System - ADA sidewalk connectivity not possible due to site topography, alternate accessible path and steps provided	

Describe the project

This project includes development of a 9,100 square-foot retail store with associated parking, utilities, and landscaping. An onsite public well, septic system, and stormwater detention/water quality facility are included in the design.

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

- Are there special conditions or circumstances applying to the property involved that do not generally apply to other properties in the same zoning district.
 Lot dimensions and geometry severely limit the layout options on site. The property is bounded by roadways on three sides and by the B&O railway line on the other. The need for onsite septic, public well, stormwater detention, and groundwater recharge facilities further limits the available space for building and parking area. The location of the detention system is driven by topography and the septic system must be located in an area of acceptable soils.
- 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.
 A literal interpretation of the Zoning Resolution would prohibit the application from developing this property due to the extent of the existing hardships. Dollar General uses a prototype building and a set of site design guidelines that have been optimized for ease of use and traffic circulation. While the site layout varies from the Dollar General prototype, it has been designed to meet all other guidelines as well as all county and state regulations where possible.
- That the special conditions and circumstances, listed under question #1, do not result from any actions of the applicant.
 These conditions and circumstances are the result of the existing topography, lot dimensions, soil types, and absence of public water and sewer. The location of the access drive on Lambert Road is dictated by existing utility poles and spacing from the intersection with Harrisburg Pike and the B&O rail line. The lot has 97' of frontage along Harrisburg Pike and 633' of frontage along Lambert Road. There is not enough frontage along Harrisburg pike to allow for any of Dollar General's prototype buildings.
 The windows along Lambert Road (secondary street) are not clear glass. The prototype store has fixtures along this wall to a height of 78" above finish floor.

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

Granting these variances will allow this project to move forward which will be a positive addition to the area. The development as designed will not appear out of place in the surrounding area. The store has been designed as a "corner entry" building with architectural upgrades due to the lot frontage on multiple roadways.

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

No adverse health and safety impacts are associated with these variances.

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

Without these variances the Dollar General prototype building and required parking will not fit within the per-code developable area.

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

Front Setback Variance: 352' Building Orientation: 33 degrees Parking Setback: 100%

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

No, the surrounding areas are not heavily developed. Given the proximity to US 71, this development will not appear out of place.

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)

Water and sewer are provided onsite. Drive aisles have been designed to accommodate fire and garbage collection vehicles in addition to Dollar General's delivery trucks (WB-67 semi).

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

The property is currently under contract. The applicant is aware of the zoning restrictions and has been in discussion with Franklin County Planning during the design and permitting process.

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

There are no other feasible options for building or parking placement that allow all other site criteria to be met.

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

Yes. The proposed design provides adequate facilities to meet all other County and State ordinances and provides a safe and convenient shopping experience for Dollar General customers.

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 [Signature]

Date 3-30-16

* ① [Signature] for
Property Owner (Signature must be notarized)
John W. Messmore
w/ Power of Attorney
(attached)

Date 04.01.2016

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.

#① State of Ohio
County of Franklin
Sworn to and subscribed to before me,
a notary public, by Graydon D. Webb as
power of attorney for John W. Messmore, as
to signature #1 only, on 4/1/2016.
[Signature]



EDITH R. BLOUGH
Notary Public, State of Ohio
My Commission Expires
July 17, 2018

GENERAL POWER OF ATTORNEY

BE IT KNOWN, that John W. Messmore has made and appointed, and by these presents does make and appoint Graydon Webb true and lawful attorney for him/her and in his/her name, place and stead, giving and granting to said attorney, general, full and unlimited power and authority to do and perform all and every act and thing whatsoever requisite necessary to be done in and about the premises as fully, to all intents and purposes, as could be done if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that said attorney shall lawfully do or cause to be done by virtue hereof. With final approval from James K Hunter Attorney.

IN WITNESS WHEREOF, I have hereunto set my hand and seal

this 14th day of DECEMBER, 2011.

Signed, sealed and delivered in the presence of:

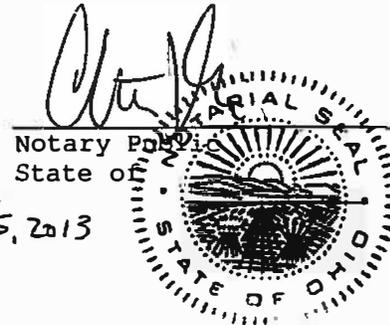
Witness [Signature]
Witness Jackie Sundleton

[Signature]

State of OHIO)
County of FRANKLIN) ss.

The foregoing instrument was acknowledged by me this 14th day of December, 2011 by: John W. Messmore who is/are personally known by me or who has/have produced: N/A as identification and who did not take an oath.

My Commission Expires: OCTOBER 15, 2013



(SEAL) CHRISTOPHER J. GERARDI NOTARY PUBLIC STATE OF OHIO Recorded in Delaware County My Comm. Exp. 10/15/13



9,100 Square Foot Facility - Prototype "E"
70'-3" Front x 130'-10" Deep

Dollar General Corporation

Retail Store

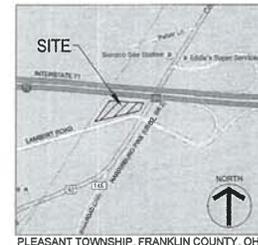
Orient, Ohio

LAMBERT ROAD AT HARRISBURG PIKE (US 62, SR 3)
6732 LAMBERT ROAD
Tax Parcel ID: 230-000282-00

RECEIVED
MAR 29 2016
Franklin County Planning Department
Franklin County, OH

VA-3852

SCHEDULE OF DRAWINGS		
DRAWING NUMBER	REVISION DATE	DRAWING TITLE
CS-1		COVER SHEET
CS-2A		EXISTING CONDITIONS SURVEY 1 OF 2
CS-2B		EXISTING CONDITIONS SURVEY 2 OF 2
SL-1		SITE LAYOUT AND UTILITY PLAN
GS-1		GRADING AND DRAINAGE PLAN
CS-2		LANDSCAPE AND PLANTING SCHEDULE PLAN
CD-1		SITE DETAILS
CD-2		SITE DETAILS
CD-3		SITE DETAILS
LL-1		LANDSCAPE PLAN



PLEASANT TOWNSHIP, FRANKLIN COUNTY, OHIO

VICINITY MAP
NOT TO SCALE

SIGNATURES BELOW SIGNIFY ONLY CONFORMANCE WITH THE GENERAL PURPOSE AND GENERAL LOCATION OF THE PROJECT. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE ENGINEER PREPARING THE PLAN.

FRANKLIN COUNTY ENGINEER

SIGNATURE _____ DATE _____

FRANKLIN COUNTY CHIEF DEPUTY ENGINEER

SIGNATURE _____ DATE _____

SURVEYOR

GPD Group

Glaus, Pyle, Schomer, Burns & DeHaven, Inc.
520 South Main Street, Suite 2531
Akron, OH 44311
Contact: Jim Karing
Phone: (330) 572-2100
Fax: (330) 572-2101

ARCHITECT

GPD Group

Glaus, Pyle, Schomer, Burns & DeHaven, Inc.
520 South Main Street, Suite 2531
Akron, OH 44311
Contact: Mike Rubino
Phone: (330) 572-2100
Fax: (330) 572-2101

DEVELOPER

**ORIENT (HARRISBURG)
DOHP, LLC**

9010 Overlook Boulevard
Brentwood, Tennessee 37027
Development Contact: Jason Horowitz
Email: jhorowitz@gbtrealty.com
Construction Contact: Will Beard
Email: wbeard@gbtrealty.com
Phone: (615) 370-0670
Fax: (615) 373-3111

CIVIL ENGINEER



1400 Nashville City Center, 511 Union Street
Nashville, Tennessee 37219
Contact: Joe Johnston
Phone: (615) 770-8204
Fax: (605) 712-3370
Email: joe_johnston@gspnet.com



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NASHVILLE, TN 37219
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www.gspnet.com

DOLLAR GENERAL

**ORIENT
(HARRISBURG)
DOHP, LLC**

9010 Overlook Boulevard
Brentwood, TN 37027
615-370-0670

6732 LAMBERT ROAD
PLEASANT TOWNSHIP
FRANKLIN COUNTY, OHIO 43146



Revision		
No.	Date	Description
Δ 1	3-16-16	COUNTY COMMENTS

COVER SHEET

C0.1

PROJECT: 160811
DATE: 02/16/16

HARRISBURG PIKE
 U.S. 62, VARIABLE WIDTH)

RECEIVED
MAR 29 2016
 Franklin County Planning Department
 Franklin County, OH
 VA-3852

INTERSTATE 71
 (VARIABLE WIDTH)

I.A.S. GROUP, INC
 DB. PG.
 P.N. 230-000282-00
AREA
2,1783 Ac.
94,888 S.F.

BALTIMORE & OHIO RAILROAD
 DB. 592, PG. 1

LAMBERT ROAD (50' R/W)

- LEGEND:**
- EXISTING IRON PIN FOUND AS NOTED
 - EXISTING WOODEN POST FOUND AS NOTED
 - 5/8" x 30" IRON WITH CAP "TOP" SET
 - EXISTING POWER POLE
 - EXISTING POWER & TELEPHONE POLE
 - EXISTING TELEPHONE POLE
 - EXISTING ELECTRIC METER
 - EXISTING CATCH BASIN
 - EXISTING STORM MANHOLE
 - EXISTING POST OR BOLLARD
 - EXISTING SIGN
 - EXISTING DIRT MOUND
 - EXISTING MAIL BOX
 - EXISTING POWER
 - EXISTING CONCRETE PAD/AREA
 - PA - EXISTING PROPERTY LINE
 - R/W - EXISTING RIGHT OF WAY LINE
 - L/A, R/W - EXISTING LIMITED ACCESS RIGHT OF WAY LINE
 - CA - EXISTING CENTER LINE
 - CU - EXISTING OVERHEAD UTILITY LINES
 - G - EXISTING UNDERGROUND GAS LINES
 - ST - EXISTING UNDERGROUND STORM LINES
 - SW - EXISTING UNDERGROUND SANITARY LINES
 - W - EXISTING UNDERGROUND WATER LINES
 - E - EXISTING UNDERGROUND ELECTRIC LINES
 - T - EXISTING UNDERGROUND TELEPHONE LINES
 - T.P.O.B. TRUE POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - REC. RECORD INFORMATION

BASIS OF BEARING:
 STATE PLANE GRID NORTH, NAD 83 (2011)
 GSDM LDA, OHIO SURVEY ZONE
 TIED BY GPS TO THE O.D.A.T. IRS.
 ELEVATIONS ARE MAND MSL

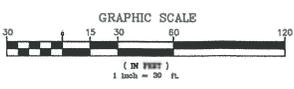
INVERTS:

CG 501 1/2" T/C	= 863.50
4" COP (SW)	= 863.70
CG 574 7/8" T/C	= 871.21
6" COP (SW & NE)	= 866.31
STW 682 1/2" T/C	= 872.05
36" COP (NE)	= 862.55
30" COP (SW)	= 862.60
STW 744 7/8" T/C	= 872.03
18" COP (NE)	= 868.43
24" COP (W)	= 868.63
STW 264 7/8" T/C	= 871.41
18" COP (NE)	= 868.41
24" COP (SE)	= 864.81
36" COP (SW)	= 864.31

BENCHMARKS:

1. MAND SPINE IN WEST SIDE OF UTILITY POLE
 # 656827
 ELEV. = 873.53

2. RAILROAD SPIRE IN UTILITY POLE
 # 656855
 E. 178256
 ELEV. = 868.50



Underground Utilities

2 Working Days
 Before You Dig
 Call 800-362-2764 (Toll Free)
 Ohio Utilities Protection Service

Non-members
 Must Be Called Directly
 Call 800-925-0988 (Toll Free)
 28 & Gas Producers Utility Protection Service

UTILITIES SHOWN ON SURVEY WERE LOCATED BASED ON FIELD MARKING PROVIDED BY DONOR. SEE 170517 AND GPS REQUEST #AS18091542 AND #AS18091545.

REV.	DATE	DESCRIPTION

DOLLAR GENERAL
 HARRISBURG PIKE & LAMBERT RD.
 PLEASANT, OHIO 43146

ALT/ACSM
 LAND TITLE SURVEY

ISSUED FOR:	PERMIT:	BID:	CONSTRUCTION:	RECORD:
PROJECT MANAGER:				
SLM				

JOB NO.
2015066.19

2 of 2

LAYOUT AND PAVING NOTES - DOLLAR GENERAL

- ALL EXISTING STRUCTURES, CONCRETE PAVEMENTS AND UTILITY SERVICES ON THE SITE SHALL BE REMOVED TO FULL DEPTH PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL CHECK EXISTING GRADES, DIMENSIONS, AND INVERTS IN THE FIELD AND REPORT ALL DISCREPANCIES TO THE ENGINEER PRIOR TO BEGINNING WORK.
- THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES, OBTAIN ALL PERMITS AND PAY ALL FEES PRIOR TO BEGINNING WORK.
- PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. INSTALL ALL UTILITIES AND IRRIGATION SLEEVES PRIOR TO INSTALLATION OF PAVEMENT.
- THE CONTRACTOR SHALL PROTECT ALL TREES TO REMAIN, IN ACCORDANCE WITH THE SPECIFICATIONS. DO NOT OPERATE OR STORE HEAVY EQUIPMENT OR STORE MATERIALS WITHIN THE DRUPLINES OF TREES OR OUTSIDE THE LIMIT OF GRADING.
- CONCRETE WALLS AND PADS SHALL HAVE A BROOM FINISH WITH NO EXPOSED AGGREGATE ON ANY FACE. ALL CONCRETE TO BE MINIMUM 4,000 PSI COMPRESSIVE STRENGTH WITH 3/4" MAX AIR ENTRAINMENT. MIXTURES WITH WATER/CEMENT RATIOS AT 9.5 OR BELOW ARE RECOMMENDED. CURB RAMP, SIDEWALK SLOPES, AND DRIVEWAY RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL CURRENT LOCAL REQUIREMENTS. IF APPLICABLE, THE CONTRACTOR SHALL REQUEST INSPECTION OF SIDEWALK AND RAMP FORMS PRIOR TO PLACEMENT OF CONCRETE. NO FLY ASH PERMITTED.
- CONSTRUCTION OF REINFORCED CONCRETE PAVEMENT SHALL BE IN ACCORDANCE WITH ACI 309 STANDARD SPECIFICATIONS. CURING COMPOUND SHALL BE APPLIED TO ALL CONCRETE SURFACES IMMEDIATELY AFTER BROOM FINISH. CONTRACTOR SHALL REJECT CONCRETE IF IT CANNOT BE PLACED WITHIN 90 MINUTES OF BATCH TIME OR WITHIN 75 MINUTES DURING SUMMER HIGH TEMPERATURE CONDITIONS.
- ALL DAMAGE TO EXISTING ASPHALT PAVEMENT TO REMAIN RESULTING FROM NEW CONSTRUCTION SHALL BE REPAIRED WITH LIKE MATERIALS AT CONTRACTOR'S EXPENSE.
- DIMENSIONS ARE TO THE FACE OF CURB. EXPOSED FACE OF WALL, EDGE OF CONCRETE OR TO THE FACE OF BUILDING UNLESS OTHERWISE NOTED.
- SCREENED ITEMS INDICATE A PRE-CONSTRUCTION TOPOGRAPHIC SURVEY PROVIDED BY GPO GROUP, INC. DATED JULY 26, 2015.
- CONCRETE PAVEMENT CONSTRUCTION JOINTS SHALL BE CONSTRUCTED TO A DEPTH OF AT LEAST 3/4" IN THE CONCRETE THICKNESS, AND SHALL DIVIDE CONCRETE ROUGHLY INTO SQUARES WITH MAXIMUM 40' SEGMENTS. JOINTS CAN BE SAWCUT, FORMED OR TOOLED.
- MAINTAIN ONE SET OF MARKED-UP AS-BUILT DRAWINGS ON THE JOB SITE FOR DISTRIBUTION TO THE ENGINEER UPON COMPLETION.
- CONTRACTOR SHALL PROVIDE AS-BUILT SURVEY FOR COMPLETED SITE. CONSULT ENGINEER FOR SPECIFIC REQUIREMENTS.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING POSTAL DELIVERY METHOD WITH THE LOCAL JURISDICTION. IF A PHYSICAL MAILBOX IS REQUIRED, THE GENERAL CONTRACTOR RESPONSIBLE FOR THE PURCHASE, LOCATION PLACEMENT, AND INSTALLATION.

UTILITIES LEGEND

1.5" W	PROPOSED WATER LINE
6" SAN	PROPOSED SANITARY SEWER
Ø 6"	PROPOSED OVERHEAD ELECTRIC
---	PROPOSED UTILITY EARTHQUAKE
○	PROPOSED SANITARY CLEANOUT
○	PROPOSED LIGHT POLE

UTILITY CONTACTS

ELECTRIC
AEP
CONTACT: RICHARD KERNS
PHONE: 614.883.8882

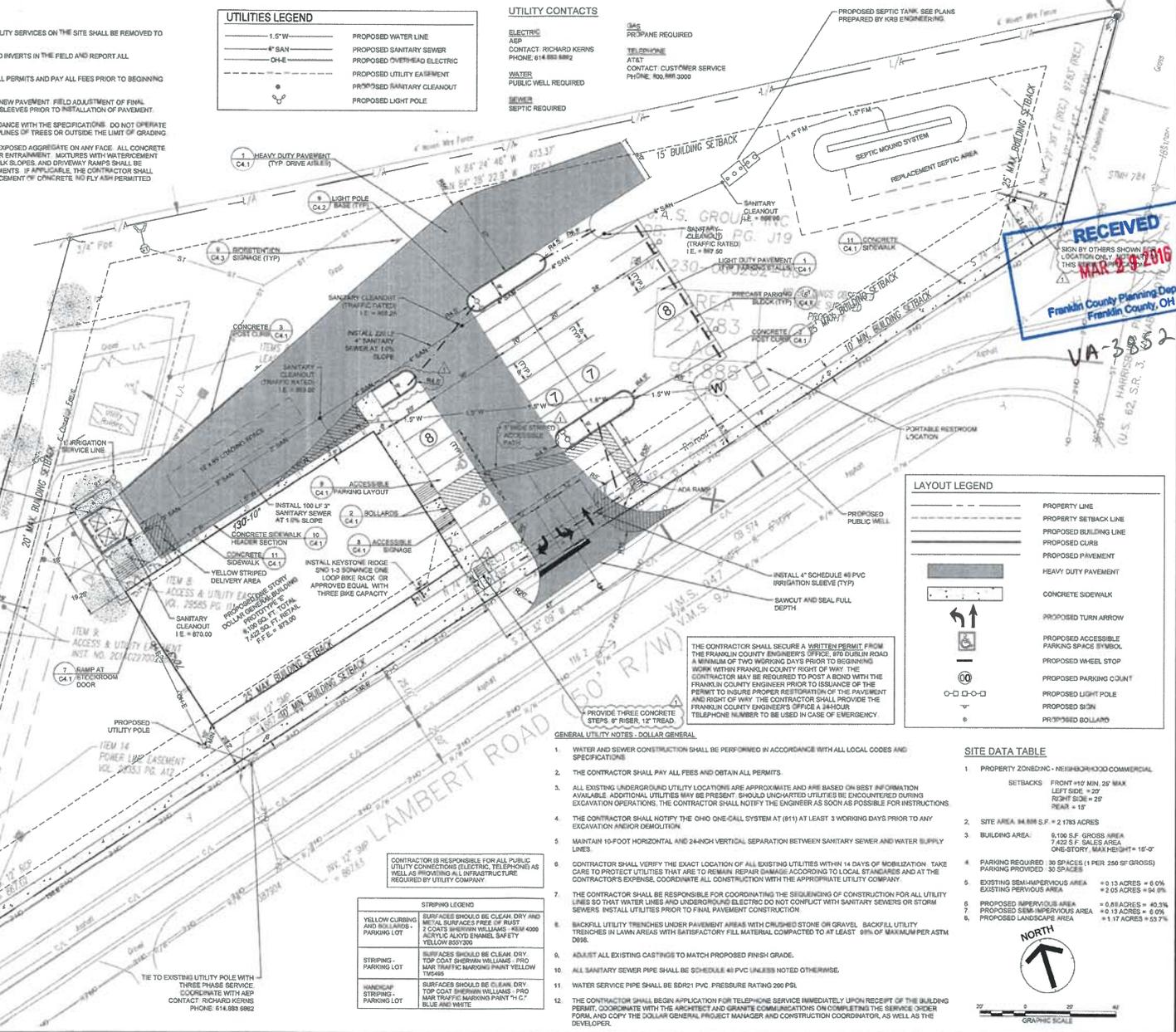
WATER
PUBLIC WELL REQUIRED

SEWER
SEPTIC REQUIRED

PROPRANE REQUIRED
PROPRANE REQUIRED

TRAFFIC ENGINEER
ATAI
CONTACT: CUSTOMER SERVICE
PHONE: 800.888.3000

PROPOSED ABOVE GROUND PROPANE TANK. LOCATION APPROXIMATE. CONTRACTOR TO PROVIDE ANCHORING PER MANUFACTURER'S RECOMMENDATION. TANK IS TO BE LEASED AND HAVE MINIMUM 1,000 GALLON CAPACITY. LEASE TO BE COORDINATED WITH DOLLAR GENERAL. FINAL LOCATION TO BE DETERMINED BY LICENSED OHIO PROPANE CONTRACTOR.



LAYOUT LEGEND

---	PROPERTY LINE
---	PROPERTY SETBACK LINE
---	PROPOSED BUILDING LINE
---	PROPOSED CURB
---	PROPOSED PAVEMENT
---	HEAVY DUTY PAVEMENT
---	CONCRETE SIDEWALK
---	PROPOSED TURN ARROW
---	PROPOSED ACCESSIBLE PARKING SPACE 8'x20'
---	PROPOSED WHEEL STOP
---	PROPOSED PARKING COUNTER
---	PROPOSED LIGHT POLE
---	PROPOSED SIGN
---	PROPOSED BOLLARD

SITE DATA TABLE

No.	Date	Description
1	3-16-16	COUNTY COMMENTS

Property Line	Setbacks	Site Area	Building Area	Parking Required	Existing Semi-Impermeable Area	Existing Pervious Area	Proposed Impermeable Area	Proposed Semi-Impermeable Area	Proposed Landscape Area
FRONT = 10' MIN, 20' MAX LEFT SIDE = 20' RIGHT SIDE = 25' REAR = 15'		84,888 S.F. = 2.1783 ACRES	6,100 S.F. GROSS AREA 7,422 S.F. SALES AREA ONE-STORY, MAX HEIGHT = 15'-0"	30 SPACES (1 PER 250 SF GROSS) PARKING PROVIDED: 38 SPACES	+ 0.13 ACRES = 6.0%	+ 2.02 ACRES = 94.0%	+ 0.81 ACRES = 40.5%	+ 0.13 ACRES = 6.0%	+ 1.17 ACRES = 52.9%

- GENERAL UTILITY NOTES - DOLLAR GENERAL**
- WATER AND SEWER CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL CODES AND SPECIFICATIONS.
 - THE CONTRACTOR SHALL PAY ALL FEES AND OBTAIN ALL PERMITS.
 - ALL EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND ARE BASED ON BEST INFORMATION AVAILABLE. ADDITIONAL UTILITIES MAY BE PRESENT. SHOULD UNCHARTERED UTILITIES BE ENCOUNTERED DURING CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AS SOON AS POSSIBLE FOR INSTRUCTIONS.
 - THE CONTRACTOR SHALL NOTIFY THE OHIO ONE-CALL SYSTEM AT (811) AT LEAST 3 WORKING DAYS PRIOR TO ANY EXCAVATION AND/OR DEMOLITION.
 - MAINTAIN 10-FOOT HORIZONTAL AND 24-INCH VERTICAL SEPARATION BETWEEN SANITARY SEWER AND WATER UTILITY LINES.
 - CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES WITHIN 14 DAYS OF MOBILIZATION. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES SO THAT WATER LINES AND UNDERGROUND ELECTRIC DO NOT CONFLICT WITH SANITARY SEWERS OR STORM SEWERS. INSTALL UTILITIES PRIOR TO PAVEMENT CONSTRUCTION.
 - BACKFILL UTILITY TRENCHES UNDER PARKING AREAS WITH CRUSHED STONE OR GRAVEL. BACKFILL UTILITY TRENCHES IN LAWN AREAS WITH SATISFACTORY FILL MATERIAL COMPACTED TO AT LEAST 98% OF MAXIMUM PER ASTM D998.
 - ADJUST ALL EXISTING CASTINGS TO MATCH PROPOSED FINISH GRADE.
 - ALL SANITARY SEWER PIPE SHALL BE SCHEDULE 40 PVC UNLESS NOTED OTHERWISE.
 - WATER SERVICE PIPE SHALL BE SDR21 PVC. PRESSURE RATING 200 PSI.
 - THE CONTRACTOR SHALL BEGIN APPLICATION FOR TELEPHONE SERVICE IMMEDIATELY UPON RECEIPT OF THE BUILDING PERMIT. COORDINATE WITH THE ARCHITECT AND GRANITE COMMUNICATIONS ON COMPLETING THE SERVICE ORDER FORM AND COPY THE DOLLAR GENERAL PROJECT MANAGER AND CONSTRUCTION COORDINATOR, AS WELL AS THE DEVELOPER.

CONTRACTOR IS RESPONSIBLE FOR ALL PUBLIC UTILITY CONNECTIONS (ELECTRIC, TELEPHONE) AS WELL AS PROVIDING ALL INFRASTRUCTURE REQUIRED BY UTILITY COMPANY.

STRIPING LEGEND	SURFACES SHOULD BE CLEAN, DRY AND METAL SURFACES FREE OF RUST
YELLOW CURBING AND BOLLARDS - PARKING LOT	2 COATS SHEARWIN WILLIAMS - REM 4000 ACRYLIC ALKID ENAMEL SAFETY YELLOW 8507300
STRIPING - PARKING LOT	SURFACES SHOULD BE CLEAN, DRY, TOP COAT SHEARWIN WILLIAMS, PRO MARK TRAFFIC MARKING PAINT YELLOW T5645
STRIPING - HANDICAP PARKING LOT	SURFACES SHOULD BE CLEAN, DRY, TOP COAT SHEARWIN WILLIAMS, PRO MARK TRAFFIC MARKING PAINT "11" BLUE AND WHITE



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GRESHAM SMITH AND PARTNERS
1400 Nashville City Centre
875 Union Street
Nashville, TN 37219
615.259.8100

DOLLAR GENERAL

ORIENT (HARRISBURG) DOHP, LLC
9010 Overlook Boulevard
Brentwood, TN 37027
615-370-0670

9732 LAMBERT ROAD
PLEASANT TOWNSHIP
FRANKLIN COUNTY, OHIO 43146



Revision

No.	Date	Description
1	3-16-16	COUNTY COMMENTS

SITE LAYOUT & UTILITY PLAN

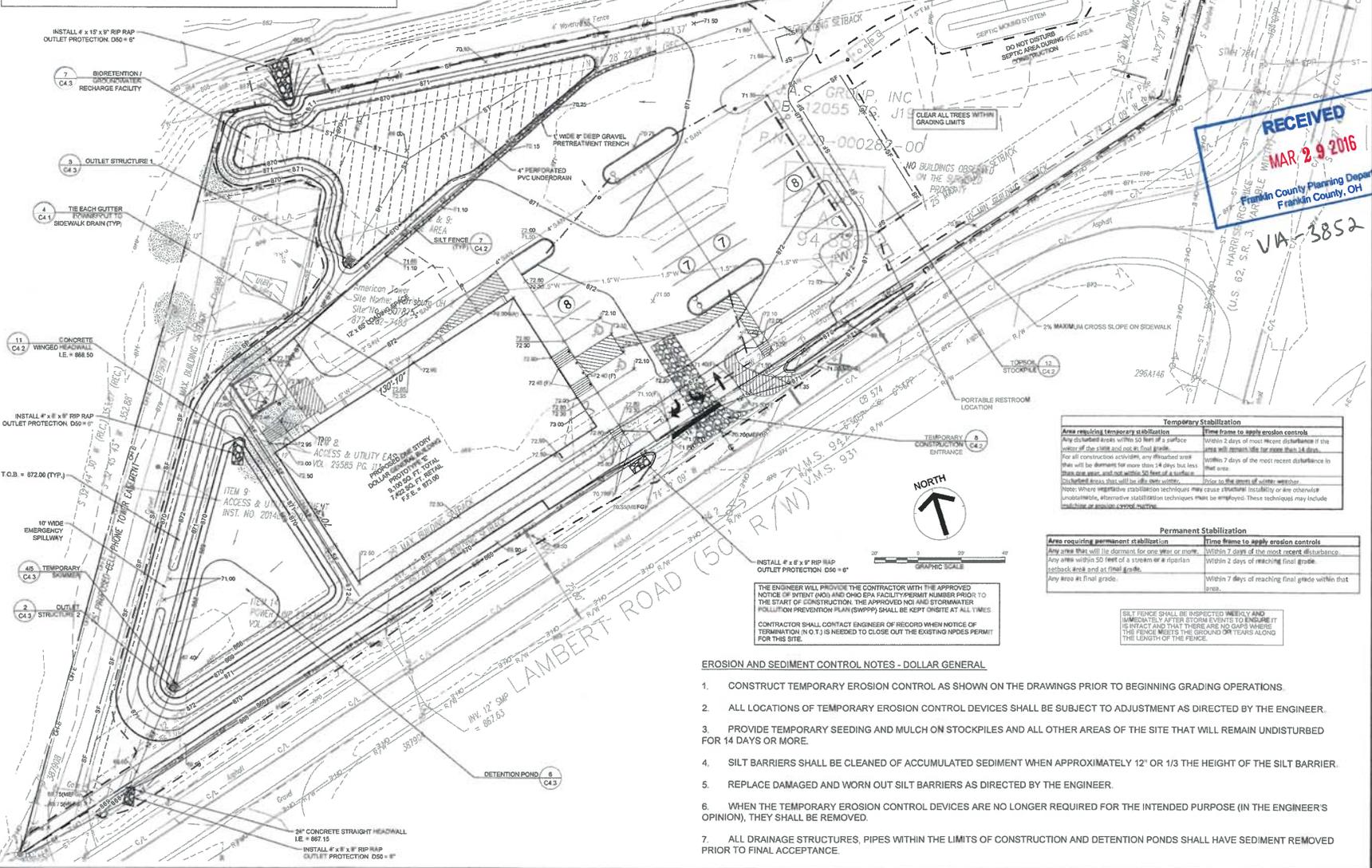
C2.1

PROJECT: 16111
DATE: 03.16.16

EROSION CONTROL LEGEND

---	PROPERTY LINE	■	PROPOSED STORM STRUCTURES
---	PROPOSED BUILDING LINE	▬	PROPOSED HEADWALL
---	EXISTING MAJOR CONTOUR	▬	PROPOSED FLOW ARROW
---	EXISTING MINOR CONTOUR	▬	RIP-RAP
---	PROPOSED MAJOR CONTOUR	▬	
---	PROPOSED MINOR CONTOUR	▬	
---	PROPOSED STORM PIPE	▬	
---	SILT FENCE	▬	

- EROSION CONTROL TEMP INSTALLATION SCHEDULE**
1. INSTALL TEMPORARY CONSTRUCTION ENTRANCE
 2. INSTALL CONSTRUCTION BARRIER (ENCLOSING AROUND THE SEPTIC AREA)
 3. INSTALL PERIMETER SEDIMENT CONTROL MEASURES (SILT FENCES PRIOR TO ANY EARTH DISTURBING ACTIVITY)
 4. STRIP AND STOCKPILE TOPSOIL FROM DETENTION AND RETENTION BASIN AREAS
 5. CONSTRUCT POND BERMS AND EXCAVATE TO FINISH GRADE FOR USE AS TEMPORARY SEDIMENT PONES DURING CONSTRUCTION
 6. INSTALL POND OUTLET STRUCTURES AND PIPING
 7. INSTALL TEMPORARY BARRIERS TO POND OUTLET STRUCTURES TO BE REMOVED WHEN SITE REACHES 70% STABILIZATION
 8. STRIP AND STOCKPILE ANY AVAILABLE TOPSOIL FROM THE REMAINDER OF THE AREA OF DISTURBANCE
 9. CONSTRUCT FLOW ARROWS
 10. PROVIDE TEMPORARY SEEDING AND MULCH ON STOCKPILES AND ALL OTHER AREAS OF THE SITE THAT WILL REMAIN UNDISTURBED FOR 14 DAYS OR MORE
 11. CONSTRUCTION FACILITIES: GRAVEL PRETREATMENT TRENCH AND UNDERDRAINS SHALL ONLY BE CONSTRUCTED AFTER UPLAND AREAS REACH 70% STABILIZATION TO PREVENT INTRODUCTION OF SEDIMENT INTO THE FILTER MEDIA OR GRAVEL STORAGE LAYERS
 12. REMOVE TEMPORARY BMPs ONLY UPON FINAL ACCEPTANCE OF PERMANENT STABILIZATION (70% PERENNIAL VEGETATIVE COVER)



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 Franklin County, OH



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 615 718-1100
 www.gspnet.com

DOLLAR GENERAL

ORIENT (HARRISBURG) DOHP, LLC
 9010 Overlook Boulevard
 Brentwood, TN 37027
 615-370-0670

8732 LAURET ROAD
 PLEASANT TOWNSHIP
 FRANKLIN COUNTY, OH 43148

Temporary Stabilization	
Area requiring temporary stabilization	Time frame to apply erosion controls
Any disturbed areas within 50 feet of a surface within 50 feet of a final grade	Within 2 days of most recent disturbance if the area will remain idle for more than 14 days
For all construction activities, any disturbed area that will be dormant for more than 14 days but less than one year, and not within 50 feet of a surface	Within 7 days of the most recent disturbance to final grade
Disturbed areas that will be idle one month	Close to the start of winter weather
Note: Where innovative stabilization techniques may cause structural instability or are otherwise unobtainable, alternative stabilization techniques may be employed. These techniques may include mulching or erosion control matting.	
Permanent Stabilization	
Area requiring permanent stabilization	Time frame to apply erosion controls
Any area that will be dormant for one year or more	Within 7 days of the most recent disturbance
Any area within 50 feet of a surface or a riparian setback area and at final grade	Within 7 days of reaching final grade
Any area at final grade	Within 7 days of reaching final grade within that area

SILT FENCE SHALL BE INSPECTED WEEKLY AND IMMEDIATELY AFTER STORM EVENTS TO ENSURE IT IS INTACT AND THAT THERE ARE NO GAPS WHERE THE FENCE MEETS THE GROUND OR TEARS ALONG THE LENGTH OF THE FENCE.

THE ENGINEER WILL PROVIDE THE CONTRACTOR WITH THE APPROVED NOTICE OF INTENT (NOI) AND OHIO EPA FACILITY PERMIT NUMBER PRIOR TO THE START OF CONSTRUCTION. THE APPROVED NOI AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE KEPT ON-SITE AT ALL TIMES. CONTRACTOR SHALL CONTACT ENGINEER OF RECORD WHEN NOTICE OF TERMINATION (N.O.T.) IS NEEDED TO CLOSE OUT THE EXISTING NPDES PERMIT FOR THIS SITE.

EROSION AND SEDIMENT CONTROL NOTES - DOLLAR GENERAL

1. CONSTRUCT TEMPORARY EROSION CONTROL AS SHOWN ON THE DRAWINGS PRIOR TO BEGINNING GRADING OPERATIONS.
2. ALL LOCATIONS OF TEMPORARY EROSION CONTROL DEVICES SHALL BE SUBJECT TO ADJUSTMENT AS DIRECTED BY THE ENGINEER.
3. PROVIDE TEMPORARY SEEDING AND MULCH ON STOCKPILES AND ALL OTHER AREAS OF THE SITE THAT WILL REMAIN UNDISTURBED FOR 14 DAYS OR MORE.
4. SILT BARRIERS SHALL BE CLEANED OF ACCUMULATED SEDIMENT WHEN APPROXIMATELY 12" OR 1/3 THE HEIGHT OF THE SILT BARRIER.
5. REPLACE DAMAGED AND WORN OUT SILT BARRIERS AS DIRECTED BY THE ENGINEER.
6. WHEN THE TEMPORARY EROSION CONTROL DEVICES ARE NO LONGER REQUIRED FOR THE INTENDED PURPOSE (IN THE ENGINEER'S OPINION), THEY SHALL BE REMOVED.
7. ALL DRAINAGE STRUCTURES, PIPES WITHIN THE LIMITS OF CONSTRUCTION AND DETENTION PONDS SHALL HAVE SEDIMENT REMOVED PRIOR TO FINAL ACCEPTANCE.

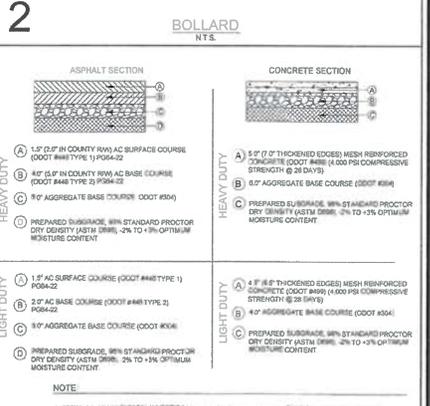
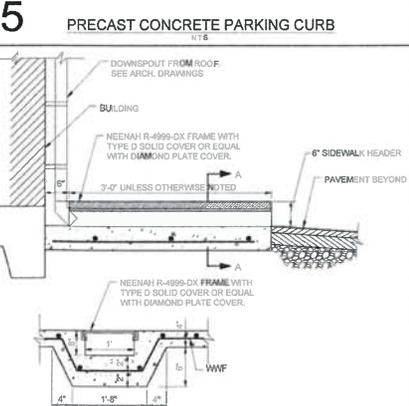
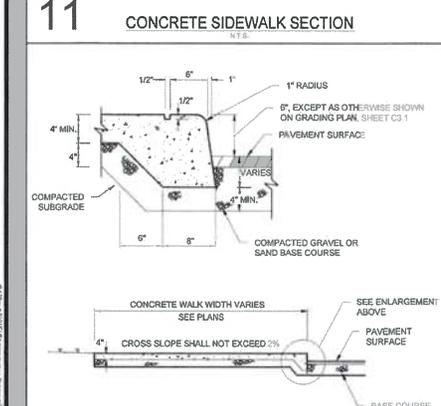
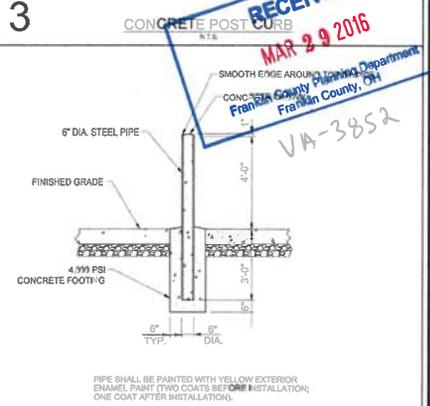
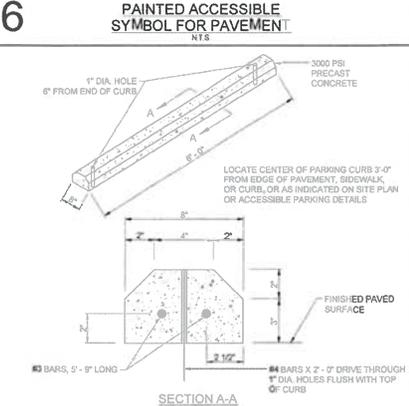
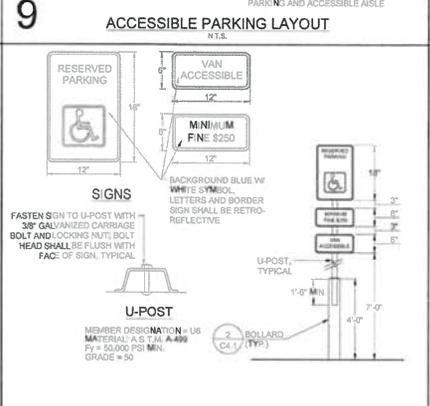
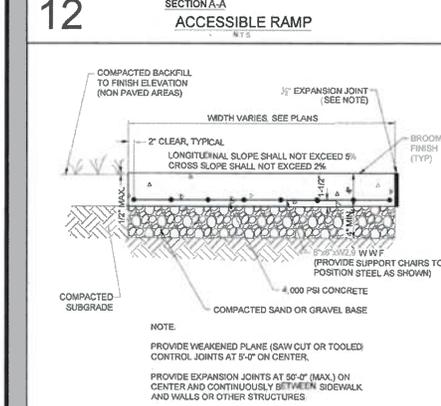
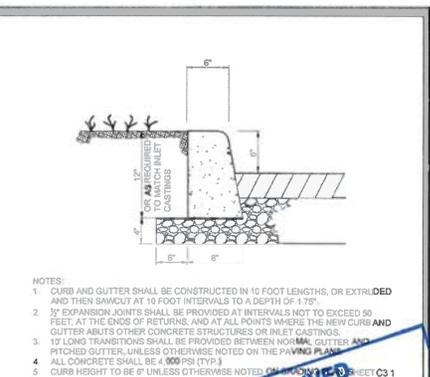
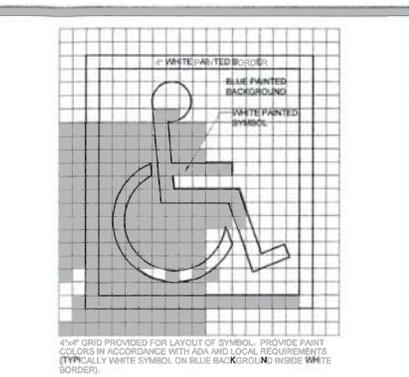
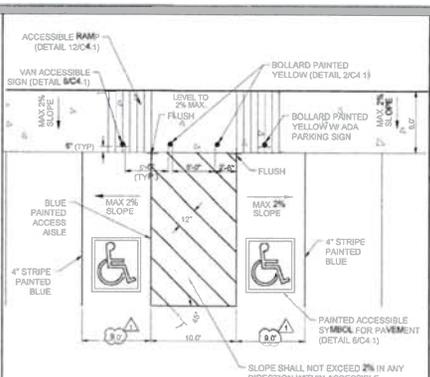
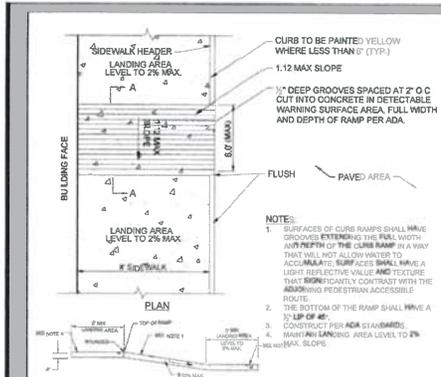


Revision		
No.	Date	Description
1	3-15-16	DEPA COMMENTS

EROSION AND SEDIMENT CONTROL PLAN

C3.2

PROJECT: 40788.11
 DATE: 03.16.16



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Franklin County Planning Department
Franklin County, OH
VA-3852



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Nashville, TN 37203
615.770.8100
www.gspnet.com

DOLLAR GENERAL

ORIENT (HARRISBURG) DOHP, LLC
9010 Overlook Boulevard
Brentwood, TN 37027
615-370-0670

5732 LAMBERT ROAD
PLEASANT TOWNSHIP
FRANKLIN COUNTY, OHIO 43146

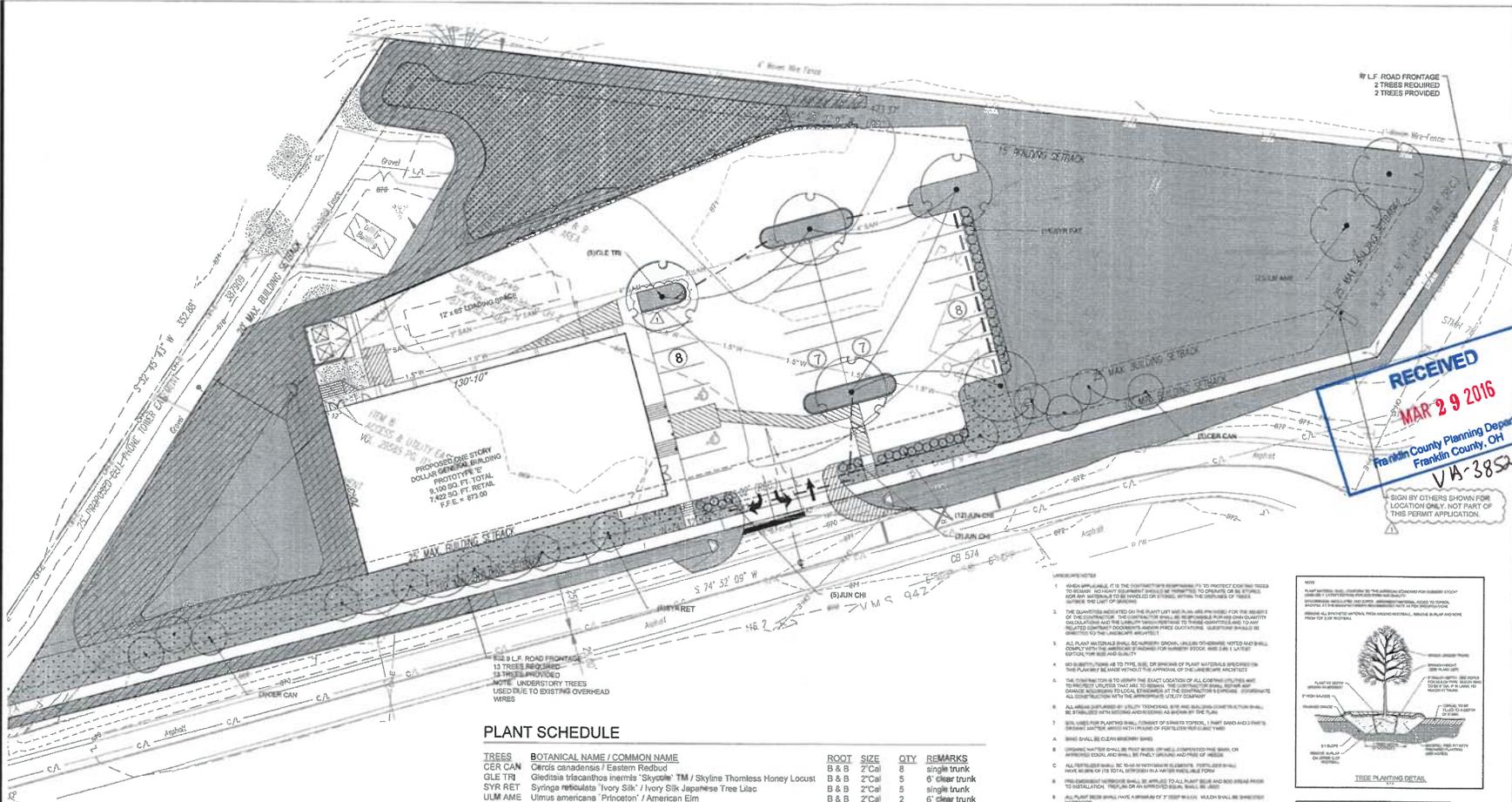


Revision		
No.	Date	Description
1	3-16-16	COUNTY COMMENTS

SITE DETAILS

C4.1

P. NO. 1011
DATE: 02/16/16

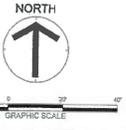
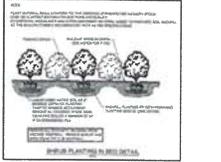
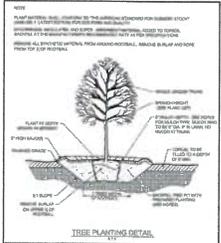


PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	ROOT SIZE	QTY	REMARKS
CER CAN	<i>Quercus canadensis</i> / Eastern Redbud	B & B 2' Cal	8	single trunk
GLE TRN	<i>Gleditsia triacanthos inermis</i> 'Skyline' TM / Skyline Thornless Honey Locust	B & B 2' Cal	5	6' clear trunk
SYR RET	<i>Syringa reticulata</i> ' Ivory Silk' / Ivory Silk Japanese Tree Lilac	B & B 2' Cal	5	single trunk
ULM AME	<i>Ulmus americana</i> 'Princeton' / American Elm	B & B 2' Cal	2	6' clear trunk

SHRUBS	BOTANICAL NAME / COMMON NAME	ROOT SIZE	QTY	REMARKS
JUN CHI	<i>Juniperus chinensis</i> 'Nick's Compact' / 'Nick's Compact' Juniper	5 gal	22	full
SYR PAT	<i>Syringa patula</i> 'Miss Kim' / Miss Kim Lilac	5 gal	24	ht. full

- LEGEND**
- AREA TO BE SEEDING WITH KY-31 FESCUE AT THE RATE OF 5 LBS. PER 1,000 S.F. OR ENGINEER APPROVED EQUAL. WALCH SEEDING AREA WITH STRAW AT THE RATE OF 1.5 LBS PER 1,000 S.F. (A1 100 S.F.)
 - AREA TO BE SOODED WITH KY-31 FESCUE OR EQUAL AS APPROVED BY ENGINEER (E377 & F)
 - IRRIGATOR COVERAGE AREA. CONTRACTOR TO PROVIDE AS A CEMENT-BASED ITEM. (E2 23 S.F.)
 - AREA TO BE STABILIZED WITH NORTH AMERICAN GREEN S-TS (EROSION CONTROL PLACING OR ENGINEER APPROVED EQUAL) IN ADDITION TO SEEDING. (E615 & F)
- INDICATOR NOTES**
- ALL LUMBER AND SUPPLY FINISHES SHALL BE GRADE SPC. WOOD FOR FLOORING (GRADE) OF 1/2" MIN. THICKNESS
 - REMOVE AND PROTECT CONTAINERS ON SITES LOC.
 - PROVIDE ALL TRAFFIC DRIVE VALVES AT ALL LOW POINTS ON SURFACE WITH LATERAL VALVE
 - REMOVE TWO PLASTIC SUPPLY LINE BRANCHES AND VALVES
 - ACCEPTABLE FINISHES:
 - FINISH: UNPAVED DRIVE - CONCRETE OR ASPHALT, TWO (2) INCH THICKNESS, FINISH WITH ALL SURFACE
 - FINISH: DRIVEWAY, WALKWAY AND SIDEWALK, TWO (2) INCH THICKNESS, FINISH WITH ALL SURFACE
 - FINISH: DRIVEWAY, WALKWAY AND SIDEWALK, TWO (2) INCH THICKNESS, FINISH WITH ALL SURFACE
 - FINISH: DRIVEWAY, WALKWAY AND SIDEWALK, TWO (2) INCH THICKNESS, FINISH WITH ALL SURFACE
 - FINISH: DRIVEWAY, WALKWAY AND SIDEWALK, TWO (2) INCH THICKNESS, FINISH WITH ALL SURFACE
 - FINISH: DRIVEWAY, WALKWAY AND SIDEWALK, TWO (2) INCH THICKNESS, FINISH WITH ALL SURFACE



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8122 LAMBERT ROAD
PLEASANT TOWNSHIP
FRANKLIN COUNTY, OHIO 43148



Revision		
No.	Date	Description
1	3-16-18	COUNTY COMMENTS

LANDSCAPE PLAN

L2.1

PROJECT: 478811
DATE: 03.18.18



Glass Panel Solution, Rethink & Construct, Inc.
 520 South Main Street, Suite 2021
 Akron, OH 44311
 330.972.222 FAX: 330.972.2525
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REV.	DATE	DESCRIPTION
A	05/11/16	ADDENDUM NO. 1

DOLLAR GENERAL
 LAMBERT ROAD & US 62
 ORIENT, OH (HARRISBURG) 43146
 EXTERIOR ELEVATIONS
 & FINISH SCHEDULE

ISSUED FOR:	PERMIT	01.22.16
BID	CONSTRUCTION	01.22.16
RECORD		
PROJECT MANAGER	DESIGNER	
MAR		

JOB NO.
 2015066.18

A-2

KEYED NOTES

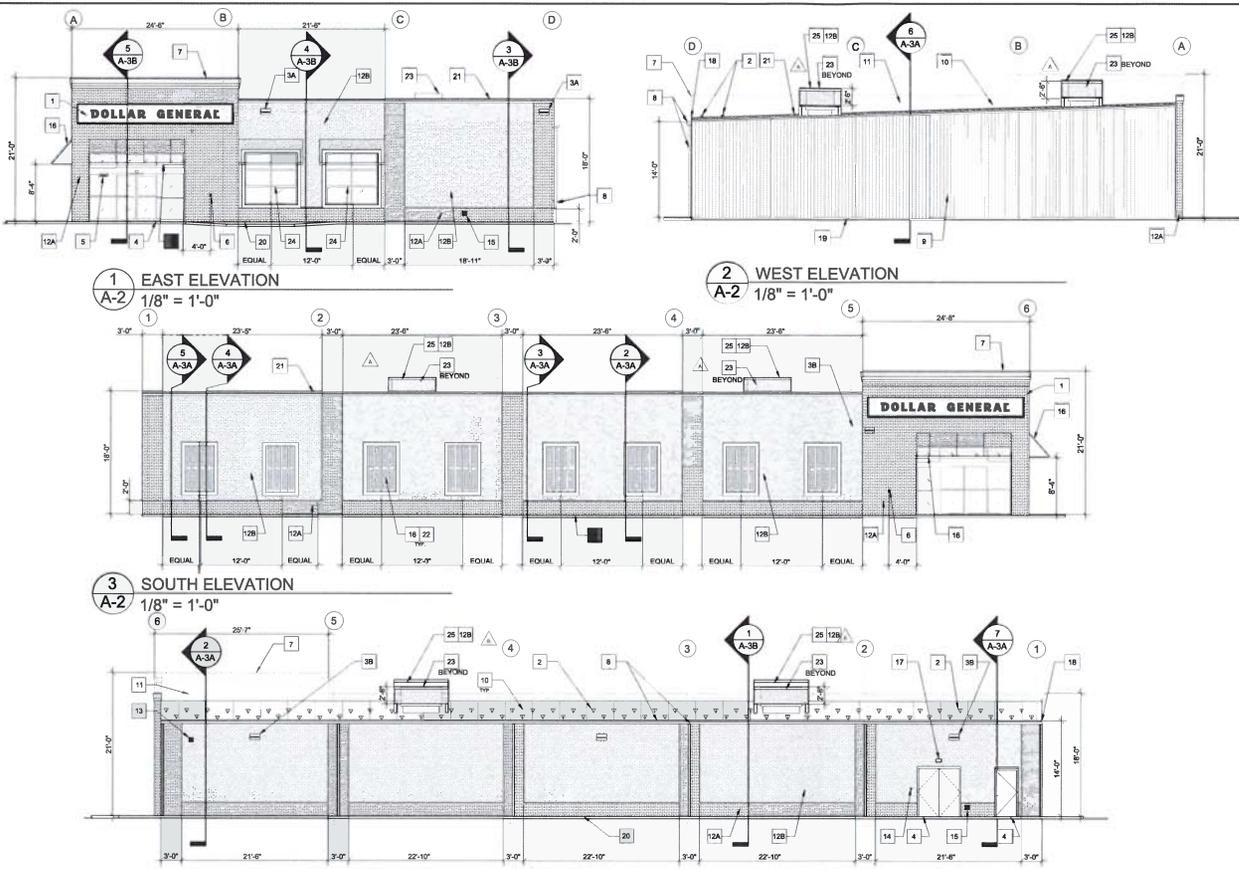
- SIGN FURNISHED AND INSTALLED BY DOLLAR GENERAL CORP. WITH CIRCUIT AS NOTED ON ELECTRICAL PLAN. SIGN TO BE CENTERED ON FRONT OF BUILDING. CONTRACTOR IS TO PROVIDE ADEQUATE BRACING AS REQUIRED BY SIGN MANUFACTURER TO SUPPORT SIGN WEIGHT OF UP TO 1,400 LBS. EXTERIOR CANOPY SIGN SHALL BE SUPPORTED BY THE FACE OF THE CANOPY. COORDINATE THE PROPER BRACING TO BE USED WITH DOLLAR GENERAL.
- PRE-ENGINEERED METAL BUILDING ICE GUARD FULL LENGTH.
- WALL PACK, 16'-4" A.F.F. TO TOP OF WALL PACK. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- WALL PACK, 12'-0" A.F.F. TO TOP OF WALL PACK. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- SIDEWALK TO BE TAPERED AND LEVEL WITH F.F. AT DOOR LOCATION.
- ADDRESS ABOVE DOOR MOUNTED ON CENTER FACE OF GLASS. ADDRESS TO BE 10'-12" VINYL CUT NUMBERS. COLOR: BLACK/WHITE OUTLINES.
- RECEPTACLE. REFER TO ELECTRICAL DRAWING E-1 FOR ADDITIONAL INFORMATION.
- EIFS CORNICE. SEE THIS SHEET FOR COLOR. REFER TO SHEET A-3B FOR DETAIL.
- GUTTER AND DOWNSPOUT. SEE THIS SHEET FOR COLOR. SEE DETAIL 41C4-1 ON CIVIL SHEETS FOR DOWNSPOUT DETAIL.
- METAL PANEL. SEE THIS SHEET FOR COLOR. PROVIDE TAMPER RESISTANT FASTENERS BELOW 8'-0".
- STANDING SEAM METAL ROOF. GALVALUME.
- FASCIA PANEL. SEE THIS SHEET FOR COLOR.
- NICHIA PANEL. COLOR - CRIMSON.
- NICHIA PANEL. COLOR - AUTUMN BROWN.
- VENT FOR BATHROOM EXHAUST. REFER TO MECHANICAL DRAWING M1 FOR ADDITIONAL INFORMATION.
- DOOR BUZZER. REFER TO ELECTRICAL DRAWING E-1 FOR ADDITIONAL INFORMATION.
- WALL HYDRANT. REFER TO PLUMBING DRAWING P-1 FOR ADDITIONAL INFORMATION.
- PAIR OF PERFECT SHUTTER INC. LS-2 DOUBLE WIDE 28 1/2" x 87" STRAIGHT TOP PLASTIC SHUTTERS (OR EQUAL) COLOR: CHOCOLATE CHIP.
- OUTSIDE AIR TEMP. SENSOR MOUNTED OVER RECEIVING DOORS @ 8'-0" A.F.F.
- MINIMUM EAVE HEIGHT IS 14'-0".
- FINISH GRADE AT EXTERIOR WALLS SHALL BE A MINIMUM OF 6" BELOW FINISHED FLOOR AT ALL NON PAVED AREAS.
- HARD SURFACE AT EXTERIOR WALLS SHALL BE A MINIMUM OF 2" BELOW FINISHED FLOOR AT PAVED AREAS.
- METAL CORNING. SEE THIS SHEET FOR COLOR.
- 1 x 8 VINYL TRIM AROUND SHUTTERS. SEE THIS SHEET FOR COLOR. REFER TO SHEET.
- HVAC UNITS MOUNTED ON ROOF. REFER TO MECHANICAL SHEET M-1 FOR FURTHER INFORMATION.
- 7'-8" x 7'-6" CLEAR GLASS WINDOW. FRAMED OPENINGS BY PEMB.
- CURB MOUNTED RTU SCREEN WALL. PROVIDED AND INSTALLED BY RTU VENDOR.

GENERAL NOTES

- G.C. TO CAULK AND SEAL ALL PENETRATIONS.
- G.C. TO CAULK ALL DISSIMILAR MATERIALS AND GAPS.
- G.C. TO INSTALL ADDRESS NUMBERS ON TRANSCOM GLASS ABOVE MAIN DOOR ENTRY.
- G.C. TO INSTALL KNOX BOX PER LOCAL JURISDICTIONAL REQUIREMENTS. SURFACE OR FLUSH MOUNT.



VA-3852



PEMB VENDOR	VP BUILDING SYSTEMS		STAR BUILDING SYSTEMS		HUCOR BUILDING SYSTEMS		BIG BEE STEEL BUILDING, INC.			
	ATTN: DAVID ENGLISH	901-688-4537 DEnglin@vp.com	ATTN: JEFF HORN	866-664-8898	ATTN: BOB BARRY	315-623-4440 or 260-437-7891	ATTN: KEVIN BUSLER	800-633-3378		
EXTERIOR FINISHES	COLOR SYSTEM WHITE	PATINA BRONZE PT/PA/200	BRONZE	COLE COTTON WHITE	GALVALUME	LIGHT STONE	MEDIUM BRONZE PT/PA/200	BRONZE	POLAR WHITE	GALVALUME
EXTERIOR FINISHES ARE TO MATCH OR BE EQUAL TO LIBERTY METAL BUILDING SYSTEMS FINISH SELECTION.										
GUTTERS	•									
DOWN SPOUTS	•									
REAR METAL WALL PANELS & TRIM RECEIVING & EMERGENCY EXIT DOORS	•									
NICHIA PANEL - PLYMOUTH BRICK (12A)		CRIMSON		CRIMSON		CRIMSON		CRIMSON		
NICHIA PANEL - PLYMOUTH BRICK (12B)		AUTUMN BROWN		AUTUMN BROWN		AUTUMN BROWN		AUTUMN BROWN		
FLAT METAL SOFFIT AT STOREFRONT VESTIBULE										
BUILDING PARAPET WALL	•		•		•		•		•	
MASKO STOREFRONT SYSTEM										
STANDARD METAL ROOF PANELS										
EIFS CORNICE		WHITE		WHITE		WHITE		WHITE		
VINYL TRIM		WHITE		WHITE		WHITE		WHITE		
PLASTIC SHUTTERS		CHOCOLATE CHIP (BROWN)		CHOCOLATE CHIP (BROWN)		CHOCOLATE CHIP (BROWN)		CHOCOLATE CHIP (BROWN)		

Drawing Name: C:\012017\000018 Dwg_1 - CH (Harrisburg)\Dwg\B1710_AJ_EXTERIOR ELEVATIONS.DWG
 Date: 05/11/16 10:11 AM

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

Economic Development & Planning Department
James Schimmer, Director

March 10, 2016

Orient (Harrisburg) DOHP XII, LLC
Jason Horowitz
9010 Overlook Blvd
Brentwood, TN 37027

Re: Commercial Zoning Compliance Application ZC# 15-4556 (Harrisburg Pike and Lambert Road)

This correspondence is concerning Commercial Zoning Compliance Application ZC-15-4556 filed September 11, 2015, with the proposal to construct a Dollar General and parking area at the corner of Harrisburg Pike and Lambert Road (Parcel 230-000282). The property is located in the Neighborhood Commercial Zoning District (NC) and the Smart Growth Overlay District (SGO), which was adopted on August 9, 2011 and effective September 9, 2011. The application has been reviewed for compliance with the applicable development standards set forth in Sections 325, 670, 705, and Article V of the Franklin County Zoning Resolution. The application fails to meet all applicable standards and has therefore been denied based on the following:

1. Section 531.012— *Parking Space Size*: A parking space for 1 vehicle shall be a rectangular area having dimensions of not less than 9 feet by 18 feet.
 - The proposed handicapped spaces are shown as 8 feet in width on sheet C4.1 and will need to be increased 1 foot in width.
2. Section 670.083(a)— *Front Setback Along a Primary Street*: The front building line setback for a building or structure shall be 25+/- two (2) feet, however, a maximum of one-third (1/3) the overall width of such building or structure may be located up to five (5) feet in advance of and/or up to 15 feet beyond the 25+/- two (2) foot line. Minor architectural accents will not be considered as part of the building for the purposes of front setback.
 - The proposed building will be approximately 304-377 feet from the right-of-way line.
3. Section 670.083(e)— *Building Orientation*: A principal building shall be oriented to address and be within 15 degrees of parallel to a primary street.
 - The principal building is approximately 48 degrees away from parallel to Harrisburg Pike.
4. Section 670.083(h(4))— *Building Façade*: For a primary building frontage of a commercial use, a minimum of 40 percent of the area between the height of 2 feet and 10 feet above grade

shall be in clear window glass that permits a full, unobstructed view of the interior to a depth of at least 4 feet.

- Approximately only 16.8% of the primary building frontage along Harrisburg Pike between 2 to 10 feet above grade is in clear window glass.
 - The unobstructed views for both the primary building frontage (Harrisburg Pike) and secondary building frontage (Lambert Road) have not been provided.
5. Section 670.088(g(3(a)))— Landscape Islands: A landscaped island of at least 140 square feet and at least 9 feet in width left unpaved, but concrete curbed, filled with suitable topsoil and covered with either grass, groundcover, or mulch shall be provided for every 10 parking spaces, or portion thereof.
 - The parking island closest to the proposed building, at the end of the row of parking containing the handicapped parking, is less than 9 feet in width.
 6. Section 670.0812(a)— Parking Setback: No parking lot, stacking space, loading space or circulation aisle is permitted between the principal building and a street centerline.
 - The entire parking area is proposed between Harrisburg Pike and the building.
 7. Section 670.0816(b)— Circulation System: A pedestrian circulation system shall be created so that a pedestrian using a sidewalk along a public street can access adjacent buildings on paths delineated with markings, crosswalks, and/or different materials, directing foot traffic and separating it from primary access drives.
 - The proposed sidewalks must be connected to allow for full circulation. Currently the portion that goes around the front of the property and the portion that goes around the building are not connected.
 8. Section 705.022— Application for Certificates: Each application for a Certificate of Zoning Compliance for new development shall be accompanied by a plan in duplicate, prepared by a professional engineer, surveyor or architect, drawn to scale, 1 copy of which shall be returned to the owner upon approval. The plan shall show the following: 1) The actual dimensions of the lot including easements; 2) The exact size and location of all buildings on the lot; 3) The proposed new construction; 4) The existing and intended use of all parts of the land or buildings; 5) Such other information with regard to the lot and neighboring lots as may be necessary to determine and provide for the enforcement of this Zoning Resolution; 6) The proposed provision of water and sanitary sewer services; and 7) A grading plan and storm sewer layout, to include existing and proposed surface and subsurface draining features indicating how storm runoff will be handled.
 - More information is needed regarding the roof-mounted mechanical equipment to determine if the screening is architecturally compatible with the rooftop and aesthetic character of the building. A spec for the proposed screen wall is needed.
 - A couple plan pages indicate new ground and wall signs, which are typically applied for on a separate On-Premise Sign Permit. However, they can be applied for on this Commercial Zoning Compliance Application if the following additional information is provided: sign diagram with dimensions, building elevation indicating the placement of the sign, a site map indicating the placement of the sign on the property or structure, and sign schematics (includes cross sections, dimensions, and elevations). Please note that the signs must meet the requirements of Sections 670.086 and 541. Otherwise, all notes or information about signage needs to be removed from the plans or a note stating that

the signs are not included as part of the proposal must be included. *This excludes the signs indicating ADA/handicapped parking spaces or areas.*

Finally, the application was reviewed by Technical Agencies. Listed below are all comments and concerns provided:

Franklin Soil and Water Conservation District

- No comments or concerns

Franklin County Engineer's Office

- No comments or concerns from the Drainage Department.
- An access/traffic study is in progress with the Traffic Department.*

Ohio Department of Transportation

- No comments or concerns from ODOT, except that a permit will be required if any work extends into the limited access.

*The results of the traffic study may require site changes.

To resolve these deficiencies, you may file a new Commercial Zoning Compliance Application with a new scaled site plan showing compliance with these standards and addressing all Technical Agencies' concerns with the \$275.00 application fee.

The other option is to apply for and receive approval of a variance request from the Board of Zoning Appeals (BZA). Variance requests go before the Board of Zoning Appeals (BZA) in a public meeting. Please note that there is no guarantee that a variance request will be granted. The BZA reviews and makes a decision on the request based on the criteria in Section 810.04. The fee to file a variance request is \$650.00 made payable to the Franklin County Treasurer. A Variance Application and the 2016 BZA Schedule is included with this letter.

Should you have any questions or require any additional information, please feel free to contact me at 614-525-4879 or kspergel@franklincountyohio.gov.

Respectfully,



Kendra Spergel
Planning Project Coordinator

CC: Jim Ramsey, Franklin County Engineer's Office
Katherine Radtke, Franklin County Engineer's Office
Dave Dibling, Franklin County Engineer's Office
Dave Reutter, Franklin Soil & Water Conservation District
William Hebble, Franklin County Engineer's Office
Dirk Gross, Ohio Department of Transportation



Commissioners
 Marilyn Brown, President
 Paula Brooks
 John O'Grady

Economic Development & Planning Department
 James Schimmer, Director

Application for Zoning Variance

Revised January 1, 2009

RECEIVED
 APR 11 2016
 Franklin County Planning Department
 Franklin County, OH



Property Information	
Site Address 899 Walnut Dr. Columbus, OH 43235	
Parcel ID(s) 250-002370-00	Zoning Rural
Township Sharon	Acres 0.43
Water Supply <input checked="" type="checkbox"/> Public (Central) <input type="checkbox"/> Private (Onsite)	Wastewater Treatment <input type="checkbox"/> Public (Central) <input checked="" type="checkbox"/> Private (Onsite)

Applicant Information	
Name/Company Name Jeff Osborn	
Address 899 Walnut Dr. Columbus, OH 43235	
Phone # 614-582-2479	Fax #
Email osbornrealty@gmail.com	

Property Owner Information	
Name/Company Name Jeff Osborn	
Address 899 Walnut Dr. Columbus, OH 43235	
Phone # 614-582-2479	Fax #
Email osbornrealty@gmail.com	

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

Staff Use Only	
Case #	VA-3853
Date filed:	4/11/16
Fee paid	350.00
Receipt #	16-00852
Received by:	BMF
Hearing date:	5/16/16
Zoning Compliance:	RZ-16-2126

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 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	512.02 (2)
Description	Accessory Building Size: Properties less than one acre, max 720sqft for accessory buildings.
Section	512.02 (2)
Description	Accessory Building Height: Properties less than one acre, max height of 18ft for accessory buildings.
Section	512.02 (2(a))
Description	Distance from Principal Structure: An accessory building shall be no closer than 10ft from principal structure.

Describe the project

We are removing the existing garage that has deteriorated past the point of repair and replacing it with a 30'x35' 3-car garage and attaching it to the existing home with a 12'x23' covered porch. We will be using a block foundation under the porch and garage that will be structurally tied into the foundation on the primary structure. During this process we will also be replacing the existing gravel driveway and replacing it with concrete. The driveway will not be expanded in size and both the structure and driveway will be within the set backs set by the Frankling County zoning code. The lot coverage is also being watched carefully to make sure we fall under the allowable coverage set by Franklin County.

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.

Our home is located at the very end of a dead-end street and backs to acres of farmland and a ravine.

We are the only people that will see this structure other than someone using our driveway to turn around.

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.

We based this garage and porch design partially off my neighbor who lives right next door at 875 Walnut Dr.

In 2008 he built a breezeway to attach his home to an existing garage. He also added an attached pole building that you can access directly from the garage. In total he has 1,673sqft of accessory building on his property.

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

The special condition is based off the location of my home in comparaision to other homes in the area.

Even with no neighbors to the North and West of us, we still will stay within the set backs of the building codes.

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.

What we are asking to build is actually 347sqft smaller than what was approved to be built next door.

Before purchasing this property we looked at many homes in the area. A home the size of ours on a half acre is almost expected to have a 3-car garage in today's real estate market.

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?

This addition will not affect any person near us. The structure has been designed with a very reputable architect and builder in our region. Care has been taken to ensure it fits with not only the style of our home but also within the environment which it sits.

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

The space that would be unimproved if we were to build a structure according to the building code would be dead space and left unused. The highest and best use of the space is to build a 3-car garage that would fit our family's lifestyle and give us the needed storage space to get our vehicles under roof in this climate.

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

Size: 720sqft code, 1,326sqft proposed. Height: 18ft code, 26ft proposed. Distance: 10ft code, 0ft due to covered walkway.

(1050 ACTUAL GARAGE SQFT.)

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?

See answer to #5 above. Our goal is to build a structure that looks like it was here for decades.

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)

Due to the location of the addition, no government services will be affected.

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

Home was purchased in 2012 and I just inquired in 2015 regarding these building restrictions.

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

Not without affecting the functionality and architecture of the garage which would take away from the character of the area.

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

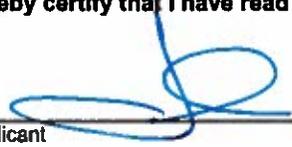
Absolutely, every other aspect of the building codes are being followed. This will be a stunning addition to our home that will allow us to enjoy our space just as my neighbor has been permitted to do with his.

Case #

VA-3853

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

4.5.16

Date



Property Owner (Signature must be notarized)

4.5.16

Date

Property Owner (Signature must be notarized)

Date

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

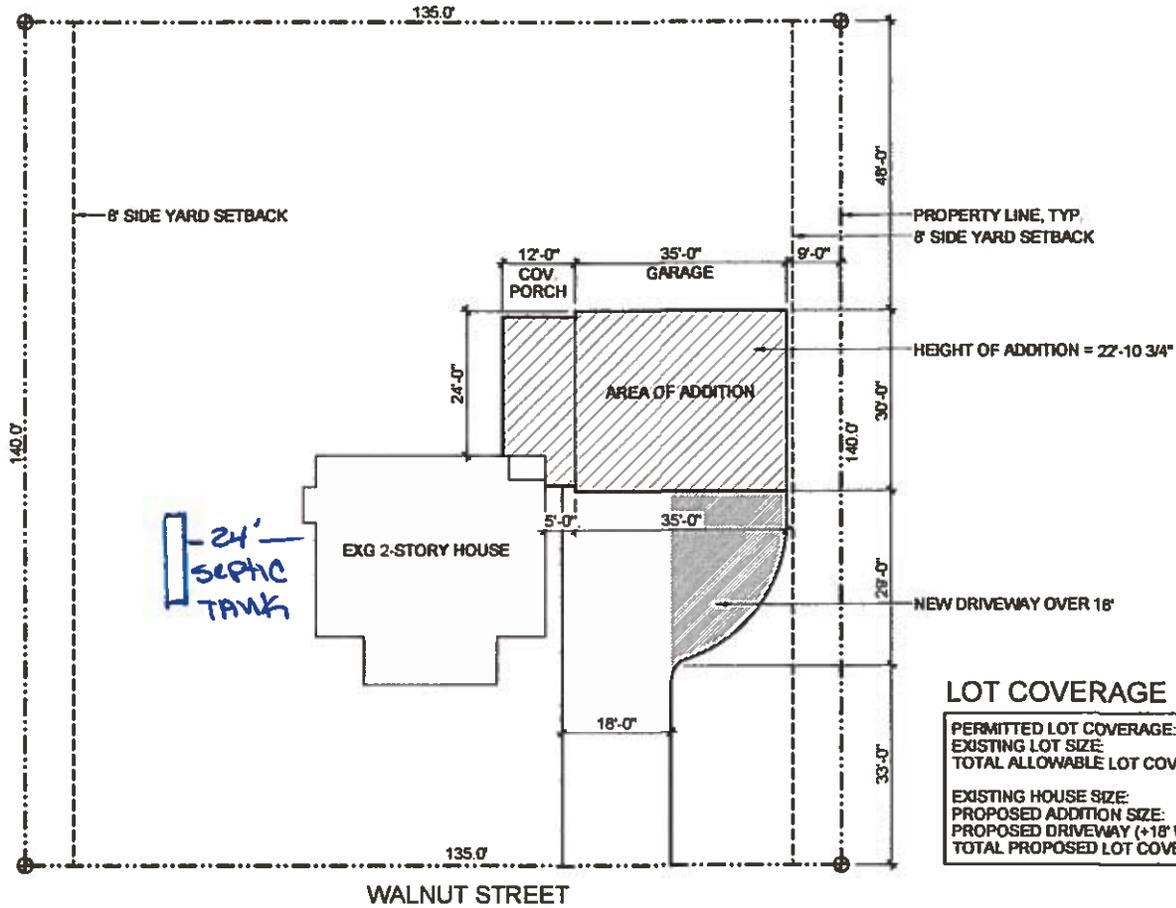
****Approval does not invalidate any restrictions and/or covenants that are on the property.**



Linda Bolden
Notary Public, State of Ohio
My Commission Expires 03/05/18

Linda Bolden
 4.5.16

Commission exp : 3.5.18



24' SEPTIC TANK

LOT COVERAGE

PERMITTED LOT COVERAGE:	20%
EXISTING LOT SIZE:	18,900 S.F.
TOTAL ALLOWABLE LOT COVERAGE:	3,780 S.F.
EXISTING HOUSE SIZE:	1,328.0 S.F.
PROPOSED ADDITION SIZE:	1,351.0 S.F.
PROPOSED DRIVEWAY (+18" WIDE):	433.9 S.F.
TOTAL PROPOSED LOT COVERAGE:	3,112.9 S.F.



SITE PLAN

1" = 20'-0"



RECEIVED
APR 11 2016
 Franklin County Planning Department
 Franklin County, OH

VIA-3853

RECEIVED

MAR 16 2016

Franklin County Planning Department
Franklin County, Ohio



Jeff, Abby Osborn

FRONT ELEVATION
DATE: MARCH 7, 2015
WWW.COPPERTREEHOMES.COM

RECEIVED

MAR 16 2016

Franklin County Planning Department
Franklin County, Ohio



Jeff, Abby Osborn

LEFT ELEVATION - *EAST*
DATE: MARCH 7, 2015
WWW.COPPERTREEHOMES.COM

RECEIVED

MAR 16 2016

Franklin County Planning Department
Franklin County, Ohio



Jeff, Abby Osborn

REAR ELEVATION

DATE: MARCH 7, 2015

WWW.COPPERTREEHOMES.COM

RECEIVED

MAR 16 2016

Franklin County Planning Department
Franklin County, Ohio



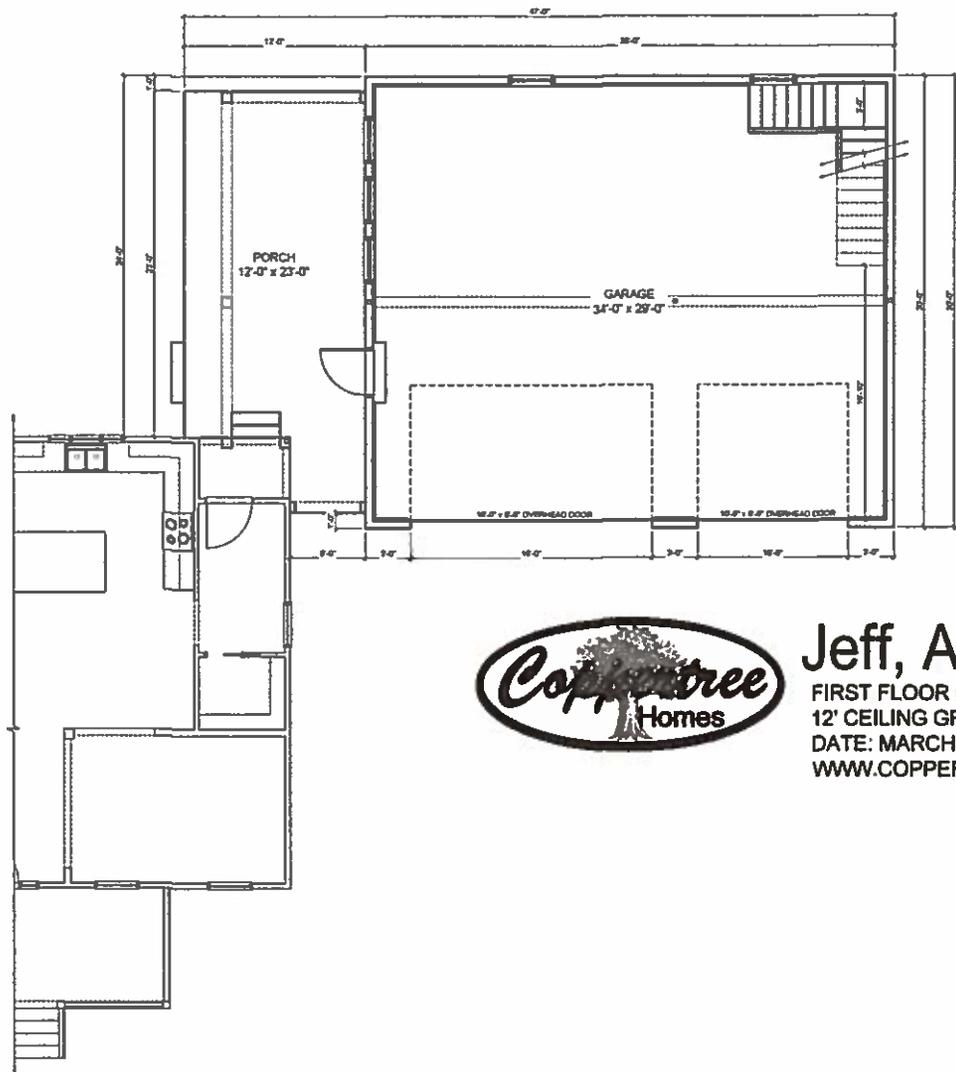
Jeff, Abby Osborn

RIGHT ELEVATION - West
DATE: MARCH 7, 2015
WWW.COPPERTREEHOMES.COM

RECEIVED
MAR 16 2016
Franklin County Planning Department
Franklin County, Ohio



Jeff, Abby Osborn
12 FOOT BONUS SECTION DETAIL
DATE: MARCH 7, 2015
WWW.COPPERTREEHOMES.COM



RECEIVED

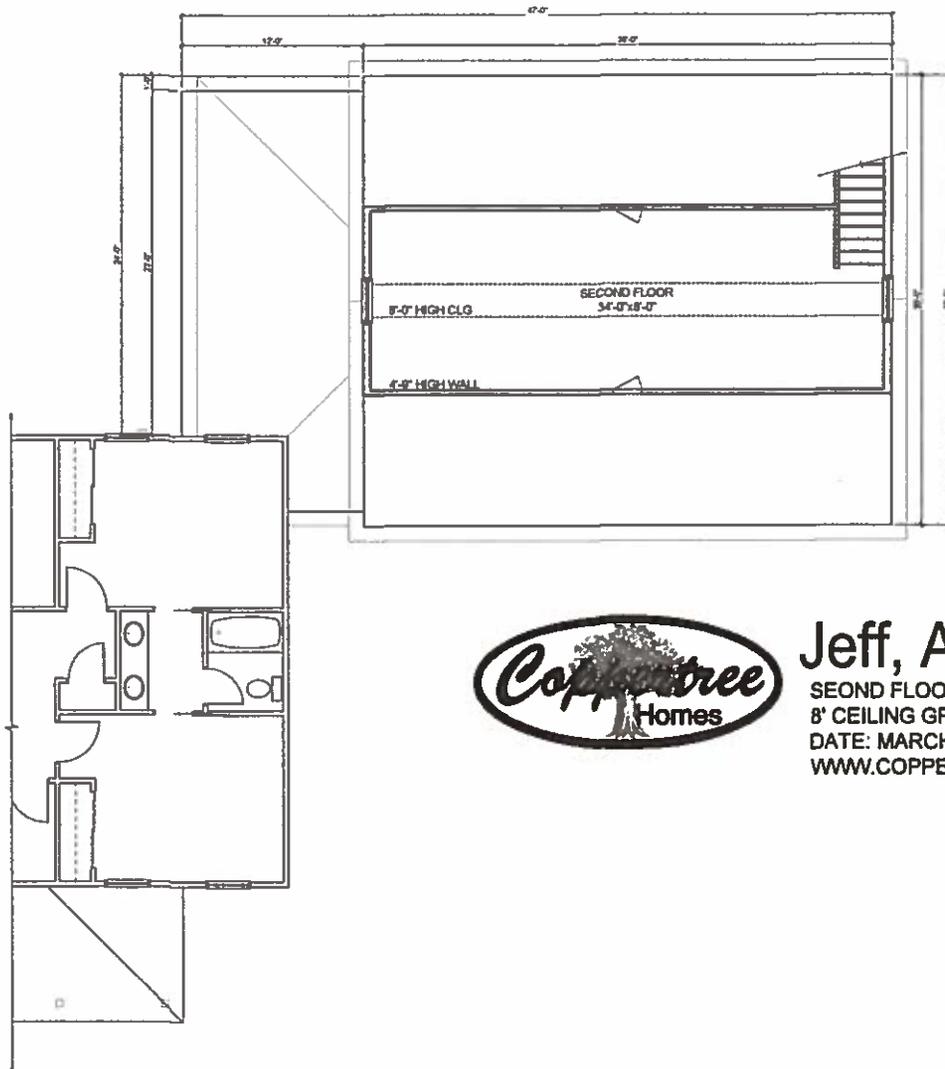
MAR 16 2016

Franklin County Planning Department
Franklin County, Ohio



Jeff, Abby Osborn

FIRST FLOOR GARAGE = 1050 S.F.
12' CEILING GRADE
DATE: MARCH 7, 2015
WWW.COPPERTREEHOMES.COM



RECEIVED

MAR 16 2016

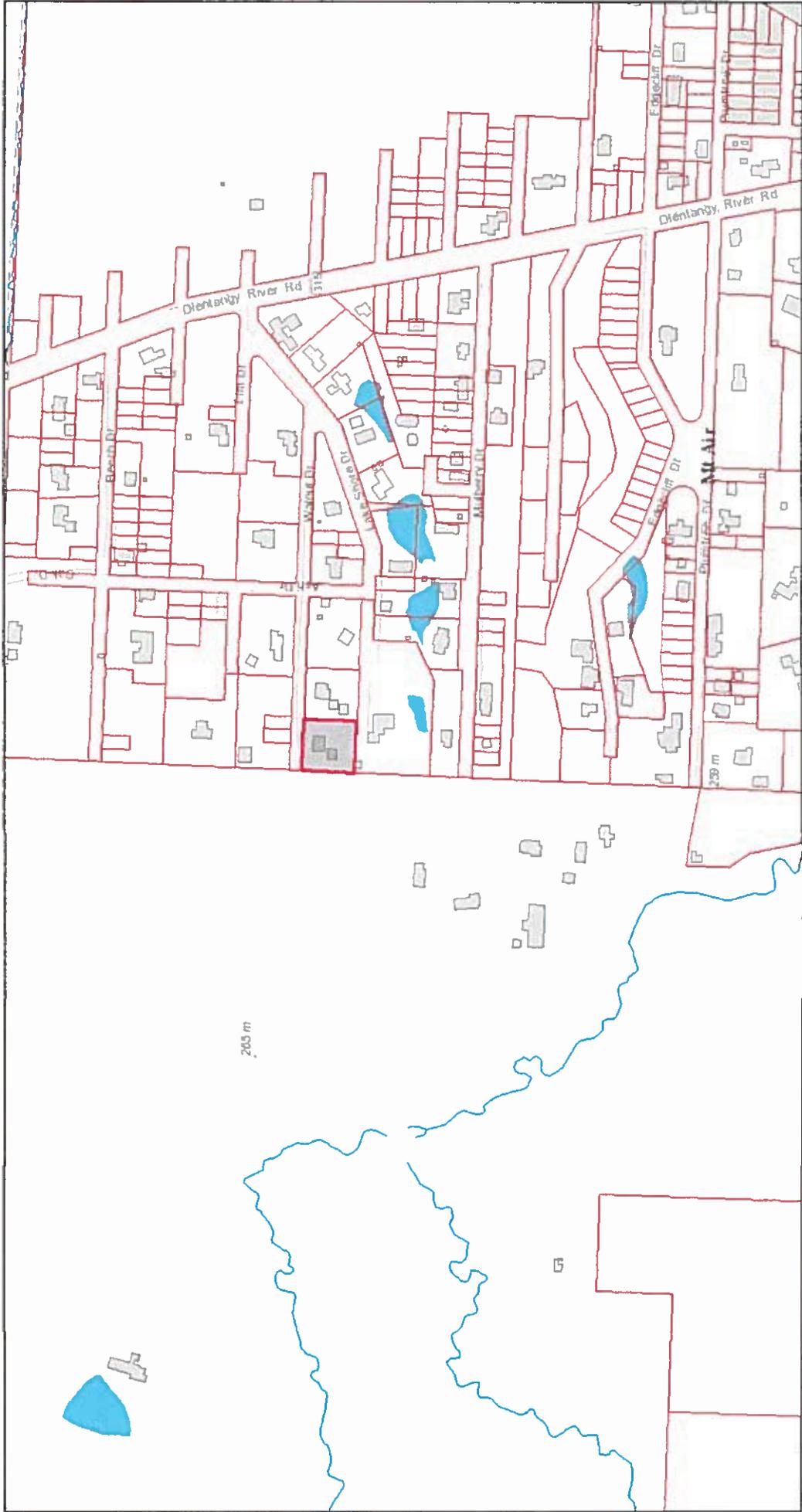
Franklin County Planning Department
Franklin County, Ohio



Jeff, Abby Osborn

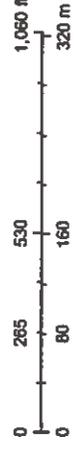
SEOND FLOOR GARAGE = 284 S.F.
8' CEILING GRADE
DATE: MARCH 7, 2015
WWW.COPPERTREEHOMES.COM

250N101 06900



April 1, 2016

1:3,948

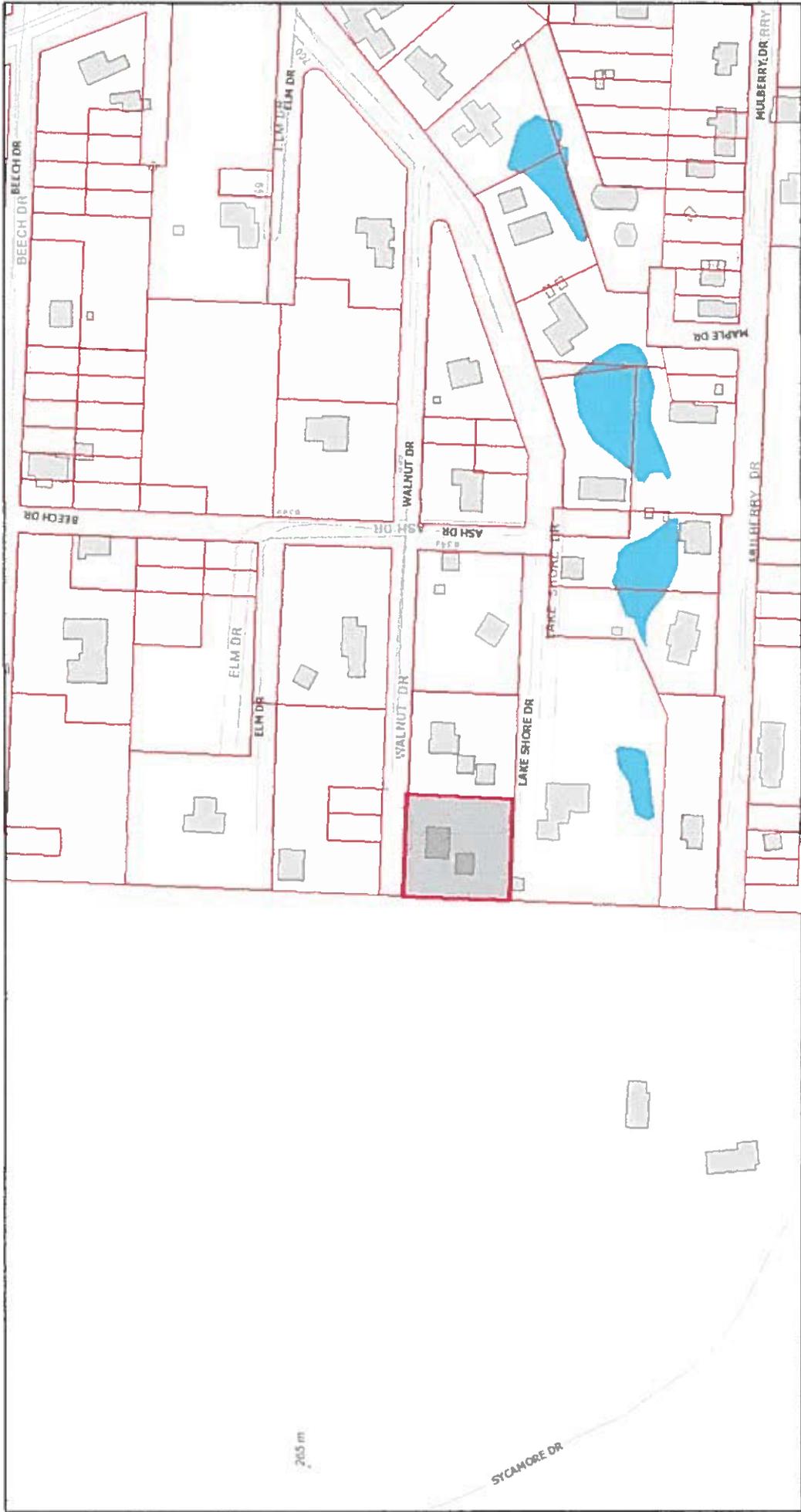


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APR 11 2016
 Franklin County Planning Department
 Franklin County, OH

VA-3853

FCA
 Sources: Esri, HERE, DeLorme, Intermap, increment P Corp.,
 GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL,
 Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong),
 Swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS
 User Community
 Franklin County Auditor's Office
 Copyright 2015

250N101 06900



April 1, 2016

1:1,974



VA 3853

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APR 11 2016
 Franklin County Planning Department
 Franklin County, OH

FCA
 Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBasis, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, MapboxIndia, © OpenStreetMap contributors, and the GIS User Community
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Commissioner John O'Grady • Commissioner Paula Brooks • Commissioner Marilyn Brown
President

Economic Development & Planning Department
James Schimmer, Director

March 29, 2016

Jeff Osborn
899 Walnut Drive
Columbus, OH 43235

Re: Residential Zoning Compliance Application RZ# 16-2126 (899 Walnut Drive)

Mr. Osborn,

This correspondence is concerning the Residential Zoning Compliance Application RZ-16-2126, filed March 16, 2016, with the proposal to construct an accessory building at 899 Walnut Drive. The property is located in the Rural Zoning District. The application has been reviewed for compliance with the applicable development standards set forth in Section 302 and Article V of the Franklin County Zoning Resolution. The application fails to meet all applicable standards and has therefore been denied based on the following:

1. Section 512.02(2)— *Accessory Building Size*: Properties less than 1 acre in size are permitted a maximum of 720 square feet for accessory buildings.
 - The proposed detached garage will be 1,326 square feet.
2. Section 512.02(2)— *Accessory Building Height*: Properties less than 1 acre in size are permitted to have a maximum height of 18 feet for accessory buildings.
 - The proposed detached garage will be higher than 18 feet from grade.
3. Section 512.02(2(a))— *Distance from Principal Structure*: An accessory building shall be no closer than 10 feet from any part of the principal structure.
 - The proposed detached garage will be 0 feet from the principal structure (home).

To resolve these deficiencies, you may file a new Residential Zoning Compliance Application with a new scaled site plan showing compliance with this standard and the \$75.00 application fee.

The other option is to apply for and receive approval of a variance request from the Board of Zoning Appeals (BZA). Please note that there is no guarantee that a variance request will be granted. The BZA reviews and makes a decision on the request based on the criteria in Section 810.04. The fee to file a variance request is \$350.00 made payable to the Franklin County Treasurer. A Variance Application and the 2016 BZA Schedule has been placed in with this letter.

Should you have any questions or require any additional information, please feel free to contact me at 614-525-4879 or kspergel@franklincountyohio.gov.

Respectfully,

A handwritten signature in blue ink, appearing to read "K. Spergel", written over the printed name.

Kendra Spergel
Planning Project Coordinator



Commissioners
 Marilyn Brown, President
 Paula Brooks
 John O'Grady

Economic Development & Planning Department
 James Schimmer, Director

Application for Zoning Variance

Revised January 1, 2009



Property Information	
Site Address 4242 Dublin Road Columbus, Ohio	
Parcel ID(s) 200-000573-00	Zoning R
Township Norwich	Acreage 2.633
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 John DeNiro	
Address 4242 Dublin Road Columbus, Ohio 43221	
Phone # 614-395-1497	Fax # 614-534-2209
Email deniro4242@gmail.com	

Property Owner Information	
Name/Company Name John & Elizabeth DeNiro	
Address 4242 Dublin Road Columbus, Ohio 43221	
Phone # 614-395-1497	Fax # 614-534-2209
Email deniro4242@gmail.com	

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

Staff Use Only
Case # VA-3854
Date filed: 4/13/16
Fee paid 350. ⁰⁰
Receipt # 16-00891
Received by: BMF
Hearing date: 5/16/16
Zoning Compliance: 9805-16-LS

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



VA-3854

Case #
VA-3854

Variance(s) Requested	
Section	302.021(a)
Description	Residual Lot would be 1.480 Acres, below the 5 Acre minimum for Rural lots
Section	302.04(a)
Description	Both resulting lots would be below the 2.5 acre minimum for Rural zoning
Section	
Description	

Describe the project
Split the existing lot from 2.63 acres to 1.48 and 1.182 acres.
Existing home at 4242 Dublin Road on 1.48 Acres would be sold by the owner
Construct a new home on the second lot of 1.182 Acres for applicants primary residence

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.

This property is on a private lane owned and maintained by the neighborhood association and access for the new lot would use this private lane for access to the public street. This is a residential area with average lot size of 1.24 acres.

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

Yes. All of the adjacent properties (and all properties within 300') are less than 5 Acres. The average of all adjacent properties is 1.24 acres. The Property is bounded on 3 sides by residential zoning and no property in the area is 5 acres.

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

No

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

No, as the resulting properties would be well withing the size and character of all surrounding property

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

No, The current property is essentially a double lot and splitting it would be in character of all surrouning properties. No homes face the proposed lot and no adjacent properties views would be obstructed by the construction of the new home. The new driveway would not obstruct or intrude on any existing home

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

No, it is essentially an empty lot

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

The variance would result in a lots that are 1.48 and 1.18 Acres

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

No, no adjacent homes in any direction face this property

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 site requires a septic system which has been premilinaryly aproved by Franklin Count Health

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

No the property was advertised as having the potential to split the lot

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

No

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

Yes as both resulting lots fit from a size and shape perspective as does the intended use which should have a positive effect on adjacent property values.

Case #

VA-3854

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.

John DeNiro

Applicant

John DeNiro
Property Owner (Signature must be notarized)

4-11-16
Date

Elizabeth A DeNiro
Property Owner (Signature must be notarized)

4-11-16
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.



Jennifer L. Brodsky
Notary Public, State of Ohio
My Commission Expires 05-20-19

Jennifer L. Brodsky



VA-3854

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

Economic Development & Planning Department
James Schimmer, Director

April 11, 2016

John DeNiro
4242 Dublin Road
Columbus, OH 43221

Mr. DeNiro:

This correspondence is concerning your lot split application, Case #9805-16-LS, proposing to split 1.182 acres from parcel 200-000573. Per Section 202.03(F(6)) of the Franklin County Subdivision Regulations, the application must comply with all applicable zoning requirements. The proposed lot is located within the Rural District and must meet the applicable zoning standards listed in Section 302 and Article V of the *Franklin County Zoning Resolution (FCZR)* and the applicable subdivision standards specified in the *Franklin County Subdivision Regulations*. Both documents are available in the "Planning and Zoning" section of our website at development.franklincountyohio.gov.

The application fails to meet all applicable standards of the *Franklin County Zoning Resolution* and has therefore been denied based on the following:

1. Section 302.021(a(1))— *Land Subdivision*: Land subdivision for one-family dwellings as follows, a lot of record on the date of adoption with the Franklin County Subdivision Regulations to provide up to 4 residential lots, of less than 5 acres each providing the remaining portion of the lot is 5 acres or more.
 - The residual lot will be 1.480 acres, below the 5 acre minimum.
2. Section 302.041(a)— *Lot Area*: For each dwelling unit there shall be a lot area of not less than 2.5 acres in the Rural District.
 - The proposed lot is 1.182 acres and the residual lot is 1.48 acres, both below the 2.5 acre minimum for lots in the Rural District.

To resolve these issues, a revised lot split application may be filed with a new survey reflecting adherence to the listed zoning requirements. This would not require resubmitting the application fee.

The other option is to file a formal variance request. Please note that applying for a variance request does not guarantee approval. The Board of Zoning Appeals (BZA) holds a public hearing and acts on the request in accordance with Section 810.04 of the FCZR. The application fee is \$350 (non-refundable).

Please note the following comments from the Technical Agencies:

Franklin County Engineer's Office

No comments or concerns with the application.

Franklin Soil and Water Conservation District

No comments or concerns with the application.

Franklin County Public Health

No comments or concerns with the application.

Norwich Township Fire Department

Emergency vehicles have difficulty accessing this area due to the trees being overgrown.

If you have additional questions, please contact me by phone at 614-525-4879 or by email at kspergel@franklincountyohio.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kendra Spergel".

Kendra Spergel

Planning Project Coordinator