



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

Economic Development & Planning Department
James Schimmer, Director

Technical Review Committee Agenda

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

August 25, 2015
1:30 p.m.

1. Old Business

A. Planning Commission

i. PRAIR-15-04–Anthony Hray

Applicant:	Segna Associates, Inc.
Owner:	J&J Petroleum and N&G Takar Oil
Township:	Prairie Township
Site:	300 Hilliard Rome Road & 341 Smith Road (PID #240-005011 & 240-004928)
Acreage:	0.92 acres
Zoning:	General Business (GB) District and Medium Density Residential (R-6) District
Utilities:	Public water and wastewater
Request:	Requesting to rezone from the General Business (GB) District and Medium Density Residential (R-6) District to the Select Commercial Planned District (SCPD).

2. New Business

A. Planning Commission

i. ZON-15-02 – Anthony Hray

Applicant/Owner:	A7 Travel Solutions Inc.
Township:	Pleasant Township
Site:	7280 Stahl Rd. (PID #230-000218)
Acreage:	1.86-acres
Zoning:	Select Commercial Planned District (SCPD)
Utilities:	Private water and wastewater
Request:	Requesting to amend an existing Select Commercial Planned District (SCPD).

i. 672-V – Anthony Hray

Applicant/Owner:	Rhea Chung & Hong Dong HWA
Township:	Plain Township
Site:	4915 Babbitt Rd. (PID #220-000487)
Acreage:	8.563 acres
Utilities:	Private water and wastewater
Request:	Requesting a variance from Section 501.05 of the Franklin County Subdivision Regulations to allow the creation of a lot that will fail to meet the required depth to width ratio.

B. Board of Zoning Appeals

i. VA-3838 – Anthony Hray

Applicant:	Aaron & Theresa Haller
Owner:	Theresa Haller
Township:	Pleasant Township
Site:	6790 Darby Blvd. (PID # 230-002321)
Acreage:	0.4898 acres
Zoning:	Rural District
Utilities:	Private water and public wastewater
Request:	Requesting a Variance from Section 650.162(a) to allow construction of a room addition within the Big Darby Creek Riparian Setback in an area zoned Rural.

ii. CU-3839 – Matt Brown

Applicant/Owner:	Celina Investments LTD.
Township:	Franklin Township
Site:	711 Frank Rd. (PID #140-000253)
Acreage:	75.309 acres
Zoning:	General Industrial District (GI)
Utilities:	Private water and public wastewater
Request:	Requesting a Conditional Use from Section 346.031 and 346.032 of the Franklin County Zoning Resolution to allow the use of composting as currently defined under SIC Code 2875 in an area zoned General Industrial (GI).

3. Adjournment of Meeting to September 22, 2015.



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

Case Number
PRAIR-15-04

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

Meeting Dates	
Review Body	Date
Tech Review	August 25, 2015
Planning Commission	September 9, 2015

Amendment information		
Amendment type	Information required	
Map amendment:	List all parcel IDs to be amended 240-005011 240-004928	Zoning district Current: General Business (GB) Medium Density Residential (R-6) Proposed: Select Commercial Planned District (SCPD)
Text amendment		
Plan amendment	Document type: <input type="checkbox"/> New plan <input type="checkbox"/> Existing Plan Plan name:	

Township Zoning Inspector Contact Information	
Name Connie Swisher	
Address 25 Maple Drive Columbus, OH 43228	
Phone # 614-878-3317 (ext: 102)	Fax # 614-878-0566
Email cswisher@prairietownship.org	



Prairie Township Zoning Office
 23 Maple Drive
 Columbus, Ohio 43228
 (614) 878-3317
 (614) 878-0566 Fax
 www.prairietownship.org



APPLICATION FOR ZONING AMENDMENT

Application No. 178-RZ-15

The undersigned owner(s) of the following legally described property, hereby request the consideration of change in zoning district classification as specified below:

1. General Information:

(a) Name of Owner (and Lessee, if applicable): N & G Takhar Oil, LLC & J & J Petroleum, Inc.

Mailing Address: 1536 W. Broad St., Columbus, Ohio 43222

Home Phone: 513.291.5466 *Paul* Business/Other Phone: 513.291.5466

(b) Name, address and phone number of applicant (if other than owner):

Segna Associates, Inc., 781 Northwest Blvd., Columbus, Ohio 43212
614.291.7810 *JOE*

2. Location Description: Subdivision Name: NO. OF ENTRY 1484 & SARAH WOERNER

Street Name: HILLIARD & ROME RD. & SMITH RD.

Section: NA & NA Township: PRAIRIE Range: NA & NA

Other Designation: SOUTH WESTERN CSD

Lot Number: NA & 1 (If not a platted subdivision, attach a legal description)

3. Existing Use: Gas Station with retail sales store & unoccupied vacant residential lot.

4. Present Zoning District: GB & R6

5. Proposed Use: Same use Gas Station with retail sales store.

6. Proposed Zoning District: Select Commercial Planned Development

7. Supporting Information (attach the following items to the application):

- (a) A vicinity map at a scale approved by the Zoning Inspector showing the property to be affected by the proposed change or amendment, property lines, thoroughfares, existing and proposed zoning.
- (b) A narrative statement of the relation of the proposed change or amendment to the general health, safety and welfare of the public in terms of need or appropriateness within the area by reason of changes or changing conditions and the relation of appropriate plans for the area. Also, describe how the proposed amendment relates to the Township's comprehensive zoning plan.
- (c) A current list of the names and addresses of all owners of property contiguous to and directly across the street from and within 1000 feet of the area proposed to be rezoned. In the case of a platted subdivision,



Prairie Township Zoning Office

23 Maple Drive
Columbus, Ohio 43228

(614) 878-3317
(614) 878-0566 Fax
www.prairietownship.org

the distance shall be reduced to 300 feet from the center of the lot in question. Such list shall be in accordance with the Franklin County Auditor's current tax list or the Franklin County Treasurer's current mailing list.

(d) Proposed amending resolution.

8. Certification:

The undersigned hereby certify that the information contained in this application and its supplements is true and correct.

Date: 5-18-15

Palumbo ATT VICEPRESIDENT

NDG & J & J PETROLEUM

Owner(s) Signature

Lessee(s) Signature (if applicable)

- (d) Proposed amending resolution.
- (e) Fee, as prescribed by the Board of Trustees in accordance with Section 360, Prairie Township Zoning Resolution. Fees are as follows: \$600.00 first acre plus \$35.00 for each additional acre or fraction thereof plus \$2.50 for each person to be notified. Maximum fee excluding notifications - \$7,500.00
- (f) Three (3) copies of the application shall be filed with the Zoning Commission.

8. Certification:

The undersigned hereby certify that the information contained in this application and its supplements is true and correct.

Date _____

Owner(s) Signature
Lessee(s) Signature (if applicable)

Applicant(s) Signature (if applicable)

.....
FOR OFFICIAL USE ONLY (PRAIRIE TOWNSHIP ZONING COMMISSION)

Date Filed 5/18/15

Date of Notice in Newspapers _____

Date of Notice to Owners of Adjacent Property _____

Date of Public Hearing _____

Fee Paid \$ \$ 727 50 Fee Receipt No. 282527

Approved: _____ Denied: _____ Other: _____

Reason for Recommendation: _____

PRAIRIE TOWNSHIP ZONING COMMISSION

PRAIRIE TOWNSHIP ZONING OFFICE
23 MAPLE DRIVE
COLUMBUS, OHIO 43228

CHAIRMAN

PHONE: (614) 878-3317

DATE _____

NARRATIVE STATEMENT

300 HILLIARD & ROME RD. PROPERTY DEVELOPMENT

RECEIVED
15 May 15

MAY 19 2015

J & J Petroleum, Inc. acquired the existing Swifty retail gas station and store that has been an established business operation since approximately 1999 and other since 1987; it provides elemental services to the immediate and surrounding community; it is situated on a major public way with a good location in the community and distanced from other relative similar businesses; it has desired existing roadway access; it has a sufficient and current compliant fuel storage/dispensing system in place; it has sufficient existing utilities infrastructure; and contains a small retail store.

The basis of the proposed development is to utilize the assets of the existing property by making necessary improvements to enhance the established gas station business with a more up to date retail store catering more to customers and the surrounding community. The existing parcel has physical limitations due to size and geometric layout causing the addressing of community planning standards to be more difficult without variances. Thereby, the added adjacent undeveloped lot affords an appropriate amount of land to establish a more updated retail store with drive through service while utilizing the existing gas station that can work within current community standards. Total new site area less Hilliard & Rome Road right-of-way is .919 acres.

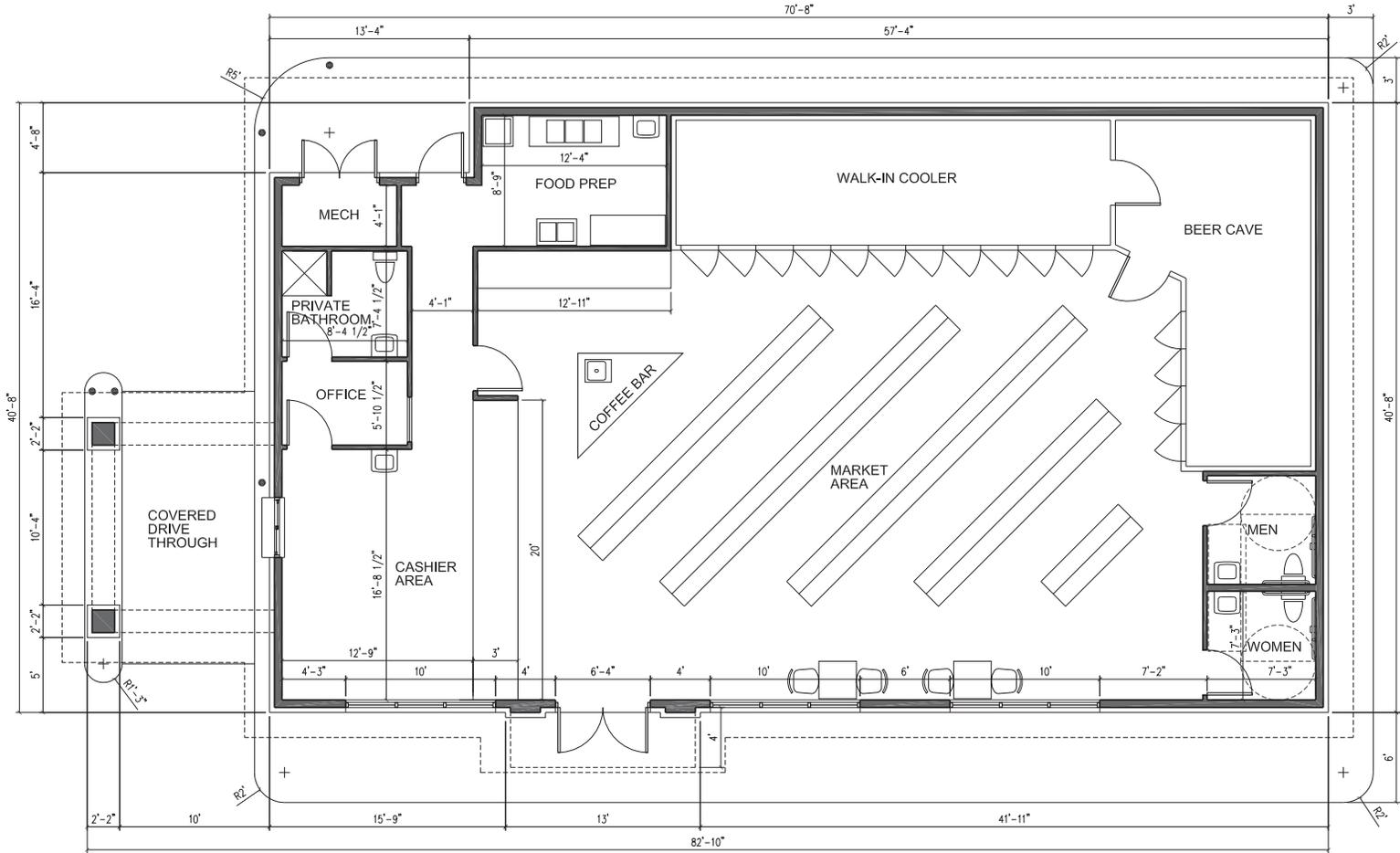
The increase in property size better addresses the community development and planning requirements by achieving improved landscaping, improving current and vacant land economic value, affording multi-functional screening, accommodating setbacks, addressing land use disturbance storm water pollution prevention concerns for less than one acre and establishing design character reflective of the residential community. The utilization of either of the existing parcels for other uses that benefit the community and achieve economic sustainability is limited particularly residential.

In summary the proposed development capitalizes on utilizing the existing site improvements, that it is a known and a familiar use, which will be enhanced to be more community sensitive at the same time providing an elemental service to the community. Additionally the economic input for the community is high since property value is maintained or increased and the business activity will generate revenue supporting the community.

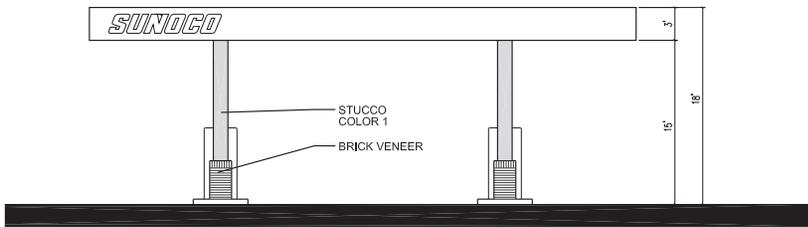
The proposed development is responsive to the Prairie Township Comprehensive Plan for a number of reasons and is located in an existing urbanized area.

1. Urbanized quality infill-the reutilization recognizes the existing use that has basic inherent qualities that can be built upon that re-establishes the community sense and need, and enhance economic value with a quality development.
2. Design quality-the development purports to enhance the residential character of the community with architectural residential design and substantial landscape improvements providing softer edges and screening.
3. Conservation-new work to have controlled storm water management with efficient structural design for structures. Reuse of existing resources with improvements for betterment.
4. Walkable-site is walkable to and from the adjacent residential community without having to interact with Hilliard & Rome Rd.
5. Balance-redevelopment that provides employment and sustains property value adding to the community's tax base.
6. The two properties will be combined into one parcel once final zoning approval is secured complying with single property ownership and usage.

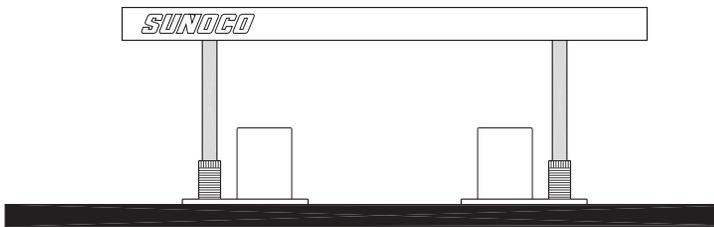
It is the policy of Sigma Associates, Inc. to provide professional services to its clients in a timely and efficient manner. The services provided are those of a professional engineer, architect, interior designer, landscape architect, and other related disciplines. The services are provided on a contract basis and are not to be construed as a warranty or guarantee of any kind. The services are provided on a "as is" basis and are not to be construed as a warranty or guarantee of any kind. The services are provided on a "as is" basis and are not to be construed as a warranty or guarantee of any kind.



FLOOR PLAN
3/16" = 1'-0"
2,738 SF



SOUTH & NORTH CANOPY ELEVATION
1/8" = 1'-0"
NO NAME ON NORTH ELEVATION



EAST & WEST CANOPY ELEVATION
1/8" = 1'-0"

Consultants:

Project Reference: #14008

**SUNOCO STATION
NEW FACILITY**
300 HILLIARD & ROME RD.
Columbus, Ohio 43228

Date:

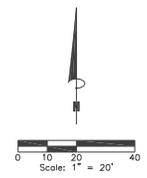
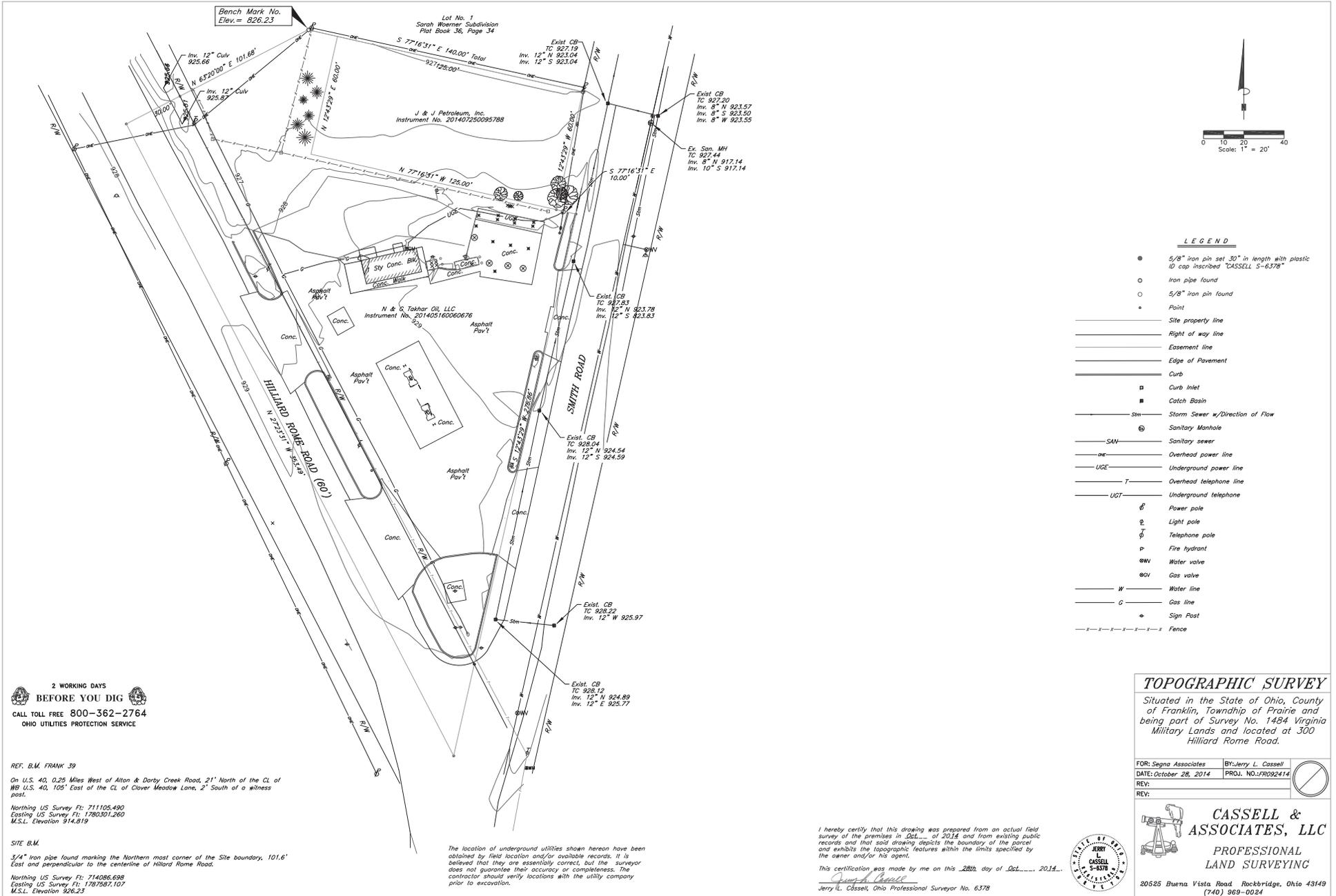
- Planning
- Programming
- Schematic Design
- Design Development
- Construction Documents
- Revisions

Project Status:

- Planning
- Programming
- Schematic Design
- Design Development
- Construction Documents
- Revisions

Sheet Reference:

A 1



LEGEND

- 5/8" iron pin set 30" in length with plastic ID cap inscribed "CASSELL S-6378"
- Iron pipe found
- 5/8" iron pin found
- Point
- Site property line
- Right of way line
- Easement line
- Edge of Pavement
- Curb
- ▣ Curb Inlet
- Catch Basin
- Stm— Storm Sewer w/Direction of Flow
- ⊕ Sanitary Manhole
- SAN— Sanitary sewer
- oe— Overhead power line
- UGE— Underground power line
- T— Overhead telephone line
- UGT— Underground telephone
- ⊕ Power pole
- ⊕ Light pole
- ⊕ Telephone pole
- ⊕ Fire hydrant
- ⊕ Water valve
- ⊕ Gas valve
- W— Water line
- G— Gas line
- Sign Post
- Fence

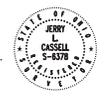
**2 WORKING DAYS
BEFORE YOU DIG**
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

REF. B.M. FRANK 39
On U.S. 40, 0.25 Miles West of Alton & Darby Creek Road, 21' North of the CL of WB U.S. 40, 105' East of the CL of Clover Meadow Lane, 2' South of a witness post.
Northing US Survey Ft: 711105.490
Easting US Survey Ft: 1782301.260
M.S.L. Elevation 914.819

SITE B.M.
3/4" Iron pipe found marking the Northern most corner of the Site boundary, 101.6' East and perpendicular to the centerline of Hilliard Rome Road.
Northing US Survey Ft: 714086.698
Easting US Survey Ft: 1787587.107
M.S.L. Elevation 926.23

The location of underground utilities shown hereon have been obtained by field location and/or available records. It is believed that they are essentially correct, but the surveyor does not guarantee their accuracy or completeness. The contractor should verify locations with the utility company prior to excavation.

I hereby certify that this drawing was prepared from an actual field survey of the premises in 2014 and from existing public records and that said drawing depicts the boundary of the parcel and exhibits the topographic features within the limits specified by the owner and/or his agent.
This certification was made by me on this 28th day of Oct., 2014.
Jerry L. Cassell
Jerry L. Cassell, Ohio Professional Surveyor No. 6378



TOPOGRAPHIC SURVEY

Situated in the State of Ohio, County of Franklin, Township of Prairie and being part of Survey No. 1484 Virginia Military Lands and located at 300 Hilliard Rome Road.

FOR: Segna Associates BY: Jerry L. Cassell
DATE: October 28, 2014 PROJ. NO.: FR092414
REV: _____
REV: _____

CASSELL & ASSOCIATES, LLC
PROFESSIONAL LAND SURVEYING

20525 Buena Vista Road Rockbridge, Ohio 43149
(740) 969-0024

TRACIE DAVIES
Director

THE CITY OF
COLUMBUS
MICHAEL B. COLEMAN, MAYOR
LEONARD EMMERT, JR.
COLUMBUS, OH 43215

July 31, 2015

Todd J. Stanhope, P.E., PTOE
Smart Services, Inc.
1900 Crown Park Ct., Suite E
Columbus, OH 43235

RE: 300 Hilliard-Rome Rd Traffic Access Study

Dear Mr. Stanhope:

In regards to the traffic access study dated July 9, 2015 prepared for a proposed redevelopment of a site in Prairie Township at the northwest corner of the intersection of Hilliard-Rome Rd. & Smith Rd. that is the subject of zoning application PRAIR-15-04, the City of Columbus, Division of Traffic Management accepts this study and its conclusions.

Also, upon reviewing site information, the City of Columbus, Division of Traffic Management has several comments on the proposed access configuration along the Hilliard-Rome Rd. frontage in conjunction with the proposed redevelopment of this site:

- The existing south access point to Hilliard-Rome Rd. will need to be removed.
- The existing north access point to Hilliard-Rome Rd. will need to be relocated approximately 25' to the north to better align with the proposed aisle south of the proposed building.
- The relocated north access point to Hilliard-Rome Rd. will need to contain a maximum driveway width of 35'.

In summary, with the redevelopment of this site, a southbound left turn lane with a length of 125' (includes diverging taper) will need to be installed on Hilliard-Rome Rd. at the relocated north access point. Only one access point to Hilliard-Rome Rd. will be permitted with this proposed redevelopment.

A street construction plan (E-Plan) will need to be submitted to the City of Columbus to construct these improvements. If you have any questions regarding these requirements, please contact me at (614) 645-1694. Thank you for your cooperation throughout this process.

Respectfully,



Daniel R. Blechschmidt, P.E.
Transportation Planning Engineer
Division of Traffic Management

cc: R. Stargell – City of Columbus, Department of Public Service
J. Hines – City of Columbus, Department of Public Service
K. Hardy – City of Columbus, Department of Public Service
B. Welch – Franklin County Engineer's Office
A. Wray – Franklin County, Economic Development & Planning Department
T. Hatmaker – Prairie Township
C. Swisher – Prairie Township





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

Application Number: <u>20N-15-02</u>	Date Filed: <u>8/7/15</u>	Received By: <u>DAH</u>	Total Fees: <u>1,100</u>	Receipt Number: <u>15-01861</u>
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Subject Property Information

1. Street Address: 7280 Stahl Road
2. Parcel ID Number(s): 230 - 000218
3. Township(s): Pleasant

<p>RECEIVED</p> <p>AUG 07 2015</p> <p>Franklin County Planning Department Franklin County, Ohio</p>
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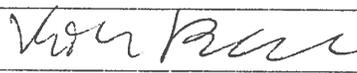
Description of Subject Property

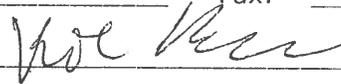
4. Acres to be Rezoned: 1.86
5. Current Land Use: vacant commercial structures
6. Surrounding Land Use: North rural
- South rural
- East rural
- West rural
7. Water Supply Source: Public (Central) Private (Onsite)
8. Sanitary Sewer Source: Public (Central) Private (Onsite)

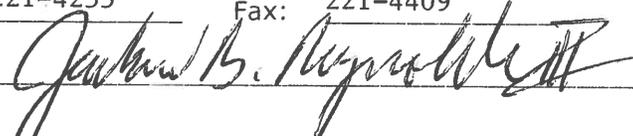
Rezoning Request

9. Current Zoning: SCPD
- Proposed Zoning: SCPD
10. Proposed Land Use: Office/Dispatch Office/Maintenance Facility
11. Purpose for Request: The owner/applicant is seeking to amend the existing SCPD to allow for a new use of the existing buildings that will include office use, package delivery, dispatch office and maintenance facility for the delivery vans.

Applicant/Owner/Agent Information

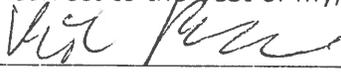
12. Applicant Information: A7 Travel Solutions Inc.
Address: 4937 West Broad Street, #302, Columbus, OH 43228
Phone: 425-3198 Fax: _____
Interest in Property: owner
Signature: 

13. Property Owner: A7 Travel Solutions Inc.
Address: 7280 Stahl Road, Orient, OH 43146
Phone: 425-3198 Fax: _____
Signature: 

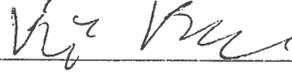
14. Agent Information: Jackson B. Reynolds, III c/o Smith & Hale LLC
Address: 37 West Broad Street, Suite 460, Columbus, OH 43215
Phone: 221-4255 Fax: 221-4409
Signature: 

Applicant/Owner/Agent Information

I/we (applicant) Victor Burdak 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: 
(required)

Date: 08/05/15

Property Owner Signature: 
(required)

Subscribed and sworn to me in my presence and before me on this 5th day of August 20 15.

Notary Public Signature: 



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2015

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: _____

Jonathan B. Paparella

Date: _____

7/16/15

SELECT COMMERCIAL PLANNED DISTRICT
(SCPD)

PLEASANT TOWNSHIP
STAHL ROAD & DENTON ROAD
A7 TRAVEL SOLUTIONS INC.
ZON No. _____

RECEIVED

AUG - 7 2015

Franklin County Planning Department
Franklin County, OH

BACKGROUND:

The subject property is located at the northeast corner of the intersection of Stahl Road and Denton Road and consist of a 1.86 acre tract of land currently zoned SCPD and has Variance 2281, granted for fencing. In 1997 Puckett's Painting & Coating Inc. rezoned the property to SCPD to allow for a paint contractor's office and storage facility. The property is surrounded by Rural agricultural uses to the north, east, and south and single family residential use across Stahl Road to the west. The applicant wishes to rezone the property to SCPD for the purpose of establishing proper current zoning under the current Code for office/dispatching delivery vehicles, parking of delivery vehicles and a maintenance facility for the delivery vehicles. The purposed SCPD will allow for a continual use of the site, will properly zone the site under the current Franklin County Zoning Code, and considerably upgrade the condition of the property and have no negative impact on the contiguous properties.

PERMITTED USES:

The property shall be used for office/dispatching delivery vehicles, parking of vehicles and minor vehicle maintenance of the delivery vehicles as is specifically as set forth in Franklin County Zoning Resolution Sections 322.022 and 332.032(421).

The main building shall be used for office space and storage/warehouse. Vehicles will be stored inside the main building warehouse space and in the existing annex where minor maintenance maybe done on the delivery vehicles.

The out buildings as depicted on the site plan shall be used for storage of materials and supplies, and maintenance of vehicles. The use of these facilities for maintenance of the delivery vehicles shall be done in strict compliance with federal, state and local environmental standards.

DEVELOPMENT STANDARDS:

Unless otherwise indicated in the submitted drawing or in the written text, the applicable standards for the site shall be those standards contained in Section 332.04 Community Services (CS) of the Franklin County Zoning Code. Provided however the fencing currently existing as a result of Variance 2281, mentioned above, shall be permitted to continue and additional 6" high fencing be allowed around the south and east boundaries along the right of way of Denton and Stahl Roads. Also, this SCPD text waives the screening and opacity requirements contained in the Code (as well as the requirements to maintain it), provided however these opacity and landscape and maintenance requirements along the east and north sides of the property (the sides of the property not fronting on Stahl Road or Denton Road) shall cease to be waived at such

times as the adjacent property is used for residential purposes. Trees indicated in the landscape green space on the Site Plan shall be replaced within thirty (30) days after their death or destruction, weather permitting. Likewise, trees planted in the future to comply with the opacity requirements as stated herein shall be replaced within thirty (30) days after their death or destruction, weather permitting.

LIGHTING:

All lighting on the subject property that is visible from residentially used neighboring property shall be a cut-off type fixtures (down lighting) and limited to the building and parking areas unless located for landscaping and security purposes. The exterior lighting of the site shall minimize off-site glare and reflection by utilizing screening, direction of lighting, height of lighting, wattage and type of lighting for the purpose of screening off-site glare to neighboring residentially used properties.

SIGNAGE AND GRAPHICS:

- A. One freestanding graphics shall be allowed to be placed at the intersection of Stahl Road and Denton Road. The total size of the sign shall not exceed forty (40) square feet per face and shall not be any higher than seven (7) feet from grade. All wall graphics shall be permitted only in conformity with the Franklin County Zoning Code.
- B. No off-premise graphics shall be permitted on-site, nor any illumination which flashes, travels, animates or intermittently illuminates shall be allowed.

ENVIRONMENTAL TREATMENT:

- A. The premises shall be landscaped along the Stahl Road and Denton Road frontages with a planting of evergreens or deciduous shade trees as depicted on the site plan. The depicted fencing on the site plan shall be maintained in its current height for security purposes.
- B. No banners, pennants, streamers or other similar obnoxious displays shall be permitted on the site.
- C. There shall be only two curb cuts allowed on this site, one on Stahl Road and one on Denton Road. These curb cuts shall have a maximum width of thirty-five (35) feet.

SITE PLAN:

- A. The property shall be used in accordance with the submitted site plan. The attached site plan illustrates where the building and parking areas are located. This site plan may be slightly adjusted to reflect the engineering, topographical or other site data developed at the time that A7 Travel Solutions Inc. actually occupies the premises. Any slight adjustment to the site plan shall be reviewed and approved by the Zoning Officer or his designee upon submission of the appropriate data regarding the purposed adjustment. The general layout of the site plan concept shall conform to the site plan. Outdoor

storage of vehicles shall be permitted only between the two (2) buildings and on the east side and north side of the warehouse annex.

- B. Parking requirements shall conform to those found in Section 531 of the Franklin County Zoning Code.

BUILDING ELEVATIONS:

The existing structures shall remain on the premises. The building shall be painted with colors using either earth tones, grey or other muted colors or colors as agreed to by the zoning officer.

STORMWATER DRAINAGE:

Drainage and run-off from the proposed development shall not cause property damage to off-site areas. The current site drainage shall be maintained.

SEWAGE DISPOSAL AND WATER SUPPLY:

The existing sewage disposal and water supply facilities will continue to be utilized in the operation with the new owner. The sewage disposal and water supply facility shall be properly maintained and operational in accordance with pertinent state and local regulations.

POLLUTION:

- A. Smoke: No smoke shall be emitted from any structure in the SCPD.
- B. Noise: The noise level shall be no greater than sixty (60) decibels at the lot line.
- C. Odor: No odorous gases or other obnoxious odor shall be permitted at any point beyond the SCPD boundary.

ARCHITECTURAL DESIGN:

- A. The site plan layout and footprint of the building shall not be altered without the prior written consent of the zoning officer. At no time may alterations exceed an expansion of fifteen percent (15%) of the existing square footage of the gross aggregate building area.
- B. No outside storage shall be permitted on the lot. No rubbish or debris of any kind shall be placed or permitted to accumulate on any portion of the lot except in any enclosed dumpster or enclosed storage area.

TRAFFIC & CIRCULATION:

The subject property shall have two (2) curb cuts which curb cuts are existing today and as shown on the Site Plan. The location of these curb cuts shall not be altered without the prior written consent of the Franklin County Economic Development Director. Circulation within the

subject property shall be in the area as indicated surrounding the office, warehouse and annex. It is contemplated by the applicant that no increase in traffic will be generated as a result of this zoning and applicant's use due to the nature of applicant's business, customers seldom, if not at all, come to applicant's place of business.

Jackson B. Reynolds, III
Attorney for A7 Travel Solutions Inc.
(614) 221-4255

a7travel-stahlrd.txt (nct)
8/7/15 S:Docs/s&htxts/2015

LEGEND

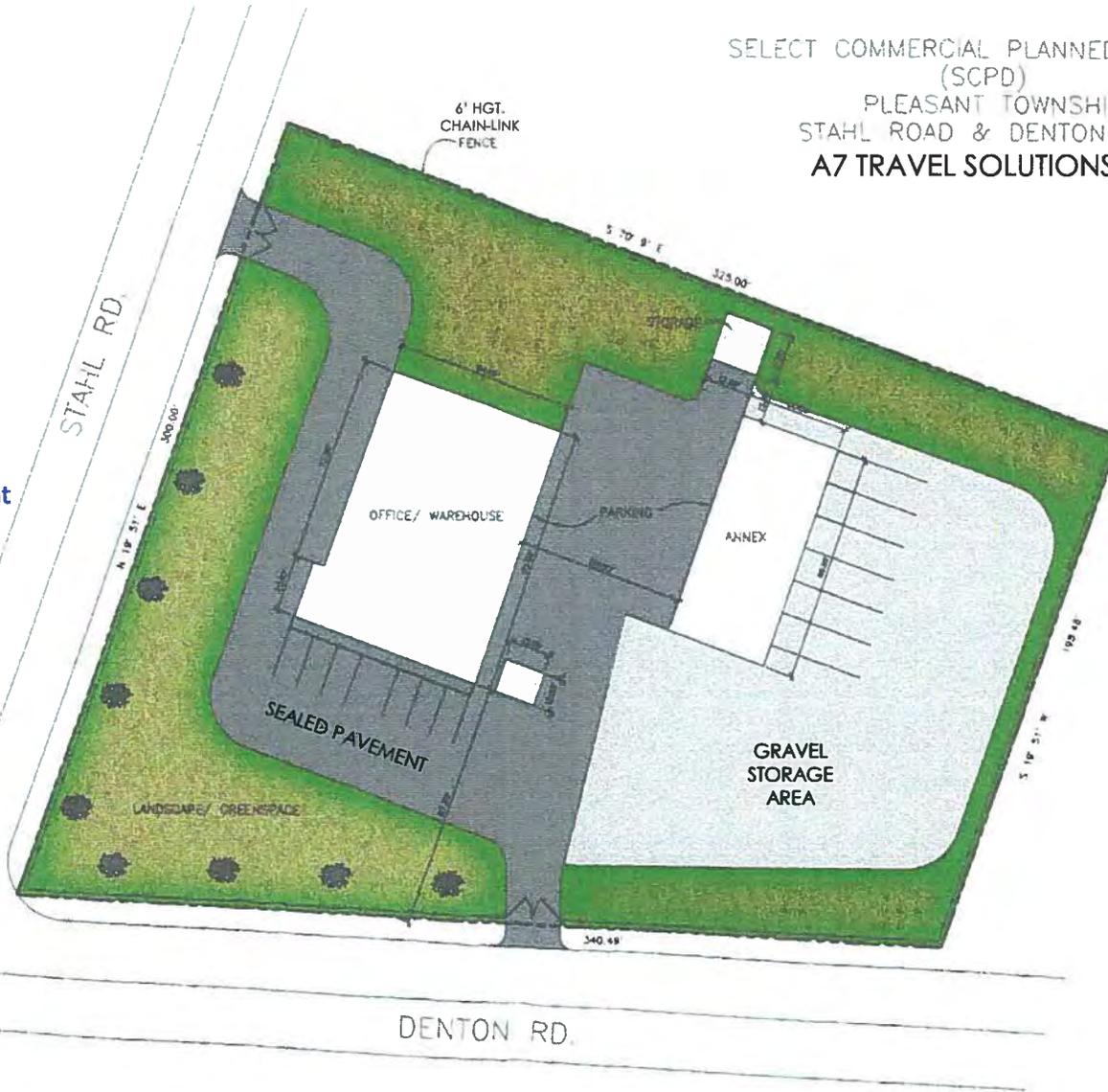
● EXISTING CHOKERD FEE

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AUG - 7 2015

Franklin County Planning Department
Franklin County, OH

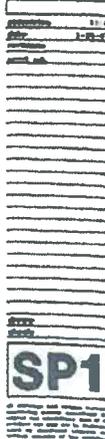
SELECT COMMERCIAL PLANNED DISTRICT
(SCPD)
PLEASANT TOWNSHIP
STAHL ROAD & DENTON ROAD
A7 TRAVEL SOLUTIONS INC.



A SITE PLAN
SCALE: 1" = 40'

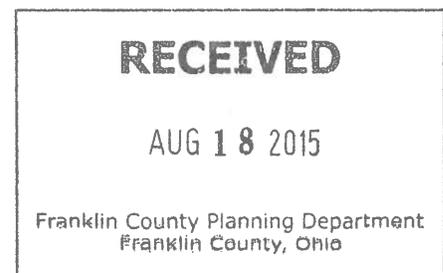
Faris Planning & Design
LAND PLANNING • ARCHITECTURE
14331 5th Street, Columbus, OH 43215
614.887.1924 • www.farisplanning.com

A7 TRAVEL SOLUTIONS INC.
1280 STAHL ROAD
COLUMBUS, OHIO 43146


EXHIBIT

- A. Due to the lot's particular environmental constraints, and topographical conditions, Mr. and Mrs. Chung would suffer exceptional practical difficulty should the variance not be granted. The proposed lot split is surveyed in such a manner due to the excessive collection of water naturally occurring on the property. Any effort to adjust the topography to better suit a uniform lot split would result in extraordinary hardship.
- B. These conditions are unusual in that they are distinct to this particular parcel, and not to other surrounding parcels. The unique low topographical nature of this lot results in the collection of rain water that otherwise does not commonly occur on surrounding property.
- C. The purpose of this variance is thus not based exclusively upon a desire to obtain additional income.
- D. The granting of this variance would not be detrimental to public health or injurious to other property. The granting of this variance has been encouraged by Plain Township. The removal of the rainwater collection pond in order to fit the lot geometry standards would otherwise be detrimental to the surrounding properties.
- E. The special circumstances requiring the variance are solely a result from the lot geometry requirements.
- F. The requested variance is the smallest adjustment available in this particular situation.



672-V

VANCE SURVEYING LTD.
15071 HYATT ROAD
MOUNT VERNON, OHIO 43050
PH. (740) 397-6296
FAX (740) 397-6032
vancesurveying@gmail.com

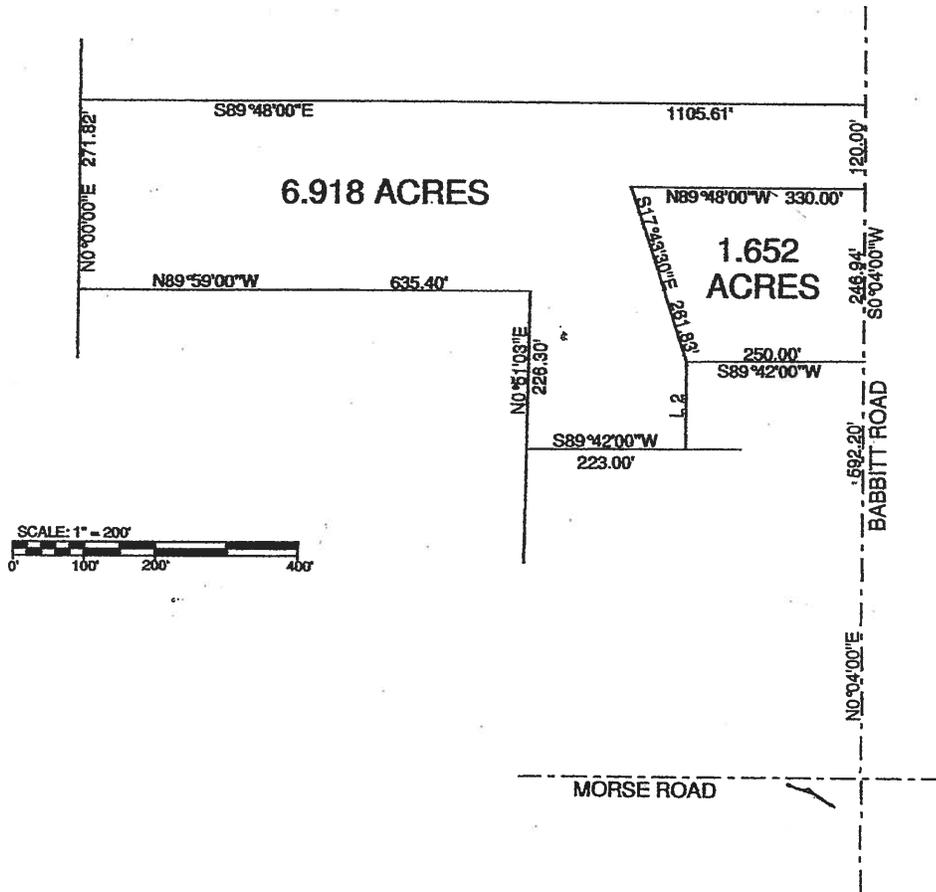
PROPOSED SPLIT FOR
RHEA CHUNG
RANGE 16, TOWNSHIP 2, QUARTER TOWNSHIP 4, LOT 16, USML,
PLAIN TOWNSHIP, FRANKLIN COUNTY, OHIO

RECEIVED

AUG 18 2015

Franklin County Planning Department
Franklin County, Ohio

672-V



Samuel R. Vance



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

AUG 11 2015

Franklin County Planning Department
 Franklin County, OH



Property Information	
Site Address	6790 Darby Blvd Grove City, OH 43123
Parcel ID(s)	230-002321-00
Zoning	Rural
Township	Pleasant
Acreage	.4898
Water Supply	<input type="checkbox"/> Public (Central) <input checked="" type="checkbox"/> Private (Onsite)
Wastewater Treatment	<input checked="" type="checkbox"/> Public (Central) <input type="checkbox"/> Private (Onsite)

Applicant Information	
Name/Company Name	Aaron + Theresa Haller
Address	6790 Darby Blvd. Grove City, OH 43123
Phone #	614-477-0173
Fax #	
Email	tnahaller@yahoo.com

Property Owner Information	
Name/Company Name	Theresa Haller
Address	6790 Darby Blvd. Grove City, OH 43123
Phone #	614-477-0173
Fax #	
Email	tnahaller@yahoo.com

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

Staff Use Only	
Case #	VA - 3838
Date filed:	8/11/15
Fee paid	350.00
Receipt #	15-01894
Received by:	DAH
Hearing date:	9/24/15
Zoning Compliance:	102# 15-1880

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 type="checkbox"/> Notarized signatures
<input checked="" type="checkbox"/> Proof of water & waste water supply
Please see the Application Instructions for complete details

Case #

VA - 3838

Variance(s) Requested	
Section	650.162(a)
Description	Construction of buildings in the Big Darby Creek Watershed Riparian Setback
Section	
Description	
Section	
Description	

Describe the project
I would like to add a 16' by 14 13' room addition to the back (east) side of my home. The addition will be a footer, 5 courses of block, then conventional wood frame. It will consist of two stories tied into my existing structure with finished height being approximately 17'. Due to existing patio, which occupies a 13' x 8' area (104 sq. feet), the addition's impact would be minimal.

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.

Yes, being in the area protected under the Big Darby Creek Watershed Riparian Setback prohibits us from improving our property causing a hardship upon our family as the home is too small.
- 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.

Due to changes in zoning regulations, we are not able to increase the size of our home, which we have now outgrown.
- That the special conditions and circumstances, listed under question #1, do not result from any actions of the applicant.

Yes, the zoning regulations have changed since we purchased the home with intent of adding on and now, we are ready to do so.

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, special privileges will be granted to us as we are requesting to
add on

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, granting the variances would not affect the health or safety
of people in the vicinity.

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

No, without the variance we would have to move as we have out-
grown the house causing a bigger hardship on our family.

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

Minimal, only adding 100 sq. feet of area that is not soil.

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, I believe it would increase home values of my property and others around it.

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)

Not at all, no plumbing being added, and doesn't interfere with other services

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

No, they have been added since we purchased the home in 1984

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

No, short of moving.

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

Yes, we take great pride in what we own.

Case #

VA-3838

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.

Theresa K Hrzien
Applicant

8-11-15
Date

[Signature]
Property Owner (Signature must be notarized)

8-11-15
Date

Property Owner (Signature must be notarized)

Date



Jannelle C. Hejduk
JANNELLE HEJDUK
Notary Public, State of Ohio
My Comm. Expires July 24, 2016

8/11/15

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

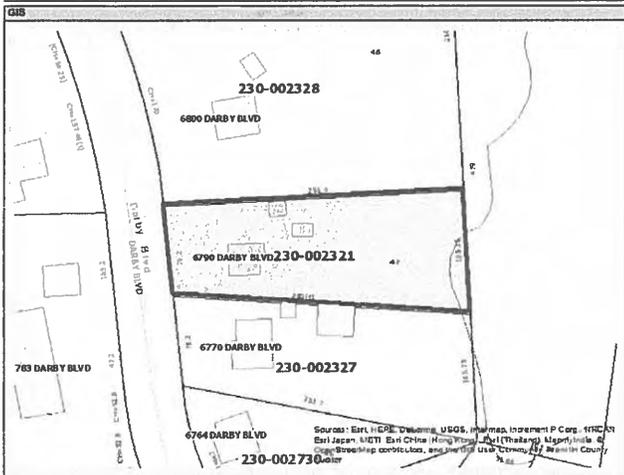
****Approval does not invalidate any restrictions and/or covenants that are on the property.**

VA-3838

Clarence E. Mingo, II
Franklin County Auditor

MAP(GIS)

Parcel ID	Map Routing No	Owner	Location
23000232100	230N076C 01100	HALLER THERESA	6790 DARBY BL



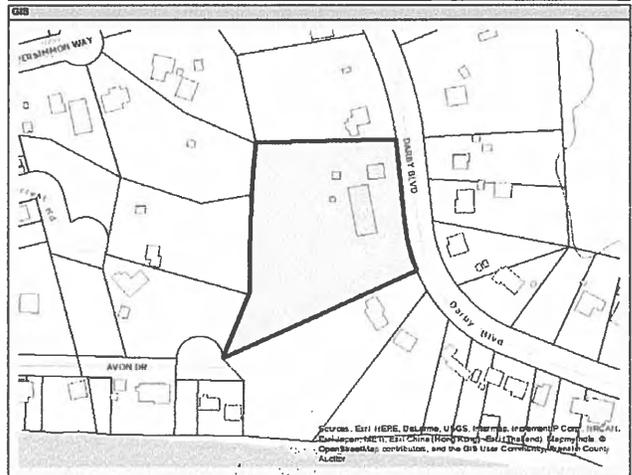
Disclaimer
This drawing is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this drawing are notified that the public primary information source should be consulted for verification of the information 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.

Clarence E. Mingo, II
Franklin County Auditor

MAP(GIS)

Parcel ID	Map Routing No	Owner	Location
23000227300	230N076C 05300	KOEHLER DANIEL	6783 DARBY BL



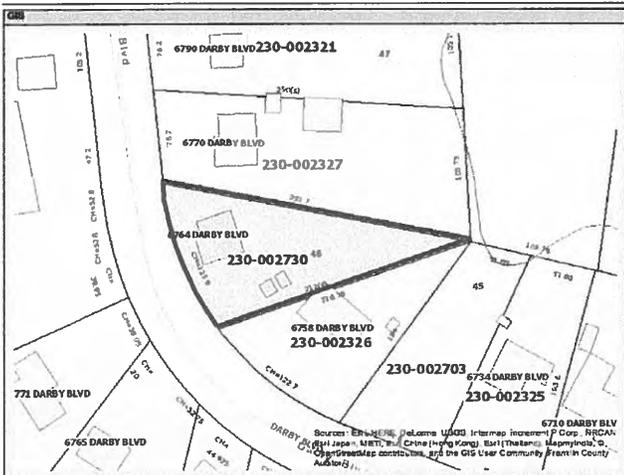
Disclaimer
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Clarence E. Mingo, II
Franklin County Auditor

MAP(GIS)

Parcel ID	Map Routing No	Owner	Location
23000273000	230N076C 01300	PARSONS JOHN R	6764 DARBY BL



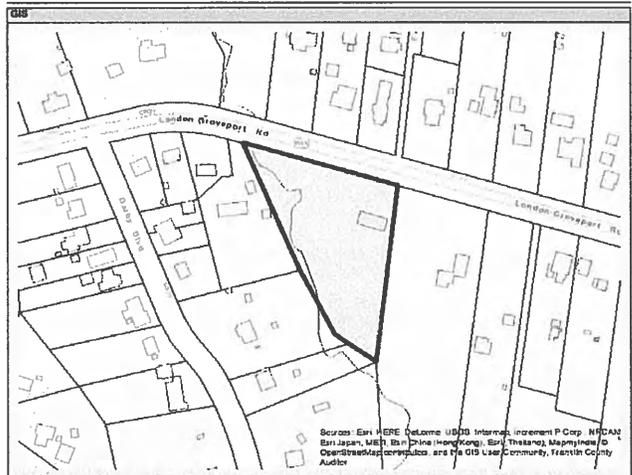
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Clarence E. Mingo, II
Franklin County Auditor

MAP(GIS)

Parcel ID	Map Routing No	Owner	Location
23000230300	230O085A 01900	HAYCOOK WILLIAM H	6801 LONDON GROVEPORT RD



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

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JUL 30 2 15
Franklin County Planning Department
Franklin County, Ohio

RECEIVED

AUG 11 2015

Franklin County Planning Department
Franklin County, OH

DENIED

KS

R2-15-880

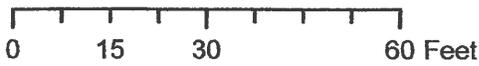
8/5/2015

See letter

DARBY



1 inch = 30 feet



16' x 13' 2 STORY ROOM ADDITION / 18 feet High

CLOSEST NEW SECTION OF STRUCTURE TO PROPERTY LINE

NORTH = 54'
SOUTH = 19'
EAST = 152'
WEST = 83'

Commissioners
Marilyn Brown, President
Paula Brooks
John O'Grady

Economic Development & Planning Department
James Schimmer, Director

RECEIVED

AUG 13 2015

Application for

Conditional Use

Revised January 1, 2009



Property Information	
Site Address <i>711 Frank Rd.</i>	
Parcel ID(s) <i>140-000253</i>	Zoning <i>G1 EQ overlay</i>
Township <i>Franklin</i>	Acreage <i>75.309</i>
Water Supply <input type="checkbox"/> Public (Central) <input checked="" type="checkbox"/> Private (Onsite)	Wastewater Treatment <input checked="" type="checkbox"/> Public (Central) <input type="checkbox"/> Private (Onsite)

Applicant Information	
Name/Company Name <i>Celma Investments LTD.</i>	
Address <i>2300 Brown Rd</i> <i>Grove City, Oh 43123</i>	
attn: <i>Mike Dinneen</i>	
Phone # <i>614 875 5500</i>	Fax # <i>614 875-5305</i>
Email <i>mdinneen.aggrok@gmail.com</i>	

Property Owner Information	
Name/Company Name <i>Same as above</i>	
Address	
Phone #	Fax #
Email	

Agent Information (if applicable)	
Name/Company Name <i>Laura MacGregor Comek, ESQ</i>	
Address <i>300 E. Broad St. Suite 450</i> <i>Columbus, Ohio 43215</i>	
Phone # <i>614 560 1400</i>	Fax #
Email <i>Laura@Comeklaw.com</i>	

Staff Use Only
Case # <i>CU-3839</i>
Date filed: <i>8/13/15</i>
Fee paid <i>650.00</i>
Receipt # <i>15-01914</i>
Received by: <i>DAH</i>
Hearing date: <i>9/21/15</i>
Zoning Compliance: <i># 2075</i>

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

Case #

Conditional Use(s) Requested	
Section	§ 346.031 ; § 346.032
Description	
Section	
Description	
Section	
Description	

Describe the project
please see the attached.

NOTE: To receive a conditional use, you must meet all the conditional use requirements in Section 815.04 of the Franklin County Zoning Resolution. Your answers to the following questions will help the Board of Zoning Appeals determine whether you meet the requirements for a conditional use. If you don't answer the questions, we will consider your application incomplete.

- Proposed Use or Development of the Land:

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

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

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

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

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

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

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

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

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

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

Conditional Use-Expanded Home Occupation (Only)

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

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

2. How many non-resident employees?

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

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

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

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

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

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

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.

Will Hoff
Applicant *President, Mountain Aerial*

August 13, 2015
Date
LAURA MacGREGOR COMEK
Attorney At Law
Notary Public, State of Ohio
My Commission Has No Expiration Date
Section 147.03 R.C.

Will Hoff
Property Owner (Signature must be notarized) *President, Mountain Aerial*

August 13, 2015
Date
LAURA MacGREGOR COMEK
Attorney At Law
Notary Public, State of Ohio
My Commission Has No Expiration Date
Section 147.03 R.C.

Swore before me this
Property Owner (Signature must be notarized) *13th day of August, 2015*
Date

I Hereby authorize Laura MacGregor Comek as attorney of agent for the Owner/Applicant in this matter.
Will Hoff
President, Mountain Aerial

*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.

Application instructions

Please submit the following:

1) **Application Form**

Completed application form with notarized signatures

2) **Fee – non refundable**

Checks only payable to *Franklin County Treasurer*

3) **Covenants or deed restrictions.**

Provide a copy of your deed with any deed restrictions

You can find your deed at:
www.franklincountyohio.gov/recorder

N/A

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

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

You can find the map at:
www.franklincountyohio.gov/auditor

5) **Site map**

Provide a map showing the subject property with the following items:

- For the subject property
 - All property lines
 - Dimensions of the property
 - Road frontage
 - Street right-of-ways
 - Driveways
 - Easements
 - Floodplain areas
 - Location of existing septic/aerator systems and wells
- For all existing and proposed buildings and structures
 - Location of each on the property
 - Location of any proposed addition or expansion
 - Square footage of each
 - Height of each
 - Distance to property lines
- Scale
- North arrow
- Any information relevant to the specific nature of the variance

6) **Proof of utility service**

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

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

RECEIVED

AUG 13 2015

Statement In Support
Of Conditional Use Application

Franklin County Planning Department
Franklin County, OH

Case #: _____
Address: 711 Frank Road
Owner/Applicant: Celina Investments Ltd.
c/o Laura MacGregor Comek, Esq.
300 E. Broad St., Ste 450, Cols. Ohio 43215
Zoning Districts: GI, General Industrial
EQ, Excavating and Quarrying Overlay
Date: August 12, 2015

CU-3839

Introduction: This application is intended to officially document and recognize the legal use of composting, interpreted by Franklin County Development Department as SIC Code 2875. The Owner/Applicant has utilized the SIC Codes and the process/guidance of the Standard Industrial Classification Manual 1987, of the Executive Office of the President, Office of Budget and Management, which recognizes some Division F establishments (ie. SIC 50 and 51) uses to include some onsite processing or conversion.

This application is being submitted because of Franklin County's determinations of: (1) the need for multiple SIC code assignments to a single establishment; and (2) the conclusion that composting is not already covered under SIC 50, as forest product processing and sales, within the context of wholesale durable goods.

The Owner/Applicant believes the addition of a composting use remains within the established SIC 50 and as such does not concur with the determination of the Franklin County Planning Department that this application is necessary to allow the composting use. However, the Owner/Applicant is willing to reconcile these interpretations with a review and determination from the Board to confirm the existing activities on site, the related use of composting, and in doing so, recognize the general intensity of surrounding industrial uses make this request a minor addition to the long established industrial processing on site.

Conditional Use Application Items

Describe the project. This application is being submitted to clarify the record and identify the existing ancillary use on site, ie., mulching. The site has an active

Clean Hard Fill Site and an active quarry, as well as an approved C&DD Landfill use. These operations inherently involve the receipt, sorting, and processing of various materials, which includes various wood, forest products. Those materials get sorted and processed (chipped/shredded) and stored, until such time as they are wholesaled. The on site activities also involve dirt, soil, sand and gravel aggregates. The activities of processing of wood and forest products occur within the SIC 50. This application will further recognize the composting use.

The Owner/Applicant has expended significant, concerted efforts to document the historical and current intense industrial and manufacturing uses that exist on site. The major SIC Codes 14,15, 17, and 50, are already identified in the 1996 zoning clearance approval issued by the Franklin County Development Office.

1. Proposed Use or Development of the Land. This site was zoned HM, Heavy Manufacturing under prior versions of the Franklin County zoning resolution. At that time, the entire site and surrounding areas were heavy manufacturing uses. Later, the zoning category was changed, and this site retained the GI, General Industrial designation. The GI district is the broadest, most intense industrial uses permitted by the code.

The use of this site as a C+D landfill, Clean Hardfill and an active quarry will not change. So too will the use of this site will continue to include mulching (of wood, forest products).

This application addresses the addition of the composting, which will utilize the already existing materials that are received, sorted, processed through the site by virtue of the existing permitted uses. Composting is the process whereby the wood products are further processed and integrated with natural materials, soil, other wood products, etc. The Ohio EPA regulates the licensure and operation of such facilities, in this case a Class IV facility, for source separated yard waste (ie., wood or forest products).

There are no structures or buildings being proposed (that do not already exist on site) for this application. Access drives will be internal to the site and all traffic will utilize existing access points.

2. How will the proposed development relate to the existing and probably future land use character of the area? The current use of this site and the essential character of this area is industrial, as reflected by the landfill, the quarry and nearby trucking, asphalt and other industrials. The future land use recommendation in the South West Area plan recognizes and retains the industrial uses.

3. Will the Conditional Use be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not chance the essential character of the same area? YES. The current on site conditions are reflected in the 1996 zoning clearance approval from Franklin County. The processing of wood and forest products already occurs, as that is innately a component of that approval.

4. Will the Conditional Use be hazardous or disturbing to existing or future neighboring uses? NO. The genesis /impetus for this application is a GREEN initiative, but operationally is the same industrial character that exists currently. Again, the surrounding uses are the MOST INTENSE industrial uses within Franklin County. To the extent that most of this processing activity already occurs on site, there is no change expected in terms of activity, noise, traffic or other operations aspects that would be detected by adjacent users. In all other respects, this activity will comply with all applicable laws, state and local.

5. Will the Conditional Use be detrimental to property in the immediate vicinity or to the community as a whole? NO. See above. The site is surrounded to the North and East by property zoned by the City of Columbus as Manufacturing as well as property zoned by Franklin County as General Industrial. The site to the South and East is zoned General and Limited Industrial by the Franklin County as well as a section of property zoned Rural by Franklin County.

The Manufacturing and Industrial uses include Republic Services (west), Estes Express Lines (trucking to west), Interstate 71 to the east, and further east the Jackson Pike Waste Water Treatment facility.

6. Will the Conditional Use be served adequately by essential public facility and services? Yes, sewer is already on site. Water is available for the

offices. Landfills and quarries do not, in and of themselves, require centralized public facilities and services.

7. How will the proposal meet the development standards of that specific district? The proposal will meet the development standards of that specific district by adhering to the setback and screening per code. Please see Site Map attached herein.

8. Could the applicant's predicament be feasibly obtained through some method other than a conditional use? Yes, Franklin County could recognize the SIC code for this activity (SIC 50, Wholesale durable goods, forest products) as inclusive of production and conversion activities. Franklin County could also recognize the SIC guidance as to the definition of an establishment (use) contained in the Standard Industrial Classification Manual 1987 which speaks to the basis of code assignment in the SIC, and thereby acknowledge the existing SICs include the activities contained in this application.

9. Would the spirit and intent behind the zoning requirements be observed and would substantial justice be done by granting the conditional use? YES, these uses are legal, conforming and core industrial, ... as is permitted by code. The applicable area plan call for this area to retain its industrial character.

10. Would the conditional use adversely affect the delivery of governmental services (e.g., water, sewer, garbage, fire, police). NO. Again, utilities are available to the extent they are needed. The fire and police needs are not expected to increase by merely recognizing an existing use.

11. Did the applicant purchase the property with knowledge of the zoning restrictions? The Owner/Applicant has established these industrial uses of the property that pre date the Franklin County zoning resolution. The Owner has documented the many SIC codes that reflect these intense, manufacturing uses in an official approval document from 1996.

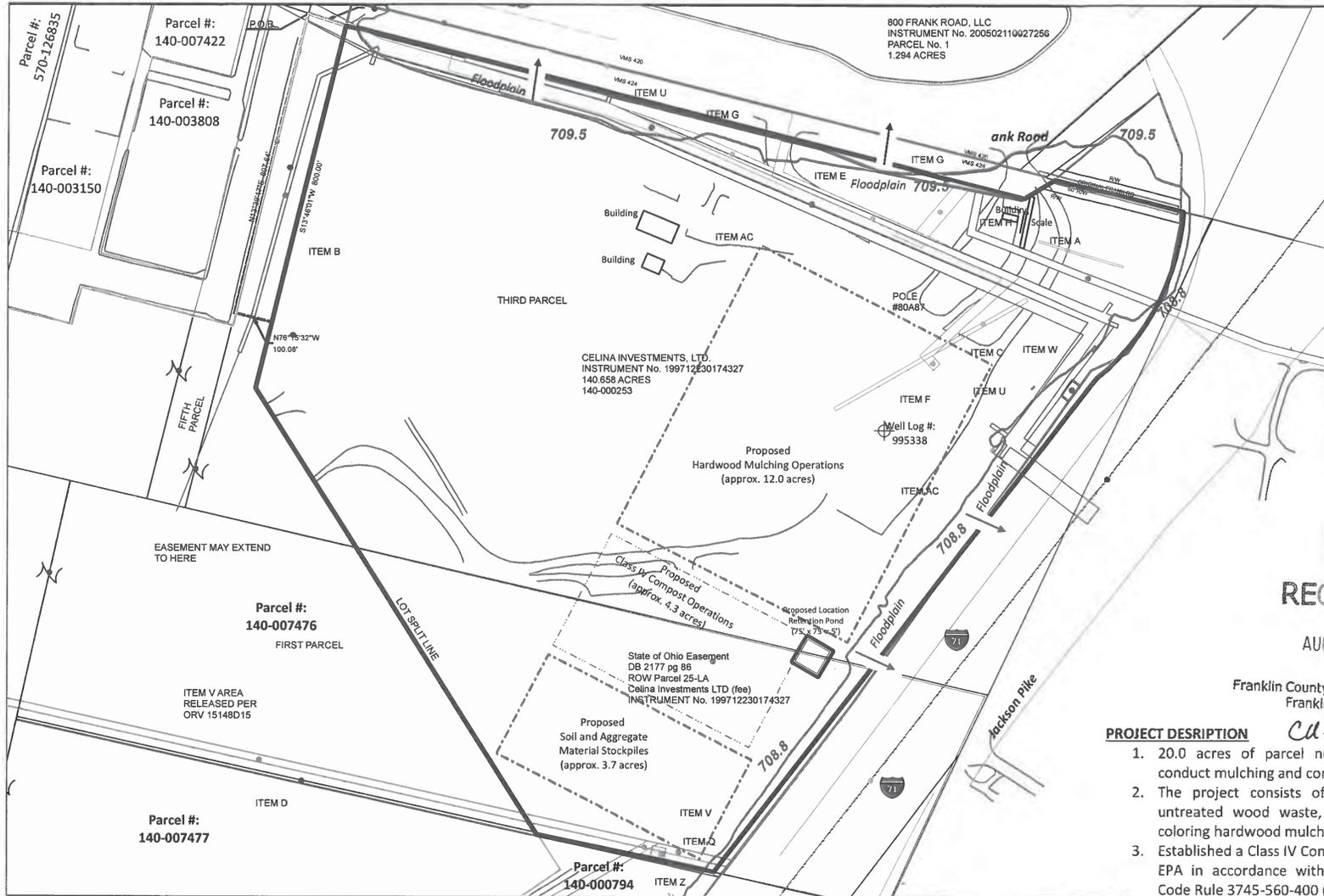
A handwritten signature in black ink, consisting of several loops and flourishes, located at the bottom right of the page.

Enclosures:

Conditional Use Application with attachments/fee
1996 Zoning Clearance Approval (plan and narrative)
2015 Site Map re: Application
Franklin County Zoning Map
Sewer Contract
Proof Of Water Service
Legal Description

References:

SW AREA Plan Future Land Use Map



RECEIVED

AUG 13 2015

Franklin County Planning Department
Franklin County, OH

PROJECT DESCRIPTION

CU-3837

1. 20.0 acres of parcel number 140-000253-00 to conduct mulching and composting operations
2. The project consists of stock piling all natural untreated wood waste, grinding operations and coloring hardwood mulch (approx. 12.0 acres)
3. Established a Class IV Compost facility with the Ohio EPA in accordance with the Ohio Administrative Code Rule 3745-560-400 (approx. 4.3 acres)
4. A retention pond is designated to collect and contain leachate solely running off of the Class IV compost operations. It will be engineered and sized to hold storm water from 4.3 drainage acres of the composting operations as specific in the ODNR "Rainwater and Land Development Manual." The proposed dimensions of the retention pond will be 75' x 75' x 5'. Water will be used for re-circulating back onto compost stockpiles.

1 inch = 275 feet



Legend

- Existing Buildings
- Property Line
- Floodplain Elevation
- - - - Mulch Operations
- - - - Compost Operations
- Retention Pond