



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

November 24, 2015
1:30 p.m.

1. New Business

A. Planning Commission

i. 667-PP-E – Matt Brown

Applicant:	Jeff Strung, EMH&T
Owner:	Pulte Homes of Ohio LLC
Township:	Jefferson Township
Subdivision:	Villages at Jefferson Run
Site:	East side of Waggoner Road, south of Havens Corners Road
Request:	Requesting a two-year extension of the approved preliminary plan for the Villages at Jefferson Run from the preliminary plan expiration date of January 15, 2016.

ii. ZON-15-04 – Matt Brown

Applicant:	George Brobst Jr.
Owner:	The Old Blue Rooster, LLC
Township:	Madison Township
Site:	5952 London Lancaster Road (PID #181-001364 & 181-001365)
Acreage:	13.45 acres
Zoning:	Rural
Utilities:	Private water and wastewater
Request:	Requesting to rezone two parcels from the Rural District to the Select Commercial Planned (SCPD) District.

B. Board of Zoning Appeals

i. VA-3847 – Matt Brown

Applicant/Owner:	John Deardurff
Township:	Clinton Township
Site:	4112 Manor Rd. (PID # 130-002189)
Acreage:	0.14 acres
Zoning:	Urban Residential (R-12)
Utilities:	Public water and wastewater
Request:	Requesting a Variance from Section 512.02(2) of the Franklin County Zoning Resolution to allow the construction of an accessory building that exceeds the maximum allowable size in an area zoned Urban Residential.

ii. VA-3848 – Matt Brown

Applicant:	Jon Bussell
Township:	Pleasant Township
Site:	8542 Alkire Rd. (PID #230-001234)
Acreage:	0.48 acres
Zoning:	Rural District
Utilities:	Private water and wastewater
Request:	Requesting a Variance from Sections 512.02(2) and 650.162(a) of the Franklin County Zoning Resolution to allow the construction of an accessory building in the Big Darby Creek Watershed Riparian Setback that exceeds the maximum allowable size in an area zoned Rural.

2. Adjournment of Meeting to December 22, 2015.



November 9, 2015

Mr. Mathew Brown
Planning Administrator
Franklin County Economic Development and Planning Department
150 South Front Street
Columbus, Ohio 43215

Subject: Villages at Jefferson Run Subdivision

Dear Mr. Brown,

On behalf of the developer, Pulte Homes, we are respectfully requesting the preliminary plan approval for the Villages at Jefferson Run subdivision be extended for an additional two years from the expiration date on January 15, 2016.

Section Two of the development has been completed and Section One final engineering plans are currently under review by the Franklin County Engineer's Office. EMH&T has also been authorized to start the final engineering for Section Three.

We would request the Franklin County Planning Commission consider the preliminary plan extension for the Villages at Jefferson Run at their December 9, 2015 meeting. Enclosed herein is the extension fee of \$350.00

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jeffrey Adam Strung', is written over a large, stylized blue scribble.

Jeffrey Adam Strung, PLA, ASLA
Director of Planning and Landscape Architecture

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Franklin County Planning Department
Franklin County, OH

667-AP-E



Franklin County
Application for Rezoning/Text Amendment

Application Number: ZON-15-04	Date Filed: 10/30/15	Received By: JPL	Total Fees: \$2,300.00	Receipt Number: 15-02804
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Subject Property Information

- 1. Street Address: 5952 London Lancaster Road, Groveport, OH 43125
- 2. Parcel ID Number(s): 181 - 001364 and 001365
- 3. Township(s): Madison

Description of Subject Property

- 4. Acres to be Rezoned: 13.445
- 5. Current Land Use: Commerical Event Center
- 6. Surrounding Land Use:
 - North Residential
 - South Agricultural
 - East Vacant
 - West Agricultural
- 7. Water Supply Source: Public (Central) Private (Onsite)
- 8. Sanitary Sewer Source: Public (Central) Private (Onsite)

Rezoning Request

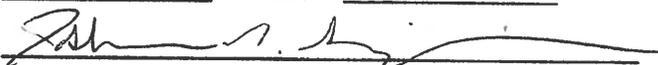
- 9. Current Zoning: Rural
- Proposed Zoning: Select Commercial Planned District
- 10. Proposed Land Use: Miscellaneous Personal Services - Event Center
- 11. Purpose for Request: The Applicant has been denied a certificate of zoning compliance because the current use is not permitted in "rural" zoning. The Applicant requests that the property be rezoned to a "select commercial planned district" so that the current use is a permitted use.

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Applicant/Owner/Agent Information

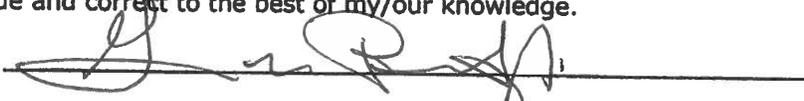
12. Applicant Information: George M. Brobst, Jr.
Address: 2120 Hardy Parkway, Grove City, OH 43123
Phone: 614-871-7300 Fax: n/a
Interest in Property: Member of The Old Blue Rooster, LLC
Signature: 

13. Property Owner: The Old Blue Rooster, LLC
Address: 5952 London Lancaster Road, Groveport, OH 43125
Phone: 740-438-0717 Fax: n/a
Signature: 

14. Agent Information: Joshua M. Simpkins, Attorney
Address: 250 E. Broad Street, Suite 1725, Columbus, OH 43215
Phone: 614-230-0670 Fax: 614-221-5777
Signature: 

Applicant/Owner/Agent Information

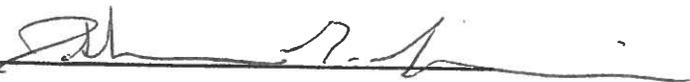
I/we (applicant) George M. Brobst, Jr. swear that I/we am/are the owners/lessees/options of land requested for rezoning and that the statements, information and exhibits attached are true and correct to the best of my/our knowledge.

Applicant Signature: 
(required)

Date: 10-28-15

Property Owner Signature: 
(required)

Subscribed and sworn to me in my presence and before me on this 28th day of October 20 15.

Notary Public Signature: 



JOSHUA MICHAEL SIMPKINS
ATTORNEY AT LAW
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.03 R.C.

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Franklin County Planning Department
Franklin County, Ohio

2014-15-04

APPLICATION FOR REZONING

5952 London Lancaster Road, Groveport, Ohio – Madison Township

Applicant and Background

The Old Blue Rooster, LLC, an Ohio limited liability company (the "Applicant") owns the real property located at 5952 London Lancaster Road in Groveport, Ohio (the "Property"). The Property is located in Madison Township and consists of two (2) tax parcels, Franklin County Auditor tax parcel numbers 181-001364 (7.845 acres) and 181-001365 (5.6 acres). The Property is located on the north side of London Lancaster Road, east of Oregon Road. The legal description of the Property is attached hereto.

Use and Zoning

The Property includes a shelter house that is operated as an event center for the purpose of hosting weddings and various other social events such as graduation parties. Events at the Property are generally held on two (2) weekends per month during the year from mid-April through October and host less than two hundred (200) guests at each event.

The Property is located in an area that is currently classified for zoning purposes as rural under the Franklin County Zoning Resolution. The Applicant now seeks to have the Property rezoned to a Select Commercial Planned District to allow the operation of the Property as an event center, as described above. Activities and events held at the Property fall within OMB SIC Group Type of Use Codes ("Codes") 72, 729 and/or 7299-miscellaneous personal services. In accordance with the Franklin County Zoning Resolution, uses within Codes 72, 729, and/or 7299 are permitted in Select Commercial Planned Districts as they fall within the uses permitted in Community Commercial, Community Service, and Limited Industrial Districts.

Upon rezoning the Property to Select Commercial Planned District, the Applicant will ensure compliance with all aspects of the Franklin County Zoning Resolution as it applies to the Property as a Select Commercial Planned District.

Adjacent Parcels and Uses

1. 5001 Oregon Road – This property is known as Franklin County Auditor's tax parcel #181-001355-00. The property is owned by Kevin and Christine Hall and is currently used as a single family residence.

2. 5049 Oregon Road – This property is known as Franklin County Auditor's tax parcel #181-001356-00. The property is owned by George M. Brobst, Jr. and is currently used as a single family residence. Mr. Brobst and his wife, Natalee, are the owners of the Applicant.

3. 5964 London Lancaster Road -This property is known as Franklin County Auditor's tax parcel #181-001366-00. The property is owned by George M. Brobst, Jr. and is currently vacant land. Mr. Brobst and his wife, Natalee, are the owners of the Applicant.

Development/Site Plan

Three (3) copies of a development/site plan prepared by a surveyor are submitted for consideration. The surveyor's contact information is:

Louis Haines
354 Kessler Street
Groveport, Ohio 43125

Also enclosed is a copy of the site and soil evaluation log from a soil scientist who has been engaged to install a soil based treatment system at the Property. See section 9, below. The scientist's contact information is:

Mark E. Flowers, P.E.
Flowers Septic System Design, Inc.
263 Park Trails Ct.
Newark, Ohio 43055
740.587.7363

In addition to such documents, please note as follows:

1. Permitted Uses.

In accordance with the Franklin County Zoning Resolution, the Applicant requests that uses consistent with Codes 72, 729, and/or 7299 be permitted as part of the Property's rezoning as a Select Commercial Planned Districts as they fall within the uses permitted in Community Commercial, Community Service, and Limited Industrial Districts.

2. Site Map.

Three (3) copies of a site map prepared by surveyor, Louis Hanes, are hereby submitted for review consideration.

3. Vegetation.

No significant strands of vegetation are located upon the Property.

4. Soils.

Please see the site and soil evaluation log attached hereto from Flowers Septic System Design, Inc.

5. Traffic

Since the Property is located in a remote area and events are only held on weekends, there is virtually no effect on traffic. To the extent that any traffic analysis reports may be required as part of this submission, the Applicant respectfully requests that such requirement be waived.

6. Access

The Property has an existing driveway and parking lot that is accessible from London-Lancaster Road. Such access meets the standards set forth in Section 420.034(6) of the Franklin County Zoning Resolution.

7. Parking

The Property features a dedicated gravel lot for parking. Such lot meets the standards set forth in Section 420.034(7) of the Franklin County Zoning Resolution.

8. Storm Water Drainage

No changes to the storm water drainage at the Property will be made. Drainage at the Property has never caused damage to any area. To the extent that any drainage report may be required as part of this submission, the Applicant respectfully requests that such requirement be waived.

9. Water Supply and Sewage Disposal

Water at the Property is supplied by a cistern. Sewage disposal is facilitated through two (2) portable toilets located on the Property and a 1,500 gallon holding tank. The Ohio Environmental Protection Agency ("EPA") and the Franklin County Department of Public Health have evaluated the holding tank and sewage disposal at the Property. Upon the recommendation of the Ohio EPA, the Applicant is working with the Franklin County Department of Public Health and installing a soil based treatment system at the Property. The Ohio EPA has indicated that the sewage disposal at the Property will be solely within the jurisdiction of the Franklin County Department of Public Health since the proposed design flow (less than 1000 gallons per day) does not warrant jurisdiction by the Ohio EPA. The Applicant is currently awaiting a formal letter from the Franklin County Department of Public Health approving the foregoing plan. Once received, the Applicant will supplement this submission with such letter.

10. Architectural Design

No changes are proposed to the shelter house or the barn located upon the Property. The exteriors are compatible with the surrounding area and otherwise generally comply with the Select Commercial Planned District requirements; however, the barn

located on the Property is believed to exceed twenty-five (25) feet in height. Provided the barn exceeds twenty-five feet in height, the Applicant hereby respectfully requests that the building height requirement be waived with respect to the barn on the Property.

11. Outside Storage

There is an existing barn located on the Property; however, it is not used for any storage related to the shelter house's use for events.

12. Utilities and Facilities

All existing utilities and facilities at the Property are located underground.

13. Pollution

- a. Smoke: No smoke shall be emitted from any structure on the Property.
- b. Odor: No odorous gases or other odorous matter shall be produced upon the Property.
- c. Noise: The noise level shall be no greater than sixty (60) decibels at the boundary lines of the Property.

14. Graphics and Signage

One (1) free standing sign is located on the Property that adheres to the signage standards set forth in Section 420.034(14(b)) of the Franklin County Zoning Resolution.

15. Lighting

Most lighting fixtures on the Property are cut-off type fixtures (down lighting) and are limited to the building and parking areas. There is one (1) lighting fixture next to the barn that is utilized to illuminate the American flag on the side of the barn. The lighting fixtures on the Property meet the standards for lighting set forth in Section 420.034(15) of the Franklin County Zoning Resolution.

16. Landscaping

The Applicant does not contemplate adding any additional fencing or landscaping to that already located on the Property. To the extent that a formal landscape plan prepared by a landscape architect is required as part of this submission, the Applicant requests that such requirement be waived as all landscaping is in existence on the Property.

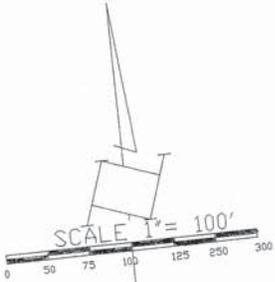
Please refer to the photographs enclosed as part of this submission to see the

existing fencing landscaping at the Property. Such landscaping and fencing meet the standards set forth in Section 420.034(16) of the Franklin County Zoning Resolution. To the extent that any screening may be required by such section, the Applicant hereby requests that such screening requirement be waived with respect to the Property.

Conclusion

The Applicant respectfully requests that this Application for Rezoning be approved so that the Property may be utilized as an event center as described herein. Please note that the Applicant will supplement this application as soon as possible with any additional information requested.

ASBUILT DRAWING
 PLAT OF TWO TRACTS
 IN THE SE 1/4 SEC-11, TWP-10, RGE-21,
 MADISON TWP., FRANKLIN CO.,
 STATE OF OHIO
 FOR
THE OLD BLUE ROOSTER LLC.



BASIS OF BEARINGS:
 THE CENTERLINE OF THE LONDON-LANCASTER ROAD
 AS N 85°36'34" W FROM PRIOR DEED
 #201308140138953

PREPARED FROM EXISTING DEED RECORDS
 AND FIELD LOCATIONS. THIS IS NOT A BOUNDARY
 SURVEY. IT IS TO BE USED FOR PLANNING & ZONING.
 IT IS NOT TO BE USED TO CONSTRUCT FENCES.



Louis Haines
 354 Kessler Street
 Groveport, Ohio 43125
 Phone 837-2181



I HEREBY CERTIFY THE PLAT SHOWN HEREON
 IS CORRECT AS SURVEYED BY US
 DATE: 11-17-15

SIGNED: [Signature]
Revised & Revised 12/11

THOMAS POWERS
 100.00 ACRES
 180-00069

THE OLD BLUE ROOSTER LLC.
 7.843 ACRES
 181-001364

BARBARA WEIDNER
 EDITH VAN FOSSEN, SUR, TR
 113157 ACRES
 180-0014500

DAVID MAINELLA
 JULIA MAINELLA
 4.893 ACRES
 #200312120393560

GEORGE M. BROBST JR.
 NATALEE L. BROBST
 4.943 ACRES
 181-001355

KEVIN M. HALL
 CHRISTINE N. HALL
 5.00 ACRES
 181-001359

GEORGE M. BROBST JR.
 5.596 ACRES
 181-001366



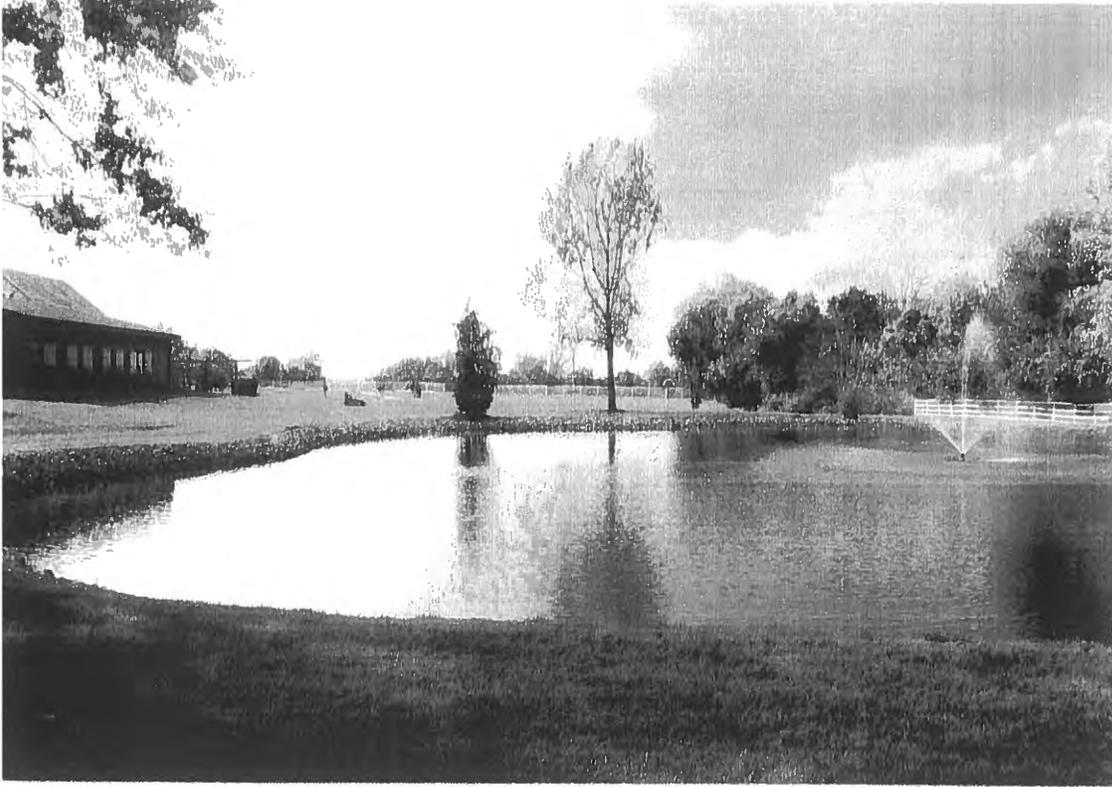
MADISON TOWNSHIP PICKAWAY COUNTY



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2014-15-04





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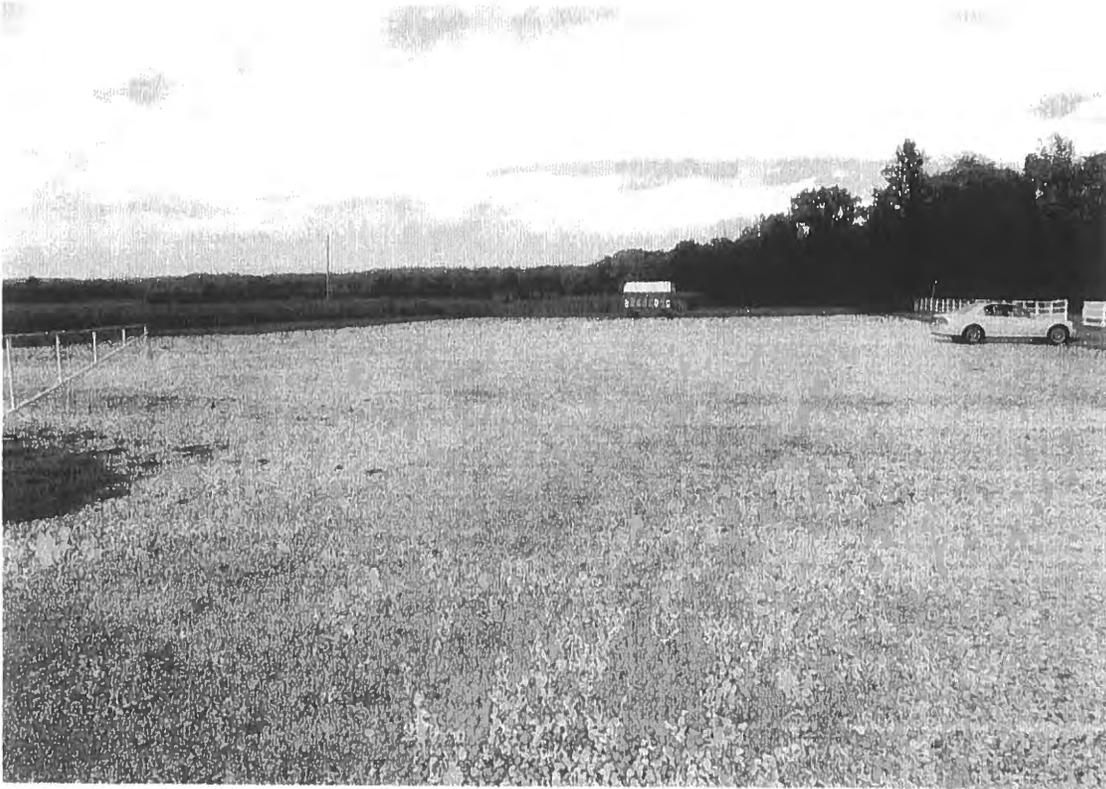




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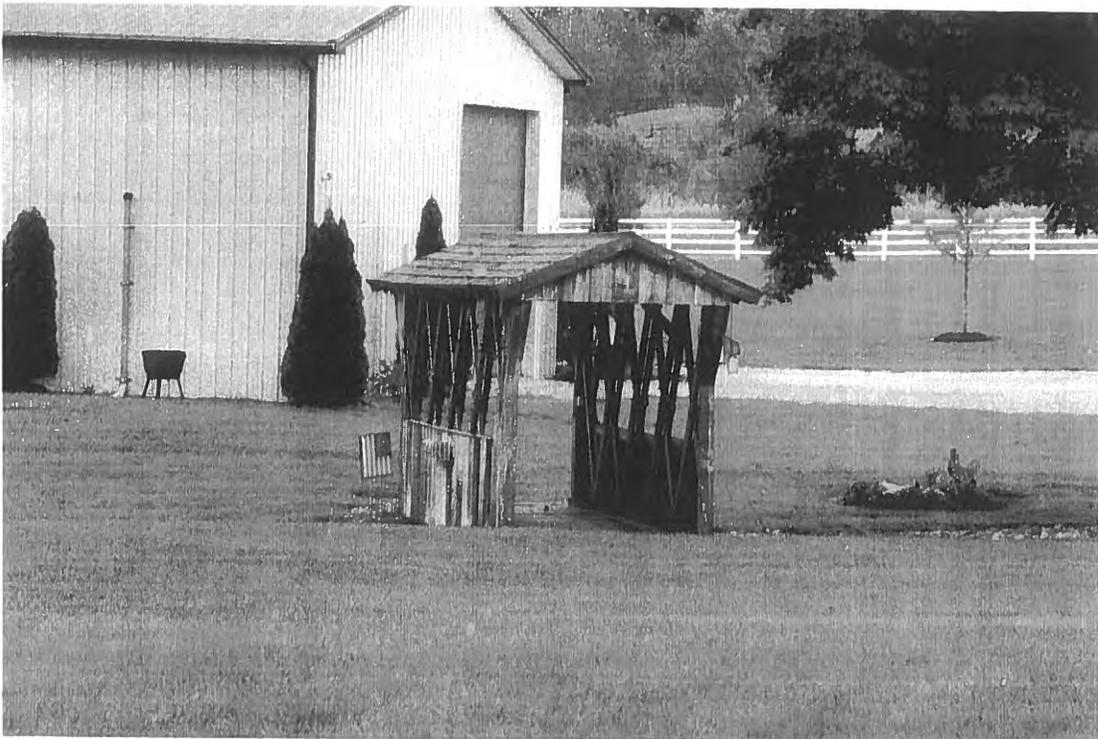


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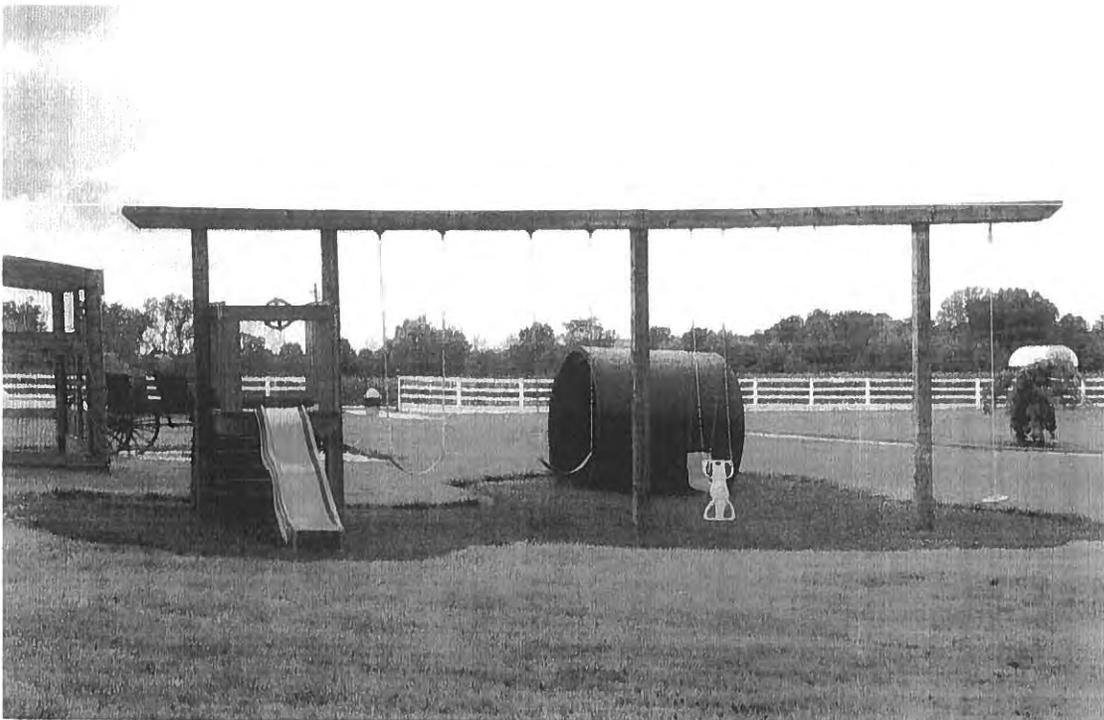


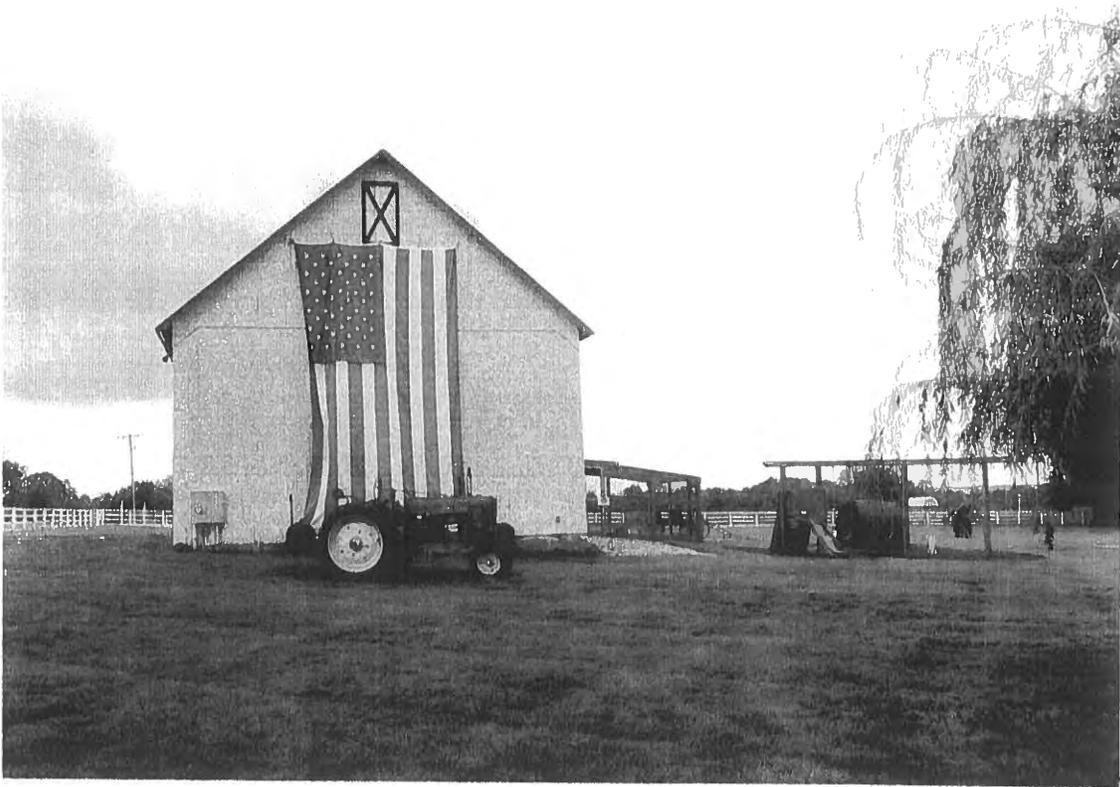
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Franklin County, Ohio

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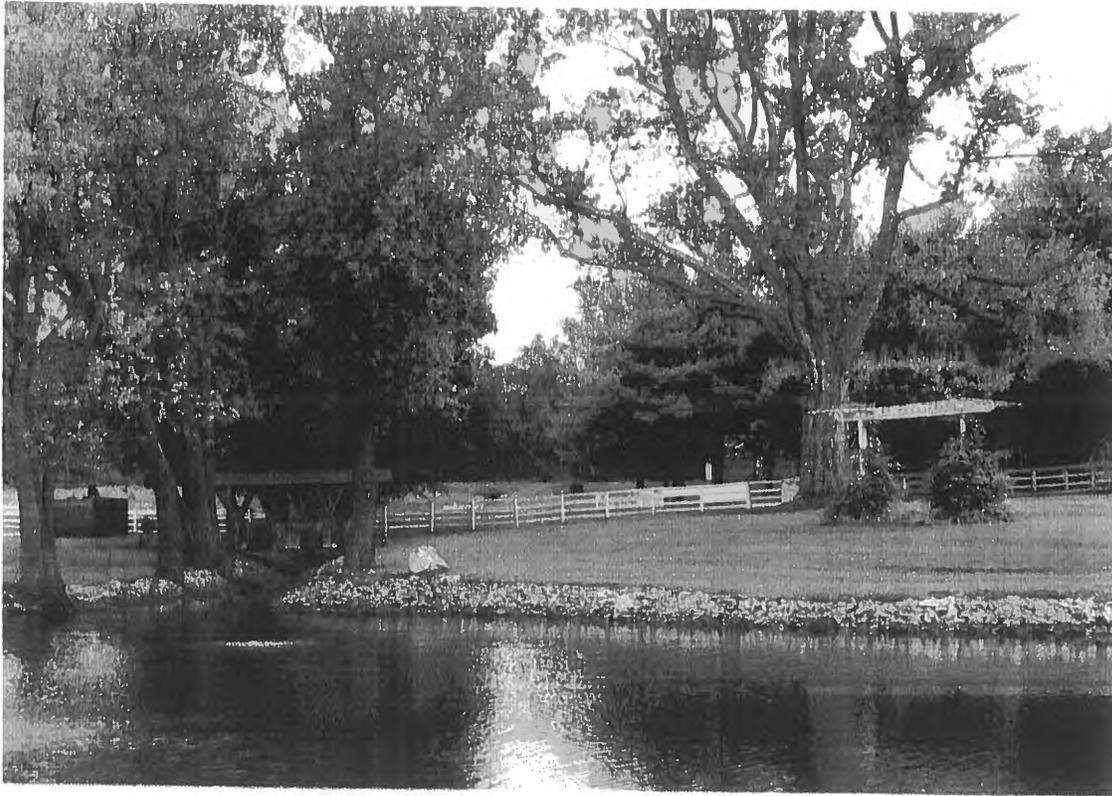




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Franklin County, Ohio

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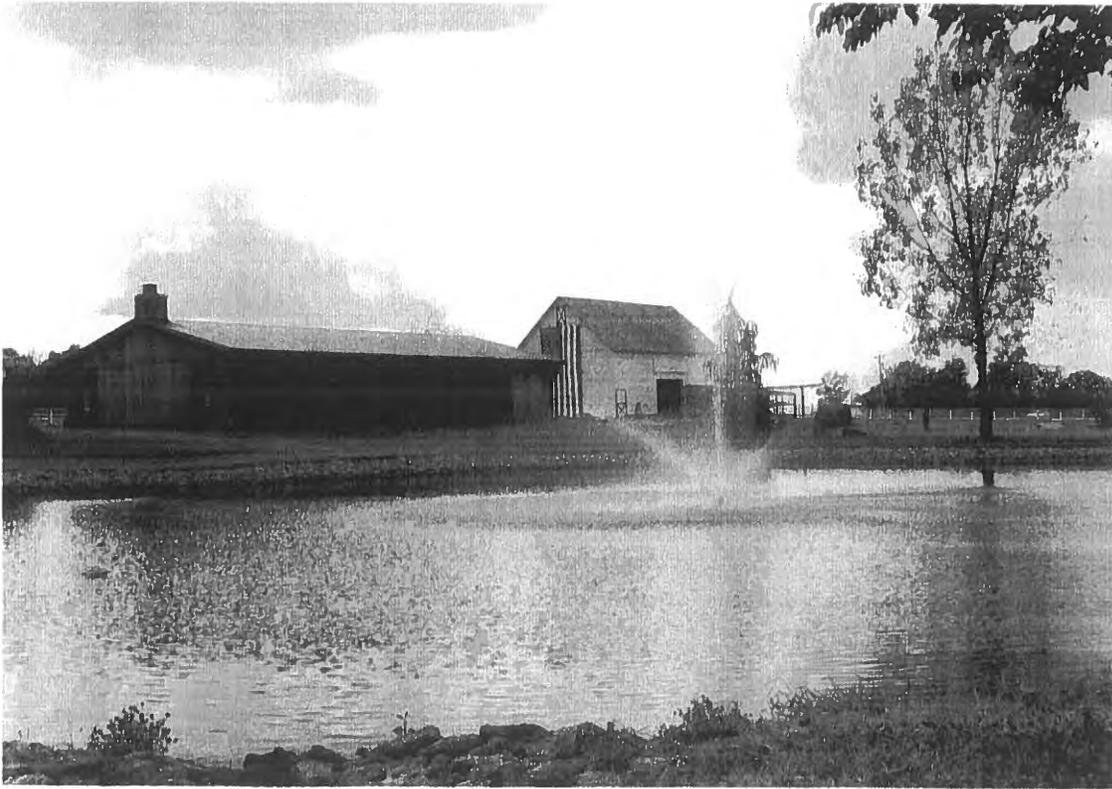
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Franklin County Planning Department
Franklin County, Ohio

2014-15-04





November 10, 2015, 2015

George Brobst
5952 London Lancaster Rd.
Groveport, OH 43125

Re: 5952 London Lancaster Rd.
Tax District 181 Parcel 001365

Dear Mr Brobst:

The Site and Soil Review for the small flow sewage treatment system to serve a proposed party shelter and a restroom in an out building at the above referenced location has been completed and is hereby approved. The system is designed for a daily flow of 214 gallons per day.

The design and soil review was completed by Mark Flowers. The Sewage Treatment System is to include a 1500 gal. septic tank and 2000 gal. time dose tank followed by 720 sq/ft. of chambered soil absorption area, surrounded by an interceptor drain.

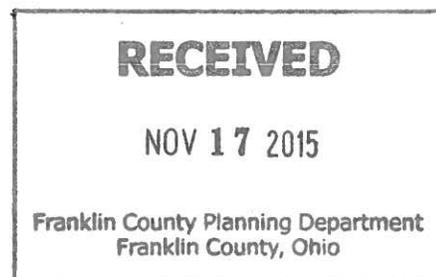
As with all soil absorption systems, absolutely no traffic related to construction work will be permitted in the area of the soil absorption system or the reserve area. These areas shall be staked and labeled to prevent damage or compaction of the soil. Before installation, a pre-construction meeting will be required at the site. The sewage system contractor and property owner should all be present for this meeting.

You may now make an application for the Building Permit, Sewage System Installation Permit, and the Private Water System Permit. Please be advised that the Sewage System Installer must be a certified installer .

Please feel free to contact me if you have any questions or if I can be of any further assistance.

Sincerely

Jeré A. Marks, MS, RS, REHS
Water Quality Program



201-15-04

Site and Soil Evaluation for Sewage Treatment and Dispersal

County: FRANKLIN
 Township Sec.: MADISON
 Property Address Location: 5952 London Lancaster
Groveport, OH 43125
 Applicant Name: George Brobst
 Address: 5952 London Lancaster
Groveport, OH
 Phone #: 614-207-4138
 Lot #: _____
 Test Hole #: _____
 Latitude/Longitude: _____
 Method: Pit Auger Probe

Land Use: Urban Vegetation: _____
 Landform: Moraine
 Position on Landform: Flat
 Percent Slope: 1%
 Shape of Slope: Linear

Date: 10-14-15
 Evaluator: Mark Flowers

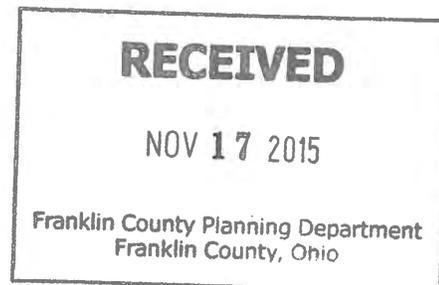
Certification Stamp or Certification: ODH Approved
 Signature: Mark Flowers
 Phone#: 740-454-3734

Soil Profile		Estimating Soil Saturation				Estimating Soil Permeability							Other Soil Features
Horizon	Depth (inches)	Matrix Color	Munsell Color (hue, value, chroma)		Class	Texture		Structure			Consistence		
			Redoximorphic Features			Approx. % Clay	Approx. % Fragments	Grade	Size	Type (shape)			
			Concentrations	Depletions									
Ap	0-12	10YR 4/3			sil	20	2	2	m	gr	fr		
B ₁₁	12-18	10YR 5/4	10YR 5/6	10YR 5/3	l	25	2	2	m	sbk	fr		
B ₂₂	18-24	10YR 5/4	10YR 5/6	10YR 6/2	cl	30	2	2	m	sbk	fi		
B ₂₃	24-30	10YR 4/3	10YR 5/4	10YR 5/2	cl	35	2	2	m	sbk	fi		
BC	30-44	10YR 4/3	10YR 7.5/1	10YR 5/2	cl	35	5	2	co	sbk	fi		
C	44-54	10YR 4/3	10YR 5/4	10YR 6/2	cl	30	5	0	massive		fi		

Limiting Conditions	Depth to (in.)	Descriptive Notes	Remarks / Risk Factors:
Perched Seasonal Water Table	18		
Apparent Water Table			
Highly Permeable Material			
Bedrock			
Restrictive Layer	44		

Note: The evaluation should include a complete site plan or site drawing.

ODH - Dec 2006 - Revised Sept 2007



20M-15-04

Site and Soil Evaluation for Sewage Treatment and Dispersal

County: Franklin
 Township Sec.: Madison
 Property Address-Location: 5952 London Lancaster Rd
Groveport, OH
 Applicant Name: George Brobst
 Address: 5952 London Lancaster Rd
Groveport, OH
 Phone #: 614-207-4138
 Lot #: _____
 Test Hole #: 2
 Latitude/Longitude: _____
 Method: Pit Auger Probe

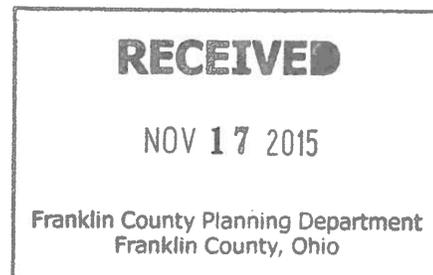
Land Use: Lawn Vegetation: _____
 Landform: Marine
 Position on Landform: Flank
 Percent Slope: 1%
 Shape of Slope: Linear
 Date: 10-14-15
 Evaluator: Mark Flowers
 Certification Stamp or Certification #: ODH Approved
 Signature: Mark E. Flowers
 Phone #: 740-587-7363

Soil Profile		Estimating Soil Saturation				Estimating Soil Permeability						
		Munsell Color (hue, value, chroma)				Texture			Structure			
Horizon	Depth (inches)	Matrix Color	Redoximorphic Features		Class	Approx. % Clay	Approx. % Fragments	Grade	Size	Type (shape)	Consistence	Other Soil Features
			Concentrations	Depletions								
<u>Ap</u>	<u>0-8</u>	<u>10YR 4/3</u>			<u>sil</u>	<u>20</u>	<u>2</u>	<u>2</u>	<u>m</u>	<u>gr</u>	<u>fr</u>	
<u>B_{th}</u>	<u>8-18</u>	<u>10YR 5/4</u>	<u>10YR 5/6</u>	<u>10YR 5/3</u>	<u>l</u>	<u>25</u>	<u>2</u>	<u>2</u>	<u>m</u>	<u>sbk</u>	<u>fr</u>	
<u>B_{tz}</u>	<u>18-24</u>	<u>10YR 5/4</u>	<u>10YR 5/6</u>	<u>10YR 5/2</u>	<u>cl</u>	<u>30</u>	<u>2</u>	<u>2</u>	<u>m</u>	<u>sbk</u>	<u>fi</u>	
<u>B_{ts}</u>	<u>24-40</u>	<u>10YR 4/3</u>	<u>10YR 5/4</u>	<u>10YR 5/2</u>	<u>cl</u>	<u>35</u>	<u>2</u>	<u>2</u>	<u>co</u>	<u>sbk</u>	<u>fi</u>	
<u>C</u>	<u>40-48</u>	<u>10YR 4/3</u>	<u>10YR 5/4</u>	<u>10YR 6/1</u>	<u>cl</u>	<u>30</u>	<u>5</u>	<u>0</u>	<u>massive</u>		<u>fi</u>	

Limiting Conditions	Depth to (in.)	Descriptive Notes	Remarks / Risk Factors:
Perched Seasonal Water Table	<u>18</u>	<u>Calina Soil</u>	
Apparent Water Table			
Highly Permeable Material			
Bedrock			
Restrictive Layer	<u>40</u>		

Note: The evaluation should include a complete site plan or site drawing.

ODH - Dec 2006 - Revised Sept 2007



2015-15-04



Commissioners
 Marilyn Brown, President
 Paula Brooks
 John O'Grady

Economic Development & Planning Department
 James Schimmer, Director

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NOV 09 2015

Application for
**Zoning
 Variance**

Franklin County Planning Department
 Franklin County, Ohio

Revised January 1, 2009



Property Information	
Site Address 4112 Manor Rd., Columbus, OH 43224	
Parcel ID(s) 130-002189-00	Zoning Franklin Co. R-12
Township Clinton	Acreage 75.11 x 80 0.14
Water Supply <input checked="" type="checkbox"/> Public (Central) <input type="checkbox"/> Private (Onsite)	Wastewater Treatment <input checked="" type="checkbox"/> Public (Central) <input type="checkbox"/> Private (Onsite)

Applicant Information	
Name/Company Name John Deardurff	
Address 4112 Manor Rd. Clinton Township Columbus, Ohio 43224	
Phone # (614) 202-8386	Fax #
Email	

Property Owner Information	
Name/Company Name John Deardurff	
Address 567 Cherry Rd Gahanna, Ohio 43230	
Phone # (614) 202-8386	Fax #
Email	

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

Staff Use Only
Case # VA-3847
Date filed: 11/9/2015
Fee paid 350.00
Receipt # 15-02737
Received by: KS
Hearing date: 12/21/15
Zoning Compliance: R2-15-2008

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 512.02 (2)

Description Accessory Building Size

Section

Description

Section

Description

Describe the project

A protective cover, of minimal size, for the double entrance doors of an existing accessory building, with a function and purpose common to that of a gable porch roof.

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.

Please see attachment.

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.

Please see attachment.

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

Please see attachment.

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.

Please see attachment.

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?

Please see attachment.

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

Please see attachment.

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

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?

Please see attachment.

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)

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

Please see attachment.

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

Please see attachment.

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

Please see attachment.

Case #
VA-3847

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 Dardow
Applicant

9 November 2015
Date

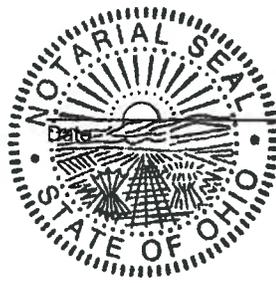
John Dardow
Property Owner (Signature must be notarized)

9 November 2015
Date

State of Ohio, County of Franklin
signed and sworn the 9 day of November, 2015.

Brittany Raul

Property Owner (Signature must be notarized)



BRITTANY RAMBACHER
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Franklin County
My Comm. Exp. 12/4/18

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

Due to #3, this minimal protective cover not only shelters two solid mahogany entrance doors from rain, snow and UV radiation, but more importantly prevents dangerous snow and water build up along the entrance to the existing detached structure (personal *workshop*).

- (2) That a literal interpretation of the requirement 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 #3, this minimal protective cover not only protects the aesthetic qualities of the workshop, but also provides substantial safety and accessibility improvements, much like a porch roof commonly does for other properties in the same Zoning District.

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

The three houses along the east side of Manor Rd. (4120, 4112, 4104) along with the single large open property at 1921 Lehner Rd., which is adjacent to and behind all three of those properties on the east side of Manor Rd., create a wind "tunnel" effect. This wind "tunnel" effect results in substantial and destructive water and snow forces for my *workshop*.

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

This minimal protective cover is open on all three sides, much like a porch roof, and will not be used for storage. It's only function is to protect my workshop from destructive rain and snow - due to #3.

- (5) Would granting the variance adversely affect the health and 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?

Absolutely not! Very much to the contrary, due to #3, this minimal protective cover provides substantial safety and accessibility improvements in the event of a police, fire, or ambulance related emergency. Without this cover significant amounts of snow and water build up in front of the entrance, creating hazardous conditions and year-round accessibility limitations.



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

This minimal protective cover significantly increases accessibility - due to #3. Without it, the usefulness (and monetary value) of the property would be substantially reduced. The usefulness of the *workshop* that this cover protects would be reduced from its intended purpose to the point of an overly glorified shed.

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

The size of this protective cover has been minimized to just what is necessary to provide a safe and accessible entrance to the workshop. The size and function is similar to a common gable porch cover that protects double entry doors.

(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?

According to my neighbor (Laura A. Carmona of 4104 Manor Rd), *see attached letter*, this protective cover is aesthetically a substantial improvement. She and I both think that the face bricks that cover the support pillars have an enduring artistic quality.

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

This minimal protective cover would **improve** the delivery of fire and police services, due to #3. It would not affect any other government service - at all.

(10) Did the applicant purchase the property with the knowledge of the zoning restriction?

Yes, but I was not aware that a porch cover factors into the measurement of accessory buildings.

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

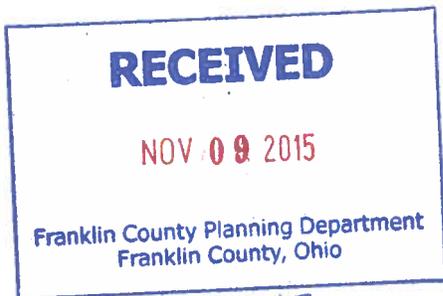
Unfortunately, no. This minimal protective cover provides the important function as a porch roof does.

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

In my opinion, yes. This protective cover is minimal in size and would not only substantially improve the safety and accessibility of the property, but would also protect the aesthetic value of the property, thereby protect the monetary value in the short and long term. We are not asking for the allowance of a closed structure to contain things, but an open structure - much like a porch roof - to protect the health and safety of the occupants and the monetary value of the property due to the destructive natural forces indicated in #3.

I Laura A Carmona of 4104 Manor R.D. am the property owner adjacent to John Deardurff of 4112 Manor Road and would like to state that I have no objections to the porch eave that John Deardurff would like to build in front of his workshop. He's actually mostly done with the construction. The facing bricks on the support columns look very nice. Having seen the before and after, this cover is a great improvement, not just from a visual aspect; its very necessary to keep the rain and snow from deteriorating the entrance. It will keep the property looking good for years to come.

Laura A Carmona 4/7/15



WA-3847



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 10/15/15

Franklin County GIS Department
Franklin County, Ohio

NOV 09 2015

RECEIVED

NOV 02 2015

Franklin County Planning Department
Franklin County, Ohio

130-003969
03/04/2011
SMOCK RAYMOND J
SMOCK JESSICA RAE

Franklin County Planning Department
Franklin County, Ohio

VA-3847

DENIED

KS

R2-15-2008

11/3/2015

75.11

130-002189
01/04/1999
DEARDURFF JOHN T

8'x13'-6"
ROOF AREA

WALKWAY

22'

20'

24'

11'-6"

(216.81)

226.81

888.4

SEE R.R. 19 PG 1A

80

130-007212

Disclaimer

Scale = 20



This map 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 map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department



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

Economic Development & Planning Department
James Schimmer, Director

November 3, 2015

John Deardurff
4112 Manor Road
Gahanna, OH 43230

Re: Residential Zoning Compliance Application RZ# 15-2008 (4112 Manor Road)

This correspondence is concerning the Residential Zoning Compliance Application RZ-15-2008, filed November 2, 2015, with the proposal to legitimize an existing roofed walkway constructed without zoning approval at 4112 Manor Road. The property is located in the Urban Residential Zoning District. The application has been reviewed for compliance with the applicable development standards set forth in Section 315 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 accessory building square footage including the roofed walkway is 824 square feet, which exceeds the maximum permitted size by 104 square feet.

To resolve this deficiency, 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.

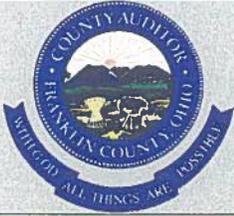
The other option is to apply for and receive approval of a variance request from the Board of Zoning Appeals (BZA). Please note that there is no guarantee that a variance request will be granted. The BZA reviews and makes a decision on the request based on the criteria in Section 810.04. The fee to file a variance request is \$350.00 made payable to the Franklin County Treasurer. A Variance Application and the 2015 BZA Schedule has been placed in with this letter. Please note that the variance must be applied for by the next deadline on November 12, 2015 at noon or legal action will be taken on the violation.

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

Respectfully,

Kendra Spergel
Planning Project Coordinator

cc: Matt Brown, Franklin County Planning Administrator
Joe Bailey, Franklin County Code Enforcement Officer
Neil Fulton, Franklin County Building Inspector
File



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

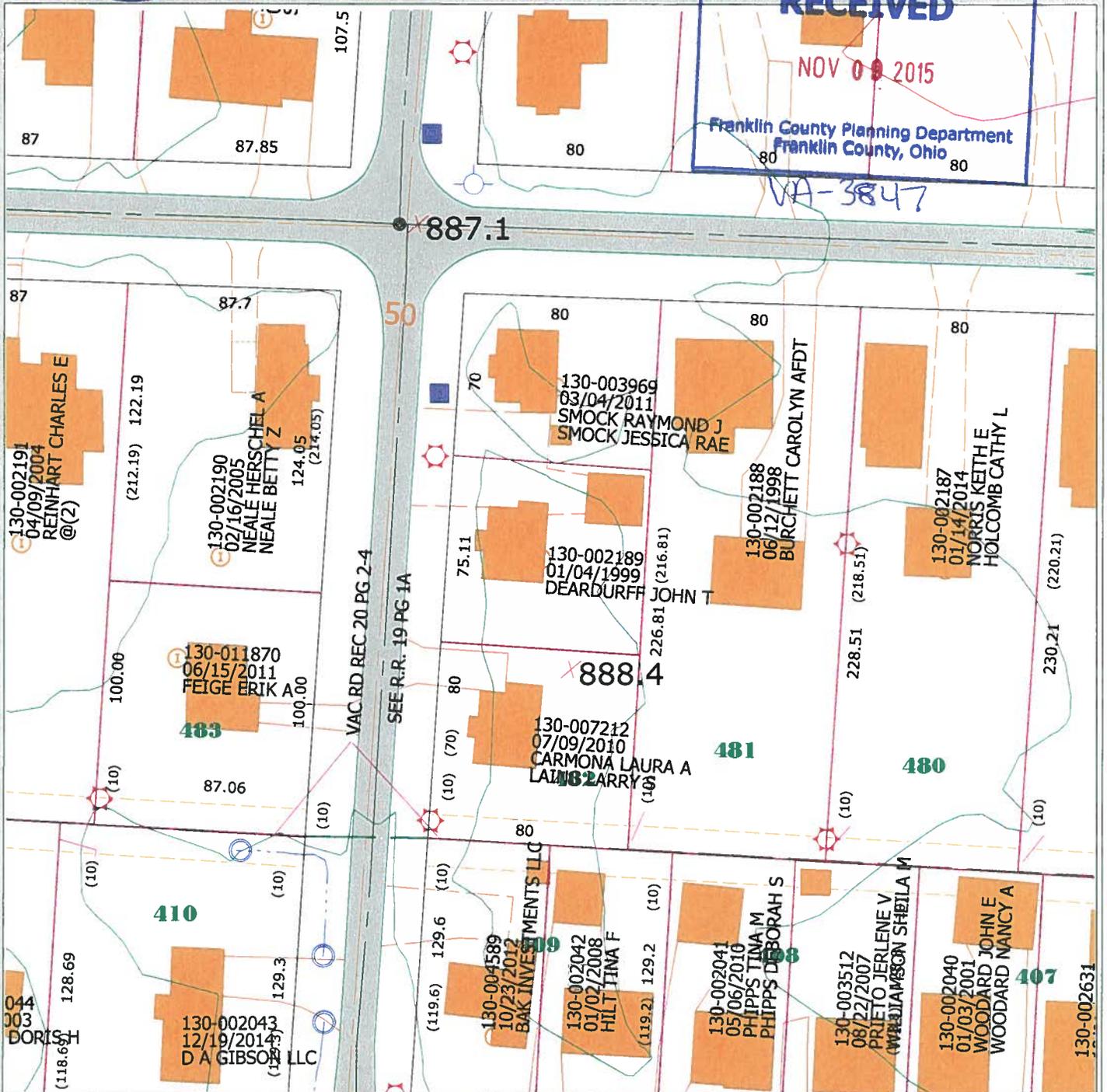
DATE: 10/15/15

RECEIVED

NOV 09 2015

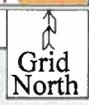
Franklin County Planning Department
Franklin County, Ohio

VA-3847



Disclaimer

Scale = 60



This map 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 map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department



Commissioners
 Marilyn Brown, President
 Paula Brooks
 John O'Grady

Economic Development & Planning Department
 James Schimmer, Director

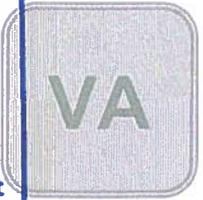
Application for
Zoning Variance

Revised January 1, 2008

RECEIVED

NOV 12 2015

Franklin County Planning Department
 Franklin County, Ohio



Property Information	
Site Address <u>8542 Alkire Rd.</u>	
Parcel ID(s) <u>230-001234</u>	Zoning <u>Rural</u>
Township <u>Pleasant</u>	Acreage <u>.4282</u>
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 <u>Jon Busse</u>	
Address <u>8542 Alkire Rd.</u> <u>Grove City OH 43123</u>	
Phone # <u>614-638-3079</u>	Fax #
Email <u>buss345@roadrunner.com</u>	

Property Owner Information	
Name/Company Name <u>Jon Busse</u>	
Address <u>8542 Alkire Rd.</u> <u>Grove City OH 43123</u>	
Phone # <u>614-638-3079</u>	Fax #
Email <u>buss345@roadrunner.com</u>	

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

Staff Use Only
Case # <u>VA-3848</u>
Date filed: <u>11/12/2015</u>
Fee paid <u>350.00</u>
Receipt # <u>15-02765</u>
Received by: <u>KS</u>
Hearing date: <u>12/21/2015</u>
Zoning Compliance: <u>RZ-15-1951</u>

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	650.162(a)
Description	construction in Big Darby watershed
Section	512.02(2)
Description	Accessory building size
Section	
Description	

Describe the project

Detached Garage 24'x30'

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

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

yes property is in watershed setback area for Darby Creek

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

The restriction is depriving me of use of land I intended to build garage when I purchased property in August 2005 before the setback was created

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

No fault of mine just a new town code

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.

A secure place for my vehicles and tools

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

No it would not

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

I don't think so

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

720 sq. ft.

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

No

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

No adverse effect

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

Restriction established after purchase date

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 it would I am willing to build underground water Retition to prevent water Runoff Also 1/3 of my property is covered in trees Number is 120 trees total and lots³ of HoneySukb

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.

Jon Busse 11
Applicant

11/2/2015
Date

Jon Busse 11
Property Owner (Signature must be notarized)

11/2/2015
Date

Jon Busse 11
Property Owner (Signature must be notarized)

11/2/2015
Date

State of Ohio
County of Franklin

Sworn and subscribed before me
this 12th day of November, 2015.

Lovepreet Kaur
Notary Public



*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.



RECEIVED

NOV 12 2015

Franklin County Planning Department
Franklin County, Ohio

VA-3848

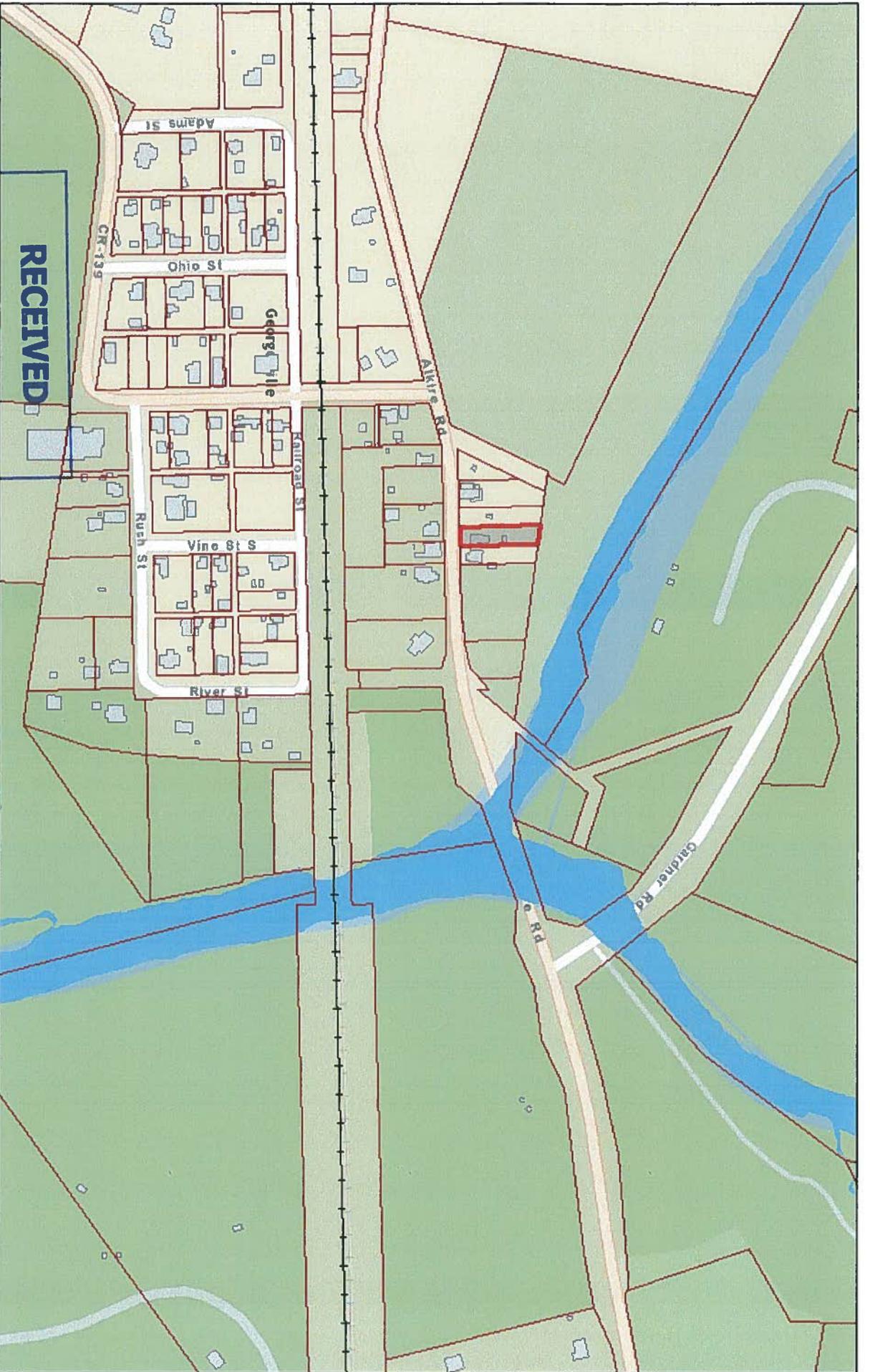
ALKIRE



1 inch = 20 feet

0 10 20 40 Feet

X equals Remove shed
S equals septic



November 12, 2015

NOV 12 2015

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Franklin County Planning Department
Franklin County, Ohio

VA-3848

Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp.,
NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand).

COMBINATION REQUEST OF TAX PARCELS

MAP & PAGE N 56

DATE 8/7/2015

I, Jon R. Russell as the owner, owner's representative do hereby authorize request the Franklin County Auditor to combine the following parcels located in the taxing district of (230) Pleasant Twp

PARCEL NUMBERS:

230-001217-00
230-001234-00



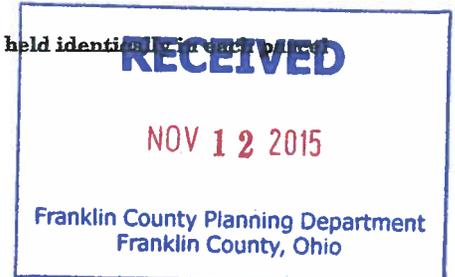
Buildings: Yes No

Current Owner Jon Russell

REASON FOR COMBINATION REQUEST:

- Planning Commission Requirement Building Permit Personal Convenience
 Other _____

* I understand that the parcels must be contiguous (touching) and that title must be held identically by all owners to be combined.



Signed Jon R. Russell

Phone # 614-638-3079

VA-3848

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

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

AUDITOR'S COMMENTS

- GIS MAP VERIFIED:
OWNERSHIP VERIFIED:
PARCEL SHEET VERIFIED:

PARCEL NUMBER RETAINED: 230-1234

DEPUTY AUDITOR: [Signature]

