

FRANKLIN COUNTY BOARD OF COMMISSIONERS

REZONING HEARING AGENDA

April 14, 2026

To view General Session via Zoom Webinar, you must register in advance at <https://bit.ly/FranklinCountyBOC>. Meeting ID: 811 9053 2115; Passcode: 1803. Participation and public comment must be made in person. Admission to the Webinar is at the discretion of the Clerk.

1. ECONOMIC DEVELOPMENT AND PLANNING

Resolution No. 0237-26

Resolution to approve and adopt the recommendation of the Rural Zoning Commission of Franklin County, Ohio – Case #ZON-26-02. (Economic Development and Planning)

**Resolution to adopt the recommendation of the Rural Zoning Commission of Franklin County, Ohio – Case ZON-26-02.
(Economic Development & Planning)**

WHEREAS, Case ZON-26-02 The applicant and owner is ASAH PROPERTIES MANAGEMENT LLC. The request is to rezone 0.4 acres at 2695 Baughman Avenue, Franklin County Auditor, parcel numbers 190-001226 and 190-001353, from the Rural (R) district to the Urban Residential (R-12) district; and

WHEREAS, on March 11th, 2026, the Franklin County Planning Commission recommended approval of the proposed rezoning with the following condition:

1. The parcels involved in the rezoning request must be combined prior to the issuance of a certificate of Residential Zoning Compliance if both lots are proposed to be used together for access, development, or other related infrastructure; and

WHEREAS, on March 19th, 2026, the Franklin County Rural Zoning Commission recommended approval of the proposed rezoning with the following condition:

1. The parcels involved in the rezoning request must be combined prior to the issuance of a certificate of Residential Zoning Compliance if both lots are proposed to be used together for access, development, or other related infrastructure; and

WHEREAS, on April 14th, 2026, the Board of Commissioners of Franklin County held a public hearing in accordance with the requirements of Revised Code Section 303.12 and voted to adopt the recommendation of the Rural Zoning Commission at such hearing; now, therefore,

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS, FRANKLIN COUNTY, OHIO:

1. That the recommendation of the Franklin County Rural Zoning Commission is hereby adopted and the application of ASAH PROPERTIES MANAGEMENT LLC, ZON-26-02, to rezone 0.4 acres of territory, located at 2695 Baughman Avenue and being Franklin County Auditor parcel numbers 190-001226 and 190-001353, from the Rural (R) district to the Urban Residential (R-12) district is hereby approved.

**Resolution to adopt the recommendation of the Rural Zoning Commission of Franklin County, Ohio – Case ZON-26-02.
(Economic Development & Planning)**

2. The rezoning approved by the Board of Commissioners as described in this Resolution shall become effective 30 days after April 14th, 2026.

Prepared by: Kayla Johnson (Planner)

STAFF REPORT
Franklin County Board of Commissioners
4/14/26

Case: ZON-26-02
Prepared by: Kayla Johnson

I. Summary

Owner/Applicant	Asah Properties Management LLC/Ismail Ahmed
Township	Mifflin Township
Site	2695 Baughman Avenue (PID #190-001226 & PID #190-001353)
Acreage	0.4 acres (8,500 sq. ft. per lot)
Utilities	Public water and wastewater
Request	Request to rezone from the Rural (R) district to the Urban Residential (R-12) district for a duplex development.
Recommendation	Staff recommends <u>conditional approval.</u>

II. Property Background/History

- In 1905, the lots were platted in the East Linden Second Addition subdivision. Both properties were later split into the existing 50-foot by 170-foot dimensions. In 1919, the existing residence was developed on the southern lot. In 2000, the existing garage was constructed on the northern lot.
- In September 2025, the current owner obtained both lots. The lots have historically been owned and used together.

III. Surrounding Land Use/Zoning

Location	Jurisdiction	Zoning	Land Use
North	Mifflin Twp.	Rural (R)	Single-family residential
South	Mifflin Twp.	Rural (R), R-24, R-12	Single-family residential, outdoor parking
East	Mifflin Twp.	Rural (R)	Single-family residential
West	Mifflin Twp.	Rural (R)	Single-family residential

IV. Comprehensive Plan

The Clinton-Mifflin Land Use Plan (2009) recommends “Medium Density Residential”. Single family, two-family, and townhome development at a density of 12 dwelling units per acre is envisioned under this category. The corresponding zoning districts are the Restricted Urban Residential (R-8) and the Urban Residential (R-12).

The proposal generally meets the recommendations of the plan.

V. Zoning District Review

Existing zoning – Rural (R):

The Rural (R) district is intended for single-family residential, agricultural, and conservation land uses. Lots under this category lack access to centralized services.

Proposed zoning – Urban Residential (R-12):

The R-12 district is intended for urban development, density, and character. The district requires centralized services to the lot with adequate capacity. The maximum density is 12 dwelling units per acre.

VI. Development Standards

	R-12 Development Standards	Combined Lots/Site Plan	Franklin County Zoning Resolution (FCZR) Section
Lot Size	7,200 square feet	17,000 square feet	315.04
Lot Width	65 feet	100 feet	315.04
Front Yard	50 feet	50 feet	504.014
Side Yard	5 feet	3 feet (south)	315.04
Rear Yard	34 feet	34 feet	315.04
Maximum Height	38 feet	38 feet	315.04
Buffering Width	3 feet	3 feet	521.09
Buffering Height	4 feet	Details Not Provided	521.09
Parking Spaces	4 spaces	Details Not Provided	531.02

For any required but unspecified development standards, staff does believe there is adequate area to meet these standards to develop a duplex. Compliance with these requirements will be confirmed during the administrative residential zoning compliance review.

VII. Technical Agency Review:

The case was referred to the informal Technical Review Committee on February 17th, 2026. No comments were received related to the rezoning proposal. Development specific comments were provided and will need to be addressed by the applicant during the Residential Zoning Compliance submission.

VIII. Staff Analysis

The rezoning meets the minimum lot standards and land use plan recommendations to develop a two-family residence. The appropriate utilities are available to the site. The existing non-conforming lot(s) would individually be reviewed under the R-12 district standards without being permitted to develop two or more dwelling units. The proposal advances the general health, welfare, and character of the surrounding area.

Staff recommends **conditional approval** of the request to rezone the properties from the Rural (R) to Urban Residential (R-12) District for a duplex. The conditions are as follows:

1. The parcels involved in the rezoning request must be combined prior to the issuance of a certificate of Residential Zoning Compliance if both lots are proposed to be used together for access, development, or other related infrastructure.

Planning Commission

On March 11th, 2026, the Planning Commission recommended **conditional approval** with staff's recommended condition.

Rural Zoning Commission

On March 19th, 2026, the Rural Zoning Commission recommended **conditional approval** with staff's recommended condition.



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Economic Development & Planning Department
James Schimmer, Director

Application for Rezoning

Page 1



Property Information

Site Address: 2695 BAUGHMAN AVE Parcel : 190-001226-00

Parcel ID(s): BAUGHMAN AVE Parcel: 190-001353-00

Total Acreage: .2 Township: Mifflin Township

Property Description

Acres to be rezoned: .2

Current Land Use:

Surrounding Land Uses:

North	Duplex
South	Single
East	Single
West	Duplex

Rezoning Request

Current Zoning: Rural

Proposed Zoning: R12

Proposed Land Use: Duplex

Purpose for Request:

Staff Use Only

Case #

ZON-26-02

Date Filed: 3/12/26

Fee Paid: \$1,000

Receipt # 26-00359

Received By: Kayla J.

Technical Review Date: 2/24/26

Big Darby Panel Date: N/A

Planning Commission Date: 3/11/26

Rural Zoning Commission Date:
3/19/26

Commissioners Date: 4/14/26

Checklist

- ☐ Fee Payment (checks only)
- ☐ Completed Application
- ☐ Notarized Affidavit
- ☐ Legal description of property
- ☐ Location/Area map
- ☐ Water/Wastewater Information
- ☐ Development Plan (if a planned district request)

Water & Wastewater

Water Supply

- ☒ Public (Central)
- ☐ Private (On-site)
- ☐ Other

Wastewater Treatment

- ☒ Public (Central)
- ☐ Private (On-site)
- ☐ Other



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Economic Development & Planning Department
James Schimmer, Director

Application for Rezoning

Page 2



Property Owner Information

Name: Ismail Ahmed (ASAH PROPERTIES MANAGEMENT LLC)

Address: 2108 BRITAINS LN COLUMBUS OH 43224

Phone # 614-218-7394

Fax #

Email: ismaila4107@gmail.com

Applicant Information

Name:

Address:

Phone #

Fax #

Email:

☒ Same as property owner



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Economic Development & Planning Department
James Schimmer, Director

Application for Rezoning

Page 3



Signatures

To the best of my/our knowledge and belief, information and materials submitted as a part of this Rezoning application are correct, complete and accurate. The Franklin County Technical Review Committee members are hereby granted permission to enter the property for inspection and review purposes. I/we understand that delays or tablings may impact the hearing schedule.

Applicant

Date

Mark H. Hurd

Property Owner (Signature must be notarized)

3/12/2026

Date

Property Owner (Signature must be notarized)

Date



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Economic Development & Planning Department
James Schimmer, Director

Application for Rezoning

Page 4



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.

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 Franklin County Auditor's website, <https://www.franklincountyauditor.com/>
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.

Note: When a planned district is requested, a development plan must be prepared by a registered architect, engineer, surveyor or landscape architect. The development plan must include all information identified in the Franklin County Zoning Resolution for the applicable planned zoning district being requested. This plan is to demonstrate the engineering feasibility of the proposed project. 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.

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.

LEGAL DESCRIPTION

Real property in the Township of Mifflin, County of Franklin, State of Ohio, and is described as follows:

PARCEL I

Being the north half of the south half of Lot Number Fifty-nine (59) of JOHN B. DENUNE'S SECOND ADDITION to East Linden, fronting fifty (50) feet on Baughman Avenue and being One Hundred Seventy (170) feet deep, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 8, Page 5B, Recorder's Office, Franklin County, Ohio.

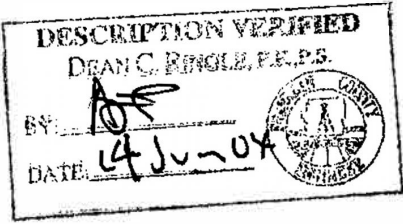
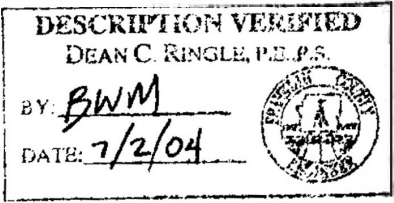
N-38
A11 of
(190)
1226

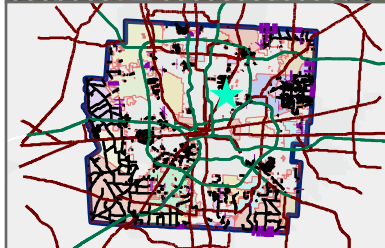
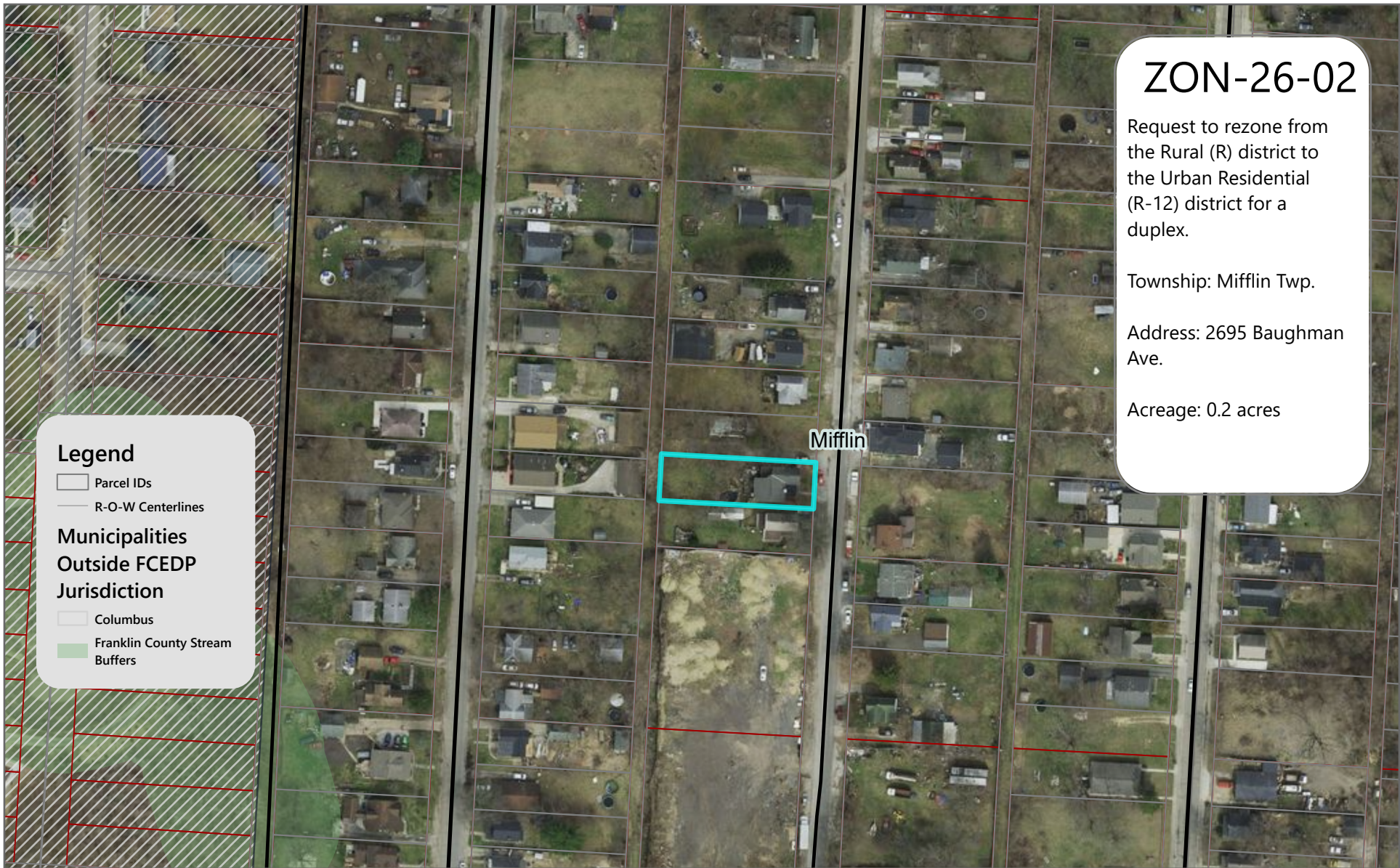
PARCEL II

Being the south half of the north half of Lot Number Fifty-nine (59) of JOHN B. DENUNE'S SECOND ADDITION, to East Linden as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 8, Page 5B, Recorder's Office, Franklin, County, Ohio, fronting fifty (50) feet on Baughman Avenue and being One Hundred Seventy (170) feet deep.

A11 of
(140)
1353

190-001226-00 and 190-001353-00





Case File: ZON-26-02



Franklin County
Board of Commissioners
**ECONOMIC DEVELOPMENT
& PLANNING**

Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastysrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, Esri Community Maps Contributors,

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere



0 100 200
Feet



ZON-26-02

Request to rezone from the Rural (R) district to the Urban Residential (R-12) district for a duplex.

Township: Mifflin Twp.

Address: 2695 Baughman Ave.

Acreage: 0.2 acres



Case File: No. & Date

Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastysrlsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, Esri Community Maps Contributors,

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere



Franklin County
Board of Commissioners
**ECONOMIC DEVELOPMENT
& PLANNING**



0 25 50
Feet



ZON-26-02

Request to rezone from the Rural (R) district to the Urban Residential (R-12) district for a duplex.

Township: Mifflin Twp.

Address: 2695 Baughman Ave.

Acreage: 0.2 acres

Legend

- Parcel IDs
- R-O-W Centerlines
- Municipalities Outside FCEDP Jurisdiction**
 - Columbus
- ZONING**
 - R
 - R-8
 - R-12
 - R-24
- NOT IN JURISDICTION
- Franklin County Stream Buffers



Case File: ZON-26-02

Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastysrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, Esri Community Maps Contributors,

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

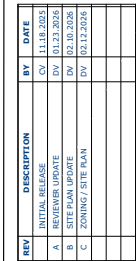


Franklin County
Board of Commissioners
**ECONOMIC DEVELOPMENT
& PLANNING**



0 100 200
Feet

2695 Baughman Ave
Columbus, Ohio, 43211
Parcel ID: 190-001226
Lot area: 0.20 Acres
Paper Size: 11"x17"



signed 02.12.2026



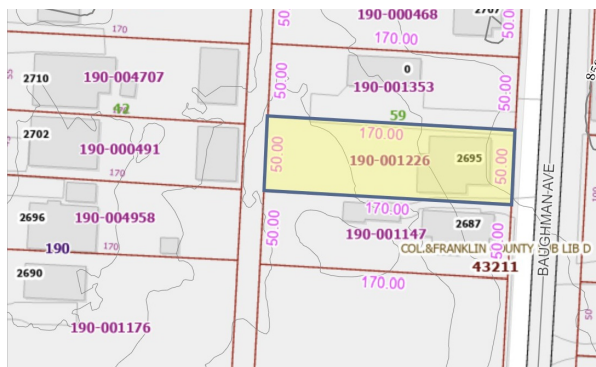
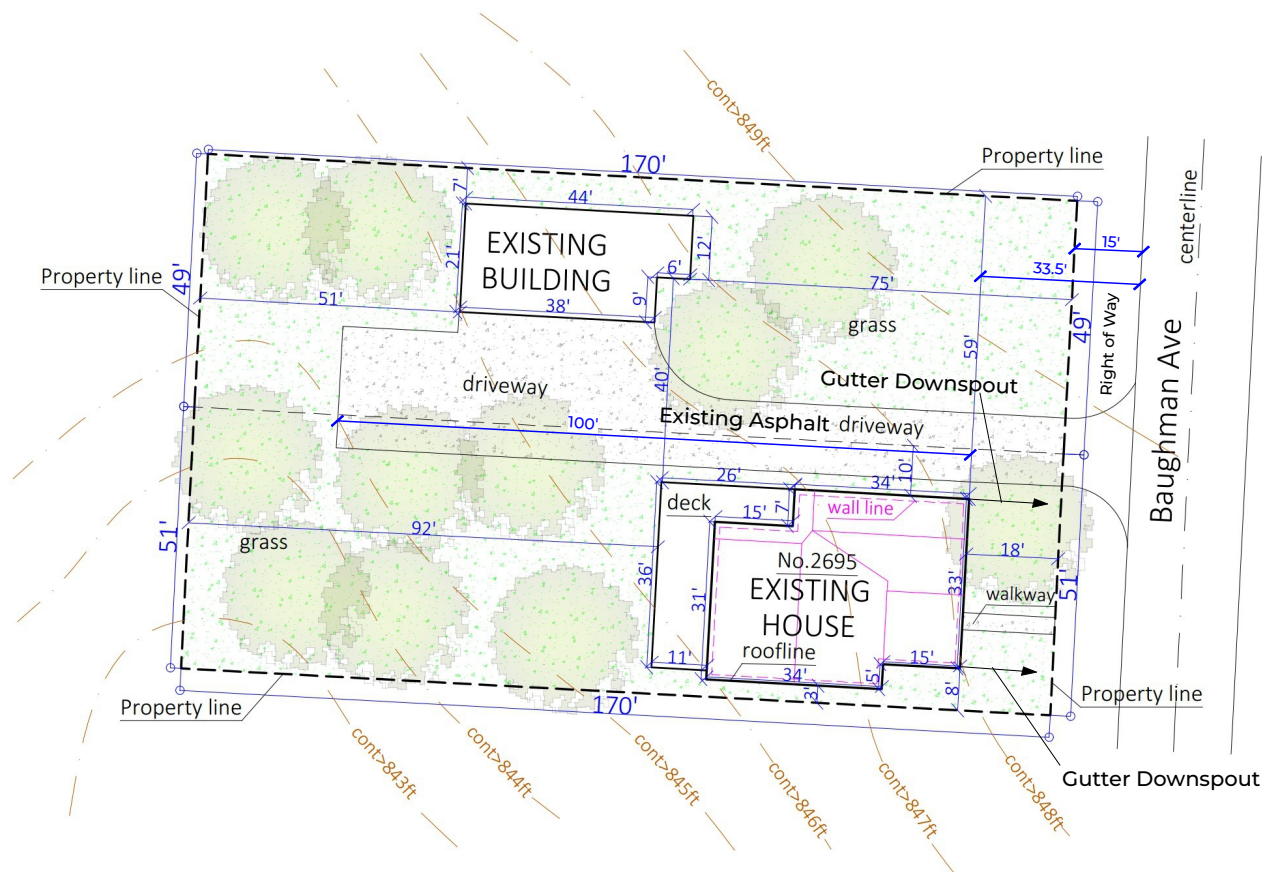
David G. Vicos LLC reserves all property rights in these plans. The design data & information relating thereto is not to be reproduced, changed or copied in any manner. Plans are not to be given to a third party, either in full or in part, without first receiving written permission from David G. Vicos LLC. In the event these plans are used by a third party, David G. Vicos LLC

2695 Baughman Ave
Columbus, OH 43211



SITE PLAN

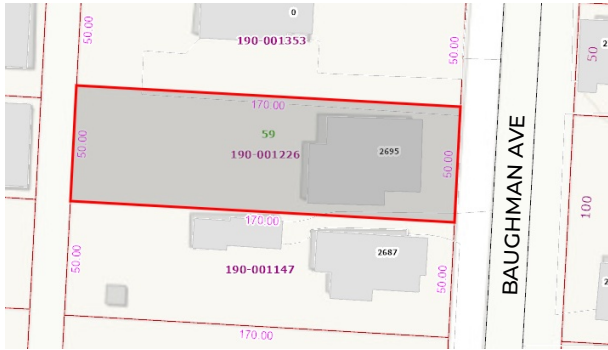
S-1



THIS IS A REMODEL. THE FOUNDATION UTILITY CONNECTIONS REMAIN THE SAME. WATER, SEWER, GAS AND ELECTRIC TAPS REMAIN UNCHANGED

GUTTERS ARE 6" ALUMINUM WITH 4" SCH 30 UNDERGROUND DRAIN

SCALE 1/8" = 1 FOOT

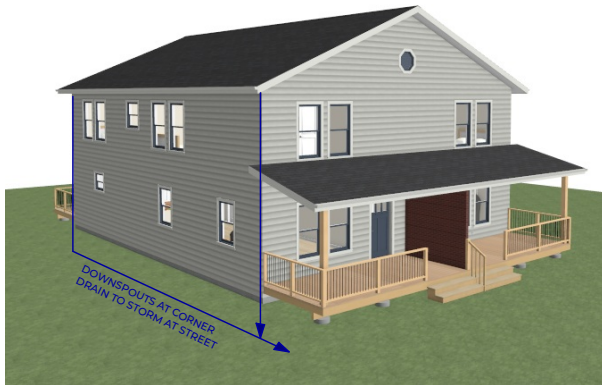


DEMO

Existing house will be demo'd above ground

Foundation to remain

Required Foundation repairs are governed by a separate Structural Inspection Report sealed by a licensed State of Ohio Professional Engineer



FLAT ELEVATION, NO SIGNIFICANT TOPOLOGY

GENERAL NOTES.

ALL INTERIOR WALLS WILL BE 2X4 @ 16" OC AND EXTERIOR WALLS 2X6 WILL BE SHEATHED WITH 7/16 OSB SUBSIDING AS A WINDBRACE U.N.O - ROOF WILL BE TRUSSES COMPLETELY WITH 7/16" OSB SHEATHING AND PLY CLIPS AS REQUIRED

HAZARDOUS GLAZING - GLAZING SHALL CONFORM TO ALL DESIGN PER OHIO 2019 RESIDENTIAL CODE

ALL SITE CONDITIONS TO BE VERIFIED PRIOR TO CONSTRUCTION

ALL EXTERIOR DIMENSIONS ARE TO THE OUTSIDE FACE OF THE STUD AND DO NOT INCLUDE EXTERIOR FINISHES

ALL DIMENSIONS TO BE VERIFIED ON SITE BY CONTRACTOR. DIMENSIONS ON THIS DRAWING CAN BE ROUNDED TO NEAREST 1/4"

CHANGES SHALL BE DOCUMENTED AND INCLUDED IN AN AS-BUILT DRAWING REVISION AND SUBJECT TO ENGINEERING REVIEW PRIOR TO FINAL INSPECTION

DESIGN LOADS

ROOF SNOW LOAD (LB. PER SQ.FT.): 20 WIND DESIGN- 115MPH/20.7PSF

SEISMIC DESIGN CATEGORY-A

ICE SHIELD REQUIRED

WINTER DESIGN TEMP.- 5 DEG. F. FROST DEPTH 36 INCHES.

LOAD TABLES: SOIL BEARING=1500LBS

FIRST FLOOR=40LL+10DL

SECOND FLOOR=30LL+10DL

ROOF W/ CLG LOADS=20LL+20DL

ROOF W/O CLG LOADS=20LL+10DL, DECKS=40LL+10DL (ADD 50PSF IN ARE W/ HOT TUB), (301.5)(401.1.1)

HVAC

ALL HABITABLE ROOMS SHALL BE PROVIDED WITH AGGREGATE GLAZING AREA OF SUCH ROOMS ONE HALF OF THE REQUIRED AREA OF SUCH ROOMS ONE HALF OF THE REQUIRED AREA OF GLAZING SHALL BE OPENABLE

MANDATORY-WHOLE HOUSE- MECHANICAL VENTILATION SYSTEM: AN EXHAUST SYSTEM, SUPPLY SYSTEM OR A COMBINATION THERE OF THAT IS DESIGNED TO MECHANICALLY EXCHANGE INDOOR AIR FOR OUTDOOR AIR WHERE OPERATING CONTINUOUSLY OR THROUGH A PROGRAMMED INTERMITTENT SCHEDULE TO SATISFY THE WHOLE-HOUSE VENTILATION RATE. (303, 1103.6 & 1505)

MECHANICAL HVAC SITE INSTALLATION SUPERSEDES THIS DRAWING LAYOUT AND IS BASED ON REQUIREMENTS AND ALLOWANCES DETERMINED ON SITE BY LICENSED HVAC PROFESSIONAL

INSULATION

2 x 4 WALLS: R-19 BATTING

2 x 6 WALLS: R-21 BATTING

ATTIC: R-38 MIN BLOWN FIBERGLASS

BASEMENT: R-10 DRAPE TO 42" BELOW SILL

INSULATION AND FACINGS EXPOSED IN ATTIC, DWELLING UNIT OR CRAWL SPACES SHALL HAVE A FLAME SPREAD RATING NOT TO EXCEED 75 AND SMOKE DEVELOPED FACTOR NOT TO EXCEED 450

IN ALL FRAME WALLS AND FLOORS, AND CEILINGS, NOT VENTILATED TO ALLOW MOISTURE TO ESCAPE, AN APPROVED VAPOR RETARDER (NOT BARRIER) SHALL BE INSTALLED ON THE WARM-IN-WINTER SIDE OF THE THERMAL INSULATION



SCALE 1/4" = 1 FOOT

REV	DESCRIPTION	BY	DATE
1	INITIAL RELEASE	CV	11.18.2023
2	REVIEWER UPDATE	DW	01.23.2024



David G. Vics, LLC reserves all property rights in these plans. These plans are to be used only for the project and location specified herein. They are not to be reproduced, changed or copied in any manner. Plans are not to be used for any other project without the written consent of David G. Vics, LLC. In the event of a change in the project, the user must obtain written permission from David G. Vics, LLC. The user shall be held harmless.

2695 Baughman Ave
Columbus, OH 43211



SITE PLAN

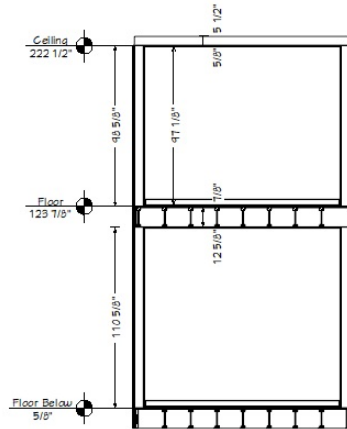
S-2



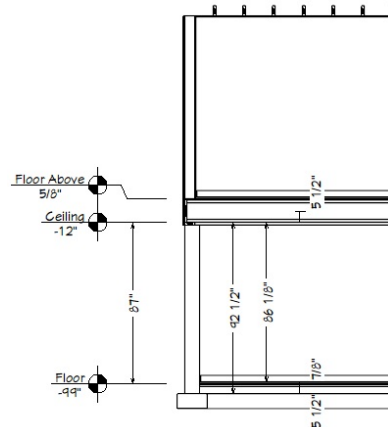
EAST ELEVATION



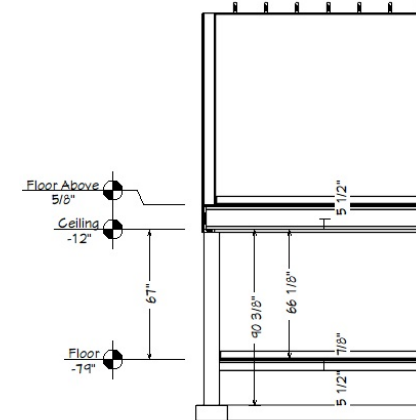
WEST ELEVATION



First and Second Floor Heights Cross Section



Left Side Basement
Height Cross Section



Right Side Basement
Height Cross Section

SCALE 1/4" = 1 FOOT

REV	DESCRIPTION	BY	DATE
1	INITIAL RELEASE	CV	11.18.2023
2	REVIEWER UPDATE	DV	01.23.2024



David G. Vics, LLC reserves all property rights in these plans. These plans and all information contained herein are to be used only for the project and location specified. Plans are not to be reproduced, changed or copied in any manner. Plans are not to be used for any other project without the written consent of David G. Vics, LLC. In the event of a dispute, the decision of David G. Vics, LLC shall be final.

2695 Baughman Ave
Columbus, OH 43211



ELEVATION VIEWS

EL-1



NORTH ELEVATION



SOUTH ELEVATION

SCALE 1/4" = 1 FOOT

REV	DESCRIPTION	BY	DATE
01	INITIAL RELEASE	CV	11.18.2023
02	REVIEWER UPDATE	DV	01.23.2024



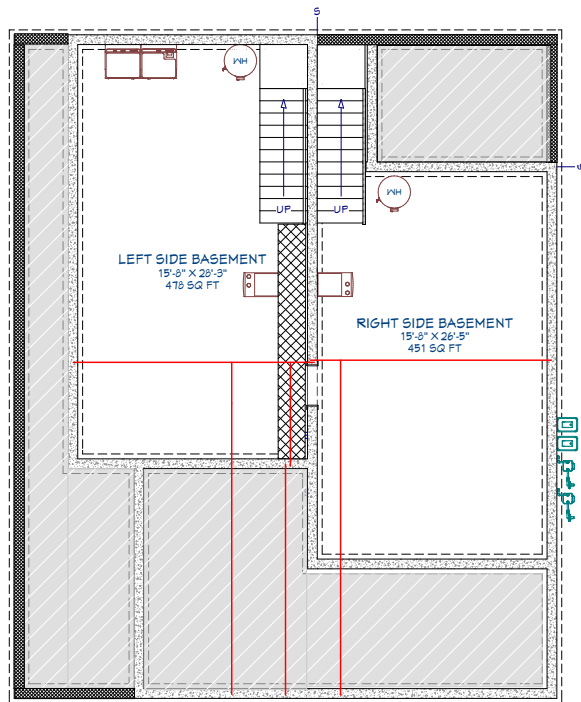
David G. Vics, LLC reserves all property rights in these plans. These plans and all information contained herein are to be reproduced, changed or copied in any manner. Plans are not to be used for any other project without the written consent of David G. Vics, LLC. In the event of a dispute, the parties shall be bound by the terms of this agreement.

2695 Baughman Ave
Columbus, OH 43211

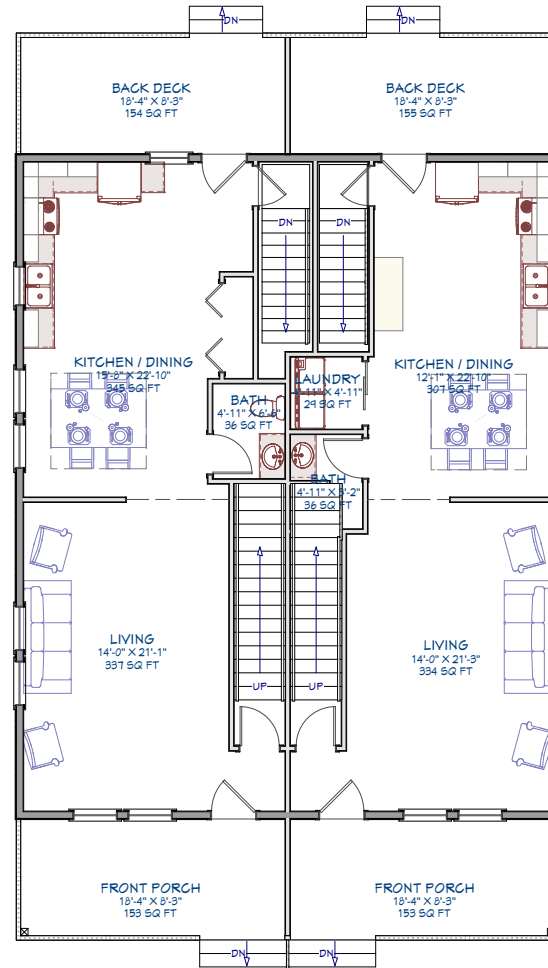


ELEVATION VIEWS

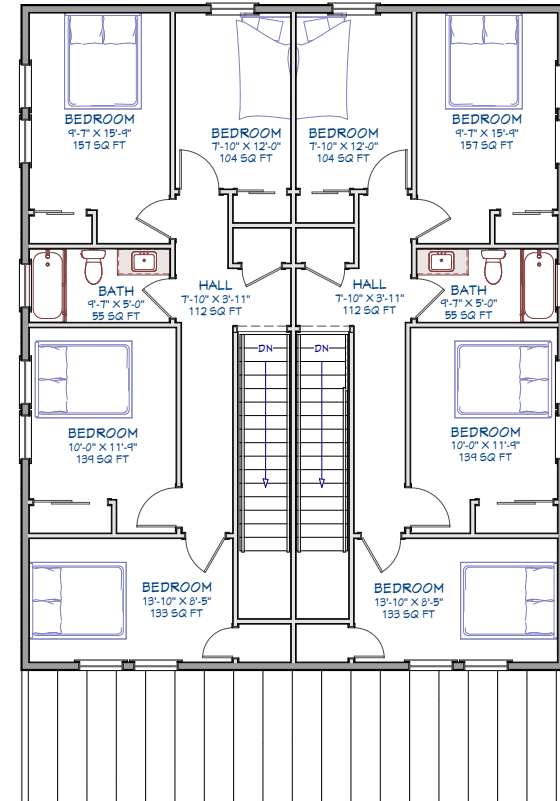
EL-2



BASEMENT



1ST FLOOR



2ND FLOOR

SCALE 1/4" = 1 FOOT

REV	DESCRIPTION	BY	DATE
1	INITIAL RELEASE	CV	11.18.25
2	REVIEWER UPDATE	DV	01.23.26



David G. Vico, L.L.C. reserves all property rights in these plans. These plans are to be used only for the project and site specified herein. They may not be reproduced, changed or copied in any manner. Plans are not to be used for any other project without written permission from David G. Vico, L.L.C. In the event of a conflict between these plans and any other plans, these plans shall prevail.

2695 Baughman Ave
Columbus, OH 43211



DESIGN LAYOUT

D-1