

Franklin County Board of Zoning Appeals

Michael J. Dorrian Building
369 South High Street
1st Floor, Commissioners Hearing Room
Columbus, OH 43215

Monday, April 20, 2026
1:30

1. Call to Order (Chair)
2. Call roll for board members (Planning Admin Assistant)
 - a. Acknowledgement of Quorum
 - b. Identification of Absent Members
3. Introduction of staff (Planning Administrator)
4. Approval of minutes from the March 16, 2026, meeting
 - a. Motion to Approve Minutes (Chair)
 - b. Discussion of Minutes
 - c. Roll Call on Vote to Approve Minutes (Planning Admin Assistant)
 - d. Swearing in of staff (Attorney)
5. Old Business

i. Administrative Matter: VA-4160 Austin Workman

Owner/Applicant:	Heather Koontz / Leo Neal Jr.
Township:	Clinton Township
Site:	2084 Albert Ave. (PID #130-003487)
Acreage:	0.12-acres
Utilities:	Public water and wastewater
Zoning:	Rural (R)
Request:	Requesting a Variance from Section 302.041(c) of the Franklin County Zoning Resolution to allow the site to exceed the maximum lot coverage allowed in an area zoned as Rural (R).

- a. Swear in Staff (Attorney)
- b. Staff Presentation
- c. Request for Applicant Presentation (Chair)
- d. Swear in Applicant (Attorney)
- e. Applicant Testimony
- f. Call for Motion to Accept Staff's Report and Presentation and Applicant Testimony into Record (Chair)
- g. Roll Call on Motion / Vote (Planning Admin Assistant)
- h. Call for Motion to Recommend Approval (Chair)
- i. Roll Call on Motion / Vote (Planning Admin Assistant)
- j. Call for Motion on Findings of Facts (Chair)

k. Roll Call on Motion/Vote (Planning Admin Assistant)

6. New Business:

i. VA-4161

Owner/Applicant:	Crystal and Timothy Scott/Judith Rieser Edwards LLC
Township:	Pleasant Township
Site:	7783 Opossum Run Rd. (PID #230-003289)
Acreage:	25.661-acres
Utilities:	Private water and wastewater
Zoning:	Rural (R)
Request:	Requesting a Variance from Section 650.162 of the Franklin County Zoning Resolution to extend a driveway and regrade in the Riparian Setback.

- a. Swear in Staff (Attorney)**
- b. Staff Presentation**
- c. Request for Applicant Presentation (Chair)**
- d. Swear in Applicant (Attorney)**
- e. Applicant Testimony**
- f. Call for Motion to Accept Staff's Report and Presentation and Applicant Testimony into Record (Chair)**
- g. Roll Call on Motion / Vote (Planning Admin Assistant)**
- h. Call for Motion to Recommend Approval (Chair)**
- i. Roll Call on Motion / Vote (Planning Admin Assistant)**
- j. Call for Motion on Findings of Facts (Chair)**
- k. Roll Call on Motion/Vote (Planning Admin Assistant)**

ii. CU-4162

Owner/Applicant:	Brittany Gibson/Adam Ellis
Township:	Brown Township
Site:	3200 Walker Rd. (PID #120-000506)
Acreage:	5.25-acres
Utilities:	Private water and wastewater
Zoning:	Rural (R)
Request:	Requesting a Conditional Use per Section 511.03 of the Franklin County Zoning Resolution in an area zoned Rural (R).

- a. Swear in Staff (Attorney)**
- b. Staff Presentation**
- c. Request for Applicant Presentation (Chair)**
- d. Swear in Applicant (Attorney)**
- e. Applicant Testimony**
- f. Call for Motion to Accept Staff's Report and Presentation and Applicant Testimony into Record (Chair)**

- g. Roll Call on Motion / Vote (Planning Admin Assistant)**
- h. Call for Motion to Recommend Approval (Chair)**
- i. Roll Call on Motion / Vote (Planning Admin Assistant)**
- j. Call for Motion on Findings of Facts (Chair)**
- k. Roll Call on Motion/Vote (Planning Admin Assistant)**

- 6. Call for Motion to Adjourn of Meeting to May 18, 2026, (Chair)**
 - a. Roll Call on Motion/Vote (Planning Admin Assistant)**

MINUTES OF THE FRANKLIN COUNTY
BOARD OF ZONING APPEALS

Monday, March 16, 2026

The Franklin County Board of Zoning Appeals convened in regular session on Monday, March 16, 2026, at 1:30 p.m. in the Commissioners Hearing Room, First Floor, 369 South High Street, Columbus, Ohio.

Chairman Christopher Baer called the meeting to order and requested a roll call. Members present were Christopher Baer, Nancy Hunter, Glenn Taylor, and Joe Martin. A quorum was declared. Staff present included Raimere Fitzpatrick, Kayla Johnson, Sean Karns, Austin Workman, and Tamara Ennist of the Franklin County Economic Development and Planning Department. Also present were Assistant Prosecuting Attorneys Adria Fields and Devin Bartlett.

The Chair called for a motion to approve the minutes from the February 17, 2026 meeting. Mr. Martin moved for approval, seconded by Mr. Taylor. Upon roll call, all members voted in favor, and the minutes were approved.

The Board proceeded to New Business, beginning with Variance Application VA-4159 for property located at 3599 Harrisburg–Georgesville Road. The applicant, represented by Aleksandr Yakhnitskiy on behalf of the property owner, requested variances from Sections 650.162(A) and 650.162(B) of the Franklin County Zoning Resolution to permit construction of a new residence within a riparian setback area. Planning staff presented the case, noting that the property consists of approximately five acres zoned Rural and was previously developed with a residence constructed in 1973. A riparian setback was established in 2008, and unpermitted demolition occurred in 2025, resulting in a code violation. Staff reviewed the site plan, surrounding land uses, and the Pleasant Township Comprehensive Plan, concluding that the proposal was generally consistent with planning recommendations.

A mitigation plan had been submitted and approved by the Franklin Soil and Water Conservation District, with implementation required within one year of zoning compliance approval. Staff evaluated the request against the use variance criteria and determined that the property's unique characteristics, including the riparian setback, limited feasible development options. Staff recommended conditional approval, subject to implementation of the approved mitigation plan.

The applicant's representative confirmed that the majority of mitigation improvements, including tree plantings, had already been completed, with remaining work pending seasonal conditions. No additional testimony or evidence was presented, and no members of the public spoke for or against the application. The Chair moved to admit the staff report, presentation, and testimony into the record. The motion was seconded by Mr. Martin and approved unanimously. Following discussion, Ms. Hunter moved to approve Variance Application VA-4159 with the staff condition. The motion was seconded by Mr. Martin and approved unanimously by roll-call vote.

The Board then considered Variance Application VA-4160 for property located at 2084 Albert Avenue. The applicants, Heather Koontz and Leo Neal Jr., requested a variance from Section 302.041(C) to permit increased lot coverage associated with a widened driveway exceeding allowable standards. Planning staff presented the case, explaining that the 0.12-acre property, zoned Rural, contained a residence constructed in 1920. The driveway had been widened without permits between 2018 and 2019, prior to the current owners' purchase in 2023. The property had previously received conditional approval under Variance Application VA-4148 in 2025, which required reduction of driveway width to achieve 30 percent lot coverage. Subsequent amendments to the Zoning Resolution now permitted up to 35 percent lot coverage for similarly situated nonconforming lots; however, the current proposal would result in approximately 43 percent lot coverage.

Staff outlined concerns regarding excess lot coverage, stormwater runoff, neighborhood character, and compliance with Franklin County Engineer regulations governing driveway width within the right-of-way. Staff concluded that practical difficulty had not been demonstrated and recommended denial of the variance.

The Board engaged in extensive discussion with staff regarding prior approvals, zoning changes, and the applicant's request. It was noted that the previously approved site plan required reduction of impervious surface area, and the current request sought to retain existing conditions exceeding both prior approvals and current standards.

The applicant, Mr. Neal, provided testimony explaining the intent to improve the property for residential use, including construction of a garage and maintaining hard-surface areas for accessibility and safety. He stated that the driveway condition predated the current ownership and emphasized the functional need for a paved area near the front porch. The applicant requested that the Board allow the existing concrete to remain and grant the additional lot coverage variance. Following the applicant's testimony, members of the Board questioned the necessity and extent of the requested variance, particularly regarding the existing concrete area at the front of the residence and whether a reduced driveway width or alternative design—such as a sidewalk or smaller paved area—could reasonably address the applicant's stated concerns.

Discussion focused on the prior approval granted under Variance Application VA-4148, the applicant's commitments at that time to reduce impervious surface area, and the subsequent request to retain conditions exceeding those previously approved. Board members also discussed the impact of the additional lot coverage at the front of the property, including potential stormwater runoff, traffic safety considerations related to the right-of-way, and overall residential character of the neighborhood.

Staff reiterated that while recent amendments to the Zoning Resolution allow up to 35 percent lot coverage for similarly situated nonconforming lots, the applicant's request for approximately 43 percent lot coverage exceeded that threshold and represented a deviation from both current standards and prior Board-approved conditions. Staff further emphasized that the location of the additional impervious surface at the front of the property, rather than the rear, contributed to their recommendation for denial. The applicant acknowledged the Board's concerns and indicated a willingness to consider minor reductions to the driveway width; however, he maintained that the existing paved area provided functional and practical benefits for residential use, including accessibility, snow removal, and outdoor usability.

At the conclusion of testimony and discussion, the Chair confirmed that all relevant evidence had been presented. The Board proceeded toward deliberation on Variance Application VA-4160; however, no official action or decision of approval or denial was made. A motion was made at the applicant's request to continue the application until the April 20, 2026, meeting.

There being no further business, Chair Baer moved to adjourn the meeting until April 20, 2026. Mr. Taylor seconded. The motion was approved by voice vote. The meeting adjourned at 3:48 p.m.

The minutes of the March 16, 2026, Franklin County Board of Zoning Appeals were approved this _____ day of _____, 2026.

Chair's Signature



STAFF REPORT

Board of Zoning Appeals
April 20th, 2026

Case: VA-4160

Prepared by: Austin Workman

I. Summary

Owner/Applicant:	Heather Koontz / Leo Neal Jr.
Township:	Clinton Township
Site Location:	2084 Albert Avenue (PID#130-003487)
Acreage:	0.12- acres
Utilities:	Public water and wastewater
Zoning:	Rural (R)
Request:	Requesting a Variance from Section 302.041(c) of the Franklin County Zoning Resolution to exceed lot coverage in an area zoned Rural (R) to allow a 29-foot-wide driveway.
Recommendation:	Staff recommends Denial of the Variance from Section 302.041(c).

II. Property Background/History

The property is located on the north side of Albert Ave, and 195 ft east of Westerville Road. It is part of lot one (1) of the Minerva M. and Everal G. Burwell Subdivision.

The following is a summary of the development and permit history of the parcel:

- 1920 – House constructed
- 1922 – Minerva M. and Everal G. Burwell Subdivision established
- 2018-2019 – non permitted driveway expansion / parking pad constructed
- 2023 – current owners acquired property
- 2023-2025 – Code violations, zoning permits and building permits pulled
 - See Permit History Page for all permits and code violations.
- 2025 – VA-4148 was approved with conditions subject to the removal of the parking pad/extended driveway
 - Variances from Sections 302.041(C), 302.043, and 302.044

III. Surrounding Land Use/Zoning

Location	Jurisdiction	Zoning	Land Use
North	Clinton Twp	Community Service (CS) with Smart Growth Overlay (SGO)	Automobile sales and repairs
South	Clinton Twp	Community Service (CS) with Smart Growth Overlay (SGO)	Commercial Warehouse
East	Clinton Twp	Rural (R)	Vacant
West	Clinton Twp	Rural (R)	Single-Family home

IV. Comprehensive Plan

The Clinton-Mifflin Land Use Plan (2009) recommends the property be used for Light Industrial plus Office. Allowed uses include office, industrial, storage and warehousing. The recommended zoning for these uses is the Suburban Office (SO) district, Limited Industrial (LI) District, and the Restricted Industrial (RI) District.

Franklin County Zoning Resolution Review

Variance from Section 302.041(c)– Lot Coverage:

Approval of VA-4148 permitted the property to have up to 30% coverage.

Applicant is requesting 34.3% lot coverage by reducing the existing 40 ft wide driveway to be ±29 ft.

However, the applicants proposed site plan shows a lot coverage of ±30.5%

- Approval of VA-4148 authorized a lot coverage of 30% where 20% was allowed by the Rural (R) district. The approval was subject to the reduction of width of the driveway as shown on the approved variance site plan. The approved site plan showed that the existing 40 ft wide driveway would be reduced to 9ft in the first 25 ft of depth into the property.
- The applicant is now requesting to reduce the driveway by 11 feet where the approved variance site plan showed a reduction of 31 feet.

Note:

Section 531.042(1) – Residential Driveways: only permits a maximum driveway width of 18 ft and each additional foot after 18 ft is considered a residential parking facility. A variance would need to be approved to allow a driveway of ±29 feet at the property line where 18 feet is permitted.

Section 531.014(2)(a) – Parking Facility Setback: Requires residential parking facilities to be setback from all properties lines a minimum of three (3) ft.

V. Technical Review Committee Agency Review

The case was referred to the informal Technical Review Committee for comments on February 18th, 2026.

The following comments were provided by the respective Technical Agencies:

- 1) *FCEO: The existing driveway width in the public right of way is approx. 40-42' and was widened to its current condition without a permit. Franklin County Access Management Regulations allow for a maximum of 24' for residential two-way driveways. The applicant can remove the excess pavement within the right of way to meet the maximum allowable width, or they can apply for a variance with the Engineer's Office as outlined in the Access Management Regulations Section 3.6.*

VI. Area Variance Review Criteria

Section 810.041(b) – Area Variance:

The Board of Zoning Appeals shall authorize a request for an area variance where the applicant demonstrates the existence of a practical difficulty in the use of the property. In determining whether a practical difficulty exists, the Board of Zoning Appeals shall consider and weigh the following factors, among others when appropriate, to determine if practical difficulties exist:

- 1) *Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;*
 - a) Applicant's Response/Summary:
The applicant answered by answering "No."
 - b) Staff's Response
Staff disagrees with applicant and believes the property can have beneficial uses without the variance.

- 2) *Whether the variance is substantial;*
 - a) Applicant's Response/Summary:
The applicant answered by stating that approval of the variance will exceed the maximum lot coverage by 23%
 - b) Staff's Response
The conditional approval of VA-4148 allowed the maximum lot coverage of this property to be 30%. In this context, staff does not believe the variance to be substantial.

- 3) *Whether the essential character of the neighborhood would be substantially altered or adjoining properties would suffer a substantial detriment as a result of the variance;*
 - a) Applicant's Response/Summary:
The applicant does not believe the Variance would substantially alter the character of the neighborhood
 - b) Staff's Response
The staff disagrees with the applicant and believes the existing neighborhood would be substantially altered by the approval of this Variance. The existing/proposed driveway is a total of 29 ft wide, where 18 ft is the maximum width of residential driveways allowed per section 531.042(1). Additionally, the Franklin County Engineers Department allows maximum residential driveway width of 24 ft at the right-of-way. This 29ft wide driveway will be the widest in the neighborhood and could make the property appear more commercial than residential.

- 4) *Whether the variance would adversely affect the delivery of governmental services (e.g. water, sewer, garbage);*
 - a) Applicant's Response/Summary:
Applicant does not believe the Variance would adversely affect the delivery of governmental services.
 - b) Staff's Response
Staff agrees with the applicant and does not believe the Variance would adversely affect the delivery of governmental services. However, the width of the driveway may cause storm water runoff/drainage issues for neighboring properties.

- 5) *Whether the property owner purchased the property with knowledge of the zoning restriction;*
- a) Applicant's Response/Summary:
The applicants stated that the property owner bought the property with no knowledge or any issues involving the zoning regulations.
 - b) Staff's Response
The property owner may not have known about the zoning restrictions at the time of purchasing the property. However, staff has informed the property owner of the lot coverage requirements since 2023 in connection with multiple zoning compliance submissions, violations letters, and the Variance application (VA-4148) that was conditionally approved in September of 2025. The property owners have been informed of the zoning restrictions which allows minimal additional developments to occur on the property even with the removal of prior existing accessory structural improvements.
- 6) *Whether the property owner's predicament feasibly can be obviated through some method other than a variance; and*
- a) Applicant's Response/Summary:
The applicant answered "No".
 - b) Staff's Response
Staff disagrees with the applicant and believes the property owners can obviate their predicament by reducing the width of the driveway per the previous variance approval (VA-4148). During the property owners last variance application, they indicated that they would remove the parking pad and reduce the driveway width to obtain approval. Additionally, the applicant would need to also get an approved variance from the Franklin County Engineers office to have their desired driveway width. The property owner could also remove three (3) ft between the parking facility and front property line.
- 7) *Whether the spirit and intent of the zoning requirement would be observed and substantial justice done by granting the variance.*
- a) Applicant's Response/Summary:
The applicant answered "Due to the parking lots, commercial buildings with interspaced residential properties granting the Variance would have no negative impacts on the neighborhood and the variance would create a positive result in the spirit of the zoning resolution being observed.
 - b) Staff's Response
Staff does not believe the spirit and intent of the zoning requirements will be observed nor a substantial justice done by approving this variance.

VII. Recommendation:

Staff does not believe a practical difficulty exists on the property. Additionally, if this Variance was to be approved, the applicant will need to get a variance from the Franklin County Engineers office for having a residential driveway that is wider than 24ft. Lastly, the previous approval (VA-4148) was contingent on the reduction of driveway width.

Based on Staff's Analysis, Staff's recommendation is that the Board of Zoning Appeals *denies* a variance from Section 302.041(c) of the Franklin County Zoning Resolution to exceed lot coverage in an area zoned Rural (R) to allow a twenty-nine (29) foot wide driveway.

The effect of denial is as follows:

- 1. Driveway will need to be reduced in size in accordance with the approved site plan of the conditionally approved Variance case of VA-4148.

However, the BZA may approve the Variance on Section 302.041(c) if applicants amend their proposed development plan to meet the minimum setback of three (3) ft from the front property line for a residential parking facility, with the following conditions:

- 1. The concrete areas to be removed within 90 days of the approval of the Variance.

VIII. Motion

For your convenience, the following is a proposed motion:

Proposed Motion for Request:

_____ moves to approve a variance from Section 302.041(c) of the Franklin County Zoning Resolution as outlined in the request for the applicant identified in Case No. VA-4160.

Seconded by: _____

Voting:

Findings of Fact

For your convenience, the following are proposed findings of fact:

_____ move that the basis for denying the applicant's request for the variance from Section 302.041(c) of the Franklin County Zoning Resolution as outlined in the request for the applicant identified in Case No. VA-4160 results from the applicant failing to satisfy the criteria for granting a variance under Section 810.041(b).

Seconded by: _____

Voting:



VA-4160
 Requesting a Variance from Section 302.041(c) of the Franklin County Zoning Resolution to exceed lot coverage in an area zoned Rural (R) to allow a thirty-five foot wide driveway.
 2084 Albert Ave.
 0.12 - Acres

Legend
 [White Box] Parcel IDs
 [Red Box] Lots



VA-4160





2026 0 15 30 Feet

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere



VA-4160
 Requesting a Variance from Section 302.041(c) of the Franklin County Zoning Resolution to exceed lot coverage in an area zoned Rural (R) to allow a thirty-five feet wide driveway.
 2084 Albert Ave.
 0.12 - Acres

Legend

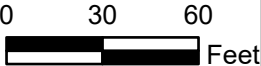
-  Parcel IDs
-  Lots



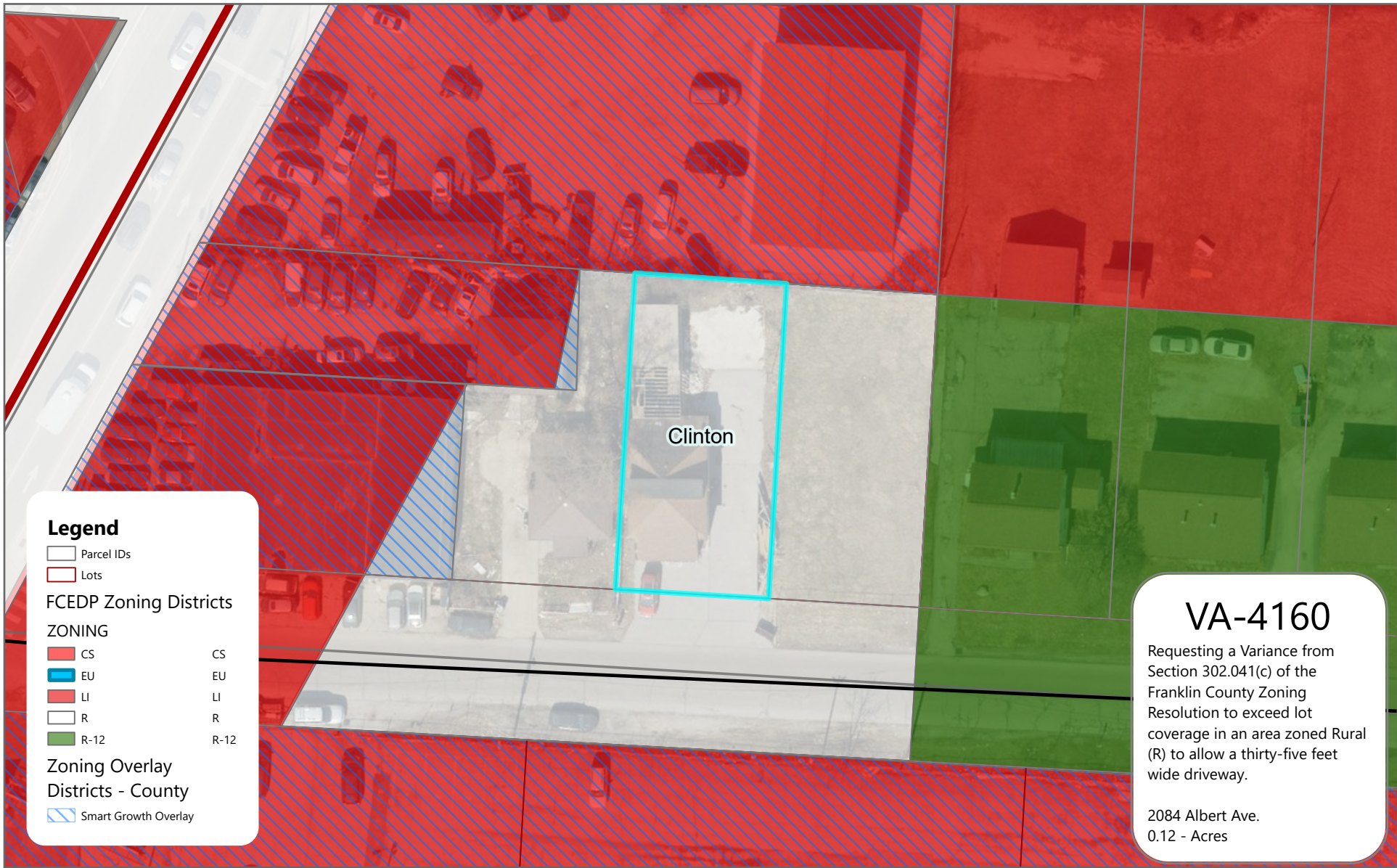
VA-4160



2026



Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere



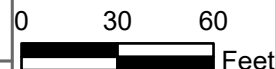
VA-4160



Franklin County Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

2026



Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere



Franklin County
Board of Commissioners

**ECONOMIC DEVELOPMENT
& PLANNING**

Application for

Zoning Variance

Pursuant to Section 810
of the Zoning Resolution

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RECEIVED
FEB 05 2026
Franklin County Planning Department
Franklin County, OH

Property Information

Site Address: 2084 Albert Ave

Parcel ID: <u>130-003487</u>	Zoning District: <u>Rural (R)</u>
Lot Acreage: <u>0.12</u>	Township: <u>Clinton</u>

Property Owner Information

Name: Heather Koontz

Address: 2084 Albert Ave
Columbus, OH 43224

Phone # <u>614-400-3045</u>	Fax #
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Email: Heatherkoontz8e6@gmail.com

Applicant Information Same as property owner

Name: Leo Neal Jr.

Address: 5174 Schuykill
Columbus, OH 43220

Phone # <u>614-537-5698</u>	Fax #
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Email: Lnealabco@woh.rr.com

Agent Information

Name: Leo Neal Jr.

Address: 5174 Schuykill
Columbus, OH 43220

Phone # <u>614-537-5698</u>	Fax #
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Email: Lnealabco@woh.rr.com

Staff Use Only

Case # VA-1160

Date Filed: 02/05/26

Received By: Austin W

Fee Paid: \$360.00

Receipt Number: 26-00322

Hearing Date: 03/16/26

Technical Review: 02/24/26

Zoning Compliance #: _____

Checklist

- Completed Application
- Fee Payment (checks only)
- Auditor's Map (8.5"x11")
- Site Map (max 11"x17")
- Covenants and deed
- Notarized signatures
- Proof of water/wastewater supply
- Copy of denied Zoning Certificate
- Copy of denial letter

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**

Application for
Zoning Variance
Pursuant to Section 810
of the Zoning Resolution
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Case# VA-

Variance(s) Requested:

Section: 302.041 (C)

Description: Lot exceeds allowable Impervious Area (43% of lot). A variance is required to leave in place the

Section: concrete in front of the porch and to maintain the width of the driveway as it exists.

Description:

Section:

Description:

Describe the project:

Remove existing roof on existing house and add second floor, add a two story 20'x24' garage with 2 bedrooms and bathroom above garage. Leave in place the existing concrete in front of the porch and leave the existing concrete driveway as it now exists.

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.

Historical records show that the house and detached garage were built in 1958 before any building code was in affect. The old garage was demolished in 2023. No other special conditions exist.



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

Application for
Zoning Variance
Pursuant to Section 810
of the Zoning Resolution
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Case# VA-

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.
Adjacent property to the west appears to be on a non conforming lot. The adjacent lot on the east side is vacant so there would be no detrimental affects to an occupant.

3. That the special conditions and circumstances, listed under question #1, do not result from any actions of the applicant.
The special conditions noted in question were not related to the current owner.

4. That approving the variance requested will not grant the applicant any special privilege that is denied by this Zoning Resolution to other lands or structures in the same Zoning District.
The neighborhood is comprised of commercial buildings, parking lots along with interspaced residential properties and the variance requested would have no adverse affect on the neighborhood.

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?
Because the neighborhood contains a mixture of commercial property parking lots and some residential non conforming parcels, the additional impervious area would have no adverse affect of any kind on the neighborhood.

6. Can there be any beneficial use of the property without the variance?
No.



Franklin County Board of Commissioners
ECONOMIC DEVELOPMENT & PLANNING

Application for
Zoning Variance
Pursuant to Section 810
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Case# VA-

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

The impervious area contained on the property exceeds the allowable amount by no more than 23%.

8. Would the essential character of the neighborhood be substantially altered or would the adjoining properties suffer substantial harm as a result of the variance?**The character of the neighborhood would not be substantially altered**

The character of the neighborhood would not be substantially altered and the adjoining property owners would not suffer any harm from granting the variance.

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

The variance would have no impact on delivery.

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

The property owner bought the property with no knowledge of any issues with the property in regard to the zoning resolution.

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?

Due to the mix of parking lots, commercial buildings with interspaced residential properties granting the variance would have no negative impacts on the neighborhood and the variance would create a positive result in the spirit of the zoning resolution.



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

Application for
Zoning Variance
Pursuant to Section 810
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Case# VA-

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 and all applicable requirements of the Franklin County Zoning Resolution. The affiant further acknowledges that a Certificate of Zoning Compliance may only be issued for an approved Variance within the period of one (1) year from the date of final approval by the Board of Zoning Appeals; if an approved Variance has not been used within one (1) year of its date of issuance, meaning there has not been active and substantial improvement to a property in accordance with a valid Variance, then the Variance shall expire and no work may commence or continue without either renewing the Variance or receiving a new Variance approval from the Board of Zoning Appeals in accordance with Section 810 of the Franklin County Zoning Resolution.

Keo Wolf P.E.

Applicant/Authorized Agent *

[Signature]

Property Owner (signature must be notarized)

8/12/2025

Date

8/12/2025

Date

Property Owner (signature must be notarized)

Date

- *Agent must provide documentation that they are legally representing the property owner.
- **Approval does not invalidate any restrictions and/or covenants that are on the property.

Applications may be delivered to 150 South Front Street, FSL Suite 10, Columbus, Ohio, 43215-7104, ATTN: Tre' Wolf, Planning Project Coordinator. Forward any questions to the project coordinator at 614-525-3904 or Planning@franklincountyohio.gov.

Signed by Heather Koontz on 8/12/25



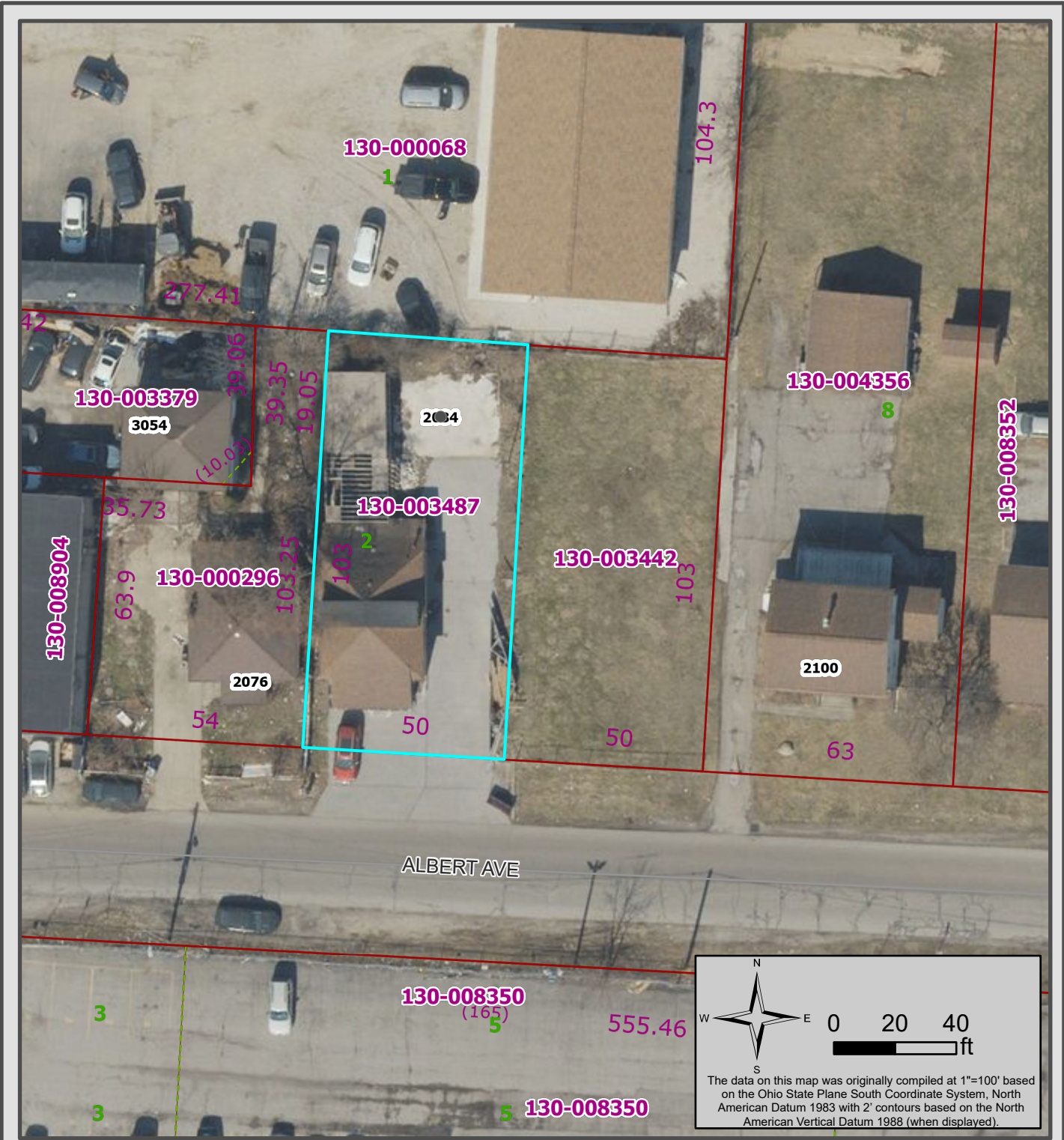
JENNIFER BROWN
Notary Public
State of Ohio
My Comm. Expires
November 25, 2027

[Signature]

The following chart provides a list of code violations and permits associated with the property that involve the current owner:

Application Type	Case #	Proposal	Decision
Code Violation *	23-0072	Addition without permits	Closed in May 2024
Building Violation *	23-0068	Addition without permits	No further action
Residential Zoning Compliance *	RZ-23-203	Rear two-story addition	Denied – exceeded lot coverage, setbacks unmet
Demolition Permit	D-2023-0038	Detached garage demolition	Closed
Demolition Permit *	D-2024-0016	Rear two-story addition demolition	Issued
Residential Zoning Compliance *	RZ-24-366	Rear two-story addition	Cancelled
Residential Zoning Compliance	RZ-25-021	Vertically expanded addition	Approved with conditions
Residential Zoning Compliance	RZ-25-209	Attached garage	Denied - exceeded lot coverage, setbacks unmet

Items marked with an asterisk () are associated with the same project proposal*



The data on this map was originally compiled at 1"=100' based on the Ohio State Plane South Coordinate System, North American Datum 1983 with 2' contours based on the North American Vertical Datum 1988 (when displayed).

Franklin County Auditor's Office Auditor

Michael Stinziano
Map Produced February 5, 2026



Planimetric Legend
Source: 2021 Aerial Photography

- Edge of Pavement
- Roadway Centerlines
- Railroad Centerlines
- Building Footprints
- Building Under Construction
- Creeks, Streams, Ditches
- Rivers & Ponds

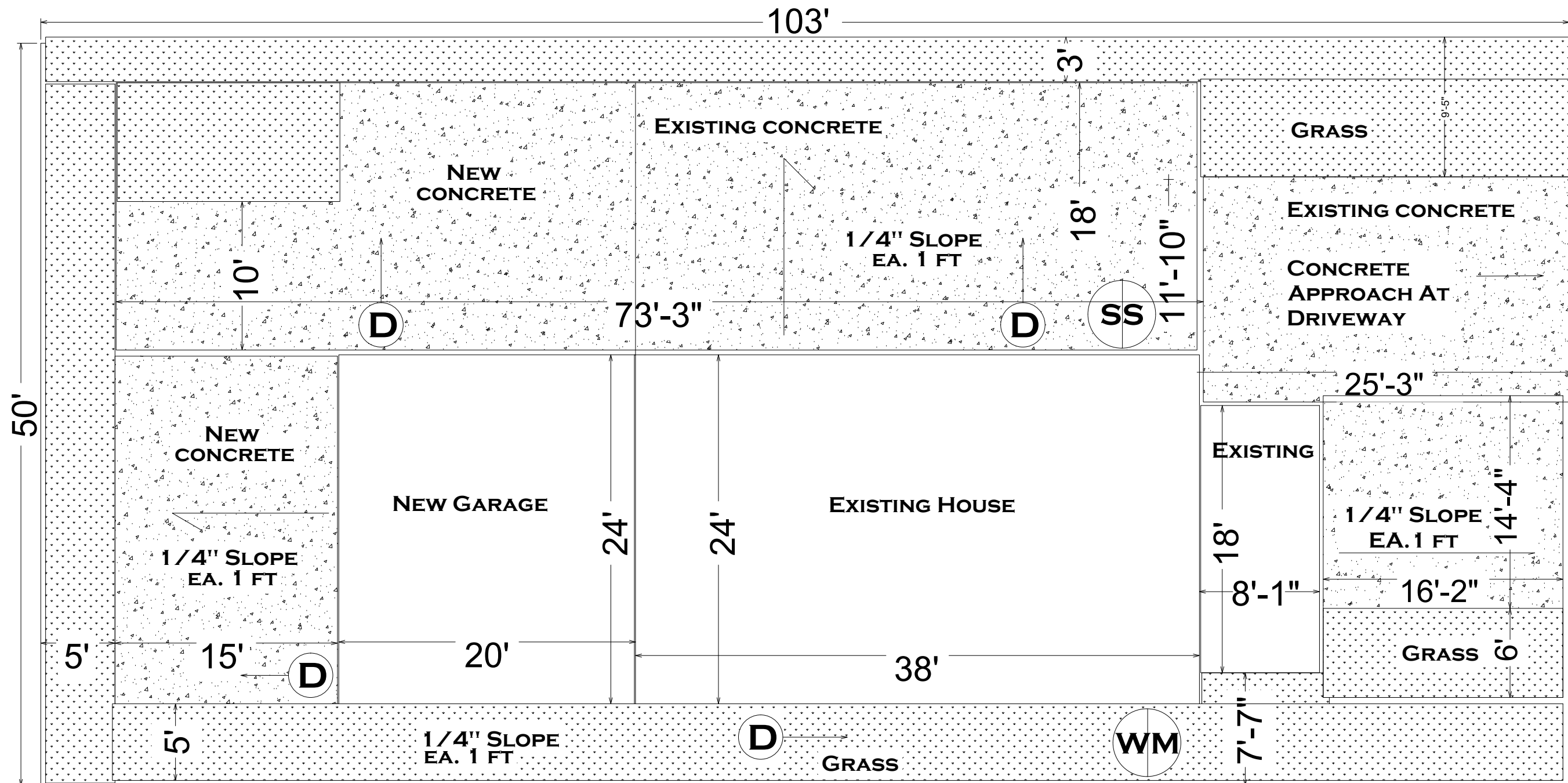
Appraisal Legend
Source: Franklin County Auditor & Engineer

- Parcel IDs
- Parcel Dimensions
- Lot Numbers
- Site Address
- Parcel Boundary
- Subdivision Boundary

Topographic Legend
Source: OSIP - 2019 LIDAR Collection

- Condominium Boundary
- County Boundary
- City or Village Boundary
- Tax District Boundary
- School District Boundary
- Zip Code Boundary
- Spot Elevation
- Index Contour
- Intermediate Contour

The information on this map is prepared from the real property inventory maintained by the Franklin County Auditor's Office. Users of this data are notified that the primary information source should be consulted for verification of the information contained herein. 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.

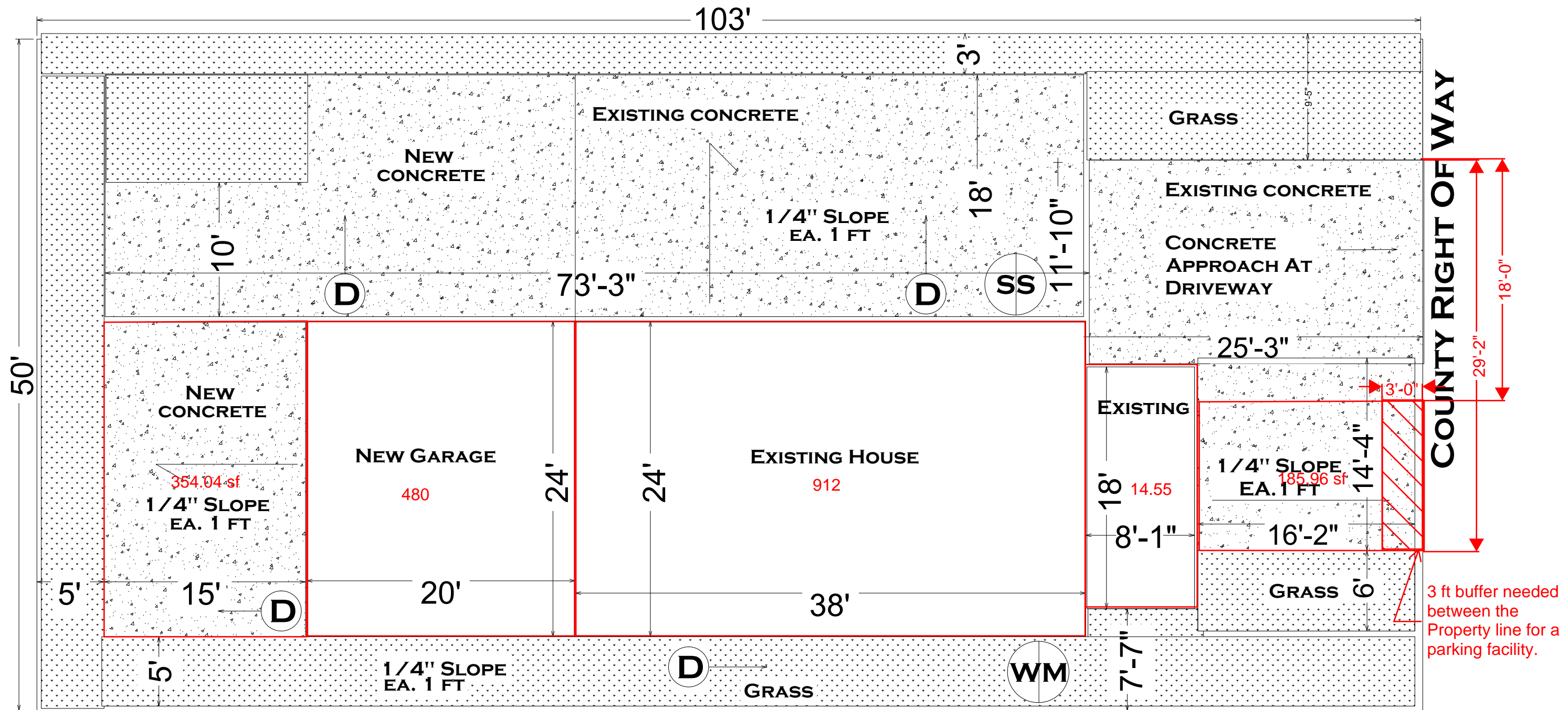


COUNTY RIGHT OF WAY

- WM** WATER METER
- SS** SANITARY SEWER

- D** DOWNSPOUT
ALUMINUM 2"X3"
ALL ABOVE GRADE

EXISTING COVERAGE 1054.44
NEW COVERAGE 710.42
LOT SIZE 5150
PROPOSED LOT COVERAGE 34.3%
PROPOSED BUILDING AREA 29%



WM WATER METER
SS SANITARY SEWER

D DOWNSPOUT ALUMINUM 2"X3" ALL ABOVE GRADE

30.50-32.72% Lot coverage

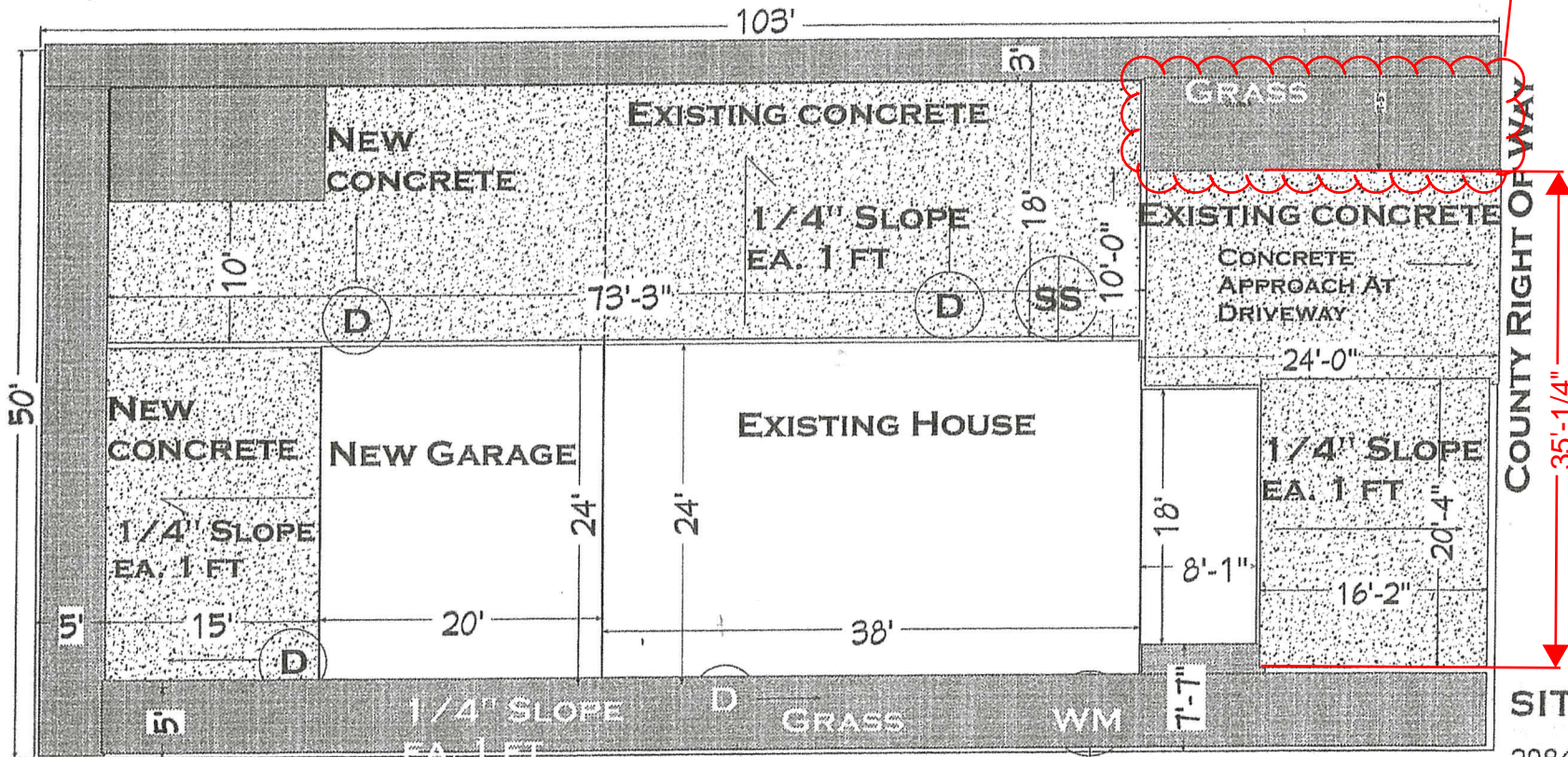
Property .1182 acres all development equals 0.03655 acres. lot coverage changes depending how many decennials you include

EXISTING COVERAGE 1054.44
NEW COVERAGE 710.42
LOT SIZE 5150
PROPOSED LOT COVERAGE 34.3%
PROPOSED BUILDING AREA 29%

29.61% if the 3 ft buffer is meet.

Previous Site Plan.

Area where drive way width will be reduced.



SITE PLAN

2084 Albert Ave.
Columbus Ohio 43224

SCALE: 1" = 8'-0 11"x17"

By: Leo Neal

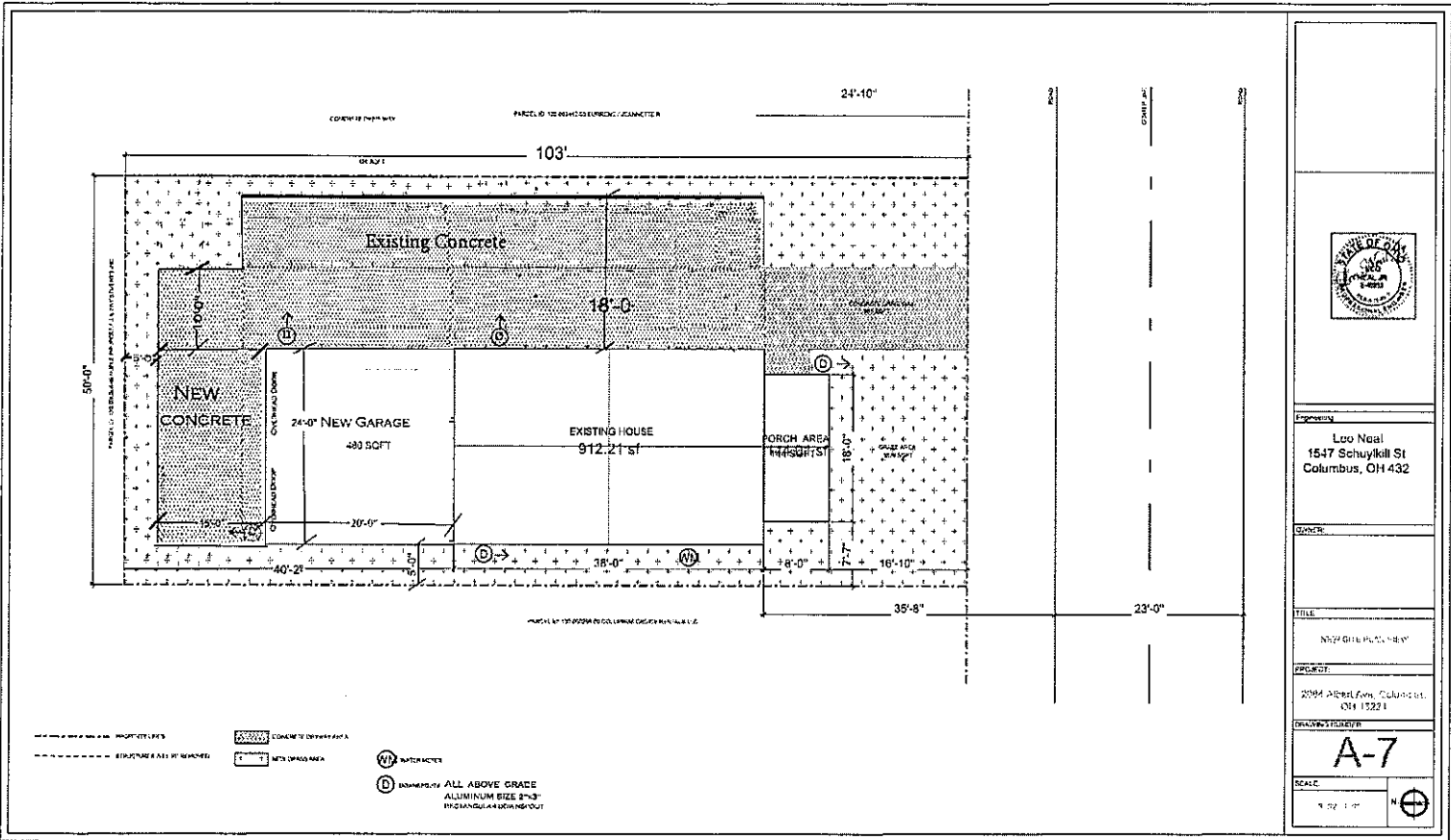
- WM** WATER METER
- D** DOWNSPOUT ALUMINUM 2"X3" ALL ABOVE GRADE
- SS** SANITARY SEWER

EXISTING COVERAGE 1226.21
NEW COVERAGE 990
LOT SIZE 5150
PROPOSED LOT COVERAGE 43%
PROPOSED BUILDING AREA 29%



RECEIVED

FEB 05 2026

Franklin County Planning Department
Franklin County, OH



DO NOT DETACH

 <p>Instrument Number: 202304050032372 Recorded Date: 04/05/2023 1:41:13 PM</p>  <p>Daniel J. O'Connor Jr. Franklin County Recorder 373 South High Street, 18th Floor Columbus, OH 43215 (614) 525-3930 http://Recorder.FranklinCountyOhio.gov Recorder@FranklinCountyOhio.gov</p>	<p>Return To (Mail Envelope): CROWN SEARCH SERVICES</p> <p>Mail Envelope</p>										
<p>Transaction Number: T20230021813 Document Type: DEED Document Page Count: 3</p>											
<p>Submitted By (Mail): CROWN SEARCH SERVICES</p> <p>Mail</p>											
<p>First Grantor: MELISSA YASAMIN RAVIANI</p>	<p>First Grantee: HEATHER KOONTZ</p>										
<p>Fees:</p> <table><tr><td>Document Recording Fee:</td><td>\$34.00</td></tr><tr><td>Additional Pages Fee:</td><td>\$8.00</td></tr><tr><td>Total Fees:</td><td>\$42.00</td></tr><tr><td>Amount Paid:</td><td>\$42.00</td></tr><tr><td>Amount Due:</td><td>\$0.00</td></tr></table>	Document Recording Fee:	\$34.00	Additional Pages Fee:	\$8.00	Total Fees:	\$42.00	Amount Paid:	\$42.00	Amount Due:	\$0.00	<p>Instrument Number: 202304050032372 Recorded Date: 04/05/2023 1:41:13 PM</p>
Document Recording Fee:	\$34.00										
Additional Pages Fee:	\$8.00										
Total Fees:	\$42.00										
Amount Paid:	\$42.00										
Amount Due:	\$0.00										

OFFICIAL RECORDING COVER PAGE

DO NOT DETACH

THIS PAGE IS NOW PART OF THIS RECORDED DOCUMENT

NOTE: If the document data differs from this cover sheet, please first check the document on our website to ensure it has been corrected. The document data always supersedes the cover page.

If an error on the cover page appears on our website after review please let our office know.

COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

TRANSFERRED

APR 05 2023

MICHAEL STINZIANO
AUDITOR
FRANKLIN COUNTY, OHIO

4761

Conveyance	
Mandatory:	166 --
Permissive:	332 -- ef
MICHAEL STINZIANO FRANKLIN COUNTY AUDITOR	

Order Number: 2580023-00055/AB

CROWN SEARCH SERVICES / QCT
GENERAL WARRANTY DEED

Melissa Yasamin Raviani, unmarried, of Franklin, County, Ohio, for valuable consideration paid, grants, with general warranty covenants to **Heather Koontz, unmarried**, whose tax mailing address is 2135 Butano Drive, Suite 150, Sacramento, CA 95825, the following property:

"See Exhibit "A" attached hereto and made a part hereof...."

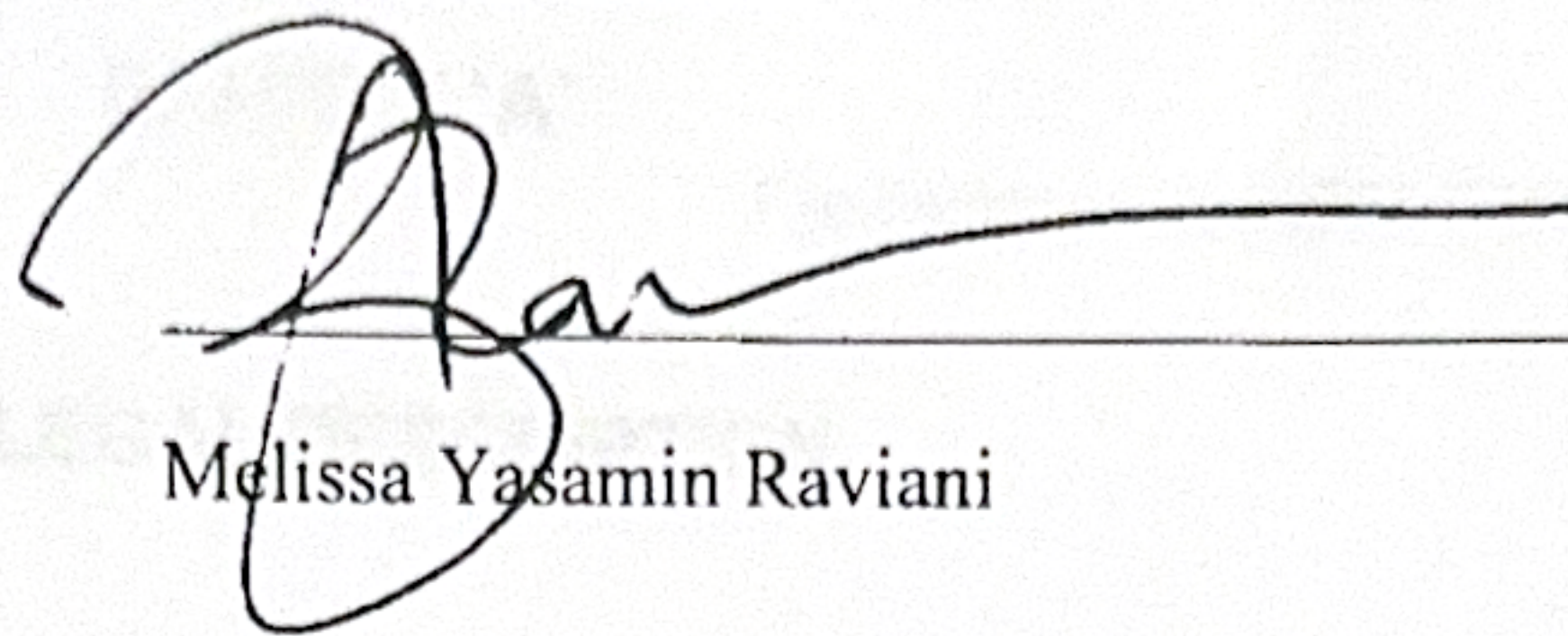
Parcel Number: 130-003487-00

Property Address: 2084 Albert Ave, Columbus, OH 43224

Except for the following and subject to all of which this conveyance is made: legal highways; zoning ordinances; real estate taxes and assessments which are now or may hereafter become a lien on said premises; covenants, conditions, restrictions and easement of record; and all coal, oil, gas, and other mineral rights and interests previously transferred or reserved of record.

Prior Instrument Reference: Instrument No. 202205170075191, Recorder's Office, Franklin, County, Ohio.

Executed this 22nd day of March, 2023.


Melissa Yasamin Raviani

State of Ohio

County of Franklin ss:

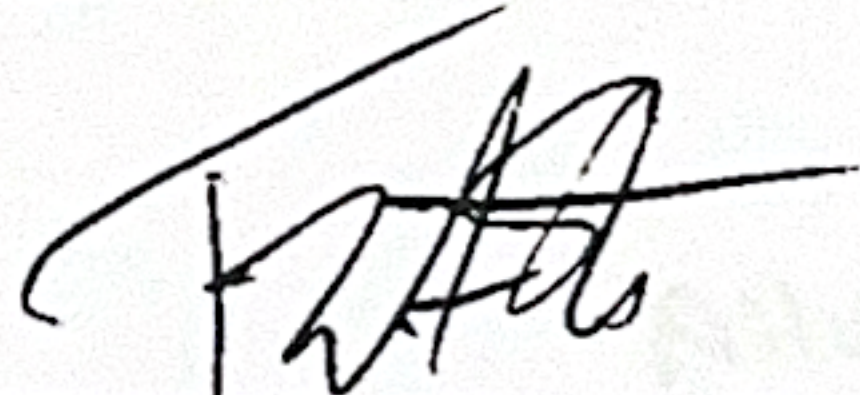
This is an acknowledgment. No oath or affirmation was administered to the signer with regard to the notarial act.

The foregoing instrument was acknowledged before me this 22nd day of March, 2023, by **Melissa Yasamin Raviani, unmarried.**

In Testimony Thereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.



JOHN A. STELLER
Notary Public, State of Ohio
My Commission Expires MARCH 3rd, 2024



Notary Public

This instrument prepared by Magnuson & Barone, Attorneys at Law

EXHIBIT 'A'

File Number: 2580023-00055

LEGAL DESCRIPTION

Situated in the State of Ohio, County of Franklin, and in the Township of Clinton:

Being part of Lot Number Two (2) of MINERVA M. AND EVERAL G. BURWELL'S PLAT, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 15, Page 4, Recorder's Office, Franklin County, Ohio, said part being more particularly described as follows:

Beginning at an iron pin in the north line of Albert Street, said pin being 50 feet west of the east line of said Lot No. 2; thence northerly parallel to the east line of said Lot 2; 103 feet to an iron pin in the north line of said lot; thence westerly with the north line of said lot, 50 feet to an iron pin; thence southerly and parallel to the east line of Lot No. 2, 103 feet to the north line of Albert Street; thence easterly with the north line of Albert St., 50 feet to the place of beginning.


Parcel ID#: 130-003487-00

11105

(130)

296

DESCRIPTION VERIFIED
 CORNELL R. ROBERTSON, P.E., P.S.
 BY: CRS
 DATE: 04 Apr 23





STAFF REPORT

Board of Zoning Appeals
April 20th, 2026

Case: VA-4161
Prepared by: Kayla Johnson

I. Summary

Owner/Applicant:	Crystal & Timothy Scott
Township:	Pleasant Township
Site Location:	7783 Opossum Run Rd. (PID #230-003289)
Acreage:	25.661 acres
Utilities:	Private water and wastewater
Zoning:	Rural (R)
Request:	Requesting a Variance from Section 650.162 of the Franklin County Zoning Resolution to construct a driveway and complete grading in the Riparian Setback.
Recommendation:	Staff recommends <u>conditional approval.</u>

II. Property Background/History

[With any relevant zoning or subdivision history, describe the conditions of the site]

The following is a summary of the development and permit history of the parcel:

- In 2008, stream setback requirements (Big Darby Watershed) were adopted into the zoning resolution according to Ohio EPA requirements.
- In between 2016 and 2018, various agricultural buildings were constructed on the lot north of the creek outside the Riparian Setback.
- In 2023, the property owners obtained the lot.
- In 2026, the property owners applied for the construction of a new residence located south of the creek which would extend the existing driveway though the creek and Riparian Setback for access to Opossum Run Road.

III. Surrounding Land Use/Zoning

Location	Jurisdiction	Zoning	Land Use
North	Pleasant Twp.	Rural (R)	Agricultural
South	Pleasant Twp.	Rural (R)	Agricultural
East	Pleasant Twp.	Rural (R)	Single-family residential, Agricultural
West	Pleasant Twp.	Rural (R)	Single-family residential

IV. Comprehensive Plan

The Pleasant Township Comprehensive Plan (2009) recommends the site as an “Agricultural” land use category. The recommended zoning district is the Rural (R) zoning district. The category is recommended for agricultural and single-family residential land uses.

The proposed development generally meets the recommendations of the Plan.

Franklin County Zoning Resolution Review

Variance from Section 650.162(b) – Dredging and Dumping:

Drilling, filling, dredging, excavation or dumping of soil, other earthen material, spoils, liquid, or solid materials is prohibited except as permitted under this regulation.

- A Variance is required for the associated grading to the driveway in the Riparian Setback.

Variance from Section 650.162(d) – Driveways:

Installation of roads or driveways is prohibited.

- A Variance is required for the driveway extended through the Riparian Setback.

V. Technical Review Committee Agency Review

The case was referred to the informal Technical Review Committee for comments on March 18th, 2026.

The following comments were provided by the respective Technical Agencies:

- 1) **Franklin Soil and Water Conservation District (FSWCD):** *Based on 400 square feet of impervious area proposed, there is 1,200 square feet of mitigation required for the lot. Add an appropriate label and location of the proposed mitigation to the site plan.*
- 2) **Franklin County Engineer’s Office (Drainage):** *Identify the width of the driveway. If after including the driveway construction within the total disturbance and it exceeds an acre, an Ohio EPA NOI permit is required.*
- 3) **Franklin County Planning Department:** *Show the proposed mitigation in the resubmitted zoning compliance site plan.*

VI. Use Variance Review Criteria

Section 810.041(a) – Use Variance:

The Board of Zoning Appeals shall only approve a request for a use variance where the applicant demonstrates an unnecessary hardship imposed on the property in the absence of the use variance. All of the following criteria must be met in order to demonstrate the existence of an unnecessary hardship:

- 1) *That the property in question has extraordinary physical characteristics that are unique to the property and that affect the use of the property for the purposes for which it is zoned;*
 - a) Applicant’s Response/Summary:
Yes, the property is affected by the Riparian Setback.
 - b) Staff’s Response
The Riparian Setback and creek bisect a portion of the property. The extension of the driveway allows access to the developable portion of the southern 15.63 acres .
- 2) *That it is not economically feasible to use the property for any use permitted under the present zoning classification due to the characteristics that are unique to the property;*

- a) Applicant's Response/Summary:
The property was inherited as it exists. It is not feasible to use the property without the requested Variance.
 - b) Staff's Response
Single-family residential and agricultural uses are permitted on the lot. The extension of the access to the developable and remaining open portion of the lot is prohibited within the Riparian Setback.
- 3) *That the property is unsuitable for any of the uses permitted within the zoning district;*
- a) Staff's Response
The proposed uses are permitted in the Rural (R) zoning district. No review comments were received for the proposal that prevents the uses as proposed except the restrictions for the Riparian Setback.
- 4) *That the need for the variance is not the result of the action or inaction of the applicant; and*
- a) Applicant's Response/Summary:
The Riparian Setback has always existed.
 - b) Staff's Response
The residence is proposed by the applicant on the southern portion of the lot; however, the existing access onto the developable and open area of the property crosses a portion of the Riparian Setback.
- 5) *That granting the variance will not 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, be injurious to private property or public improvements in the vicinity, or alter the essential character of the surrounding neighborhood;*
- a) Applicant's Response/Summary:
No, the requested Variance will not negatively impact the subject or adjacent lots.
 - b) Staff's Response
Mitigation is required for the disturbance within the Riparian Setback. The impact to the Riparian Setback is minor, centrally located on the lot, will not alter the existing culvert crossing the creek, and staff does not anticipate any impacts to surrounding lots or land uses.

VII. Recommendation:

Based on Staff's Analysis, Staff's recommendation is that the Board of Zoning Appeals **conditionally approve** a Variance from Section 650.162 of the Franklin County Zoning Resolution to construct a driveway and complete grading in the Riparian Setback.

The conditions of approval are as follows:

1. Prepare and submit a mitigation plan for the proposed development subject to the approval of the Franklin Soil and Water Conservation District (FSWCD). Mitigation plan must be approved prior to the issuance of a Residential Zoning Compliance. Mitigation must be implemented within a year of zoning approval.

VIII. Motion

For your convenience, the following is a proposed motion:

Proposed Motion for Request:

_____ moves to approve a Variance from Section 650.162 of the Franklin County Zoning Resolution as outlined in the request for the applicant identified in Case No. VA-4161.

Seconded by: _____

Voting:

Findings of Fact

For your convenience, the following are proposed findings of fact:

_____ move that the basis for approving/denying the applicant's request for the use variance from Section 650.162 of the Franklin County Zoning Resolution as outlined in the request for the applicant identified in Case No. VA-4161 results from the applicant satisfying/failing to satisfy the criteria for granting a use variance under Section 810.041(a).

Seconded by: _____

Voting:



VA-4161




Requesting a Variance from Section 650.162 of the Franklin County Zoning Resolution to construct a driveway and complete grading in the Riparian Setback.

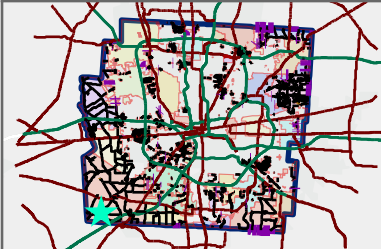
Township: Pleasant

Address: 7783 Opossum Run Rd.

Acreage: 25.661 acres

Legend


-  Parcel IDs
-  R-O-W Centerlines
-  Franklin County Stream Buffers




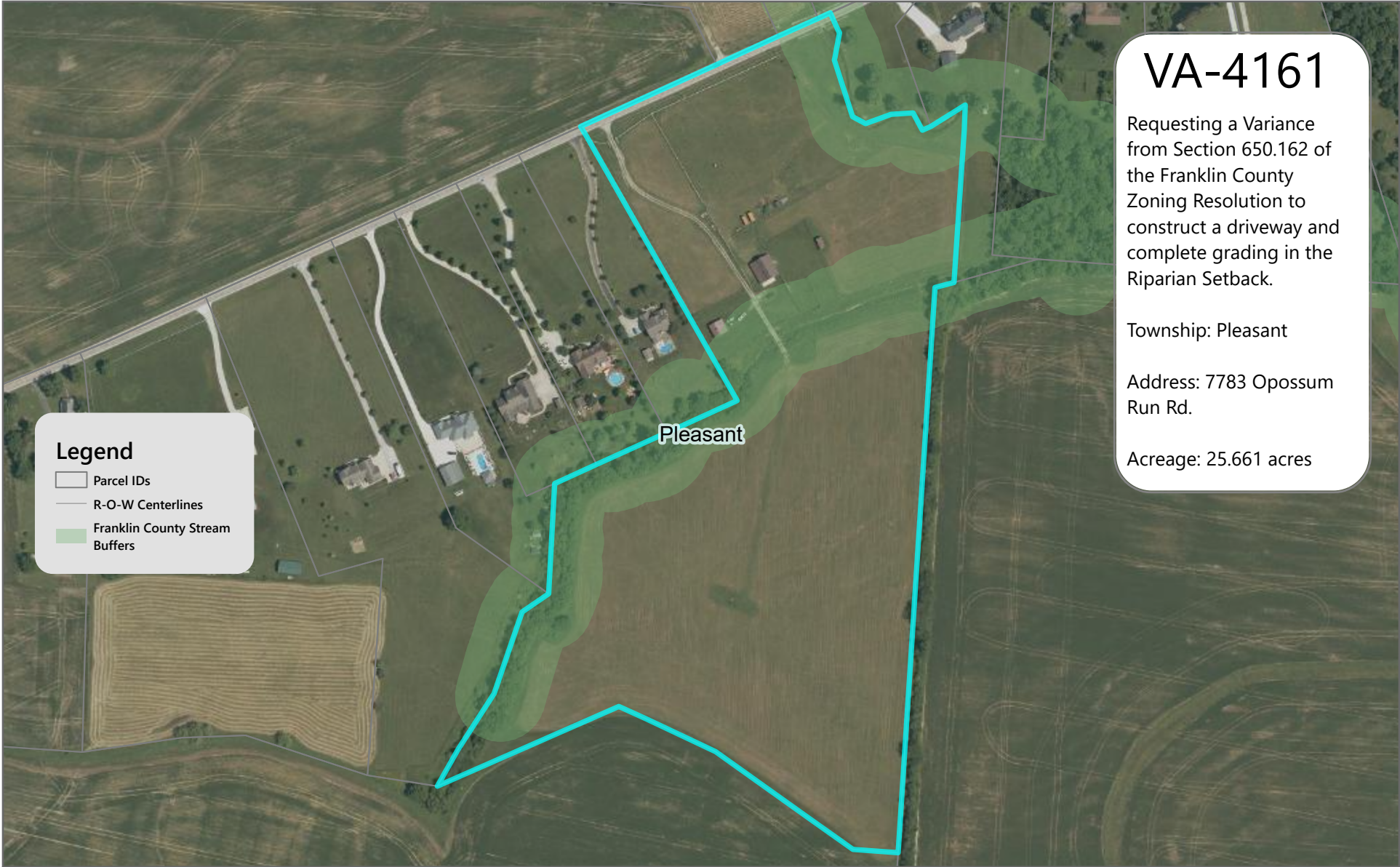
Case File: VA-4161

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

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

0 200 400 600 800
 Feet



VA-4161




Requesting a Variance from Section 650.162 of the Franklin County Zoning Resolution to construct a driveway and complete grading in the Riparian Setback.

Township: Pleasant

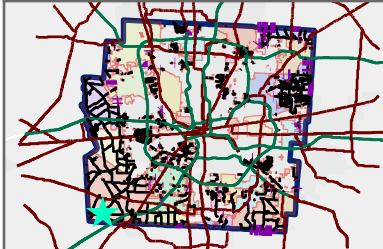
Address: 7783 Opossum Run Rd.

Acreage: 25.661 acres

Legend

-  Parcel IDs
-  R-O-W Centerlines
-  Franklin County Stream Buffers

Pleasant




Case File: VA-4161



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

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere



0 200 400
Feet



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

Application for

Zoning Variance

Pursuant to Section 816

of the Zoning Resolution

Page 1 of 7

RECEIVED

MAR 05 2026

Franklin County Planning Department
Franklin County, OH

Property Information

Site Address: 7783 Opossum Run RD
 Parcel ID: 230-003289-00 Zoning District: Rural
 Lot Acreage: 25.661 Township: Pleasant

Property Owner Information

Name: Crystal + TIMOTHY SCOTT
 Address: 2980 Sawyer Dr
Grove City OH 43123
 Phone # 6145378193 Fax # NA
 Email: VRESS12345@YAHOO.COM

Applicant Information Same as property owner

Name: _____
 Address: _____
 Phone # _____ Fax # _____
 Email: _____

Agent Information

Name: _____
 Address: _____
 Phone # _____ Fax # _____
 Email: _____

Staff Use Only

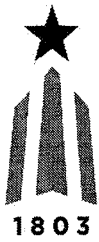
Case # VA-4161
 Date Filed: 3/5/26
 Received By: Kajal J
 Fee Paid: \$350
 Receipt Number: 26-00584
 Hearing Date: 4/20/26
 Technical Review: 3/24/26
 Zoning Compliance #: RZ-26-013

Checklist

Completed Application
 Fee Payment (checks only)
 Auditor's Map (8.5"x11")
 Site Map (max 11"x17")
 Covenants and deed
 Notarized signatures
 Proof of water/wastewater supply
 Copy of denied Zoning Certificate
 Copy of denial letter

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

Application for

Zoning Variance

Pursuant to Section 810
of the Zoning Resolution

Page 2 of 7

Case# VA-

Variance(s) Requested:

Section: 650.162

Description: Install + Grade Driveway Gravel

Section:

Description:

Section:

Description:

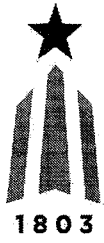
Describe the project:

Driveway extension in riparian setback to new house.

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.

Has a riparian setback.



Franklin County
Board of Commissioners

**ECONOMIC DEVELOPMENT
& PLANNING**

Application for

Zoning Variance

Pursuant to Section 810
of the Zoning Resolution

Page 3 of 7

Case# VA-

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.

Would not be able to get to house.

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

The riparian setback has always existed.

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.

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

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

No



Franklin County
Board of Commissioners

**ECONOMIC DEVELOPMENT
& PLANNING**

Application for

Zoning Variance

Pursuant to Section 810
of the Zoning Resolution

Page 4 of 7

Case# VA-

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

Setback is 100' in width. We are adding in
to 50' on the hill side of setback.

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)

It would be beneficial for police & fire to
be able to reach the house.

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

No. Inherited property as is

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.



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

Application for
Zoning Variance

Pursuant to Section 810
of the Zoning Resolution

Page 5 of 7

Case# VA-

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 and all applicable requirements of the Franklin County Zoning Resolution. The affiant further acknowledges that a Certificate of Zoning Compliance may only be issued for an approved Variance within the period of one (1) year from the date of final approval by the Board of Zoning Appeals; if an approved Variance has not been used within one (1) year of its date of issuance, meaning there has not been active and substantial improvement to a property in accordance with a valid Variance, then the Variance shall expire and no work may commence or continue without either renewing the Variance or receiving a new Variance approval from the Board of Zoning Appeals in accordance with Section 810 of the Franklin County Zoning Resolution.

Applicant/Authorized Agent *

Cynthia B. Scott

Property Owner (signature must be notarized)

Date

3-3-26

Date

3-3-26

Date

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

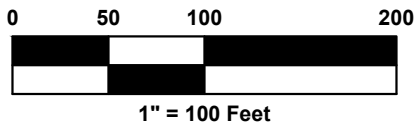
****Approval does not invalidate any restrictions and/or covenants that are on the property.**

Applications may be delivered to 150 South Front Street, FSL Suite 10, Columbus, Ohio, 43215-7104, ATTN: Tre' Wolf, Planning Project Coordinator. Forward any questions to the project coordinator at 614-525-3904 or Planning@franklincountyohio.gov.



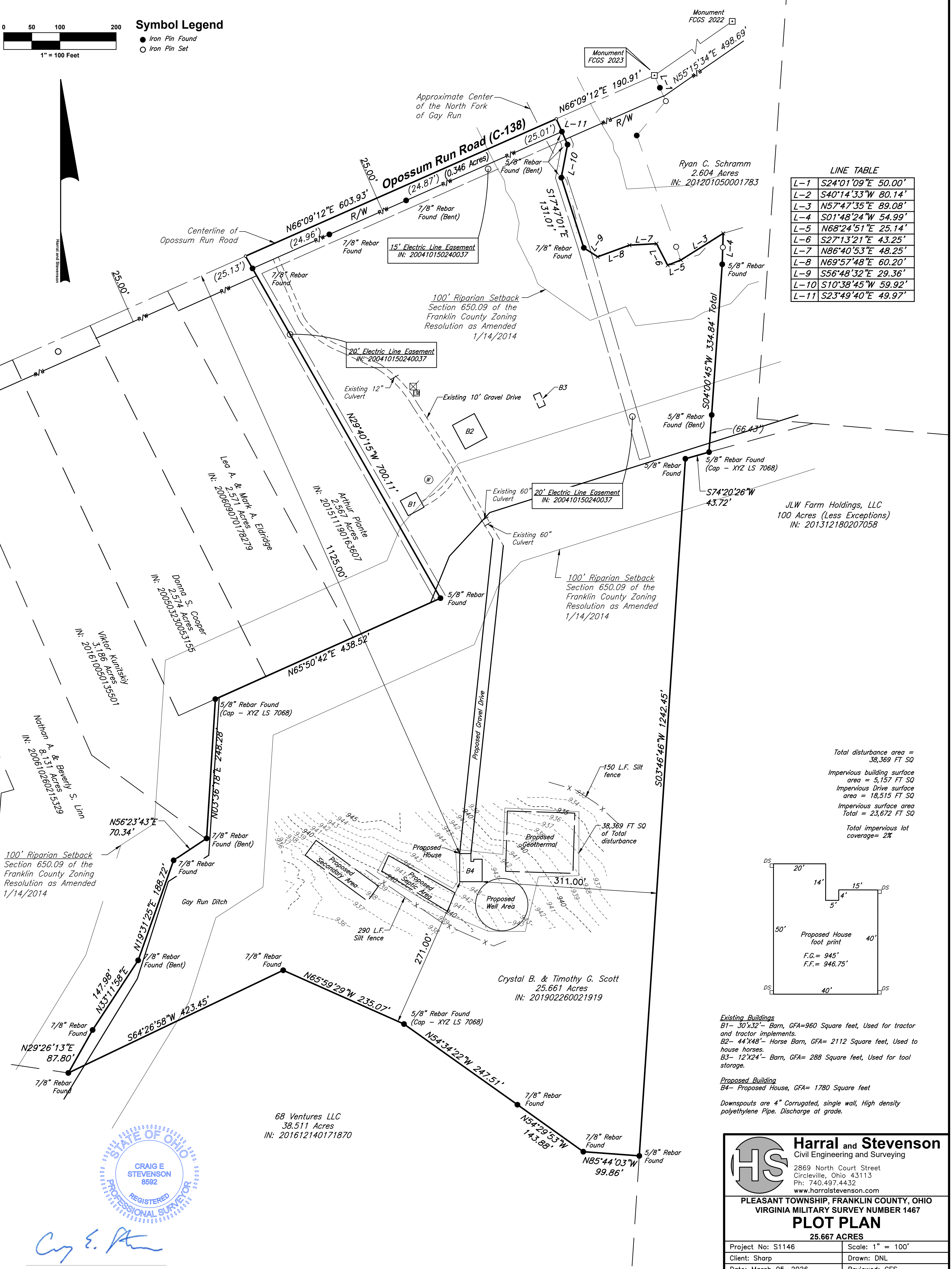
MEGAN VANCE
Notary Public, State of Ohio
My Commission Expires
May 14, 2030

Megan Vance



Symbol Legend

- Iron Pin Found
- Iron Pin Set

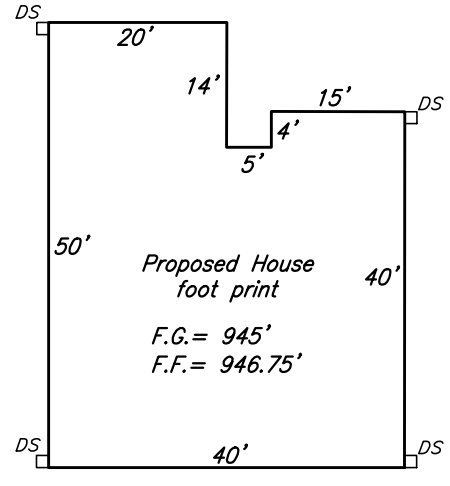


LINE TABLE

L-1	S24°01'09"E 50.00'
L-2	S40°14'33"W 80.14'
L-3	N57°47'35"E 89.08'
L-4	S01°48'24"W 54.99'
L-5	N68°24'51"E 25.14'
L-6	S27°13'21"E 43.25'
L-7	N86°40'53"E 48.25'
L-8	N69°57'48"E 60.20'
L-9	S56°48'32"E 29.36'
L-10	S10°38'45"W 59.92'
L-11	S23°49'40"E 49.97'

JLW Farm Holdings, LLC
100 Acres (Less Exceptions)
IN: 201312180207058

Total disturbance area =
38,369 FT SQ
Impervious building surface
area = 5,157 FT SQ
Impervious Drive surface
area = 18,515 FT SQ
Impervious surface area
Total = 23,672 FT SQ
Total impervious lot
coverage= 2%



Existing Buildings
B1- 30'x32'- Barn, GFA=960 Square feet, Used for tractor and tractor implements.
B2- 44'x48'- Horse Barn, GFA= 2112 Square feet, Used to house horses.
B3- 12'x24'- Barn, GFA= 288 Square feet, Used for tool storage.

Proposed Building
B4- Proposed House, GFA= 1780 Square feet

Downspouts are 4" Corrugated, single wall, High density polyethylene Pipe. Discharge at grade.



Craig E. Stevenson

68 Ventures LLC
38.511 Acres
IN: 201612140171870

Harral and Stevenson
Civil Engineering and Surveying
2869 North Court Street
Circleville, Ohio 43113
Ph: 740.497.4432
www.harralstevenson.com

PLEASANT TOWNSHIP, FRANKLIN COUNTY, OHIO
VIRGINIA MILITARY SURVEY NUMBER 1467

PLOT PLAN
25.667 ACRES

Project No: S1146	Scale: 1" = 100'
Client: Sharp	Drawn: DNL
Date: March 05, 2026	Reviewed: CES



STAFF REPORT

Board of Zoning Appeals
April 20th, 2026

Case: VA/CU-4162
Prepared by: Austin Workman

I. Summary

Owner/Applicant:	Brittany Gibson/Adam Ellis
Township:	Brown Township
Site Location:	3200 Walker Rd. (PID#120-000506)
Acreage:	5.25-Acres
Utilities:	Private water and wastewater
Zoning:	Rural (R)
Request:	Requesting a Variance from Section 512.02(2) (Table) of the Franklin County Zoning Resolution to construct a detached structure that does not meet the minimum setback from the property line. Requesting a Conditional Use per Section 511.03 of the Franklin County Zoning Resolution for a Conditional Use Home Occupation.
Recommendation:	Staff recommends <u>Conditional Approval</u> of a Variance from Section 512.02(2) (Table). Staff recommends <u>Approval</u> of a Conditional Use per Section 511.03

II. Property Background/History

The property is located on the northeast side of Walker Rd, opposite side of the intersection of Walker and Patterson Rd.

The following is a summary of the development and permit history of the parcel:

- 1976 – A 1,676 sq ft house constructed
- 1978 – A 1,058 sq ft detached structure constructed
- 2022 – Current owners acquired property

III. Surrounding Land Use/Zoning

Location	Jurisdiction	Zoning	Land Use
North	Brown Twp	Rural (R)	Agricultural Farmland
South	Brown Twp	Rural (R)	Single Family
East	Brown Twp	Rural (R)	Agricultural Farmland
West	Brown Twp	Rural (R)	Single Family

IV. Comprehensive Plan

The Brown Township Comprehensive Plan (2005) recommends the property be used for Low Density Rural Residential. The proposed density for this use is 0.2-0.4 net units per acre (2-4 units per 10 net developable acres). The proposed home occupation is consistent with the land use recommendations of the Plan.

Franklin County Zoning Resolution Review

Variance from Section 512.02(2) (Table) – Location, Number, and Size of Residential Accessory Buildings:

Accessory structures on properties over 5-acres have a minimum setback of 20 ft from property lines.
Applicants are proposing a 15ft setback from the property line.

V. Technical Review Committee Agency Review

The case was referred to the informal Technical Review Committee for comments on March 18th, 2026.

The following comments were provided by the respective Technical Agencies:

1) *FCEO: Drainage: Downspouts should be directed inwards towards the pond on the property*

VI. Area Variance Review Criteria

Section 810.041(b) – Area Variance:

The Board of Zoning Appeals shall only authorize a request for an area variance where the applicant demonstrates the existence of a practical difficulty in the use of the property. In determining whether a practical difficulty exists, the Board of Zoning Appeals shall consider and weigh the following factors, among others when appropriate, to determine if practical difficulties exist:

- 1) *Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;*
 - a) Applicant's Response/Summary:
Applicants believe that there will be a more reasonable return and beneficial use with the approval of this variance.
 - b) Staff's Response
The property already benefits as a residential property, and the proposed accessory structure could be located elsewhere on the property without the need for a variance.
- 2) *Whether the variance is substantial;*
 - a) Applicant's Response/Summary:
The applicant does not believe the variance to be Substantial.
 - b) Staff's Response
Staff agrees with the applicant and does not believe the variance to be substantial.
- 3) *Whether the essential character of the neighborhood would be substantially altered or adjoining properties would suffer a substantial detriment as a result of the variance;*
 - a) Applicant's Response/Summary:
Applicants do not believe the essential character of the neighborhood would be altered by the approval of this variance.
 - b) Staff's Response
Staff agrees with the applicant and does not believe the essential character of the neighborhood would be substantially altered by the approval of this variance.

- 4) *Whether the variance would adversely affect the delivery of governmental services (e.g. water, sewer, garbage);*
- a) Applicant's Response/Summary:
No, the variance will not adversely affect the delivery of governmental services.
 - b) Staff's Response
Staff agrees with the applicant and does not believe governmental services would be adversely affected by the approval of this variance.
- 5) *Whether the property owner purchased the property with knowledge of the zoning restriction;*
- a) Applicant's Response/Summary:
Applicants were aware of the Rural Zoning requirements but not the accessory structure requirements. They believed that since the existing accessory structure on the property and neighboring property is setback 5-10ft, that the proposed accessory structure could have a similar setback.
 - b) Staff's Response
It is unknown if applicants were aware of zoning restrictions prior to purchasing the property. Staff does acknowledge that accessory structures along the property lines are setback by 5-10ft, which could lead to property owners believing a similar setback would apply to newly proposed accessory structures. Once informed about the minimum setback applicants proposed a 15 ft setback.
- 6) *Whether the property owner's predicament feasibly can be obviated through some method other than a variance;*
- a) Applicant's Response/Summary:
The applicant does not believe their predicament could feasibly be obviated through any other method than with the approval of this variance. As relocating the accessory structure could impact the enjoyment of the property and the pond, and/or increase cost to extend utilities.
 - b) Staff's Response
Yes, the property owner's predicament could be obviated by locating the accessory structure elsewhere on the property. However, staff does acknowledge that relocating the proposed structure to meet setbacks could be less desirous for the enjoyment of the property and/or cause additional cost to extend utilities.
- 7) *Whether the spirit and intent of the zoning requirement would be observed and substantial justice done by granting the variance.*
- a) Applicant's Response/Summary:
Applicant believes the spirit and intent of the zoning requirements will be met and a substantial justice done by approving this variance.
 - b) Staff's Response
Staff agrees with the applicant that a substantial justice would be done, and the spirit and intent of the zoning requirements will be observed, as the proposed setback of the accessory structure will be only five (5) ft less than required. Additionally, the existing accessory structure on the property is currently setback from the property line by ± 5 ft.

Conditional Use per Section 511.03 – Conditional Use Home Occupation Requirements:

Applicants are proposing to operate a Candle-making business and related material storage in a portion of a proposed accessory structure.

- A) *Intent – It is recognized that there may be some Home Occupations which do not meet the criteria of Section 511.02, but which may be appropriate for a residential area provided the following additional standards are addressed through the Conditional Use permit procedure.*

Criteria for analyzing a Conditional Use Home Occupations can be found in Section 511.031 of the Franklin County Zoning Resolution. The criteria are as follows:

1. *There shall be no more than a total of three (3) non-resident Employees*
 - *There will be zero (0) no resident employees*
2. *The conduct of the home occupation may be approved within a structure accessory to a dwelling unit and located on the same lot as the dwelling unit.*
 - *The home occupation will be conducted within a proposed 34X80ft post-frame accessory structure.*
3. *Sales of commodities not produced on the premises may be permitted provided such commodities are specified and approved as a part of the application in accordance with Section 815.*
 - *No sales of commodities are proposed to be conducted on site.*
4. *Organized instruction may be permitted provided the class size does not exceed six (6) pupils at a given time.*
 - *No organized instruction is proposed.*
5. *No outside storage of any kind associated with the home occupation conditional use shall be permitted unless it is totally screened from the adjacent residential lots and abutting streets*
 - *All materials will be stored in the proposed 30X80 ft accessory structure.*
6. *Signage shall be consistent with the provisions of Section 541.03(8).*
 - *No proposed signage.*
7. *Delivery traffic shall be limited to not more than three (3) UPS or like-kind deliveries per week. No Semi-Tractor truck deliveries will be permitted at any time.*
 - *Three (3) standard parcel carrier deliveries per week. No semi-tractor deliveries*

Staff Analysis

Section 815.041 – Conditional Use:

The Board of Zoning Appeals shall only approve an application for a Conditional Use if the following three (3) conditions are met:

- 1) *The proposed use is a Conditional Use of the Zoning District, and the applicable Development Standards established in this Zoning Resolution are met;*
 - a. Applicant's Response/Summary:
Proposed Conditional use is a candle making business in an accessory structure. Have also applied for a Variance for the proposed accessory structure not meeting the minimum setback of 20ft.
 - b. Staff's Response:
Yes, a Conditional Use Home Occupation is an allowed use in the rural zoning district. However, the proposed use would take place in a proposed accessory structure that does not meet minimum setback of 20 ft, and applicants have applied for a Variance for this non-conformity.
- 2) *The proposed development is in accordance with the applicable plans or policies for the area;*
 - a. Applicant's Response/Summary:
Applicants have stated that large accessory structures and workshops are common on rural residential properties in Brown Township
 - b. Staff's Response:
Staff agrees with the applicant and believes the proposed use will be consistent the Comprehensive Plan.
- 3) *The proposed development will be in keeping with the existing land use character and physical development potential of the area.*
 - a. Applicant's Response/Summary:
The proposed accessory structure will be a similar style and aesthetic to other post-frame structures nearby.
 - b. Staff's Response:
Staff agrees with the applicant and believes the proposed accessory structure to be consistent with the area.

VII. Variance Recommendation:

Based on Staff’s Analysis, Staff’s recommendation is that the Board of Zoning Appeals conditionally approves a variance from Section 512.02(2) (Table) of the Franklin County Zoning Resolution to construct a detached structure that does meet the minimum setback from the property line.

The conditions of approval are as follows:

- 1. Downspouts must be directed towards the pond and not towards the neighboring property.

VIII. Motion

For your convenience, the following is a proposed motion:

Proposed Motion for Request:

_____ moves to approve a variance from Section 512.02(2) (Table) of the Franklin County Zoning Resolution as outlined in the request for the applicant identified in Case No. VA/CU-4162

Seconded by: _____

Voting:

Findings of Fact

For your convenience, the following are proposed findings of fact:

_____ move that the basis for approving/denying the applicant’s request for the variance from Section 512.02(2)(Table) of the Franklin County Zoning Resolution as outlined in the request for the applicant identified in Case No. VA/CU-4162 results from the applicant satisfying the criteria for granting a variance under Section 810.041(b).

Seconded by: _____

Voting:

IX. Conditional Use Recommendation:

Based on Staff’s Analysis, Staff’s recommendation is that the Board of Zoning Appeals **approves** a Conditional Use Per Section 511.03 of the Franklin County Zoning Resolution for a Conditional Use Home Occupation.

X. Motion

For your convenience, the following is a proposed motion:

Proposed Motion for Request:

_____ moves to approve a Conditional Use per Section 511.03 of the Franklin County Zoning Resolution as outlined in the request for the applicant identified in Case No. VA/CU-4162

Seconded by: _____

Voting:

Findings of Fact

For your convenience, the following are proposed findings of fact:

_____ move that the basis for approving/denying the applicant’s request for the Conditional Use per Section 511.03 of the Franklin County Zoning Resolution as outlined in the request for the applicant identified in Case No. VA/CU-4162 results from the applicant satisfying to satisfy the criteria for granting a Conditional Use per Section 815.041.

Seconded by: _____



VA/CU-4162

Requesting a Variance from Section 512.02(2)(Table) of the Franklin County Zoning Resolution to construct a detached structure that does not meet the minimum setback from the property line.

Requesting a Conditional Use per Section 511.03 of the Franklin County Zoning Resolution for a Conditional Use Home Occupation.

3200 Walker Rd.
5.25 - Acres

Legend

- Parcel IDs
- Lots



VA/CU-4162




Franklin County
Board of Commissioners


**ECONOMIC DEVELOPMENT
& PLANNING**

2026

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere



0 100 200



Feet



VA/CU-4162

Requesting a Variance from Section 512.02(2)(Table) of the Franklin County Zoning Resolution to construct a detached structure that does not meet the minimum setback from the property line.

Requesting a Conditional Use per Section 511.03 of the Franklin County Zoning Resolution for a Conditional Use Home Occupation.

3200 Walker Rd.
5.25 - Acres

Legend

- Parcel IDs
- Lots



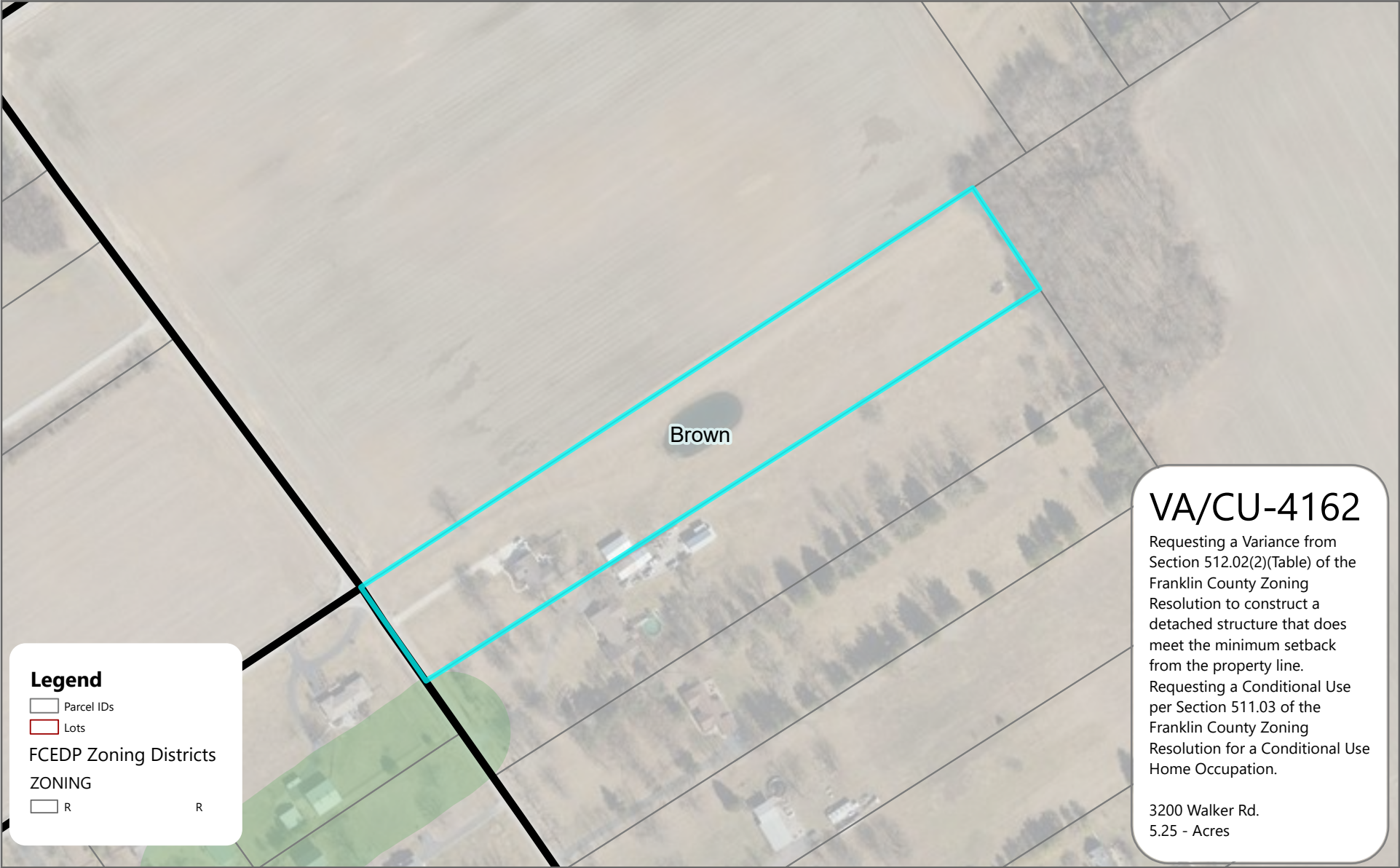
VA/CU-4162

Franklin County Board of Commissioners
ECONOMIC DEVELOPMENT & PLANNING

2026

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

0 150 300 Feet



Legend

- Parcel IDs
- Lots

FCEDP Zoning Districts

ZONING

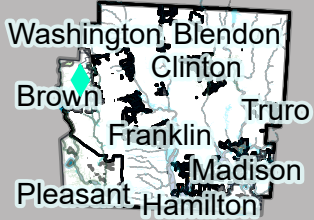
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- R

VA/CU-4162

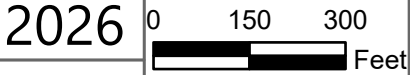
Requesting a Variance from Section 512.02(2)(Table) of the Franklin County Zoning Resolution to construct a detached structure that does not meet the minimum setback from the property line.

Requesting a Conditional Use per Section 511.03 of the Franklin County Zoning Resolution for a Conditional Use Home Occupation.

3200 Walker Rd.
5.25 - Acres



VA/CU-4162



Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere



Property Information

Site Address: 3200 Walker Rd. Hilliard, OH 43026

Parcel ID: 120-000506

Zoning District: R-Rural

Lot Acreage: 5.25

Township: Brown

Property Owner Information

Name: Brittany Gibson

Address: 3200 Walker Rd. Hilliard, OH 43026

Phone # 419-360-5355

Fax #

Email: bgibson5355@gmail.com

Applicant Information

Same as property owner

Name: Adam Ellis

Address: 3200 Walker Rd. Hilliard, OH 43026

Phone # 614-204-7114

Fax #

Email: ellisadam315@gmail.com

Agent Information

Name:

Address:

Phone #

Fax #

Email:

Staff Use Only

Case # VA-4160

Date Filed: 03/24/26

Received By: AUGUSTA W.

Fee Paid: 350.00

Receipt Number: 26-00754

Hearing Date: 3/24/26

Technical Review: 3/24/26

Zoning Compliance #:

Checklist

- Completed Application
- Fee Payment (checks only)
- Auditor's Map (8.5"x11")
- Site Map (max 11"x17")
- Covenants and deed
- Notarized signatures
- Proof of water/wastewater supply
- Copy of denied Zoning Certificate
- Copy of denial letter

Water & Wastewater

Water Supply

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

Wastewater Treatment

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



Case# VA-

Variance(s) Requested:

Section: Section 512.02(2)(Table) - Accessory Building Setback from Property Lines

Description: Reduce side yard setback from 20 ft to 15 ft for proposed 35x90 ft accessory structure.

Section:

Description:

Section:

Description:

Describe the project:

The proposed construction of a 35x90 ft post-frame accessory structure (21 ft eave, 27.5 ft peak)

on a 5.25-acre Rural-zoned residential parcel at 3200 Walker Rd, Hilliard, OH (Brown Twp). The structure

will serve as a candle-making workspace and material storage for a Conditional Use Home Occupation (pending)

Property is only 191 ft wide, creating a practical difficulty in siting a structure of this size while maintaining 20 ft

setbacks on both sides. A 15 ft setback from the SE property line is requested to allow adequate occasional vehicle access

(20 ft clearance) past the building. Adjacent SE neighbor (Chad Kerns) has provided written support.

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. A very narrow parcel with a quarter-acre pond near the center of the lot, a raised swale (~45x875 ft) along the NW boundary, and lower-elevation on the west side collectively restrict the usable buildable area to a narrow corridor along the SE portion of the property, creating a practical difficulty in meeting the 20 ft setback



Case# VA-

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

Yes. Neighboring Rural-zoned properties have accessory structures within 5-10 ft of shared property lines.

Strictly enforcing the 20 ft setback on a 191 ft wide lot leaves only ~151 ft of usable width, preventing the applicant from siting the structure in the limited buildable area while maintaining vehicle access.

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

Correct. The narrow 191 ft lot width, the central pond, raised drainage swale, and lower-elevation ground on the west side are all pre-existing conditions that were present when the property was purchased. The applicant did not create these constraints. dimensions and natural features are inherent to the parcel as originally platted.

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. The requested 5 ft reduction (20 ft to 15 ft) is minimal and consistent with existing conditions in the neighborhood where structures sit within 5-10 ft of property lines. Granting this variance simply allows the applicant to use the property in a manner already common among neighboring rural parcels.

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

No. The variance would not adversely affect health, safety, or welfare. The structure remains 15 ft from the property line, well-screened from adjacent properties. The adjacent SE neighbor (Chad Kerns) has submitted written support approving the structure as close as 5-10 ft. No public improvements would be impacted.

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

The residential use would continue, but the alternative location would place a 27.5 ft tall structure roughly 100 ft closer to the residence, where it would dominate the view, significantly diminishing the aesthetic character of the pond and tree line and the homeowner's enjoyment of the property — effectively making the project infeasible. It would also eliminate a planned garden with established soil.



Case# VA-

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

The variance is minimal: a 5 ft reduction from the required 20 ft setback to 15 ft (25% reduction). The requested 15 ft setback still provides substantial separation from the SE property line. The adjacent neighbor's existing accessory structure sits within 10 ft of the same line.

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

No. The neighborhood consists of large rural residential lots with accessory buildings commonly sited near property lines. A metal-clad post-frame structure in earth tones is consistent with the rural character. The adjacent neighbor has provided written support. No change to the essential character of the area would result.

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

The variance would not affect governmental services. The property is served by private well and on-site septic, requiring no public water or sewer. Emergency access via Walker Rd is unaffected. Norwich Township Fire provides coverage. No increase in demand on any governmental service would result from this variance.

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

Yes, with knowledge of the R-Rural zoning designation but not the specific 20 ft accessory building setback requirement. Existing accessory structures on both the subject property and the adjacent lot sit within 5–10 ft of the shared property line, which reasonably led the applicant to believe a similar setback would be permitted.

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

No. The only alternative location suggested by staff would place a 27.5 ft tall structure directly between the residence and the pond, dominating the view from the home's primary living space and eliminating a planned garden. Moving beyond the pond would require extending utilities 100+ ft at significant cost. Neither option is feasible.

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

Yes. The 20 ft setback is intended to protect neighboring properties and maintain rural character. A 15 ft setback achieves the same purpose here, as the adjacent neighbor supports the project and existing structures in the area sit within 5-10 ft of property lines. Substantial justice is served by granting this minimal relief.



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

Application for
Zoning Variance

Pursuant to Section 810
of the Zoning Resolution
Page 5 of 7

Case# VA-

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 and all applicable requirements of the Franklin County Zoning Resolution. The affiant further acknowledges that a Certificate of Zoning Compliance may only be issued for an approved Variance within the period of one (1) year from the date of final approval by the Board of Zoning Appeals; if an approved Variance has not been used within one (1) year of its date of issuance, meaning there has not been active and substantial improvement to a property in accordance with a valid Variance, then the Variance shall expire and no work may commence or continue without either renewing the Variance or receiving a new Variance approval from the Board of Zoning Appeals in accordance with Section 810 of the Franklin County Zoning Resolution.

[Handwritten Signature]

Applicant/Authorized Agent *

3/24/26

Date

[Handwritten Signature]

Property Owner (signature must be notarized)

3/24/26

Date

Property Owner (signature must be notarized)

Date

- *Agent must provide documentation that they are legally representing the property owner.
- **Approval does not invalidate any restrictions and/or covenants that are on the property.

Applications may be delivered to 150 South Front Street, FSL Suite 10, Columbus, Ohio, 43215-7104, ATTN: Tre' Wolf, Planning Project Coordinator. Forward any questions to the project coordinator at 614-525-3904 or Planning@franklincountyohio.gov.

State of Ohio, County of Franklin:
The foregoing instrument was acknowledged before me
this 24 day of March, 2026.
By [Handwritten Signature]

Anthony Walsh, Notary Public
[Handwritten Signature]



ANTHONY WALSH
Notary Public, State of Ohio
My Commission Expires
01-09-2027
[Handwritten Signature]



Application Instructions

Please submit the following:

1. Application Form
Completed application form with notarized signatures
2. Fee - non refundable *Please refer to our most current fee schedule by visiting www.franklincountyohio.gov/edp
Checks only payable to *Franklin County Treasurer*
3. Covenants or deed restrictions
Provide a copy of your deed with any deed restrictions
You can access and print a copy by visiting: www.franklincountyohio.gov/recorder
4. Auditor's Tax Map
Provide a map showing the subject property and all land within 500 feet of the property.
You can access and print a copy of the map by visiting: www.franklincountyohio.gov/auditor
5. Site Map - Refer to Page 7
6. Proof of utility service
Provide proof from the provider of your water and wastewater services

Note: If centralized water and/or sewer services are provided by a private/public entity, you must provide a letter or current bill verifying that services are provided or access is available. If you're proposing an on-lot septic system or well, please provide information from the Franklin County Board of Health (or appropriate agency).





Site Plan Requirements

- The site plan must be prepared by a design professional (i.e. registered surveyor, engineer and/or architect) and include all items required under Sections 705.022 and 810.022 of the Franklin County Zoning Resolution
 - *Site plans which are incomplete and/or not drawn to scale will not be accepted.*
- Two (2) copies - minimum size of 8.5"x11" paper, maximum size of 11"x17" paper *Larger size copies are acceptable in addition to the min./max. sizes required
- North arrow and appropriate scale (i.e. 1 inch = 20 feet)
- Property lines, with the exact dimensions of the lot labeled
- Street right-of-way boundaries including street centerline
- The exact dimensions and location of all existing buildings (principal and accessory), structures (decks, patios, pools, paved parking areas, courtyards, etc.) and driveways/access points, indicating setbacks of each from property lines with measurements/distances labeled
- The exact dimensions, height and location of all proposed buildings, structures, additions, or modifications to the property, indicating setbacks from property lines with measurements/distances labeled
- Landscaping details - provide the quantity, location, size and plant species (Ohio Native Non-Invasive Only) used
- All open space areas including calculations (percentage) of impervious vs. pervious surface
- Building elevations and/or architectural renderings
- Parking layout with required parking calculations provided
- Lighting details - location, type of fixture (illustration), height and strength (footcandles/lumens)
- Existing and intended uses of all buildings and structures
 - *If multiple uses are being conducted within one building, the site plan must reflect the area of the building being occupied by each individual use*
- All easements and above/below ground utilities
- Regulatory floodplain (Floodway and Floodway Fringe) and riparian setback boundaries, when applicable
- All existing and proposed above and below ground drainage and stormwater features
 - *Refer to the Franklin County Stormwater Drainage Manual*
- Site topography (two (2) ft. contour intervals)
- Details regarding the location, height, maintenance and screening for any existing or proposed trash dumpster
- Screening details - *Refer to Section 521 of the Franklin County Zoning Resolution*
- Provisions for water and sanitary services including the the exact location, dimensions and setbacks from property lines and structures of all private/public water and wastewater treatment facilities
 - *If public water and sewer services are provided, proof of services must be submitted*
- All areas of disturbance, including grading, filling, clearing, excavating, etc.
- Erosion and sediment control plan
- All fence locations, indicating height and material(s) used
- Any other information with regard to the lot or neighboring lots which may be necessary to determine and provide for the enforcement of the Franklin County Zoning Resolution
 - *Please note that the requirements mentioned above, or portions of, may be waived by the Administrative Officer when, in his/her opinion, the applicant has satisfactorily demonstrated that all aspects relative to the above have been suitably addressed*



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

Application for
Conditional Use

Pursuant to Section 815
of the Zoning Resolution
Page 1 of 8



Property Information

Site Address: 3200 Walker Rd. Hilliard, OH 43026

Parcel ID: 120-000506 Zoning District: R-Rural

Lot Acreage: 5.25 Township: Brown

Property Owner Information

Name: Brittany Gibson

Address: 3200 Walker Rd. Hilliard, OH 43026

Phone # 419-360-5355 Fax #

Email: bgibson5355@gmail.com

Applicant Information Same as property owner

Name: Adam Ellis

Address: 3200 Walker Rd. Hilliard, OH 43026

Phone # 614-204-7114 Fax #

Email: ellisadam315@gmail.com

Agent Information

Name:

Address:

Phone # Fax #

Email:

Staff Use Only

Case # CU-41162

Date Filed: 3/12/26

Received By: Kayla J.

Fee Paid: \$350

Receipt Number: 26-00641

Hearing Date: 4/20/26

Technical Review: 3/24/26

Zoning Compliance #:

Checklist

Completed Application

Fee Payment (checks only)

Auditor's Map (8.5"x11")

Site Map (max 11"x17")

Covenants and deed

Notarized signatures

Proof of water/wastewater supply

Copy of denied Zoning Certificate

Copy of denial letter

Water & Wastewater

Water Supply

Public (Central)

Private (On-site)

Other

Wastewater Treatment

Public (Central)

Private (On-site)

Other



Case# CU-

Conditional Use(s) Requested:

Section: Section 511.03 - Conditional Use Home Occupation

Description: Expanded home occupation- candle-making workshop in pole barn accessory structure.

Section:

Description:

Section:

Description:

Describe the project:

Construction of a post-frame accessory structure (34 x 80 ft) on a 5.25-acre residential parcel for candle making and related material storage, conducted solely by the resident owner.

No employees, customers, signage, or exterior storage. Deliveries by standard parcel carrier only, not exceeding 3 per week. No semi-truck deliveries. Hours M-F 9a-5p.Sat 9a-12p.

NOTE: The applicant must demonstrate that the proposal can satisfy all of the conditional use requirements of the respective zoning district in addition to all requirements under 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 fail to answer any/all of the questions below, your application will be considered incomplete.

1. Proposed Use or Development of the Land:

Construction of 34 x 80 ft post-frame accessory structure for candle making and storage use, accessory to the existing owner-occupied residence. Use conducted solely by resident owner. No employees, customers, or commercial traffic.



Case# CU-

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

Large accessory structures and workshops are common on rural residential properties in Brown Township.

The proposed building is consistent in scale and appearance with neighboring rural properties. The low-intensity home occupation produces no noise, traffic, or visual impact beyond standard residential use.

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

The post-frame structure will be metal-clad in earth tones, sited in the middle third of the 5.25-acre lot, and designed to similar aesthetic to the other post-frame structures nearby. No signage, exterior storage, or customer activity.

The southeastern adjacent property owner has provided written support (attached).

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

No. The use is conducted entirely within an enclosed structure by a single resident operator.

No hazardous materials, audible machinery, exterior lighting beyond standard residential. No traffic beyond 3 parcel deliveries per week. Adjacent southeastern neighbor has provided written letter of support.

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

No. The use is wholly contained within the accessory structure with no customers, signage, exterior storage, or commercial activity visible from neighboring properties or public roads. The structure will be well-maintained and is consistent with and supportive of rural residential property values.

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

Yes. Property is served by private well and on-site septic. Electrical service via existing overhead lines on Walker Rd. AEP confirmed that new service can be added to the property. No municipal water or sewer required. Emergency access via Walker Rd. Norwich Township Fire provides coverage. No increase in demand on any public service.



Case# CU-

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

Structure meets all setbacks, stays under 38 ft height maximum, and represents less than 1.5% lot coverage on 5.25 acres (maximum 20%). Home occupation satisfies Section 511.03: resident operator only, no employees, no customers, 3 or fewer deliveries per week. .

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

No. Section 511.03 requires a Conditional Use permit for an Expanded Home Occupation in an accessory structure in the Rural (R) District.

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

Yes. The Rural District expressly contemplates home occupations compatible with residential character. The proposed structure entirely enclosed, no customers or employees fits precisely within that intent. No harm to neighbors or public interest.

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

No. Private well and septic serve the property. No increase in demand on water, sewer, solid waste, fire, or police services. Property is fully accessible to emergency vehicles via Walker Rd.

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

Yes. Applicant purchased the property with full knowledge of the Rural (R) Zoning District designation and is pursuing this Conditional Use through the proper process under Section 815 of the Franklin County Zoning Resolution.



Case# CU-

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.).

Candle making and storage conducted by resident owner only. Hours: Monday–Friday 9 AM–5 PM, Saturday 9 AM-12 PM. No non-resident employees or customers.

Goods fulfilled off-site at separate commercial facility. Existing residential driveway provides adequate parking, no employee or customer vehicles expected.

- 2. How many non-resident employees?

Zero

- 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?

Yes. All activity conducted within a proposed 34×80 ft post-frame accessory structure on the same 5.25-acre parcel as the owner-occupied dwelling at 3200 Walker Rd

- 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?

None. No on-site retail, no customer sales, no pick-up. All products fulfilled and distributed at a separate off-site commercial facility.

- 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!

No outside storage associated with the home occupation. All materials and inventory stored within the enclosed accessory structure.

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

No organized instruction of any kind will be conducted on the premises.

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

No

- 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.

Delivery traffic will not exceed three standard parcel carrier deliveries per week. No semi-tractor truck deliveries at any time.



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

Application for
Conditional Use

Pursuant to Section 815
of the Zoning Resolution

Page 6 of 8

Case# CU-

Affidavit

I hereby certify that the facts, statements, and information presented within this application form are true and accurate 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 and all applicable requirements of the Franklin County Zoning Resolution. The affiant further acknowledges that a Certificate of Zoning Compliance may only be issued for an approved Conditional Use within the period of one (1) year from the date of final approval by the Board of Zoning Appeals; if a conditional use permit has not been used within one (1) year of its date of issuance, meaning there has not been active and substantial improvement to a property in accordance with a valid conditional use permit, then the conditional use permit shall expire and no work may commence or continue without either renewing the conditional use or receiving a new conditional use approval from the Board of Zoning Appeals in accordance with Section 815 of the Franklin County Zoning Resolution.

Adam Ellis
Applicant/Authorized Agent

3/12/26
Date

Brittany Gibson
Property Owner (signature must be notarized)

3-12-26
Date

Property Owner (signature must be notarized)

Date

- *Agent must provide documentation that they are legally representing the property owner.
- **Approval does not invalidate any restrictions and/or covenants that are on the property.

Applications may be delivered to 150 South Front Street, FSL Suite 10, Columbus, Ohio, 43215-7104, ATTN: Tre' Wolf, Planning Project Coordinator. Forward any questions to the project coordinator at 614-525-3904 or Planning@franklincountyohio.gov.

State of Ohio, County of Franklin:
The foregoing instrument was acknowledged before me
this 12 day of March, 2026.
By BRITTANY GIBSON & ADAM ELLIS

Anthony Walsh, Notary Public

AW



ANTHONY WALSH
Notary Public, State of Ohio
My Commission Expires:
01-09-2027

AW



Application instructions

Please submit the following:

1. Application Form
Completed application form with notarized signatures
2. Fee - non refundable *Please refer to our most current fee schedule by visiting www.franklincountyohio.gov/edp
Checks only payable to *Franklin County Treasurer*
3. Covenants or deed restrictions
Provide a copy of your deed with any deed restrictions
You can access and print a copy by visiting: www.franklincountyohio.gov/recorder
4. Auditor's Tax Map
Provide a map showing the subject property and all land within 500 feet of the property.
You can access and print a copy of the map by visiting: www.franklincountyohio.gov/auditor
5. Site Map - Refer to Page 8
6. Proof of utility service
Provide proof from the provider of your water and wastewater services

Note: If centralized water and/or sewer services are provided by a private/public entity, you must provide a letter or current bill verifying that services are provided or access is available. If you're proposing an on-lot septic system or well, please provide information from the Franklin County Board of Health (or appropriate agency).

Application Procedure

- 1 Staff reviews application for completeness
 - 2 Staff distributes to Technical Review Agencies
 - 3 Applicant meets with staff and Technical Review Committee
 - 4 Staff drafts report and makes recommendation
 - 5 BZA Hearing - Staff presents case to the Board who takes action to approve, approve with conditions or deny
-

Supplemental Information
Conditional Use Application - CU-4162
Feedback Responses

Parcel 120-000506
3200 Walker Rd, Hilliard, OH 43026

1. How much of this space will be used for the business?

The entire ground floor (3,150 sq ft) will be dedicated to the home occupation, including candle production, raw material storage, finished goods storage, packaging, and a utility room. A partial loft (35×48 ft) above the ground floor will be used primarily for personal storage and recreation, with a small area (~10%) for business-related administrative work and overflow storage.

2. Floor Plans with Labeled Business Areas

Floor plans are attached. The ground floor plan identifies all business areas: candle pouring stations, wicking and oil stations, a packaging station, raw material and finished goods storage along the walls, and a utility trailer bay. The loft plan shows the personal-use area with a small section designated for business administrative use. All home occupation activity takes place within the enclosed structure.

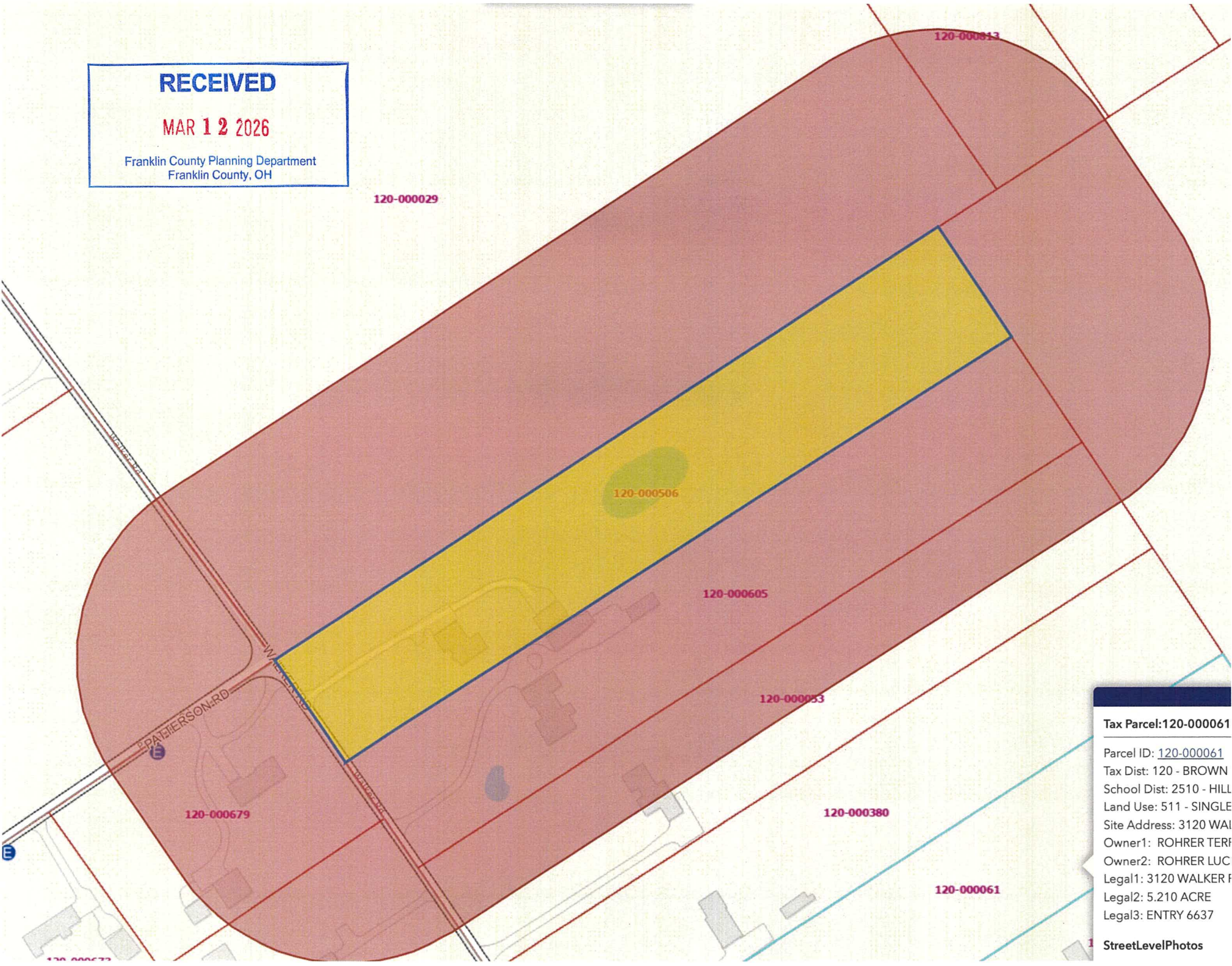
3. Will there be commercial vehicles stored in the structure?

No commercial vehicles will be stored in the structure. The applicant owns a standard 6×12 ft utility trailer used for both personal and business purposes, including transporting finished products to an off-site fulfillment facility. The trailer will be stored inside the structure or temporarily on the concrete pad when interior space is needed.

4. Storage of Other Vehicles or Trailers

No storage of vehicles is planned, only the utility trailer as noted.

RECEIVED
MAR 12 2026
Franklin County Planning Department
Franklin County, OH

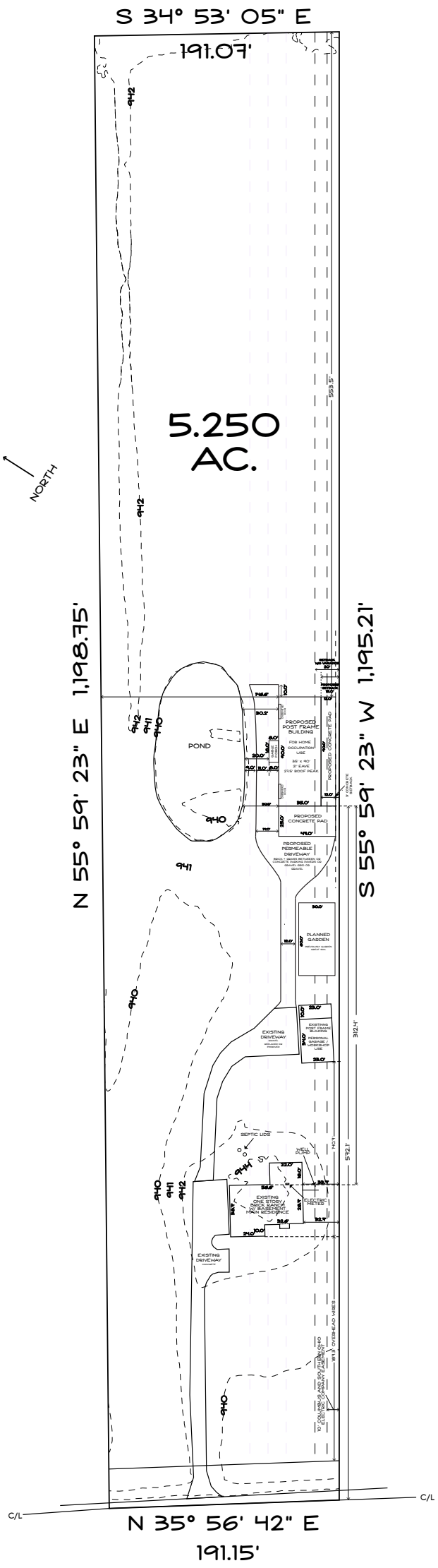


Tax Parcel: 120-000061

Parcel ID: 120-000061
Tax Dist: 120 - BROWN
School Dist: 2510 - HILL
Land Use: 511 - SINGLE
Site Address: 3120 WAI
Owner1: ROHRER TERF
Owner2: ROHRER LUC
Legal1: 3120 WALKER F
Legal2: 5.210 ACRE
Legal3: ENTRY 6637

StreetLevelPhotos

WAKLER
SITE PLAN
3200
WALKER RD



5.250
AC.

WALKER RD. (60')

PARCEL 120-000506
SCALE: 1" = 84'

STATE OF OHIO
ANTHONY
WILLIAM NOSKO
E-98081
REGISTERED
PROFESSIONAL ENGINEER

Roof Peak

27' - 6"



Roof EVE Plan

21' - 0"



L2

12' - 0"



L1

0' - 0"



2 Right side
1/16" = 1'-0"

Roof Peak

27' - 6"



Roof EVE Plan

21' - 0"



L2

12' - 0"



L1

0' - 0"



3 Left side
1/16" = 1'-0"

RECEIVED

MAR 12 2026

Franklin County Planning Department
Franklin County, OH

Roof Peak

27' - 6"



Roof EVE Plan

21' - 0"



L2

12' - 0"



L1

0' - 0"



1 Back
1/16" = 1'-0"

4 Front elevation
1/16" = 1'-0"



www.autodesk.com/revit

Ellis
Walker RD
Shop Barn

Exterior Elevations 2.0

Project

Project number Number

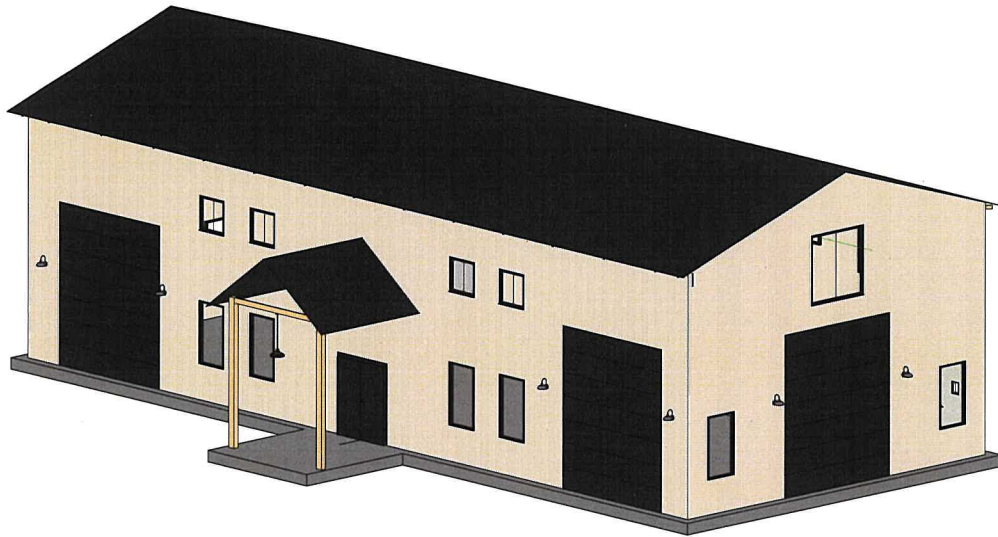
Date Issue Date

Drawn by Author

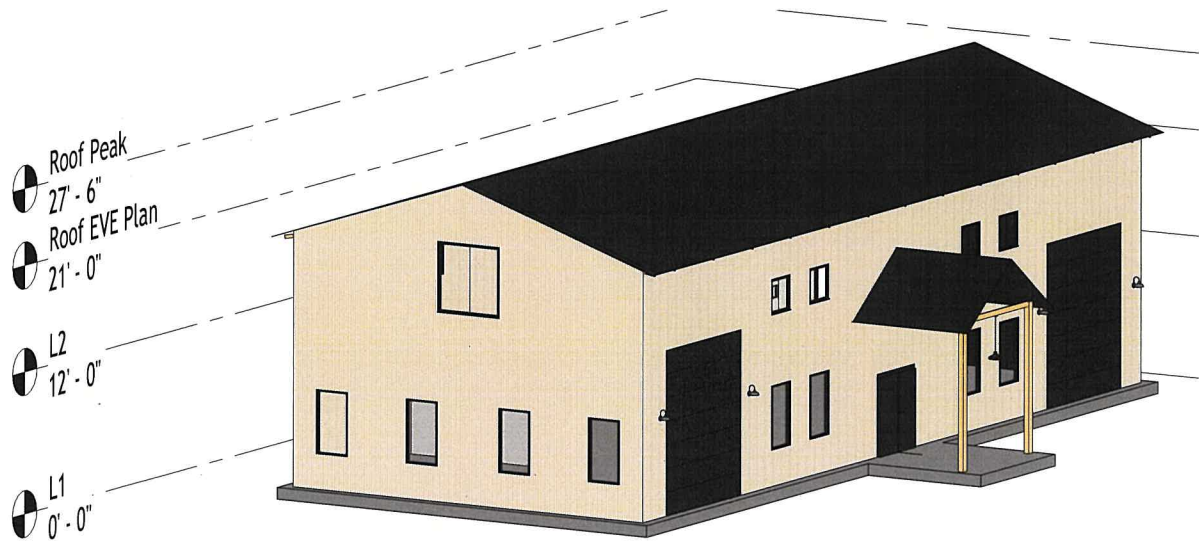
Checked by Checker

301

Scale 1/16" = 1'-0"



1 Working full exterior



2 3D Phase 1 Simple



www.autodesk.com/revit

Ellis
Walker RD
Shop Barn

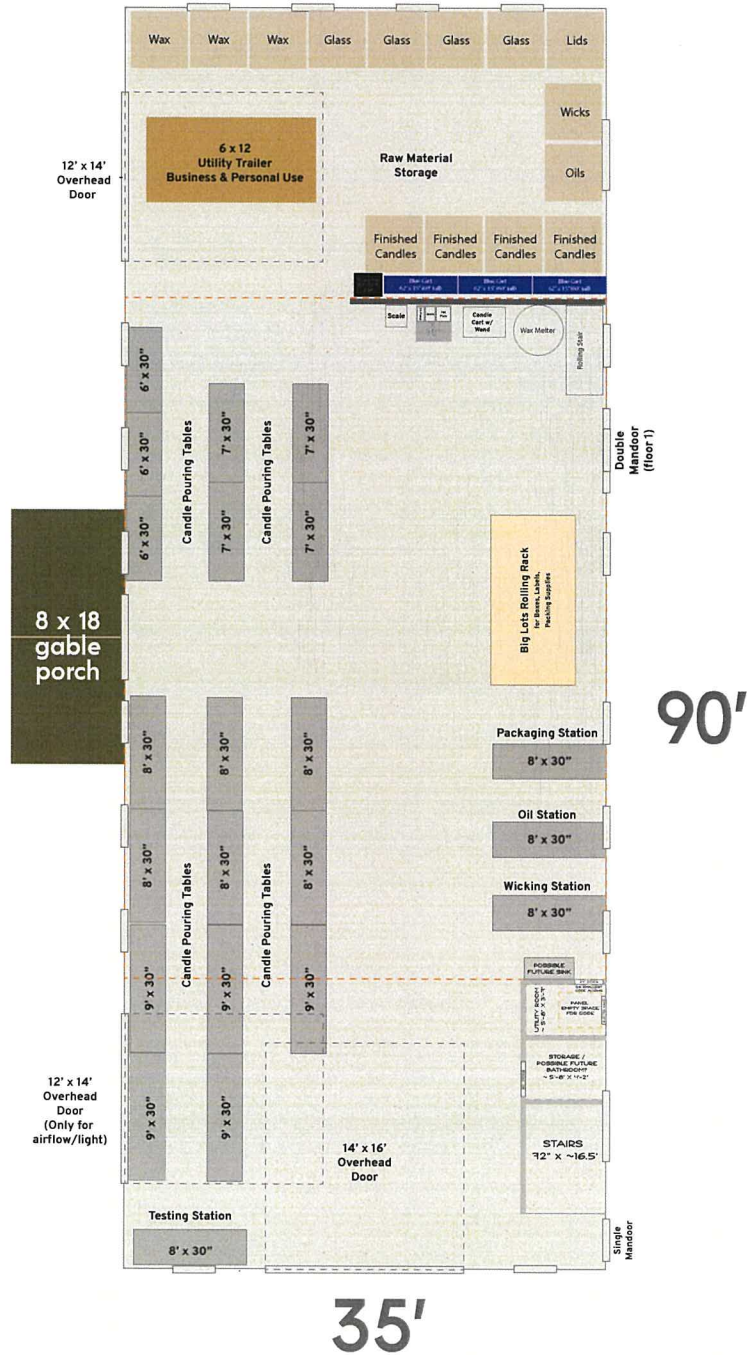
3D Views 2.0

Project		302
Project number	Number	
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	
Scale		

Floor 1 (home occupation business use)

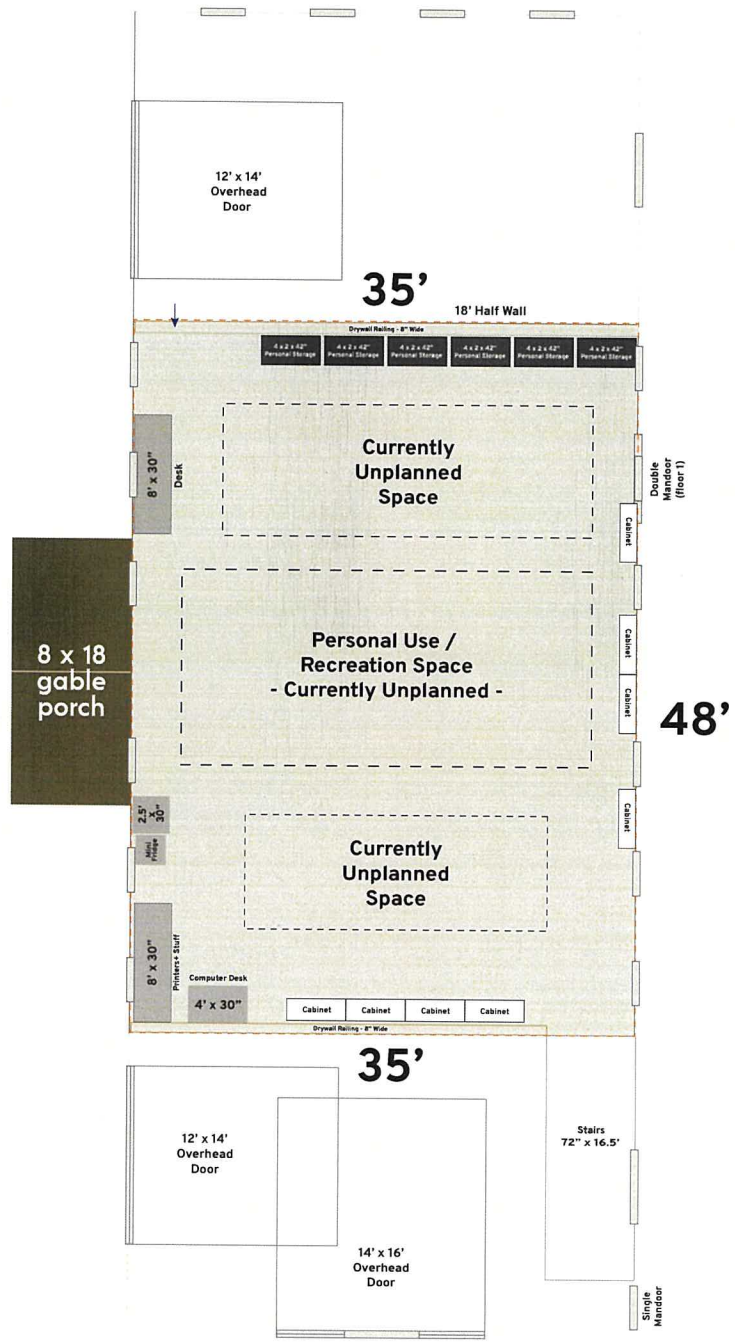
35' x 90'

35'



Floor 2 - Loft (primarily personal use)

35' x 48'



Lighting Details

Outdoor Wall Lights

- Planned location pictured in architectural drawings
- 10-5/8" x 8.375" x 11"
- Strength - 500 lumen
- Qty: 7



Outdoor Pennant Light

- Planned location pictured in architectural drawings
- 14.25" x 14.25" x 9.5"
- Strength - 500 Lumen
- Qty : 1



DO NOT DETACH



Instrument Number: 202209270136893
Recorded Date: 09/27/2022 9:04:37 AM



Daniel J. O'Connor Jr.
Franklin County Recorder
373 South High Street, 18th Floor
Columbus, OH 43215
(614) 525-3930
<http://Recorder.FranklinCountyOhio.gov>
Recorder@FranklinCountyOhio.gov

Return To (Mail Envelope):
CROWN SEARCH SERVICES

Mail Envelope

Transaction Number: T20220096740
Document Type: DEED
Document Page Count: 3

Submitted By (Mail):
CROWN SEARCH SERVICES

Mail

First Grantor:
WILLIAM C NICHOLS , TR

First Grantee:
BRITTANY GIBSON

Fees:	
Document Recording Fee:	\$34.00
Additional Pages Fee:	\$8.00
Total Fees:	\$42.00
Amount Paid:	\$42.00
Amount Due:	\$0.00

Instrument Number: 202209270136893
Recorded Date: 09/27/2022 9:04:37 AM

OFFICIAL RECORDING COVER PAGE

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NOTE: If the document data differs from this cover sheet, please first check the document on our website to ensure it has been corrected. The document data always supersedes the cover page.

If an error on the cover page appears on our website after review please let our office know.

COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

21159

TRANSFERRED

SEP 26 2022

MICHAEL STINZIANO
AUDITOR
FRANKLIN COUNTY, OHIO

Conveyance	
Mandatory:	455.00
Permissive:	910.00 TC
MICHAEL STINZIANO FRANKLIN COUNTY AUDITOR	

Order Number: 2532022-01082/AB

CROWN SEARCH SERVICES / QCT

**DEED OF EXECUTOR, ADMINISTRATOR, TRUSTEE
GUARDIAN, RECEIVER OR COMMISSIONER***

William C. Nichols, Trustee of The Crawford L. Nichols and Margaret A. Nichols Revocable Living Trust dated January 20, 2005, by the power conferred by the Trust Agreement and every other power, for valuable consideration paid, grants, with fiduciary covenants, to **Brittany Gibson, unmarried**, whose tax mailing address is 1190 Winterson Road, Ste 300, Linthicum, MD 21090, the following real property:

"See Exhibit "A" attached hereto and made a part hereof...."

Parcel Number: 120-000506-00

Property Address: 3200 Walker Rd, Hilliard, OH 43026

Except for the following and subject to all of which this conveyance is made: legal highways; zoning ordinances; real estate taxes and assessments which are now or may hereafter become a lien on said premises; covenants, conditions, restrictions and easement of record; and all coal, oil, gas, and other mineral rights and interests previously transferred or reserved of record.

Prior Instrument Reference: Instrument No. 202202250031544; Instrument No. 201104050045104; Instrument No. 200501240013899; OR Vol. 11438, Page J-03 and in Deed Book 3489, Page 524, Recorder's Office, Franklin, County, Ohio.

Executed this 1 day of September, 2022.

The Crawford L. Nichols and Margaret A. Nichols
Revocable Living Trust dated January 20, 2005

William C. Nichols - Trustee
By: William C. Nichols, Trustee

State of Ohio

County of Franklin ss:

This is an acknowledgment. No oath or affirmation was administered to the
signer with regard to the notarial act.

The foregoing instrument was acknowledged before me this 1 day of
September, 2022, by **William C. Nichols, Trustee of The Crawford L.
Nichols and Margaret A. Nichols Revocable Living Trust dated January 20,
2005.**

In Testimony Thereof, I have hereunto subscribed my name and affixed my
official seal on the day and year last aforesaid.



SAMANTHA MCGREGOR
Notary Public, State of Ohio
My Commission Expires May 18, 2027

[Signature]
Notary Public

*See Section 5302.09 Ohio Revised Code

This instrument prepared by Magnuson & Barone, Attorneys at Law

EXHIBIT 'A'

File Number: 2532022-01082

LEGAL DESCRIPTION

Situated in the State of Ohio, County of Franklin, and in the Township of Brown:

Being in Virginia Military Survey No. 6637, containing 5.250 acres of land, more or less, out of that 90.112 acre tract of land described in a deed to Fred G. Rucker of record in Deed Book 3273, Page 575 (all reference to Deed Books in this description refer to the records of the Recorder's Office, Franklin County, Ohio), said 5.250 acre tract being more particularly described as follows: BEGINNING at the centerline intersection of Walker Road and Patterson Road, and angle point in a northerly line of said 90.112 acre tract;

Thence N 55 deg. 59' 23" E, with a northerly line of said 90.112 acre tract, with a southerly line of Parcel V as described in a deed to Nettie B. Evans, of record in Deed Book 2288, Page 431, a distance of 1198.75 feet to the northeaster most corner of said 90.112 acre tract;

Thence S 34 deg. 53' 05" E, with an easterly line of said 90.112 acre tract, with a westerly line of that 64 3/7 acre tract described in a deed to Dora Barrett et al (3), of record in Deed Book 3196, Page 64, a distance of 191.07 feet to a point;

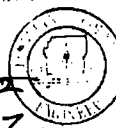
Thence S 55 deg. 59' 23" W, a distance of 1195.21 feet to a point in the centerline of said Walker Road;

Thence N 35 deg. 56' 42" W, with said centerline of Walker Road, a distance of 191.15 feet to the point of beginning and containing 5.250 acres of land more or less. Subject to all rights-of-way, easements and restrictions, if any, of previous record.

Parcel ID#: 120-000506-00

ALL OF
(120)
000506

DESCRIPTION VERIFIED
CORNELL R. ROBERTSON, P.E., P.S.
BY: *FOA*
DATE: *9/13/2022*
09/23/2022



EASEMENT

27625

In consideration of the sum of One Dollar (\$1.00), the receipt whereof is hereby acknowledged, the Grantor(s):

Crawford L. Nichols and Margaret A. Nichols, His wife- do hereby grant unto COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY, its successors, assigns, lessees and licensees (hereinafter called the Company), so long as the same may be used for the purposes herein contemplated, the right and easement to construct, reconstruct, enlarge, repair, replace, remove, operate and maintain facilities, whether pole or underground, for the transmission and distribution of electric energy, together with all such facilities, including poles, wires, guys, guy stubs, conduits, manholes, fixtures and appurtenances, as it may require or deem proper therefor, and for the attachment and carrying of the wires and cables of other companies using energy in the conduct of their business, upon, across, in, over and/or under the property and/or the highway, crossing the property situated in R., T., Sec., Fr., Survey vms 6637 in the Township of Brown, County of Franklin and State of Ohio, and known as 5.250 acres, more or less, as the same is more particularly described in the deed dated Oct. 23, 1973 from Fred G. Rucker and Phyllis A. Rucker to Crawford L. Nichols and Margaret A. Nichols and recorded in Deed Book 3489, Page 524, Record of Deeds in Recorder's office, FRANKLIN County, Ohio.

Said lines shall be constructed within the limits of a ten foot strip of land situated west from and adjacent to the entire east property line.

North South

3200 Walker Road

TRANSFER NOT NECESSARY DEC - 9 1975 H. J. WARREN AUDITOR FRANKLIN COUNTY, OHIO

TRANSFER TAX EXEMPT By ARCH J. WARREN FRANKLIN COUNTY, AUDITOR

In the case of underground services, the Company is hereby granted the right and easement to install the necessary service facilities, which shall remain the property of the Company, from its distribution feeder lines, in such location or locations as may be necessary to serve with electric energy the building or buildings, existing or to be constructed on the subject property or lots.

If at any time the Company is required by the State Highway Department or any other governmental authority having control over said highway to relocate any or all of the facilities of said line, then the Company may and is hereby granted the right to relocate said facilities along the highway as it now exists or may hereafter exist.

Said easement includes the right to trim any trees or shrubbery which may hereafter interfere with the construction, reconstruction, operation and/or maintenance of said line, within the limits of the easement and within the limits of a strip of land five feet in width on each side, adjacent and parallel to the easement and to trim or cut, any trees or shrubbery that now interfere with the construction or reconstruction of said line.

The Company hereby agrees to pay for damages to the stock, crops, fences, or structures of the Grantor(s), done by the Company or its employees while engaged in the construction or maintenance of said transmission line.

The Company shall have the right of ingress to and egress from the site occupied or to be occupied by said line and appurtenances, and the right to do any and all things necessary, proper or incidental to the successful operation and maintenance thereof. It is specially provided, however, that the facilities of said lines shall be so located as not to interfere with the undersigned's ingress to and egress from said property, and the Grantor(s) shall have the right to use said right-of-way and easement for purposes not inconsistent with Grantee's full enjoyment of the rights hereby granted.

WITNESS their hands this 14th day of November, 1975. Signed and acknowledged in the presence of Elmer G. Collmer, Jr. Harold Starkey Crawford L. Nichols Margaret A. Nichols

RECORDING DEC 11 1975 JAMES A. SCHAEFER, Recorder

STATE OF Ohio Franklin COUNTY, SS: Before me, a Notary Public in and for said county and state, personally appeared the above named Crawford L. Nichols and Margaret A. Nichols who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed. IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal this 14th day of November, 1975. HAROLD STARKEY Notary Public in and for Franklin County, Ohio Commission expires day of 1975

75-6310-001 HNS 0-336-59025 This instrument was prepared by COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY



Chad Kerns

3166 Walker Road

Hilliard, Ohio 43026

Phone: (614) 359-3555

Email: raccooncreekls@gmail.com

March 24, 2026

Franklin County Board of Zoning Appeals
Franklin County Economic Development & Planning
150 South Front Street
Columbus, Ohio 43215

Re: Letter of Support – Area Variance Application

Applicants: Adam & Brittany Ellis, 3200 Walker Road, Hilliard, Ohio 43026

Dear Members of the Board of Zoning Appeals,

My name is Chad Kerns and I own the property at 3166 Walker Road, which shares the southeast lot line with the Ellis property at 3200 Walker Road. I am writing in support of their request for an area variance to reduce the side yard setback from 20 feet to 15 feet for a proposed accessory structure.

I have no objection to their building being located closer to our shared property line. Both of our properties currently have existing accessory buildings that sit well within 5 to 10 feet of the property line, and this has never caused any issue between us. A 15-foot setback is more than adequate and I am fully comfortable with it.

I respectfully ask the Board to approve the variance. Please feel free to contact me with any questions.

Sincerely,



Chad Kerns