Franklin County Board of Zoning Appeals

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

August 17, 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 June 15, 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. **New Business:**

i. Administrative Matter: Case No. VA-4168

Owner/Applicant:	Jennifer Lynn Dimel / Jeffrey Bay, Fence N Deck Doctors
Township:	Pleasant Township
Site:	5616 Harrisburg Georgesville Road (PID #230-000035)
Acreage:	0.48-acres
Utilities:	Private Utilities
Zoning:	Rural (R)
Request:	Requesting a variance to Franklin County Zoning Resolution Section 650.162 (c) to allow a fence in a Riparian Setback in Pleasant Township.

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 September 21, 2026 (Chair)**
    a. **Roll Call on Motion/Vote (Planning Admin Assistant)**

MINUTES OF THE
FRANKLIN COUNTY BOARD OF ZONING APPEALS
Monday, June 15, 2026
1:30 pm

The Franklin County Board of Zoning Appeals convened in regular session on Monday, June 15, 2026, at 1:30 p.m. in the Commissioners Hearing Room, First Floor, Judicial Services Building, 369 South High Street, Columbus, Ohio 43215. Chairman Christopher Baer presided and called the meeting to order and requested the roll be called. Members present were Nancy Hunter, Joe Martin, and Chairman Christopher Baer; member Glenn Taylor was absent. A quorum was declared.

Also present:

Franklin County Economic Development and Planning Department
Raimere Fitzpatrick, Planning Administrator
Austin Workman, Planner

Franklin County Prosecutor's Office
Devin Bartlett, Assistant Prosecuting Attorneys
Adria Fields, Assistant Prosecuting Attorney

Other Attendees:

Chair Baer called for a motion to approve the minutes of the May 18, 2026, meeting. Mr. Martin moved to approve the minutes, and Ms. Hunter seconded the motion. There being no discussion, the roll was called, the vote was as follows: Ms. Hunter, yes; Mr. Martin, yes; Chairman Baer, yes. The minutes of the May 18, 2026 meeting were approved. Following approval of the minutes, staff were duly sworn.

New Business:

The first matter before the Board was Administrative Matter - Variance Application VA-4165 concerning the property at 1989 Ormond Avenue, a 0.12-acre parcel in Clinton Township zoned Urban Residential (R-12).

The applicant sought variances from Sections 315.041(d) and 315.043 of the Franklin County Zoning Resolution to permit a covered porch and rear addition that exceeds the maximum permitted lot coverage and fails to meet the minimum side-yard setback. Specifically, the applicant requested relief to allow 46.66 percent lot coverage where 35 percent is permitted and a one-foot side-yard setback where five feet is required.

Because the applicant required language assistance, Ms. Miyamin Martinez-Cruz served as interpreter.

Planner Austin Workman presented the staff report. He explained that the dwelling was constructed in 1935 on one-half of a 1910 subdivision lot, that the parcel was split during the 1940s, rendering it nonconforming as to setback, and that in 2022 the current owners constructed a covered rear porch addition and replaced the roof without obtaining zoning or building permits. The matter came to the County's attention following a township rubbish complaint in April 2026, after which a zoning violation was issued.

Staff recommended approval, noting that the nonconforming setback substantially predated the recent work and that the property's configuration left no other feasible means of obviating the practical difficulty.

In response to Board questions, staff confirmed the presence of downspouts of uncertain discharge, reviewed 2022 aerial and photographic records from the County Auditor and Google Earth and discussed roofline and gutter extensions that reduced the side-yard setback from approximately two feet to roughly one foot on both sides of the dwelling.

Staff and the Prosecutor's Office also explained the Building Department's policy under which nonpermitted construction becomes exempt from permit review after two years, noting that the policy derives from State of Ohio building code authority rather than county action.

Property owner Juan Banegas was sworn and testified through the interpreter. He stated that the structure was substantially complete when he purchased the property in 2022 and acknowledged that he was seeking variances so the existing construction could remain.

Mr. Martin questioned the applicant regarding the gutters and downspouts, confirming that roof runoff discharges directly onto the ground without a formal drainage system.

During the hearing, the applicant expressed concern regarding fraudulent payment requests he had received. Staff and the Prosecutor's Office advised that such solicitations are a known scam, that all legitimate application fees are collected at the time of application, and that the Department's systems had not been compromised.

There being no members of the public wishing to speak, Chairman Baer moved, and Mr. Martin seconded, to admit the staff report, presentation, exhibits, and testimony into the record. The motion passed unanimously.

Mr. Martin then moved, and Ms. Hunter seconded, to approve the requested variances from Sections 315.041(d) and 315.043 of the Franklin County Zoning Resolution. The motion carried unanimously.

Mr. Martin further moved, and Ms. Hunter seconded, to adopt Findings of Fact establishing that the applicant satisfied the criteria for granting a variance under Section 810.041(b). The motion carried unanimously.

Chairman Baer advised the applicant that the request had been approved and excused both the applicant and the interpreter.

The Board next considered Variance Application VA-4166 concerning the property at 3377 Cemetery Road, Hilliard, a 2.823-acre parcel in Norwich Township zoned Rural (R).

The applicant, Eric Bahgat, sought a variance from Section 512.02(2)(Table) of the Franklin County Zoning Resolution to demolish an existing accessory structure and construct a larger detached accessory building exceeding the maximum permitted square footage and height while failing to meet the minimum setback requirements.

As proposed, the request would permit:

- A new 2,000-square-foot accessory building in addition to an existing 576-square-foot structure, for a total of 2,576 square feet where 2,160 square feet is permitted;
- A height of 29.5 feet where 25 feet is permitted; and
- A setback of 12.58 feet where 20 feet is required.

Mr. Workman presented the staff report and recommended conditional approval subject to two conditions:

- The accessory structure shall not be used as a dwelling unit.
- Downspouts shall be directed away from the property line.

He noted a letter of support from an adjoining neighbor and explained that the height variance resulted in part from a recent departmental change measuring accessory structure height to the roof peak rather than to the wall.

Following extensive Board questioning, staff confirmed that the proposed structure would occupy substantially the same location as the existing building to preserve driveway access and views of the rear pasture and that the setback deficiency amounted to approximately seven and one-half feet.

Mr. Bahgat was sworn and testified regarding his plans to use the lower level for vehicle, boat, and woodworking storage and the upper level for general storage. He explained that the building would include water service, electricity, a hot water tank, bathroom facilities, and septic service. He maintained that retaining the existing footprint was necessary to accommodate maneuvering a boat and preserving views.

The Prosecutor's Office reminded the Board that the burden rested upon the applicant to establish practical difficulty and noted that the second-story storage area would contain no kitchen facilities. Chairman Baer expressed concerns regarding the setback because of fire safety and access considerations.

At the suggestion of the Prosecutor's Office, the Board voted separately on each component of the requested variance.

There being no public comment, Chairman Baer moved, and Ms. Hunter seconded, to admit the staff report, presentation, exhibits, and testimony into the record. The motion carried unanimously.

The Board approved the requested height variance subject to the two staff conditions. Findings of Fact were adopted unanimously.

The Board likewise approved the requested variance for maximum square footage, subject to the same conditions, and unanimously adopted corresponding Findings of Fact.

Regarding the side-yard setback, Mr. Martin moved, and Ms. Hunter seconded, to approve the variance with the two staff conditions. Upon roll call, Ms. Hunter and Mr. Martin voted in favor, while Chairman Baer voted against. The motion passed by a vote of two to one.

The accompanying Findings of Fact were approved, with Ms. Hunter and Mr. Martin voting in favor and Chairman Baer abstaining.

Chairman Baer advised Mr. Bahgat that all three components of his application had been approved. Mr. Bahgat recommended that the Department strengthen its public warnings regarding ongoing payment scams, which the Board acknowledged.

At the request of Mr. Fitzpatrick, Chairman Baer declared a brief recess at 3:05 p.m. The meeting reconvened at 3:11 p.m.

The final matter before the Board was Conditional Use Application CU-4167 concerning the property at 3773 Beechton, a 0.17-acre parcel in Madison Township zoned R-8 and located within the Floodway Fringe.

The application sought a conditional use under Sections 610.06(2), (4), and (7) of the Franklin County Zoning Resolution to construct and grade a single-family residence, detached garage, and driveway within the Floodway Fringe.

Mr. Fitzpatrick presented the staff report. He explained that the property is located within the Blacklick Estates subdivision; that the previous dwelling and accessory buildings were removed under a 2013 demolition permit; and that a 2026 zoning compliance application had been denied pending approval of a conditional use for construction within the Floodway Fringe.

He further explained that the proposed development is consistent with the density recommendations of the Blacklick-Madison Area Plan and that the application had been reviewed by the Informal Technical Review Committee, which provided comments from Aqua Ohio, the Franklin County Engineer's Office, the Mobility Department, Franklin Soil and Water Conservation District, and the Planning Department.

Mr. Fitzpatrick noted that approval of the conditional use represented one of three required steps before construction could proceed, the others being issuance of a floodplain permit and zoning compliance approval.

In response to Board questions, staff identified Blacklick Creek as the relevant watercourse and discussed the site plan, drainage patterns, and plan orientation.

Ms. Ruth Loezana, representing Moreno's Builder, was sworn and testified that she appeared with the clients' permission, understood the staff presentation, and had no questions or comments. She acknowledged that the site plan required revision to correct its orientation.

There being no members of the public wishing to speak, Chairman Baer moved, and Mr. Martin seconded, to admit the staff report, presentation, exhibits, and testimony into the record. The motion carried unanimously.

Ms. Hunter then moved, and Mr. Martin seconded, to approve the requested Conditional Use under Sections 610.06(2), (4), and (7) of the Franklin County Zoning Resolution together with a revised site plan and the five technical review comments. The motion carried unanimously.

Ms. Hunter further moved, and Mr. Martin seconded, to adopt Findings of Fact establishing that the applicant satisfied the criteria for granting a conditional use. The motion carried unanimously.

Chairman Baer advised the applicant's representative of the approval and noted that written notice would be mailed within thirty days.

There being no further business before the Board, Chairman Baer moved, and Mr. Martin seconded, to adjourn the meeting. The motion carried by voice vote, with all members present voting in the affirmative.

The meeting adjourned at 3:27 p.m., to reconvene on July 20, 2026.

The minutes of the June 15, 2026, meeting of the Franklin County Board of Zoning Appeals were approved this _____ day of _____, 2026.

_____

Board of Zoning Appeals (BZA) Chair / Vice Chair

Franklin County
Board of Commissioners
ECONOMIC DEVELOPMENT
& PLANNING

STAFF REPORT

Board of Zoning Appeals
August 17th, 2026

Case: VA-4168

Prepared by: Austin Workman

I. Summary

Owner/Applicant:	Jennifer Dimel / Jeffery Bay (Fence N Deck Doctors)
Township:	Pleasant Township
Site Location:	5616 Harrisburg Georgesville Road (PID#230-000579)
Acreage:	0.48-Acres
Utilities:	Private water/wastewater
Zoning:	Rural (R)
Request:	Requesting a Variance from Section 650.162 of the Franklin County Zoning Resolution to allow a fence and shed in the Big Darby Riparian setback in an area zoned Rural (R).
Recommendation:	Staff Recommends **Conditional Approval**

II. Property Background/History

Property is located on the east side of Harrisburg Georgesville Rd, 200 feet away from the intersection of Harrisburg Georgesville and London Groveport Rd and is fully enveloped within the Big Darby Creek Riparian Setback.

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

- 1961 – House constructed
- 1996 – Big and Little Darby Creek Critical Resource Protection District established (beginning of development restrictions)
- 2008 – Big Darby Creek Watershed Riparian Setback established (current FCZR restrictions)
- 2024 – Owner acquired property
- 2025 – Fence and shed constructed in the riparian setback with no permits

III. Surrounding Land Use/Zoning

Location	Jurisdiction	Zoning	Land Use
North	Pleasant	Rural (R)	Single-family
South	Pleasant	Rural (R)	Single-family
East	Pleasant	Rural (R)	Vacant
West	Pleasant	Rural (R)	Agriculture

IV. Comprehensive Plan

The Pleasant Township Comprehensive Plan (2009) identifies the property being in a stream buffer and recommends the property be used for agricultural uses. Recommend zoning is the Rural (R) district. The comprehensive plan does not impact the proposed use.

The Big Darby Accord Watershed Master Plan, adopted in 2006, includes a Future Land Use Map and Conservation Strategy Tiers Map that identifies the site as an Environmental Conservation Zone, Tier 1

land and recommends protecting the area. Tier 1 land is significant in maintaining the overall health of the watershed and is recommended for protection through land acquisition

Franklin County Zoning Resolution Review

Variance from Section 650.162– List of Prohibited Uses in Riparian Setback:

Construction: Construction of buildings or structures of any kind or size are prohibited.

- A 192 sq. ft shed was constructed in the Riparian setback

Fences and walls: Erection of fences or walls is prohibited.

- A fence was erected in the Riparian setback.

V. Technical Review Committee Agency Review

The case was referred to the informal Technical Review Committee for comments on June 23rd, 2025. The following comments were provided by the respective Technical Agencies:

1) FCEDP:

- *Update site plan*
  - *i. Identify boundaries of floodway fringe and identify property completely within riparian setback. (Addressed)*
  - *ii. Provide pictures showing the extent of the fence, and if the fence is straight or if it curves around the creek. (Addressed).*
  - *iii. Add contours to the site plan showing location of creek and how it changes elevations. (Addressed)*

2) *FSWCD:*

- *Plant 6 arborvitae plants as mitigation.*

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 do not believe there can be a reasonable return, "The back yard can be used but there is a substantial risk of injury due to the drop off from the back yard to the bottom of the creek. The fence will allow enjoyment, access, and maintenance of the lawn without fear of injury to humans or pet. Since there is no external buildings, the shed is for storage of lawn equipment and accessories.

b) Staff's Response
Property has beneficial uses currently, but due to the setback area cannot the property cannot be improved as other properties within the same zoning districts that are not in the Riparian Setback.

2) *Whether the variance is substantial;*
   a) Applicant's Response/Summary:
      The applicant does not believe the Variance to be substantial as the fence that was constructed is 144' of 4' tall ranch style fence between the primary residence and creek. Additionally, the shed is placed on an existing gravel pad and does not block or impede property.

   b) Staff's Response
      Staff agrees with the applicant as the variance is not 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:
      Applicant does not believe the neighborhood would be substantially altered by the approval of this variance for both the fence and shed. Additionally, the adjoining properties benefit from the added safety and privacy that this fence provides.

   b) Staff's Response
      Staff agrees with the applicant that the character of the neighborhood would not 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);*
      The applicant does not believe governmental services will be adversely affected by the approval of this variance. Additionally, the fence/shed does not impact the flood flows.

   a) Staff's Response
      Staff agrees with the applicant that the approval of this variance would adversely affect the delivery of governmental services, and the fence is located in the rear of the property, and the shed is setback 5ft from the property line.

5) *Whether the property owner purchased the property with knowledge of the zoning restriction;*
   a) Applicant's Response/Summary:
      "No."

   b) Staff's Response
      It is unknown whether the applicant had knowledge of the zoning restriction prior to purchasing the property.

6) *Whether the property owner's predicament feasibly can be obviated through some method other than a variance; and*
   a) Applicant's Response/Summary:
      Applicant answered "No, the entire property is considered in the Riparian Zone."

   b) Staff's Response
      Staff does not believe the property owner's predicament can be feasibly obviated though any other methods than with the approval of this Variance. This is because the entirety of the property is encumbered in the Big Darby Riparian setback, and all new construction is prohibited in this area.

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 "Yes, this would allow an open fence barrier to protect the welfare of the residents and pets by creating a safeguard that stops children and pets from falling down a 7-foot drop while not impacting the waterway.

   b) Staff's Response
      Staff believes the spirit and intent of zoning requirements will be observed and a substantial justice done by granting this variance if the mitigation recommended by Franklin Soil and Water Conservation District is provided. The fence will provide a barrier from small children falling down a steep hill, while also not impacting the flow of the creek. Additionally, the shed is being placed on an existing gravel pad. The entirety of the property is in the Big Darby Riparian setback, with the principal structure constructed prior to the establishment of this setback area. Because of this setback, all new construction and other uses on the property are prohibited.

VII. Recommendation:

Based on Staff's analysis, Staff believes a practical difficulty exists due to the entire property being encumbered by the Riparian Setback, which after its adoption, has prohibited accessory structures and fencing on the property which are otherwise permitted in residential zone districts. Staff's recommendation is that the Board of Zoning Appeals **conditional approval** a variance from Section 650.162 of the Franklin County Zoning Resolution to construct a fence and shed in the Big Darby Riparian setback in an area zoned Rural (R).

The conditions of approval are as follows:

1. Plant 6 arborvitae plants as mitigation. Plantings shall be shown on a revised zoning compliance site plan and reviewed and approved by the Franklin Soil and Water Conservation District.
2. The applicant must receive approved of an NFIP permit for any portion of the fence impacting portions of the regulatory floodplain.

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-4168

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 650.162 of the Franklin County Zoning Resolution as outlined in the request for the applicant identified in Case No. VA-4168 results from the applicant satisfying the criteria for granting a variance under Section 810.041(b).



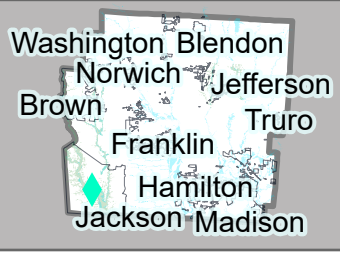
Legend

- Parcel IDs
- Lots
- Franklin County Stream Buffers
- 100-Year Floodplain

VA-4168

Requesting a Variance from Section 650.162 of the Franklin County Zoning Resolution to allow a fence and shed in the Big Darby Riparian setback in an area zoned Rural (R).

5616 Harrisburg Georgesville Rd
0.48 - Acres



VA-4168

Franklin County Board of Commissioners
ECONOMIC DEVELOPMENT & PLANNING
1803

2026

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

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Feet



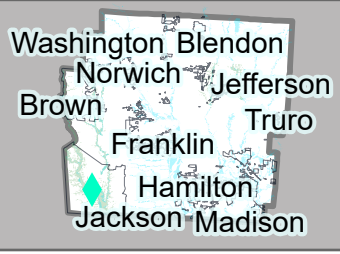
Legend

- Parcel IDs
- Lots
- Franklin County Stream Buffers
- 100-Year Floodplain

VA-4168

Requesting a Variance from Section 650.162 of the Franklin County Zoning Resolution to allow a fence and shed in the Big Darby Riparian setback in an area zoned Rural (R).

5616 Harrisburg Georgesville Rd
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VA-4168

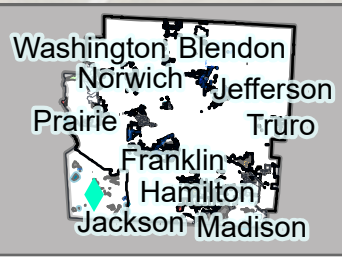
Franklin County Board of Commissioners
ECONOMIC DEVELOPMENT & PLANNING
1803

2026

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

0 100 200 Feet





VA-4168

Franklin County Board of Commissioners
1803
ECONOMIC DEVELOPMENT & PLANNING

2026

0 100 200 Feet

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

Franklin County
Board of Commissioners
ECONOMIC DEVELOPMENT
& PLANNING

AREA/USE VARIANCE SUBMITTAL INSTRUCTIONS

Please review the following to ensure all submittal requirements are provided. Incomplete submittals will not be accepted. Submittals are not complete and are not considered accepted until all required documents are provided, and fees are paid.

*****Forward any questions about application, site plan, and/or submittal options and requirements to the Planning Project Coordinator at 614-525-3904 or Planning@franklincountyohio.gov.***

1. **COMPLETED APPLICATION FORM – Please confirm all application form requirements are complete.**
   a. **Include all Property, Owner, Applicant, and Agent Information**
      i. **Site address, Parcel ID, Acreage, Township, Zoning District**
      ii. **Name(s) Address(es), Phone Number(s), Email Address(es)**
   b. **Mark all checklist boxes on application form to confirm all required documents have been provided.**
   c. **Describe the Variance requested and list the relevant section(s) of the Zoning Resolution**
   d. **Provide a detailed description of the project**
   e. **Provide detailed answers to the Variance questions 1 – 12.**

2. **COMPLETED SITE PLAN**
   a. **Confirm ALL Site Plan requirements have been provided.**
      i. **Refer to Plan checklist in application packet for general requirements.**
      ii. **Requirements may vary depending on the proposed use and/or site conditions.**
      iii. **Contact Planning Project Coordinator to confirm site specific plan requirements.**
   b. **Missing items may cause the application to be rejected until the required information is provided and confirmed by Staff. (Refer to checklist in application)**

3. **APPLICATION SUBMITTAL**
   a. **Applications should be delivered to 150 South Front Street, FSL Suite 10, Columbus, Ohio, 43215-7104, ATTN: Tre' Wolf, Planning Project Coordinator.**
   b. **Incomplete applications may be rejected and/or returned to the owner/applicant.**
   c. **Complete applications must be received by noon on the 2nd Thursday of each month to be scheduled for the Board of Zoning Appeals (BZA) hearing on the 3rd Monday of the following month. Confirm with Planning Project Coordinator for monthly hearing schedules.**

4. **TECHNICAL REVIEW COMMITTEE REFERRAL**
   a. **Applications must comply with applicable local and state requirements and regulations. These may include, but are not limited to, the Franklin County Public Health Regulations, Franklin County Sanitary Engineer requirements, Franklin County Drainage Engineer requirements, Franklin County Engineer requirements.**
   b. **Referral agencies must confirm compliance with applicable regulations prior to approval.**
   c. **Additional permits may be required from the Townships for access or from technical review agencies.**

Franklin County
Board of Commissioners
ECONOMIC DEVELOPMENT & PLANNING

Application for
Zoning Variance
Pursuant to Section 810
of the Zoning Resolution

Property Information

Site Address: 5616 Harrisburg Georgesville Road

Parcel ID: 230-000579	Zoning District: Rural (R)
Lot Acreage: .48	Township: Pleasant

Property Owner Information

Name: Jennifer Dimel

Address: 5616 Harrisburg Georgesville Road
Grove City, OH 43123

Phone # 614-395-2422	Fax #

Email: JENNIFERDIMEL@YAHOO.COM

Applicant Information

☐ Same as property owner

Name: Jeffrey Bay - Fence N Deck Doctors

Address: 2795 Copley Ct. Hilliard, OH 43026 (Mailing)
3900 Fisher Rd Unit E Columbus, OH 43228

Phone # 614-668-6098	Fax #

Email: info@fenceanddeckdoctors.com

Agent Information

Name:

Address:

Phone #	Fax #

Email:

Staff Use Only

Case # VA-4168

Date Filed: 05/28/2026

Received By: Austin W.

Fee Paid: $350.00

Receipt Number: 26-01634

Hearing Date: 08/17/2026

Technical Review: 06/17/2026

Zoning Compliance #: RZ-26-008

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

Case# VA-

Variance(s) Requested:

Section: 650.162

Description: Fence and Shed installation in riparian zone

Section:

Description:

Section:

Description:

Describe the project:

Replacement of existing 6' privacy fencing that was damaged, and falling into property. All holes dug 36 inches in depth and 9 inches in diameter. Every post was set in 80 pounds of concrete. All the boards were fastened with 3 1/2 inch ring shank framing nails. 274' ranch rail style 4' fencing to enclose back yard. The fence is setback 23' from center of creek. The back yard is 7' above the creek. A 12x16 shed was added where there was existing gravel driveway next to the house. New limestone gravel was added for the base. This shed is setback 5' from the fence and 16' from primary structure. (6) new native arborvitaes will be planted for mitigation.

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.

No

Franklin County
Board of Commissioners
ECONOMIC DEVELOPMENT
& PLANNING

Application for
Zoning Variance
Pursuant to Section 810
of the Zoning Resolution

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.

N/A

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

No

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

Yes. Other properties in this area have sheds and fences

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. This fence is to improve the health and safety of residents. The bank is a 7 foot drop into the creek. We are installing this fence to mitigate the risk of a toddler, adult, or pet falling down the bank and injuring themselves.

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

The back yard can be used but there is substantial added risk of injury due to the drop off from or back yard to the bottom of the creek. This will allow enjoyment, access, and maintenance of the lawn without fear of injury to humans or pets. Since there is no external buildings, the shed is for storage of lawn equipment and accessories.

Case# VA-

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

Not substantial. 144' of 4' ranch rail style fence was added in back yard between primary residence and creek drop off. The fence is setback 23' from center of creek and the yard is 7' above the creek. 116' of existing 6' privacy pickets were replaced. Site plan details the remaining portion of the back yard that was enclosed with 4' ranch style rail fence. The shed is placed on existing gravel driveway and does not block or impede property.

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. This would not substantially alter the neighborhood. The adjoining properties benefit from the added safety and privacy that this fencing provides. The shed does not alter the adjoining properties.

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)

This would not affect the delivery of any governmental services. This fence/shed does not impact flood flows.

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

No

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

No, entire property is considered in the riparian zone

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

Yes. This would allow an open fence barrier to protect the welfare of the residents and pets by creating a safeguard that stops children and pets from falling down a 7 foot drop while not impact the waterway. Justice will done by allowing the shed to be on the property for storage.

Franklin County
Board of Commissioners
ECONOMIC DEVELOPMENT & PLANNING

Application for
Zoning Variance
Pursuant to Section 810
of the Zoning Resolution

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 requireents 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 *

Date

Jennifer Dimel

Property Owner (signature must be notarized)

7/29/2026

Date

Property Owner (signature must be notarized)

Date

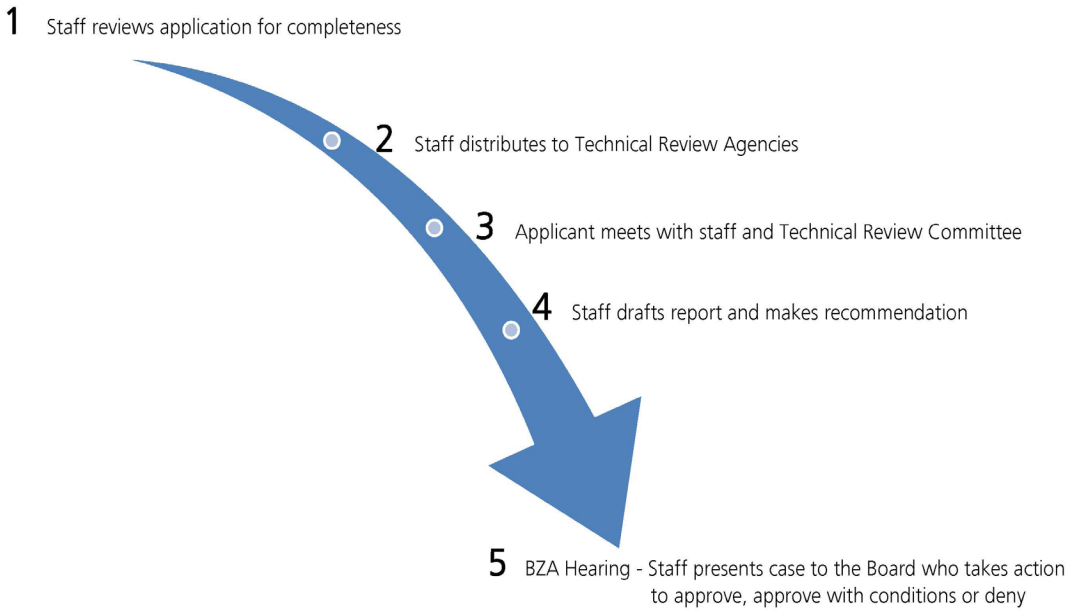
***Agent must provide documentation that they are legally representing the property owner.**
****Approval does not invalidate any restrictions and/or covenants that are on the property.**

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.

Application Instructions
Please submit the following:

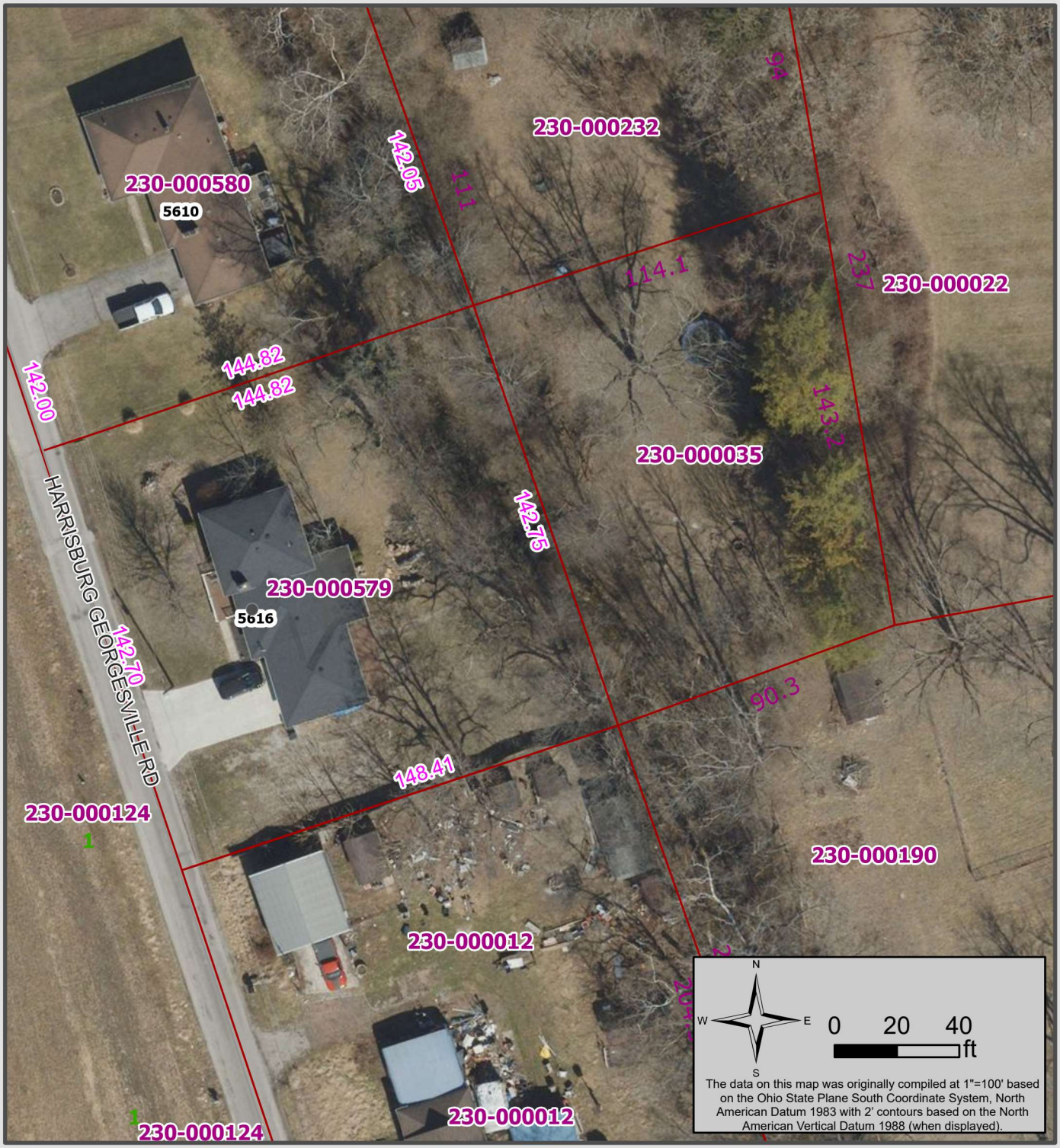
1. Application Form
   Completed application form with notarized signatures
2. Fee - non refundable **Please refer to our most current fee schedule by visiting www.franklincountyohio.gov/edp*
   Checks only payable to *Franklin County Treasurer*
3. Covenants or deed restrictions
   Provide a copy of 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, maxiumum size of 11"x17" paper **Larger size copies are acceptable in addtion 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 calculatons (percentage) of impervious vs. pervious surface
- Building elevations and/or architectual 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 dumspter
- Screening details - *Refer to Section 521of 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 Auditor's Office

Auditor

Michael Stinziano

Map Produced June 2, 2026

MICHAEL STINZIANO Franklin County Auditor CONNECT. PROTECT. REASSESS.

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

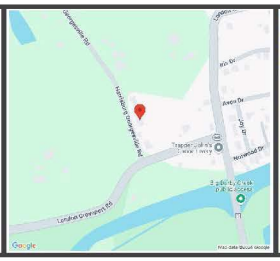
- XXX-XXXXXX Parcel IDs
- 100 Parcel Dimensions
- 100 Lot Numbers
- 123 Main St Site Address
- Parcel Boundary
- Subdivision Boundary
- Condominium Boundary
- County Boundary
- City or Village Boundary
- Tax District Boundary
- School District Boundary
- Zip Code Boundary

Topographic Legend
Source: OSIP - 2019 LiDAR Collection

- 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.

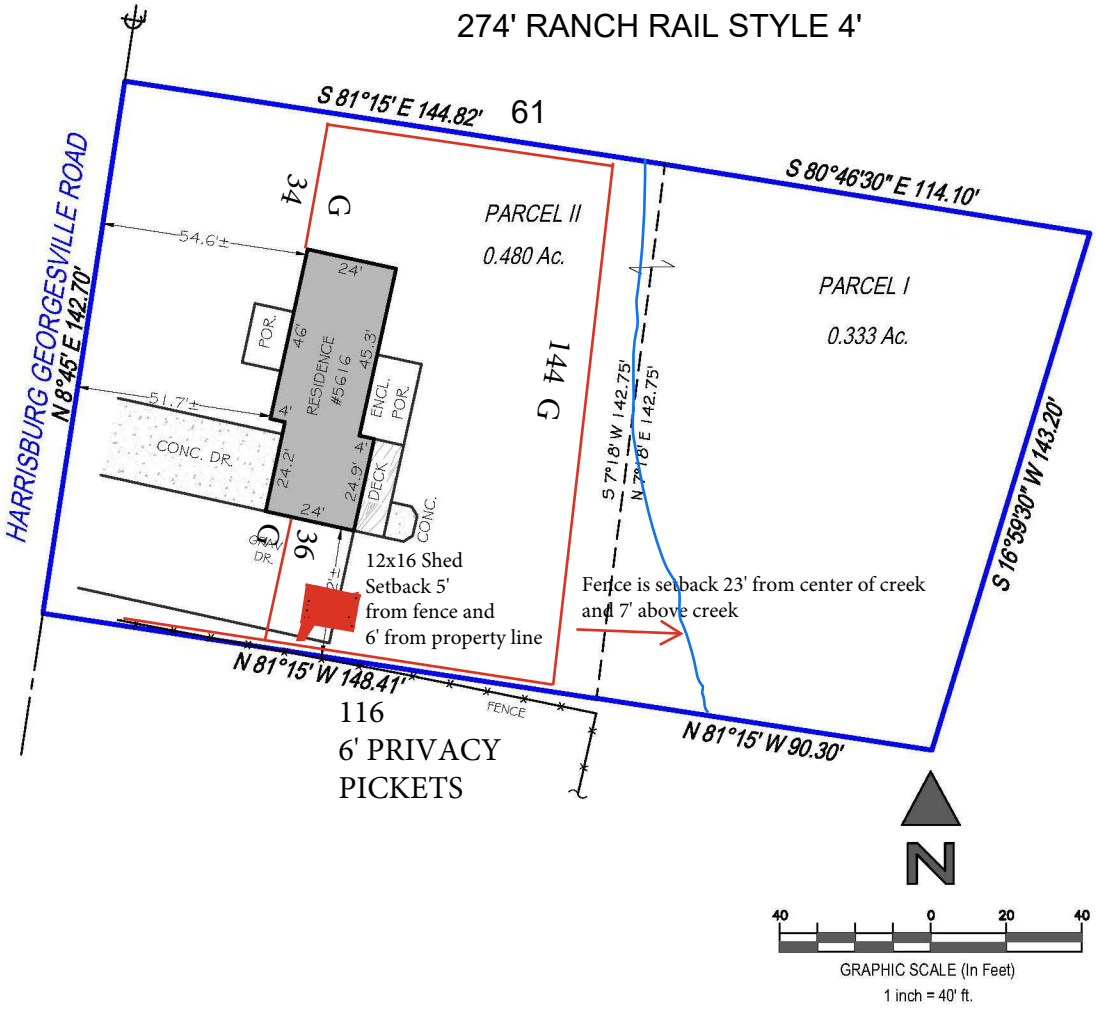
NORTHWEST FAMILY OF COMPANIES Title





PROPERTY ADDRESS: 5616 HARRISBURG GEORGESVILLE ROAD, GROVE CITY, OHIO 43123 **SURVEY NUMBER:** 2409.5201

2409.5201
MORTGAGE LOCATION SURVEY
THIS IS NOT A BOUNDARY SURVEY
FRANKLIN COUNTY, OHIO



POINTS OF INTEREST:
NONE VISIBLE

CLIENT NUMBER: 21-1625

BUYER: JENNIFER DIMEL **SELLER:** CHRISTOPHER HARTLEY

LOT: 2 PARCELS **BLOCK:** **PLAT:** **PG:**

SUBDIVISION: CITY OF GROVE CITY

COUNTY: FRANKLIN

CERTIFIED TO:
NORTHWEST ADVANTAGE TITLE AGENCY, LLC

THIS MORTGAGE LOCATION SURVEY IS PERFORMED IN ACCORDANCE WITH 4733-38 OF THE OHIO ADMINISTRATIVE CODE AND IS NOT A BOUNDARY SURVEY PURSUANT TO CHAPTER 4733-37 OF THE ADMINISTRATIVE CODE AND IS ONLY FOR THE USE OF THE MORTGAGE LENDER AND TITLE INSURER. DO NOT USE THIS MORTGAGE LOCATION SURVEY FOR FUTURE CONSTRUCTION OF FENCES, SHEDS, GARAGES, ADDITIONS OR ANY OTHER STRUCTURE(S). THIS DOCUMENT MAY NOT SHOW ALL EASEMENTS AFFECTING THE SUBJECT PROPERTY.

STATE OF OHIO
ROBERT M. RUFFING
PS-8423
REGISTERED PROFESSIONAL SURVEYOR

State of Ohio Registered Professional Surveyor
License Number PS-8423

FIELD DATE: 10/2/2024 **DATE SIGNED:** 10/03/24

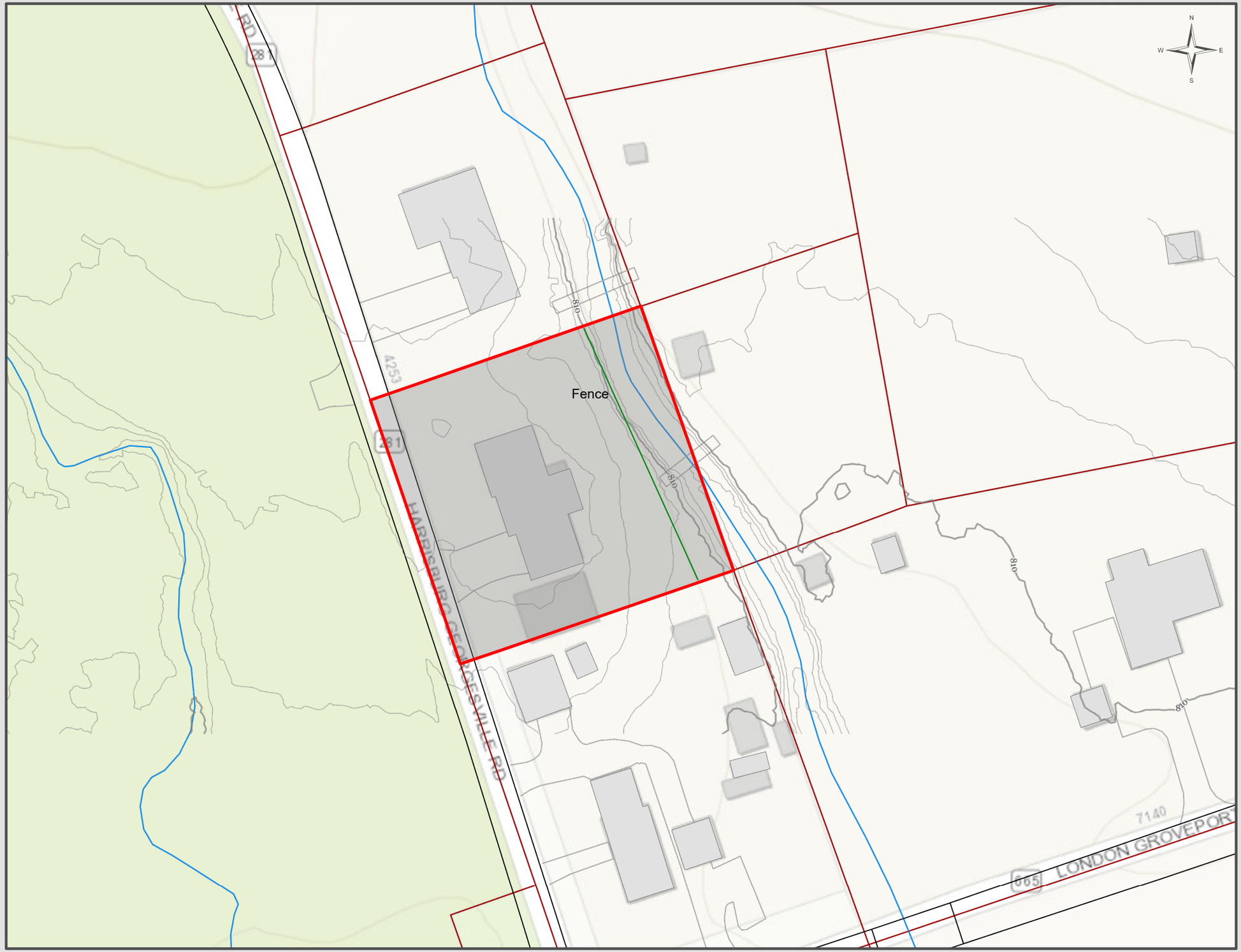
REVISION HISTORY: (REV.1 10/3/2024)

I/We acknowledge receipt of this survey and accept the property in the condition as shown.

Signature _____ Date _____

Signature _____ Date _____

LANDMARK
690 Lakeview Plaza Blvd | Suite A
Worthington, OH 43085
Phone: 614-485-9000
www.landmarksurvey.com



Planimetric Legend

Source: 2021 Aerial Photography

- Edge of Pavement
- Roadway Centerlines
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- XXX-XXXXXX Parcel IDs
- 100 Parcel Dimensions
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- County Boundary
- City or Village Boundary
- Tax District Boundary
- School District Boundary
- Zip Code Boundary

This map is prepared for the real property inventory within the county. It is compiled from record deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be considered for verification of the information contained on this map. The county and the mapping companies assume no legal responsibility for the information contained on this map. Please notify the Franklin County Auditor's GIS Department of any discrepancies.

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).

MICHAEL STINZIANO
Franklin County Auditor
CONNECT. PROTECT. REASSESS.

Franklin County Auditor's Office

Auditor

Michael Stinziano

Map Produced July 29, 2026


Fence is up top on the property and is set back from steep drop off into water.



ATTENTION!
PRECAUCION!
CAUTION!


Fence is up on top of the property setback from the creek
Creek is a 7 foot drop down the bank. Fence is not near the edge of the water




You can see the fence is setback far from the creek and on top of the 7 foot drop of the bank


Centerline of the creek is
24 feet from the fence

