

Franklin County Board of Zoning Appeals

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

Monday, June 15, 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 of May 18, 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-4165

AW

Owner/Applicant:	Francisco Banegas
Township:	Clinton Township
Site:	1989 Ormond Avenue (PID #130-002359)
Acreage:	0.12 +/- acres
Utilities:	Public Utilities
Zoning:	Urban Residential (R-12)
Request:	Requesting a variance from Franklin County Zoning Resolution, Section 315.041(d) & Section 315.043 to allow a room addition and a porch addition that would cause the lot coverage to exceed the maximum allowed lot coverage and the side yard setback distance to be less than that required.

- 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. Administrative Matter: Case No. VA-4166

AW

Owner/Applicant:	3377 Cemetery, LLC / Eric Bahgat
Township:	Norwich Township
Site:	3377 Hilliard-Cemetery Road (PID #200-000696)
Acreage:	2.823 +/- acres
Utilities:	Private On-site Utilities
Zoning:	Rural (R)
Request:	Requesting a variance to Section 512.02(2)(Table) of the Franklin County Zoning Resolution to allow a new barn that will exceed the maximum area and height allowed and be located closer to the side lot line than permitted.

- 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)

iii. Administrative Matter: Case No. CU-4167

KJ

Owner/Applicant:	Faten M. Bataineh / Uzziel Moreno
Township:	Madison Township
Site:	3773 Beechton Road (PID #180-002363)
Acreage:	0.17 +/- acres
Utilities:	Public Utilities
Zoning:	Restricted Urban Residential (R-8)
Request:	Requesting a conditional use per Sections 610.06(7), 610.06(2) and 610.06(4) of the Franklin County Zoning Resolution to allow development of a new single-family house and garage in the FEMA identified floodway fringe associated with the Big Walnut & Blacklick Creeks.

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

- 6. Call for Motion to Adjourn of Meeting to June 15, 2026, (Chair)**

MINUTES OF THE
FRANKLIN COUNTY BOARD OF ZONING APPEALS

Monday, May 18, 2026

The Franklin County Board of Zoning Appeals met in regular session on Monday, May 18, 2026, at 1:30 p.m. in the Commissioner's Hearing Room, First Floor, Judicial Services Building, 369 South High Street, Columbus, Ohio, with Chairman Christopher Baer presiding.

Board members present were Christopher Baer, Glenn Taylor, Nancy Hunter, and Joe Martin. Also present were Planning Administrators Raimere Fitzpatrick and Tamara Ennist, and Planners Austin Workman and Kayla Johnson, Assistant Prosecuting Attorneys Adria Fields and Devin Bartlett, along with applicants and members of the public.

Chairman Baer called the meeting to order and requested roll call. Ms. Ennist called the roll, and a quorum was declared present.

Mr. Fitzpatrick introduced planning staff and representatives from the Franklin County Prosecutor's Office.

The Board next considered approval of the April 20, 2026, meeting minutes. Mr. Martin moved to approve the minutes as presented, seconded by Mr. Taylor. Upon roll call vote, the motion carried unanimously.

The first case on the agenda was Variance Application VA-4163 for property located at 8816 Plum Tree Drive in Sharon Township. The applicant, Laura Kunze, requested a variance from Section 501.012(a)(1) of the Franklin County Zoning Resolution to permit construction of a six-foot-tall fence in an area where a maximum fence height of 3.5 feet is permitted between the principal structure and the right-of-way.

Planning staff member Austin Workman presented the staff report and reviewed aerial imagery, zoning conditions, surrounding land uses, and the irregular configuration of the property. Staff explained that the lot contains multiple frontages and an easement area on adjacent property to the north, resulting in unusual zoning circumstances. Staff further noted that the existing fence had remained in substantially the same location since approximately 2011 and that the requested variance pertained solely to fence height.

Mr. Workman reviewed the seven criteria for area variances and stated that staff believed the practical-difficulty standard had been satisfied. Staff indicated the fence was necessary to safely contain the applicant's dogs, that the variance would not substantially alter neighborhood

character, and that governmental services would not be adversely affected. Staff recommended approval of the variance request.

Board members questioned staff extensively regarding the easement, fence placement, right-of-way boundaries, setback calculations, and the unique nature of the lot. Discussion also addressed the existing utility pole, landscaping, septic system location, and whether the fence encroached into any public right-of-way. Planning staff clarified that the fence would remain outside the public right-of-way and that only the fence height required variance approval.

Laura Kunze was sworn and testified on her own behalf. Ms. Kunze explained that she had rescued two dogs within the past two years that were capable of jumping the existing 42-inch fence. She stated that the proposed six-foot fence would improve safety for both her pets and neighboring residents who regularly walk dogs in the area. Ms. Kunze further testified that the property configuration was highly irregular and that the fence alignment generally followed the existing fence footprint. She explained that the fence jogged inward near the utility pole and septic system to avoid those features. Ms. Kunze also testified regarding her physical limitations resulting from a knee injury, stating that she could not safely manage large dogs on leashes in the backyard area.

Fence contractor Pat Doran was sworn and testified in support of the application. Mr. Doran stated that the proposed fence would substantially follow the contour and location of the existing fence and that the project had been accurately described by staff. He confirmed that the fence placement was influenced by the utility pole supports and septic system location.

Assistant Prosecuting Attorney Adria Fields reminded the Board that the only matter before the Board was the requested fence-height variance and that all other aspects of the proposal were otherwise compliant. No persons appeared to speak either in favor of or in opposition to the application.

Chairman Baer moved to accept the staff report and presentation, along with testimony from the applicant and supporting witness, into the record. Mr. Martin seconded the motion. Upon roll call vote, the motion carried unanimously.

Mr. Martin then moved to approve a variance from Section 501.012(a)(1) of the Franklin County Zoning Resolution for the applicant identified in Case VA-4163 as recommended by staff. Ms. Hunter seconded the motion. Upon roll call vote, the motion carried unanimously.

Mr. Martin additionally moved that the basis for approval of the variance request resulted from the applicant satisfying the criteria for granting a variance under Section 810.041(b) of the Franklin County Zoning Resolution. Ms. Hunter seconded the motion. Upon roll call vote, the motion carried unanimously.

Chairman Baer congratulated the applicant on approval of the variance.

The Board next considered Variance Application VA-4164 for property located at 415 Georgesville Road. The applicant, ARTETA Properties, LLC/Maqbool Haroon, requested

variances from Sections 332.041(a) and 332.041(b) of the Franklin County Zoning Resolution to permit operation of an automobile sales business on a lot that did not meet the minimum lot width and minimum lot area requirements.

Planning staff member Kayla Johnson presented the staff report and reviewed the property history, aerial photographs, surrounding land uses, zoning context, and comprehensive-plan recommendations.

Ms. Johnson explained that the lot measured approximately 0.66 acres with approximately 100 feet of width, whereas zoning standards required one acre and 200 feet of lot width for automobile sales. Staff noted that the site formerly contained a restaurant that had since been demolished, leaving existing pavement and parking areas. Staff also reviewed comments from Franklin Township, the Franklin County Drainage Engineer, the Sanitary Engineer's Office, and Planning staff concerning restroom facilities, damaged fencing, stormwater management, green-space requirements, customer parking striping, and screening of inoperable vehicles.

Ms. Johnson reviewed the variance criteria and stated that staff believed the requested variances could be justified because the applicant was able to comply with other applicable development standards and because the surrounding area already contained similar commercial uses. Although the proposed use was not fully aligned with the recommendations of the Westland Area Interim Development Framework, staff noted that automobile sales remained a permitted use within the zoning district if minimum lot standards were satisfied. Staff therefore recommended approval of both variances.

Board members questioned staff regarding the current use of the property, utility availability, the trailer office, stormwater controls, and the relationship between the comprehensive plan and permitted uses under the zoning code. Staff clarified that the comprehensive plan served as a land-use recommendation and did not override otherwise permitted zoning uses. Discussion also addressed the amount and configuration of existing and proposed green space and the Drainage Engineer's recommendation for additional impervious-surface reduction or alternative stormwater controls.

Applicant Maqbool Haroon and engineer Behzad Vedaie were sworn and testified in support of the application. Mr. Vedaie explained that the site already contained catch basins and stormwater infrastructure and stated that additional green-space reductions could potentially impact the applicant's display area for vehicle sales. Staff clarified that the applicant could either reduce impervious surface area or work with the County Engineer regarding alternative stormwater controls during the permitting process.

Chairman Baer opened the public hearing portion of the case. No persons appeared to speak either in favor of or in opposition to the application. The public hearing was closed.

Chairman Baer moved to accept the staff report and presentation, along with testimony from the applicant and the applicant's engineer, into the record. Mr. Taylor seconded the motion. Upon roll call vote, the motion carried unanimously.

Mr. Taylor then moved to approve variances from Sections 332.041(a) and 332.042(b) of the Franklin County Zoning Resolution for the applicant identified in Case VA-4164. Mr. Martin seconded the motion. Upon roll call vote, the motion carried unanimously.

There being no further business before the Board, the meeting was adjourned at 2:37 p.m.

The minutes of the May 18, 2026 Franklin County Board of Zoning Appeals were approved this _____ day of _____, 2026.

Chair Signature



STAFF REPORT

Board of Zoning Appeals
June 15th, 2026

Case: VA-4165

Prepared by: Austin Workman

I. Summary

Owner/Applicant:	Juan Franciso Banegas Olive
Township:	Clinton Township
Site Location:	1989 Ormond Ave (PID#130-002359)
Acreage:	0.12 - Acres
Utilities:	Public water/wastewater
Zoning:	Urban Residential (R-12)
Request:	Requesting a Variance from Sections 315.041(d) and 315.043 of the Franklin County Zoning Resolution for a covered porch and addition in the rear that exceeds the maximum lot coverage and does not meet the minimum setback in area zoned Restricted Urban Residential (R-12).
Recommendation:	Staff Recommends <u>Approval</u> .

II. Property Background/History

The property is located on the south side of Ormond Avenue. The site is ½ of lot 214 of the addition of the Elmore Subdivision.

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

- 1910 - Addition to the Elmore subdivision established.
- 1935 – House constructed
- 1945 – Property was split
- 2022(Apr) – Owners acquired property
- 2022 – Non permitted construction on property
 - Covered porch
 - Rear addition
 - Roof replacement
- 2026(Apr) – Zoning Violation letter sent for the non-permitted site improvements
- 2026(May) – Zoning application denied

III. Surrounding Land Use/Zoning

Location	Jurisdiction	Zoning	Land Use
North	Clinton Twp	Urban Residential (R-12)	Single – family
South	Clinton Twp	Urban Residential (R-12)	Single – family
East	Clinton Twp	Urban Residential (R-12)	Single – family
West	Clinton Twp	Urban Residential (R-12)	Single – family

IV. Comprehensive Plan

The Clinton-Mifflin Land Use Plan (2009) identifies the proposed land use as Medium Density Residential. Allowed uses include single-family and two-family homes. The plan recommends the following zoning districts for the proposed land uses: Restricted Urban Residential (R-8), and the Urban Residential district. The developments are in keeping with the land use plan.

Franklin County Zoning Resolution Review

Variance from Section 315.041(d) – Lot Area and Coverage:

one (1) principal use shall be permitted on a lot, and such lot shall not be covered more than thirty percent (35%) by structure.

Property is at 46.66% lot coverage. Existing lot coverage is 11.66% more than what is permitted.

Franklin County Zoning Resolution Review

Variance from Section 315.043 – Side Yard Setback:

For dwellings there shall be a side be a minimum side yard of five (5) feet.

The house is setback 1 ft from the property line. 4 ft less than required.

- The setback was reduced by one foot when the roof was reconstructed and new gutters put on the house.

V. Technical Review Committee Agency Review

The case was referred to the informal Technical Review Committee for comments on May 20th, 2026.

The following comments were provided by the respective Technical Agencies:

1) *FCEO: Show location of downspouts*

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 would be any beneficial use of the property without the variance. This is because without the covered porch water will get into house when it rains.

b) Staff's Response

Staff does not believe there would be a reasonable return without the variance as the additions improved character of the house and prevents water from getting into the house.

- 2) *Whether the variance is substantial;*
 - a) Applicant's Response/Summary:
Applicant stated, "It is substantial because the porch provides space for relaxation and socializing, and also provides dry shaded area, also protects main doors from rain reducing long-term repairs".
 - b) Staff's Response
Staff does not believe the variance for lot coverage to be substantial, but the variance for side yard setback to be substantial. However, this setback has existed since the house was constructed, but when the roof was reconstructed the eaves of the house were expanded by approximately one (1) foot.
- 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 essential character of the neighborhood or adjoining properties would suffer a substantial detriment as a result of this variance, as the request is limited in scope to the property due to the unique configuration of the parcel.
 - b) Staff's Response
Staff agrees with the applicants and does not believe the essential character of the neighborhood would be 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:
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 delivery of governmental services would be 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 did not have knowledge of zoning restrictions prior to purchasing the property.
 - b) Staff's Response
Staff does not know if the property owner had knowledge of the zoning restrictions 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:

The applicant does not believe their predicament can be feasibly obviated through some other method than with a variance due to the property configuration. Additionally, the request represents the minimum relief necessary for a reasonable use of the property.

b) Staff's Response

Staff agrees with the applicant that due to the non-conformity of the property, there is no other method to feasibly obviate the owner's predicament than with the approval of this variance.

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 observed and a substantial justice done by approving this variance.

b) Staff's Response

Staff believes the spirit and intent of the zoning requirements will be observed and a substantial justice done by granting the variance, due the property being not conforming by not meeting the minimum road frontage and lot size.

VII. Recommendation:

Based on Staff's Analysis, Staff's recommendation is that the Board of Zoning Appeals **approve** a variance from Sections 315.041(d) and 315.043 of the Franklin County Zoning Resolution for to construct for a covered porch and addition in the rear that exceeds the maximum lot coverage and does not meet the minimum setback in area zoned Restricted Urban Residential (R-12).

VIII. Motion

For your convenience, the following is a proposed motion:

Proposed Motion for Request:

_____ moves to approve a variance from Sections 315.041(d) and 315.043 of the Franklin County Zoning Resolution as outlined in the request for the applicant identified in Case No. VA-4165.

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 Sections of the Franklin County Zoning Resolution as outlined in the request for the applicant identified in Case No. VA-4165 results from the applicant satisfying the criteria for granting a variance under Section 810.041(b).

Seconded by: _____

Voting:



VA-4165

Requesting a Variance from Sections 315.041(d) and 315.043 of the Franklin County Zoning Resolution to construct for a covered porch and addition in the rear that exceeds the maximum lot coverage and does not meet the minimum setback in area zoned Restricted Urban Residential (R-12).

1989 Ormond Ave.
0.12 - Acres

Legend

 Parcel IDs

 Lots



VA-4165	
Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere	
 Franklin County Board of Commissioners ECONOMIC DEVELOPMENT & PLANNING	2026



0 25 50 Feet



Legend

- Parcel IDs
- Lots

VA-4165

Requesting a Variance from Sections 315.041(d) and 315.043 of the Franklin County Zoning Resolution to construct for a covered porch and addition in the rear that exceeds the maximum lot coverage and does not meet the minimum setback in area zoned Restricted Urban Residential (R-12).

1989 Ormond Ave.
0.12 - Acres



VA-4165



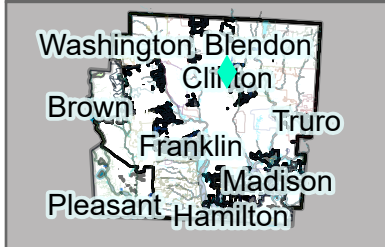
Franklin County
Board of Commissioners
**ECONOMIC DEVELOPMENT
& PLANNING**

2026



0 75 150
Feet

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere



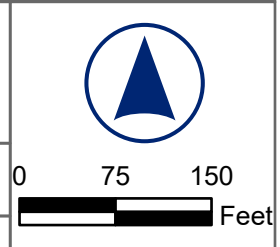
VA-4165

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



RESIDENTIAL ZONING COMPLIANCE APPLICATION & SUBMITTAL INSTRUCTIONS

**Please review the following to ensure all forms are completed and required documents are provided PRIOR TO SUBMITTAL. Incomplete applications 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 to 614-525-3094 or Planning@franklincountyohio.gov.*

1. **COMPLETED APPLICATION FORM** – Please confirm all application form requirements are complete.
 - a. Property Information (Site address, Parcel ID, Zoning District, Lot Acreage, Township)
 - b. Property Owner, Applicant, and/or Agent Information – All required Name(s), Phone Number(s), Email Address(es) of owner, applicant, and/or agent on behalf of the owner and/or applicant.
 - c. Proof of Public Water/Wastewater Service (when applicable). A utility bill may be provided.
 - d. Complete all 'Project Descriptions' and/or questions (if applicable).
 - e. Mark all checklist boxes on application form to confirm all required documents have been provided.
 - f. Provide Owner/Applicant Signature (and notary if required)
2. **COMPLETED SITE PLAN/SURVEY**
 - a. Confirm ALL Site Plan/Survey requirements have been provided.
 - i. Refer to Plan/Survey checklist in application packet for general requirements.
 - ii. Requirements may vary.
 - iii. Contact Planning Department to confirm specific site Plan/Survey requirements.
 - b. Missing items may cause the application to be rejected until the required information is provided and confirmed by Staff.
3. **APPLICATION SUBMITTAL**
 - a. Applications for Certificates of Zoning Compliance Applications may be submitted online at: <https://co-franklin-oh.smartgovcommunity.com/ApplicationPublic/ApplicationHome>.
 - b. All other applications should be delivered to 150 South Front Street, FSL Suite 10, Columbus, Ohio, 43215-7104.
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

Page 1 of 7

Property Information

Site Address: 1989 Ormond Ave. Columbus Ohio 43224
Parcel ID: 130-002359 Zoning District: R-12
Lot Acreage: 0.12 Township: Clinton

Property Owner Information

Name: Juan Francisco Barajas Oliva
Address: 1989 Ormond Ave. Columbus Ohio 43224

Phone #: 614-260-0344 Fax #
Email: 93mariaalberto@gmail.com

Applicant Information

☒ Same as property owner

Name:
Address:

Phone # Fax #
Email:

Agent Information

Name:
Address:

Phone # Fax #
Email:

Staff Use Only

Case # VA-4165
Date Filed: 05/13/2026
Received By: Austin W.
Fee Paid: \$350.00
Receipt Number: 26-01363
Hearing Date: 06/15/26
Technical Review: 05/20/26
Zoning Compliance #:
R2-2640

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: 315.041 (d)

Description:

Section: 315.043

Description:

Section:

Description:

Describe the project:

Porch and addition in the back.

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.



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.

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

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.

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?

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

Yes there can be beneficial use of the porche because it helps water not get into the house without it there would be water inside the house when it rains, and also protects the snow from getting inside and the protection of the entrance door.



Case# VA-

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

it is substantial because the porch provides space for relaxation and socializing, and also provides dry shaded area, also protects main doors from rain reducing long-term repair needs,

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 variance will not change the essential character of the neighborhood or negatively affect adjoining properties. The request is limited in scope and is necessary due to the unique configuration of the parcel

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)

Emergency vehicles and service providers will continue to have reasonable access to the property through the existing access arrangement. There is nothing blocking any entrance because porch

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

We purchased the property in good faith without full knowledge of the frontage restriction. After becoming aware of the issue, we have worked cooperatively with local officials to resolve it through the appropriate legal process

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

No. Due to the existing configuration of the property, there is no practical alternative to the requested variance. The request represents the minimum relief necessary for reasonable use of the property

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

The requested variance is significant because it provides 10 feet of frontage where 100 feet is required. However, it will not substantially alter the neighborhood, harm adjacent properties, or impact public services. The property's unique configuration leaves no practical alternative, and the variance represents the minimum relief necessary for reasonable use,



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 *

Property Owner (signature must be notarized)

Date

5-13-2026

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:Planning Department.
For any questions contact 614-525-3094 or Planning@franklincountyohio.gov.



Tynetta O. Efferson
Notary Public, State of Ohio
Commission #: 2022-RE-855814
My Commission Expires 11-02-27



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Application for

Zoning Variance

Pursuant to Section 810
of the Zoning Resolution

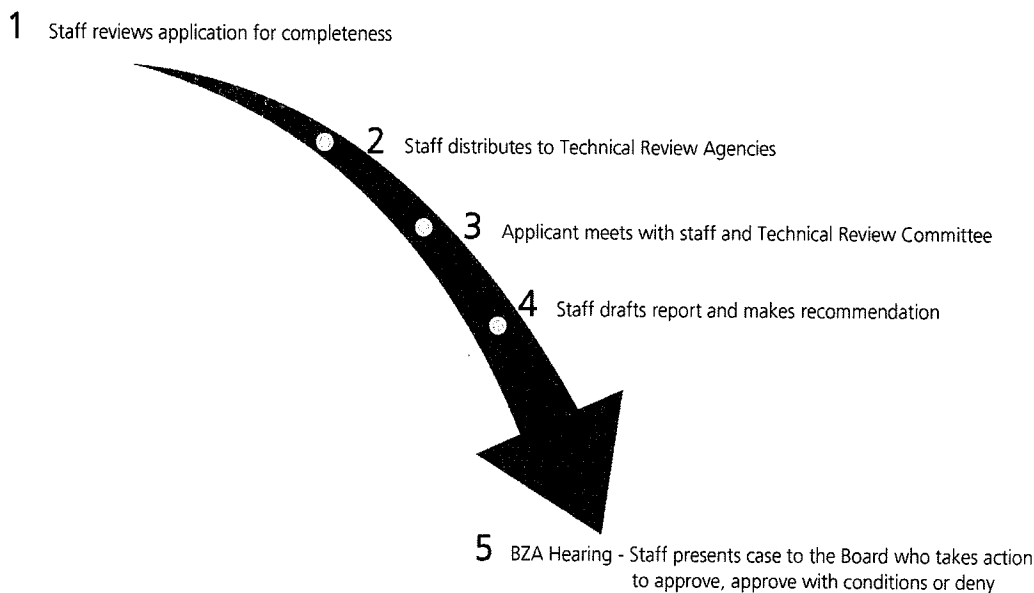
Page 6 of 7

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

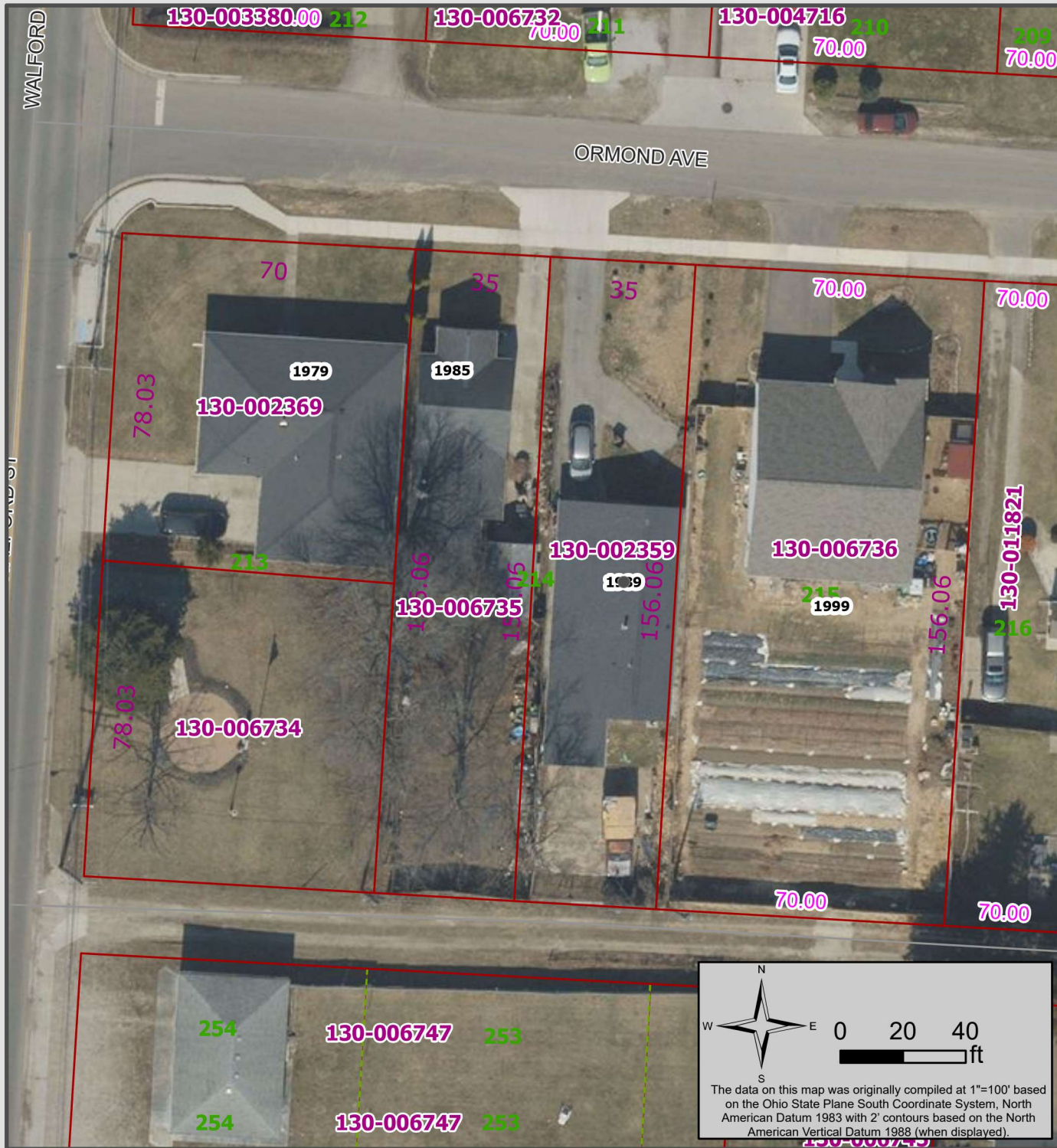
Note: If centralized water and/or sewer services are provided by a private/public entity, you must provide a letter or current bill verifying that services are provided or access is available. If you're proposing an on-lot septic system or well, please provide information from the Franklin County Board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

Michael Stinziano

Map Produced April 21, 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

- Spot Elevation
- Index Contour
- Intermediate Contour

- Condominium Boundary
- County Boundary
- City or Village Boundary
- Tax District Boundary
- School District Boundary
- Zip Code Boundary

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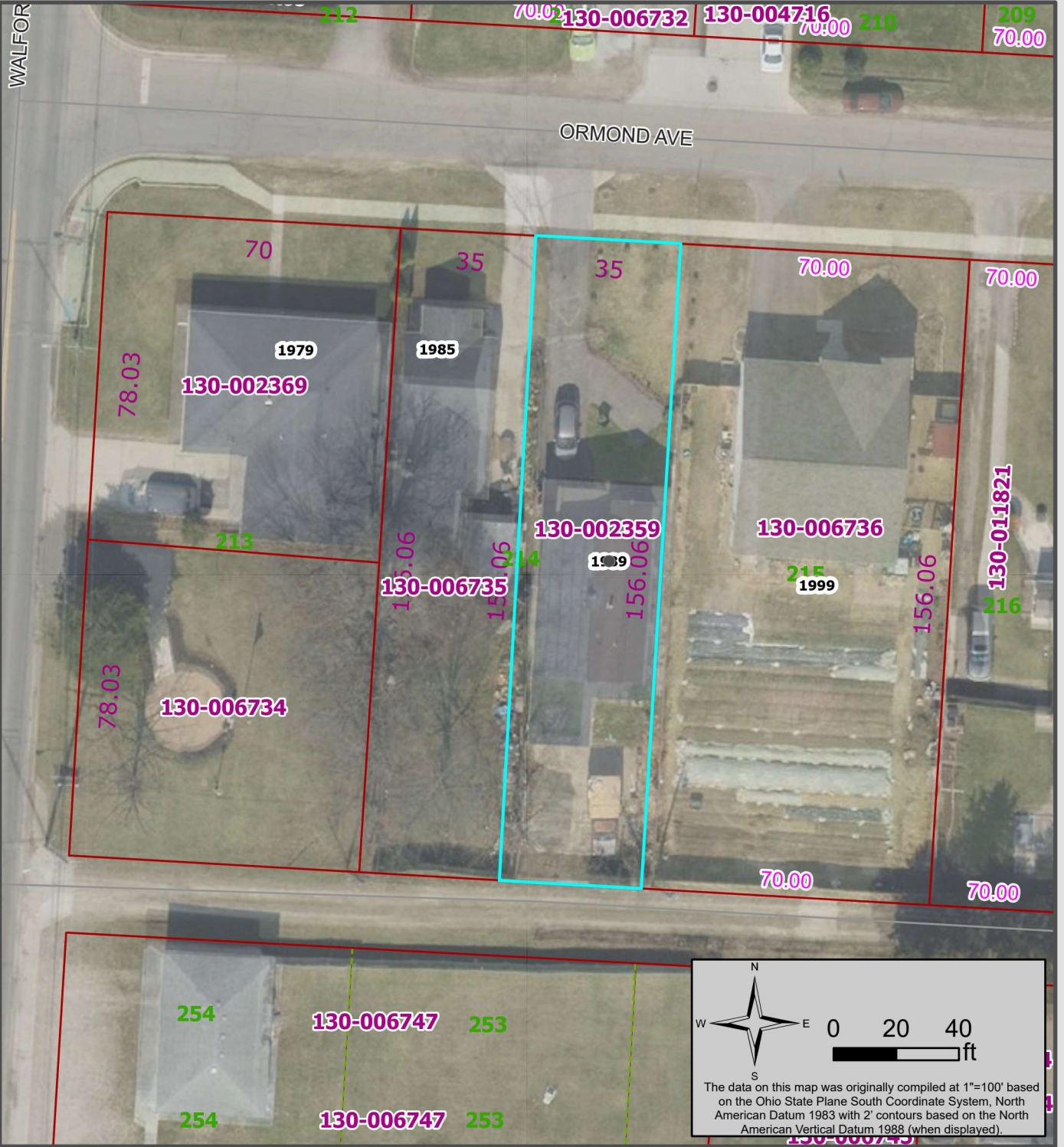
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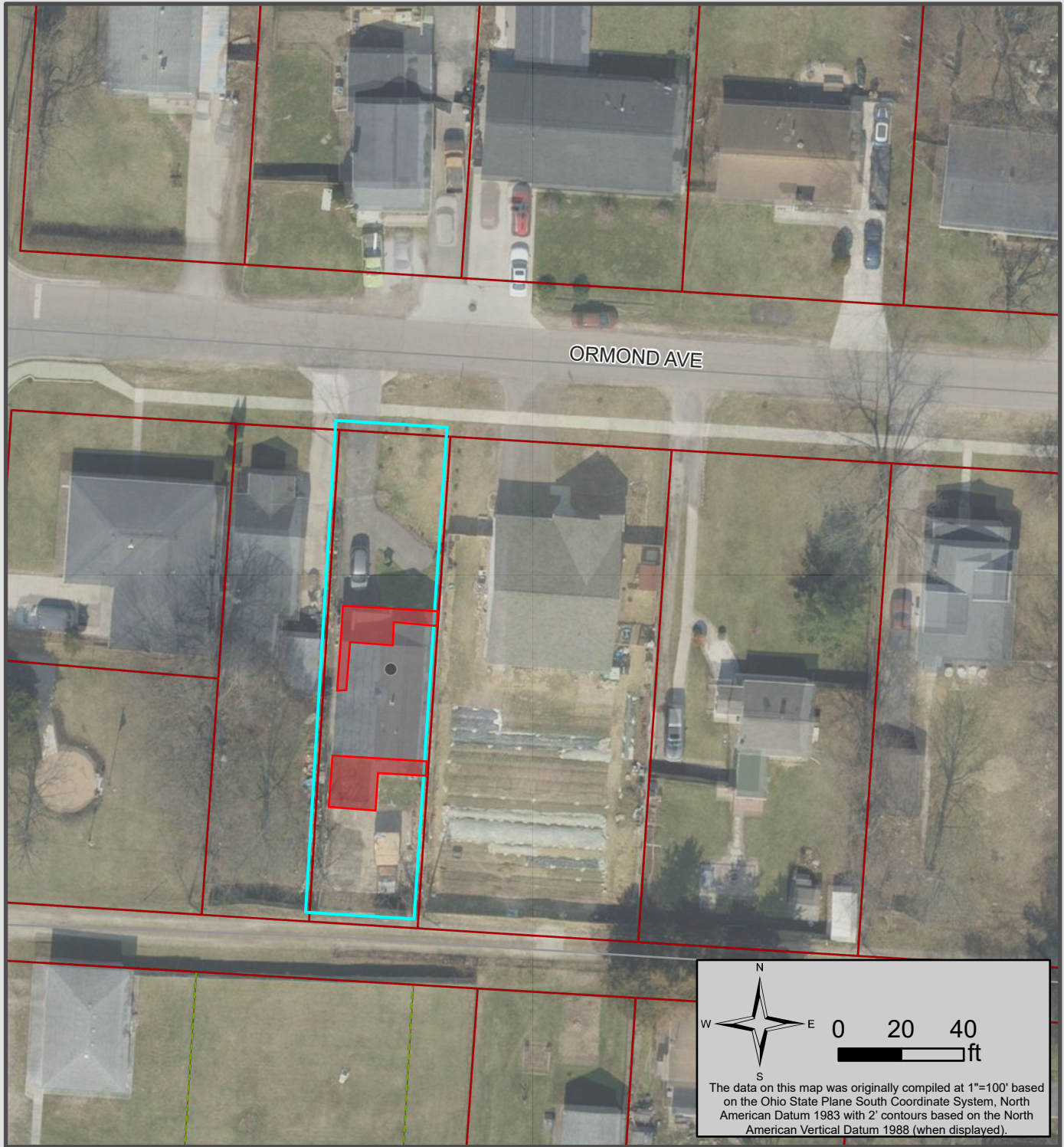
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Franklin County Auditor's Office Auditor

Michael Stinziano

Map Produced May 13, 2026



Planimetric Legend

Source: 2021 Aerial Photography

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Appraisal Legend

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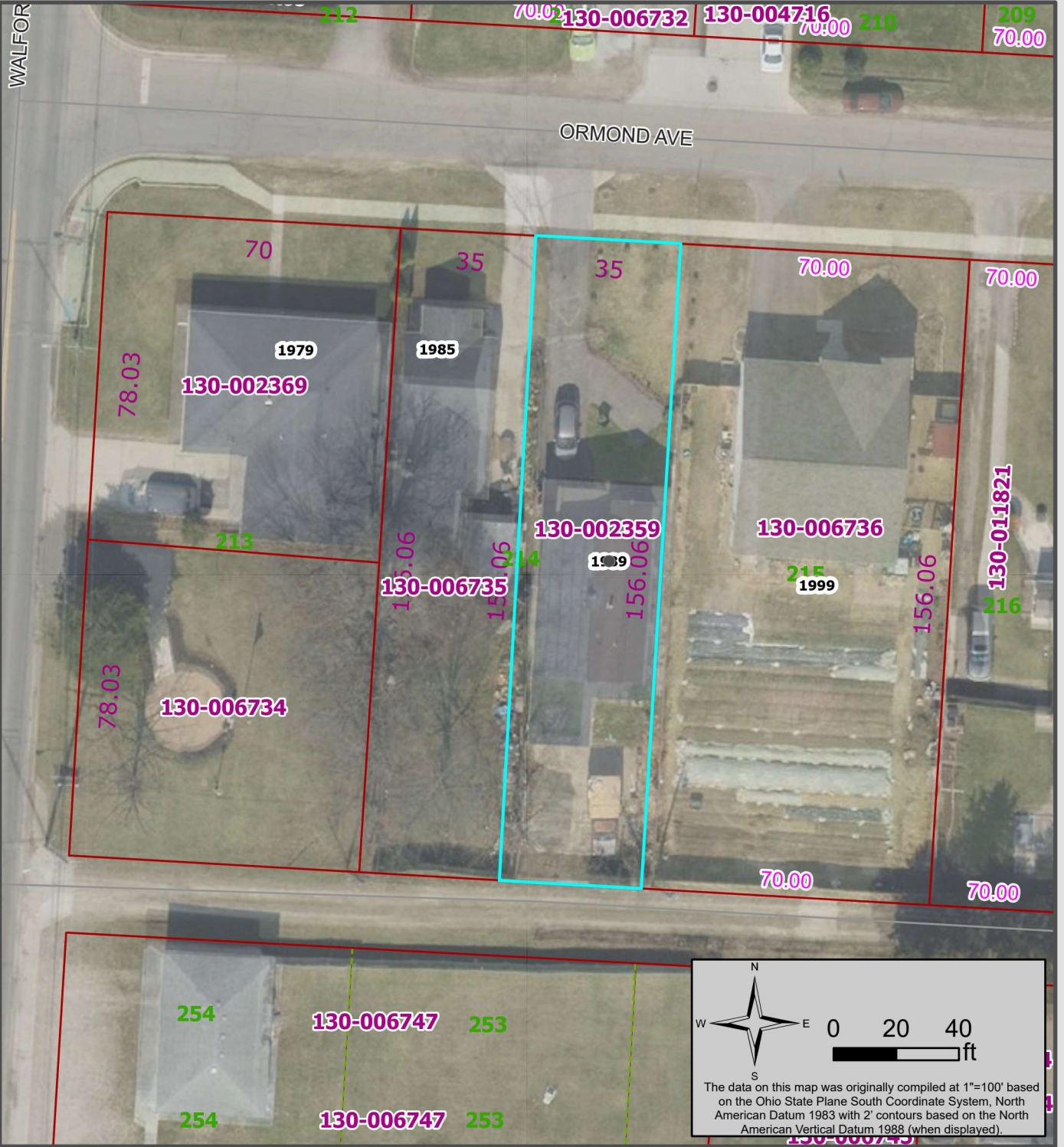
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Michael Stinziano

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Franklin County Auditor's Office Auditor

Michael Stinziano

Map Produced April 21, 2026



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RESIDENTIAL ZONING COMPLIANCE APPLICATION & SUBMITTAL INSTRUCTIONS

***Please review the following to ensure all forms are completed and required documents are provided PRIOR TO SUBMITTAL. Incomplete applications 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 to 614-525-3094 or Planning@franklincountyohio.gov.**

1. **COMPLETED APPLICATION FORM** – Please confirm all application form requirements are complete.
 - a. Property Information (Site address, Parcel ID, Zoning District, Lot Acreage, Township)
 - b. Property Owner, Applicant, and/or Agent Information – All required Name(s), Phone Number(s), Email Address(es) of owner, applicant, and/or agent on behalf of the owner and/or applicant.
 - c. Proof of Public Water/Wastewater Service (when applicable). A utility bill may be provided.
 - d. Complete all ‘Project Descriptions’ and/or questions (if applicable).
 - e. Mark all checklist boxes on application form to confirm all required documents have been provided.
 - f. Provide Owner/Applicant Signature (and notary if required)
2. **COMPLETED SITE PLAN/SURVEY**
 - a. Confirm ALL Site Plan/Survey requirements have been provided.
 - i. Refer to Plan/Survey checklist in application packet for general requirements.
 - ii. Requirements may vary.
 - iii. Contact Planning Department to confirm specific site Plan/Survey requirements.
 - b. Missing items may cause the application to be rejected until the required information is provided and confirmed by Staff.
3. **APPLICATION SUBMITTAL**
 - a. Applications for Certificates of Zoning Compliance Applications may be submitted online at: <https://co-franklin-oh.smartgovcommunity.com/ApplicationPublic/ApplicationHome>.
 - b. All other applications should be delivered to 150 South Front Street, FSL Suite 10, Columbus, Ohio, 43215-7104.
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

Certificate of Zoning Compliance

Residential Construction

Page 1 of 3

Property Information

Site Address: 1989 Ormond Ave Columbus Ohio 43224
Parcel ID(s): 130-002359 Zoning District: R-12
Lot Acreage: 0.12 Township: Clinton

Property Owner Information

Name: Juan Francisco Banegas Oliva
Address: 1989 Ormond Ave Columbus Ohio 43224
Phone # 614-260-0344 Fax #
Email: 93marigalbest@gmail.com

Applicant Information

☒ Same as property owner

Name:
Address:
Phone #
Email:

Development Proposal

☐ New Residence ☐ Room Addition
☒ Patio/Deck ☐ Swimming Pool
☐ Detached structure (pole barn, shed, etc.) ☐ Home Occupation
☐ Pond ☐ Driveway, parking pad, etc.
☐ Interior remodel, fire rehab, etc. ☐ Land Disturbance (grading, filling, etc.)
☒ Roofing, siding and/or window replacement ☐ Minor Subdivision (lot split, etc.)
☐ Community Garden ☐ Apiaries
☐ Other (please describe):

Applicant Signature

I, _____ (Print Name), hereby certify that all information provided is true and accurate and is submitted to induce the issuance of a Certificate of Zoning Compliance. I agree to be bound by all provisions of the Franklin County Zoning Resolution. I further agree to complete all work in accordance with all applicable Federal, State and local laws and regulations.

[Signature]
Applicant's Signature

Staff Use Only

RZ#26-090

Date Filed: 04/21/2026

Fee Paid: \$75.00

Receipt: # 26-01069

Received By: Austin W.

Water Supply

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

Wastewater Supply

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

Submittal Checklist

☐ Completed Application Form
☐ Fee Payment
(check/money order only)
☐ Site Plan (max. 11"x17")
see pg. 2
☐ Proof of Public Water/
Wastewater
☐ Supporting Documents
(Home Occupation, Pond,
Apiaries, etc.)

Applications may be submitted online at <https://co-franklin-oh.smartgovcommunity.com/ApplicationPublic/ApplicationHome> or delivered to 150 South Front Street, FSL Suite 10, Columbus, Ohio, 43215-7104, ATTN: Planning Department. For any questions contact 614-525-3094 or Planning@franklincountyohio.gov.



Site Plan Requirements

*** Site plans which are incomplete and/or not drawn to scale will not be accepted***

- **Preparation & Submittal**

- ☐ The site plan must be prepared by a design professional (i.e. registered surveyor, engineer and/or architect) for all new home builds, accessory buildings larger than 200 ft², any project involving grading work within 30 ft of a lot line, and any other project deemed necessary by the Administrative Officer as provided for in Section 705.022 of the Franklin County Zoning Resolution
- ☐ Two (2) copies: Minimum size = 8.5"x11" paper, Maximum size = 22" x 34" paper
 - Plans larger than 11" x 17" must be accompanied by a digital copy in PDF format

- **Basic Content**

- ☐ North arrow and appropriate scale (i.e. 1 inch = 20 feet)
- ☐ Property lines labeled with dimensions. (Dimensions must be precise to 0.01' for professionally prepared plans and 1' for personally prepared plans.)
- ☐ Street right-of-way boundary and street centerline

- **Show all existing site conditions (label as "Existing"):**

- ☐ Location and dimensions of all existing buildings, structures* and landscaping
- ☐ Driveways, parking pads and other parking areas labeled with the dimensions and associated surface material
- ☐ On-site water and sanitary system location and dimensions. Provide proof of public water and/or sewer otherwise
- ☐ Existing use(s) of all buildings with associated gross floor area (GFA)
- ☐ All easements and utilities (*above and below ground*). Easement information available at the County Recorder's office.
- ☐ Existing above and below ground drainage and stormwater features

**Structures may include but are not limited to swimming pools, ponds, sports courts, patios, porches, decks, overhangs and fences*

- **Show all proposed development (label as "Proposed"):**

- ☐ Location and dimensions of all proposed buildings, structures, additions, modifications to buildings/structures, and geothermal systems.
- ☐ Setback distance of all proposed development from the house, street centerline and all property lines
- ☐ Building elevations and/or architectural renderings (*if applicable*)
- ☐ Impervious surface locations and dimensions with total lot coverage calculations provided
- ☐ Grading and drainage plan showing proposed above and below ground drainage and stormwater features. (existing and proposed 1' contours, and discharge outlets for downspouts, sump pumps and discharging geothermal systems)
- ☐ Area (ft²) of disturbance (i.e. grading, filling, clearing and excavating, etc.) drawn and labeled
- ☐ Label buildings and/or structures to be demolished or removed (TBR) from the property

- **Additional Content**

- ☐ Regulatory floodplain and riparian setback boundaries (*if applicable*)
- ☐ Erosion and sediment control plan (*if applicable*)

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

Certificate of Zoning Compliance

Residential Construction

Page 3 of 3

RZ# 26-90

Staff Use Only

Development Standards

Zoning District:	R-12	
Subdivision Name	Elmore Add.	
Non-Conforming:	☒ Yes	☐ No
Floodplain:	☐ Yes	☒ No
Riparian Setbacks:	☐ Yes	☒ No
VA/CU Required:	☐ Yes, Case #:	☒ No

	Required	Proposed
Lot Width:	50 ft	35 ft
Road Frontage:	50 ft	35 ft
Lot Area:	0.13 acre/s	0.12 acre/s
Lot Coverage:	35 %	46.66%
Front Yard:	50 ft	83.8 ft
Side Yard (Left)*:	5 ft	5.5 ft
Side Yard (Right)*:	5 ft	1 ft
Rear Yard:	30 ft	36 ft
Distance from house	ft	ft
Building Height:	ft	ft
Parking Setback:	ft	ft

*As viewed from the street

Area Calculations

Principal Structure:	1,240.87ft ²
Accessory Structure:	ft ²
Accessory Structure:	ft ²
Accessory Structure:	825.41ft ²
Proposed Structure:	163.85ft ²
Proposed Structure:	243.73ft ²
Area of Disturbance:	0.056 acre/s

Technical Agencies

Public Health/OEPA	☐ Approved	☐ Denied
Date Submitted:		
Date of Action:		
County Engineer	☐ Approved	☐ Denied
Date Submitted:		
Date of Action:		
FSWCD	☐ Approved	☐ Denied
Date Submitted:		
Date of Action:		
ODOT	☐ Approved	☐ Denied
Date Submitted:		
Date of Action:		
	☐ Approved	☐ Denied
Date Submitted:		
Date of Action:		

Staff Action

☐ Approved ☐ Approved with Conditions ☒ Denied

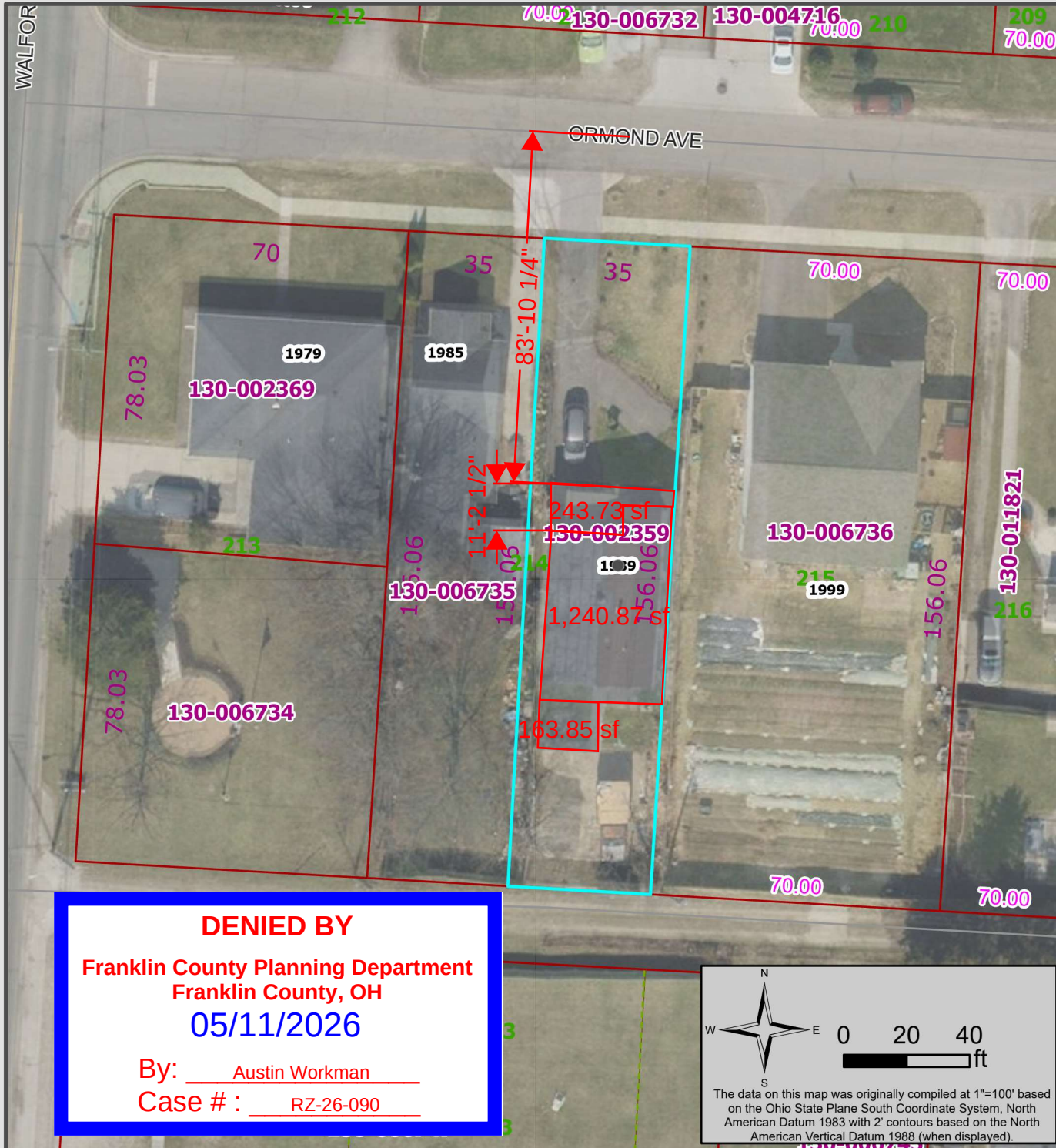
Austin Workman
Signature

05/11/2026
Date

Comments/Conditions of Approval

Over the Maximum lot coverage of 35% per section 315.041(d)

Does not meet the minimum setback of 5 ft from side property lines per section 315.043



**Franklin County
Auditor's Office
Auditor**

Michael Stinziano



Planimetric Legend
Source: 2021 Aerial Photography

-  Edge of Pavement
-  Roadway Centerlines
-  Railroad Centerlines
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Appraisal Legend

- Parcel IDs
- Parcel Dimensions
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- Subdivision Boundary

Topographic Legend
Source: OSIP - 2019 LiDAR Collection

- | | | | |
|---|--------------------------|---|----------------------|
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Michael Stinziano

Map Produced April 21, 2026



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STAFF REPORT

Board of Zoning Appeals
June 15th, 2026

Case: VA-4166

Prepared by: Austin Workman

I. Summary

Owner/Applicant:	3377 Cemetery LLC / Eric Bahgat
Township:	Norwich Township
Site Location:	3377 Cemetery Rd (PID#200-000696)
Acreage:	2.823 – 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 exceeds the maximum square footage, height, and minimum setback on a property that is between 2 and 3 acres in an area zoned Rural (R).
Recommendation:	Staff Recommends <u>Conditional Approval</u>

II. Property Background/History

Property is on the south side of Cemetery Road.

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

- 1976 – House constructed
- 1976 – Two (2) detached structures constructed
- 2019 – Owner acquired property

III. Surrounding Land Use/Zoning

Location	Jurisdiction	Zoning	Land Use
North	Norwich Twp	Rural (R)	Single Family
South	Columbus	Limited Suburban Residential (LSR)	Single Family
East	Norwich Twp	Rural (R)	Single Family
West	Norwich Twp	Rural (R)	Single Family

IV. Comprehensive Plan

Property does not fall within a comprehensive plan.

Franklin County Zoning Resolution Review

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

Accessory structures on properties that are between 2-3 acres has a maximum square footage of 2,160 sq ft (if two accessory structures are on the same lot, the sum of their square footage cannot exceed the maximum allowed), a maximum height of 25 ft and a minimum setback of 20 ft.

- Proposed accessory structure (2,000 sq ft) and the existing accessory structure (576 sq ft) exceed the maximum allowed square footage of 2,160 sq ft. 416 sq ft more than the maximum allowed. Proposed height is 29.5 ft where 25 ft is allowed; 4.5 ft taller than the maximum. Proposed setback is 12.58 ft where 20ft is required; 7.42 ft less than required.

V. Technical Review Committee Agency Review

The case was referred to the informal Technical Review Committee for comments on May 20th, 2026.

The following comments were provided by the respective Technical Agencies:

1) FCEO:

- *Show location of existing garage, with its current setbacks' vs the proposed setbacks. Why not shift the structure to meet the 20ft setback?*
- *Any grading associated with the proposed garage needs to prevent negative impacts to adjacent properties. Downspouts must be directed away from the property line. Existing and proposed contours need to be shown on site plan for certificate of zoning compliance.*
- *The garage door was stated as the need for a building height variance, however the height of the door is less than 9.5 feet, and the maximum building height is 25'. I am not understanding how this is the factor for a 29' building*

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:

The applicants believe there can still be a reasonable return as the property can still be used residentially. However, the applicant stated that without the variance, they would be deprived a reasonable and customary accessory structure that is compatible with the size and character of the surrounding area.

b) Staff's Response

Staff believes that the property can have a reasonable return without the use of the variance.

2) Whether the variance is substantial;

a) Applicant's Response/Summary:

The applicant does not believe the variances for the size, height, and setback to be substantial, and the location allows an open view to the pasture.

b) Staff's Response

Staff agrees with the applicant and does not believe the variances 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:

Applicant does not believe the character of the neighborhood would be substantially altered as the structure would be consistent with the rural-residential character of the area, nor will adjoining properties suffer a substantial detriment.

b) Staff's Response

Staff agrees with the applicant and does not believe the variances would substantially alter the character of the neighborhood. However, the height of the proposed structure exceeds the height of accessory structures within the area.

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 variances would 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 claim they had no knowledge of zoning restrictions prior to purchasing the property.

b) Staff's Response

Staff does not know if the property owner had knowledge of the zoning restrictions 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 does not believe their predicament can feasibly be obviated through any other method. They state that they evaluated other layouts and configurations, but they created operational difficulties, reduced usable yard area/placed the structure in a less appropriate location, and would negatively impact driveway access.

b) Staff's Response

Staff believes that the property owners' predicament cannot be obviated through any other method than with the variance. As the applicants are proposing, demolishing an existing accessory

structure and constructing the new structure on the same location to utilize the existing driveway to access the structure.

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 applicants believes that the spirit and intent of the zoning requirements will be met, and a substantial justice will be done by granting this variance.

b) Staff's Response

Staff agrees with the applicants and believes the spirit and intent for the zoning requirements will be met by the approval of this variance.

VII. Recommendation:

Based on Staff's analysis, Staff's recommendation is that the Board of Zoning Appeals **conditionally approve** a variance from Section 512.02(2)(Table) of the Franklin County Zoning Resolution to construct a detached structure that exceeds the maximum square footage, height, and minimum setback on a property that is between 2 and 3 acres in an area zoned Rural (R).

The conditions of approval are as follows:

1. Accessory structure cannot be used as a dwelling unit.
2. Downspouts must be directed away from the property line.

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-4166.

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)(Table) of the Franklin County Zoning Resolution as outlined in the request for the applicant identified in Case No. VA-4166 results from the applicant satisfying the criteria for granting a variance under Section 810.041(b).

Seconded by: _____

Voting:



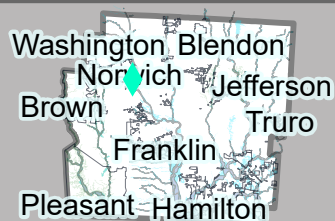
Legend

-  Parcel IDs
-  Lots

VA-4166

Requesting a Variance from Section 512.02(2)(Table) of the Franklin County Zoning Resolution to construct a detached structure that exceeds the maximum square footage, height, and minimum setback on a property that is between 2 and 3 acres in an area zoned Rural (R).

3377 Cemetery
2.823 - Acres



VA-4166



Franklin County
Board of Commissioners

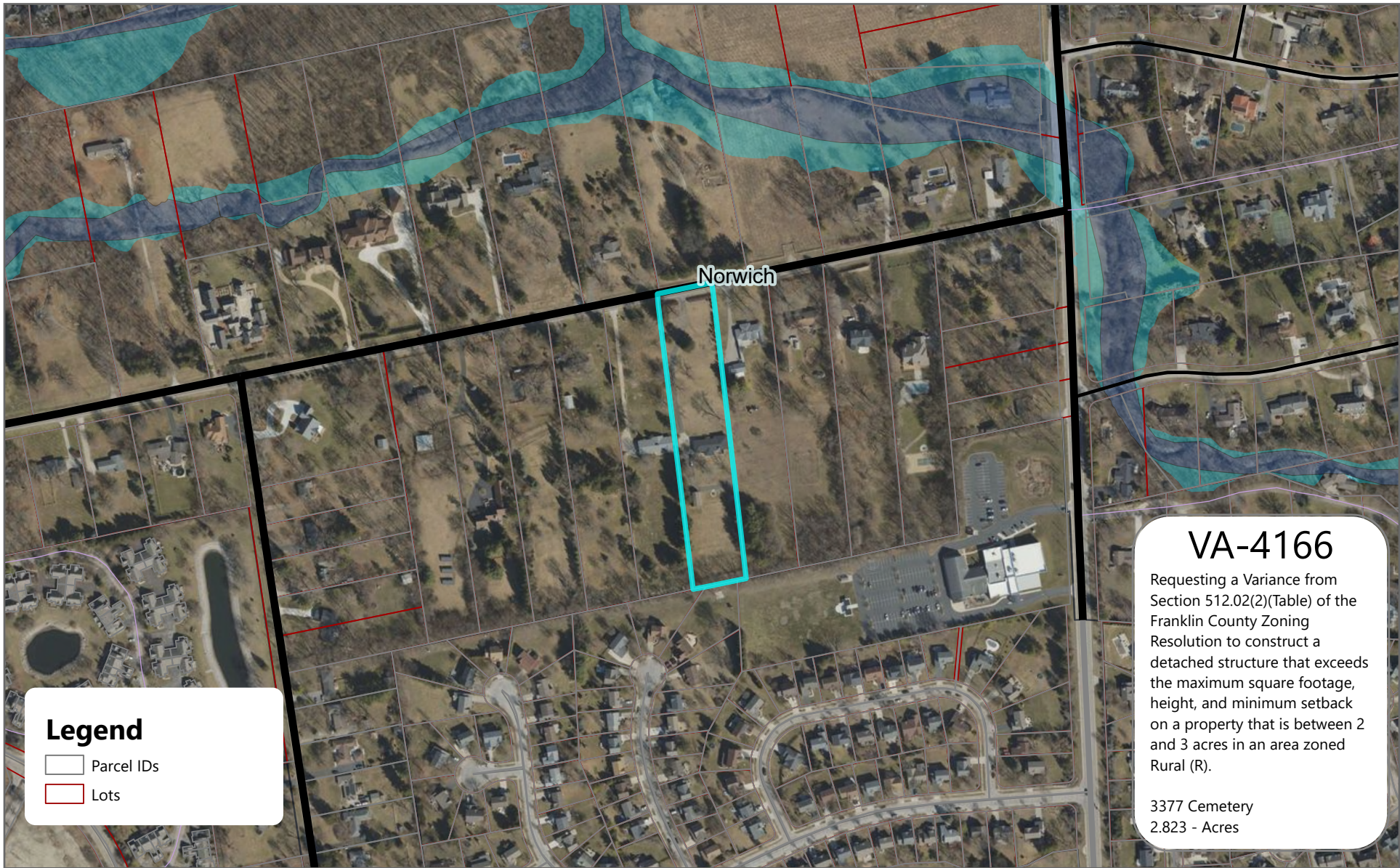
**ECONOMIC DEVELOPMENT
& PLANNING**

2026



0 100 200
Feet

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere



VA-4166



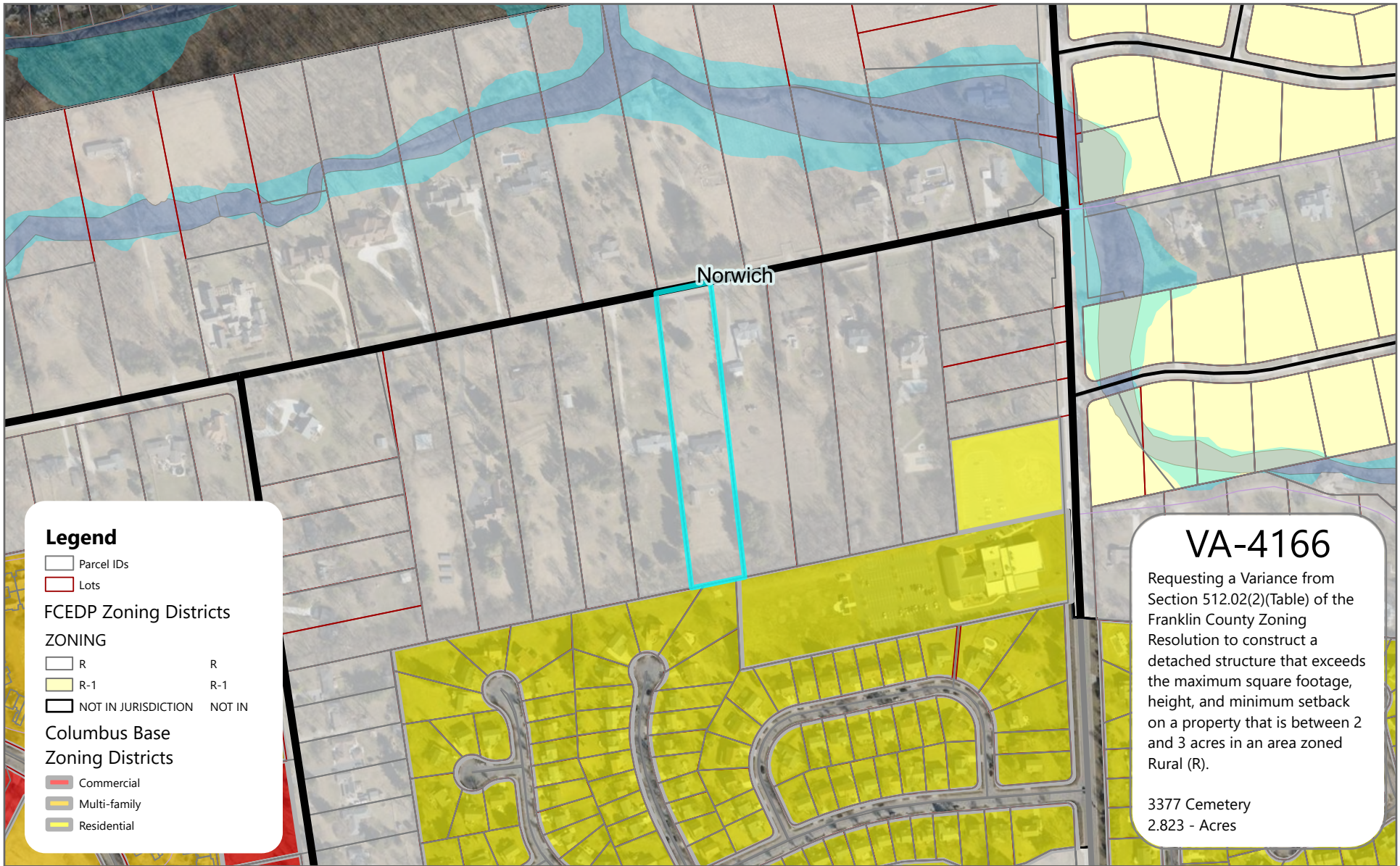
Franklin County
Board of Commissioners
**ECONOMIC DEVELOPMENT
& PLANNING**

2026



0 250 500
Feet

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere



Legend

- Parcel IDs
- Lots

FCEDP Zoning Districts

ZONING

- R
- R-1
- NOT IN JURISDICTION
- NOT IN

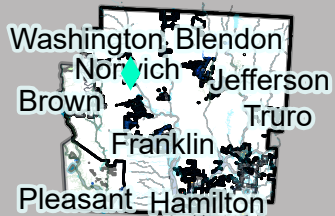
Columbus Base Zoning Districts

- Commercial
- Multi-family
- Residential

VA-4166

Requesting a Variance from Section 512.02(2)(Table) of the Franklin County Zoning Resolution to construct a detached structure that exceeds the maximum square footage, height, and minimum setback on a property that is between 2 and 3 acres in an area zoned Rural (R).

3377 Cemetery
2.823 - Acres



VA-4166



Franklin County
Board of Commissioners

**ECONOMIC DEVELOPMENT
& PLANNING**

2026



0 250 500
Feet

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere



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 614-525-3094 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 Department 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.
 - 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 Department 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
Page 1 of 7

Property Information

Site Address: 3377 Cemetery Rd. Hilliard, OH 43026

Parcel ID: 200-000696-00

Zoning District:

Lot Acreage: 2.823

Township: Norwich

Property Owner Information

Name: 3377 CEMETERY LLC

Address: 3377 Cemetery Rd. Hilliard, OH 43026

Phone # 614-746-6700

Fax #

Email: ebahgat@gmail.com

Applicant Information

☐ Same as property owner

Name: Eric Bahgat

Address: 3377 Cemetery Rd. Hilliard, OH 43026

Phone # 614-746-6700

Fax #

Email: ebahgat@gmail.com

Agent Information

Name:

Address:

Phone #

Fax #

Email:

Staff Use Only

Case # VA-4166

Date Filed: 05/13/26

Received By: Austin W.

Fee Paid: \$ 350.00

Receipt Number: 26-01377

Hearing Date: 6/15/26

Technical Review: 05/20/26

Zoning Compliance #:

RZ-26-100

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: 512.02(2)(Table)

Description:

Height, setback and size for barn

Section:

Description:

Section:

Description:

Describe the property:

I would like to replace my existing barn in the same location but increase the size to accommodate a pontoon boat and extra storage for kids toys etc. (height needed for larger garage door and head height)

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.

The property has unique site limitations due to the location of the existing residence, driveway configuration, existing accessory structure placement, and the overall layout of the parcel. While the parcel is approximately 2.8 acres, the practical buildable area for an appropriately located accessory structure is constrained by setbacks, existing improvements, drainage considerations, and maintaining usable open space. The proposed location minimizes impact to the surrounding property and preserves the functionality of the lot.



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.

The proposed location was selected to avoid disturbance to the existing drainage patterns, mature trees, and to maintain existing driveway access already in place from many years. Yes. Many similarly sized rural-residential properties within the township contain accessory structures used for vehicle storage, equipment storage, hobby space, and general residential purposes. Strict application of the current setback and cumulative square footage limitations would prevent reasonable use of the property that is consistent with neighboring properties and the rural-residential character of the area.

3. That the special conditions and circumstances, listed under question #1, do not result from any actions of the applicant.
No. The conditions are primarily related to the existing configuration of the property, including the placement of the residence, driveway access, lot dimensions, and existing improvements. The applicant did not create these physical constraints.

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 request is intended only to allow reasonable residential use of the property comparable to similar properties in the area. The variance would not create a commercial or intensive use, nor would it provide an unfair advantage over neighboring properties.

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 proposed structure will comply with all applicable building, fire, drainage, and safety requirements. The building is intended for personal residential accessory use only. The proposed location and design will not create traffic, noise, drainage, or safety concerns for surrounding properties.

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

Yes, the property can still be used residentially; however, without the variance the owner would be deprived of a reasonable and customary accessory structure that is compatible with the size and character of the property and surrounding area.

We currently use the property with a barn and have benefits to it's current use that would be applicable with the new barn in it's place



Case# VA-

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

The setback variance requested is relatively minor in nature (same location of existing barn), ~~consisting of an 8-foot reduction from the required 20-foot setback to a proposed 12-foot setback.~~ The square footage variance is also modest in relation to the size of the property and is necessary to accommodate a functional accessory structure while maintaining appropriate spacing and open area on the lot. This also maintains the open view to the pasture owner currently has.

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 proposed structure is consistent with the rural-residential character of the area where accessory buildings are common. The structure will be residential in appearance and use, and adjoining properties will not suffer substantial harm as a result of the variance. There are very large trees (70+ feet between the barn

and neighboring home. The neighbor has no issues with the new barn and has supplied a letter of fact.

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 adversely affect governmental services. Existing access for emergency vehicles will remain adequate, and the proposal will not negatively impact water, sewer, drainage, police, fire, or refuse services. (existing barn has driveway access)

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

The applicant understood the property was subject to zoning regulations; however, the practical limitations created by the combined setback and cumulative square footage requirements were not fully apparent until the project planning and zoning review process occurred.

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

Alternative layouts and configurations were evaluated; however, they would create operational difficulties, reduce usable yard area, negatively impact driveway access, or place the structure in a less appropriate location on the property. The requested variances represent the most reasonable and least impactful solution.

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

Yes. The intent of the zoning regulations is to ensure orderly development, maintain ~~neighborhood character, and protect surrounding properties.~~ The proposed accessory structure remains consistent with those goals. Granting the variance would allow reasonable use of the property while preserving the overall intent of the zoning resolution.



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.

Eric Bahgat
Applicant/Authorized Agent *

5/13/26
Date

Eric Bahgat
Property Owner (signature must be notarized)

5/13/26
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:Planning Department. For any questions contact 614-525-3094 or Planning@franklincountyohio.gov.



Rebecca Wilson
Notary Public, State of Ohio
My Commission Expires 09-21-2027

5/13/26

Rebecca Wilson - notary
exp. 9/21/2027



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

Application for
Zoning Variance
Pursuant to Section 810
of the Zoning Resolution
Page 6 of 7

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

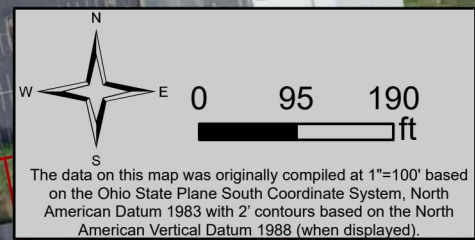
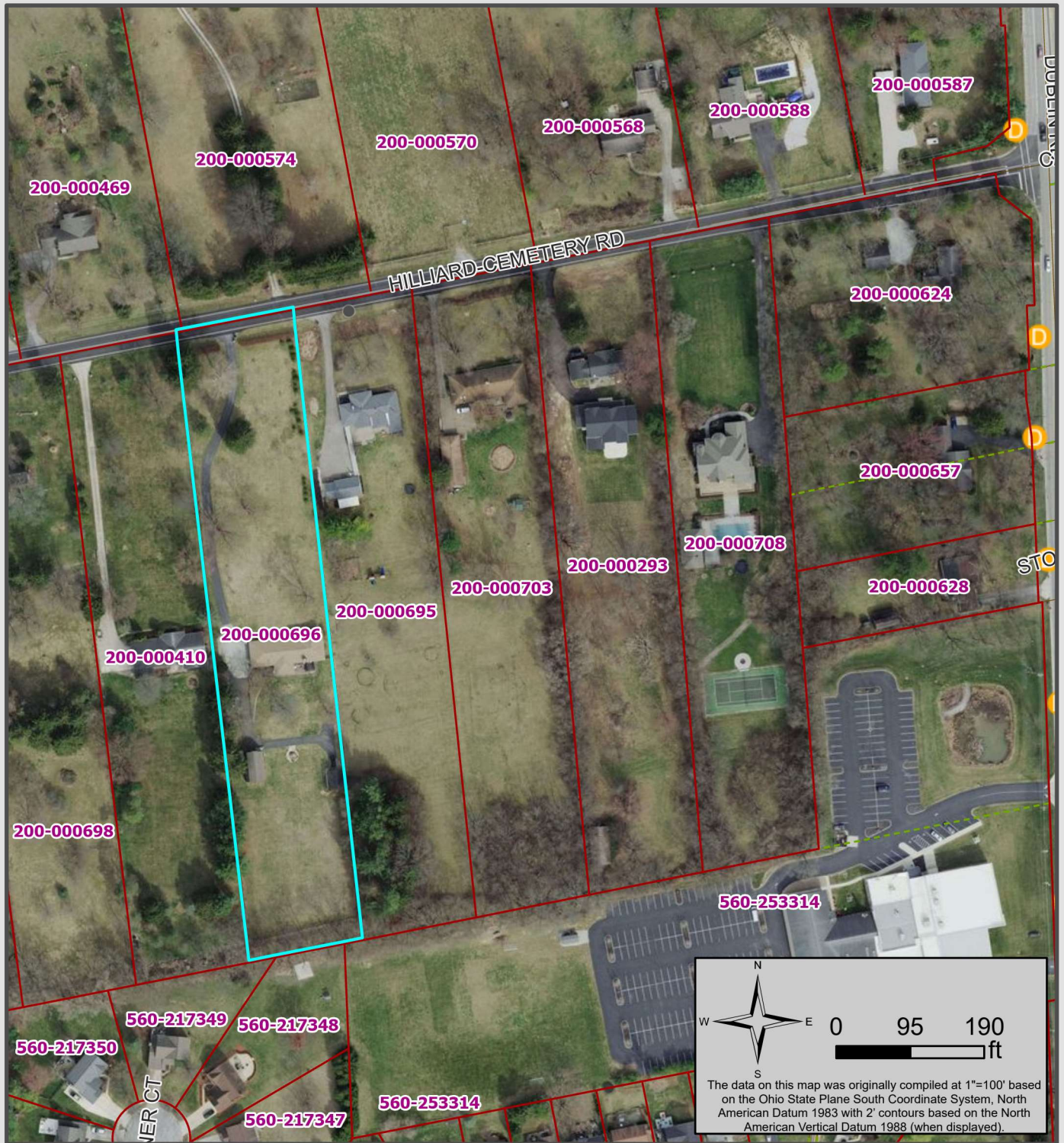
Note: If centralized water and/or sewer services are provided by a private/public entity, you must provide a letter or current bill verifying that services are provided or access is available. If you're proposing an on-lot septic system or well, please provide information from the Franklin County Board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

Michael Stinziano

Map Produced May 13, 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

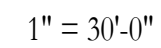
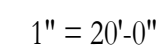
- Parcel IDs
- Parcel Dimensions
- Lot Numbers
- Site Address
- Parcel Boundary
- Subdivision Boundary

Topographic Legend

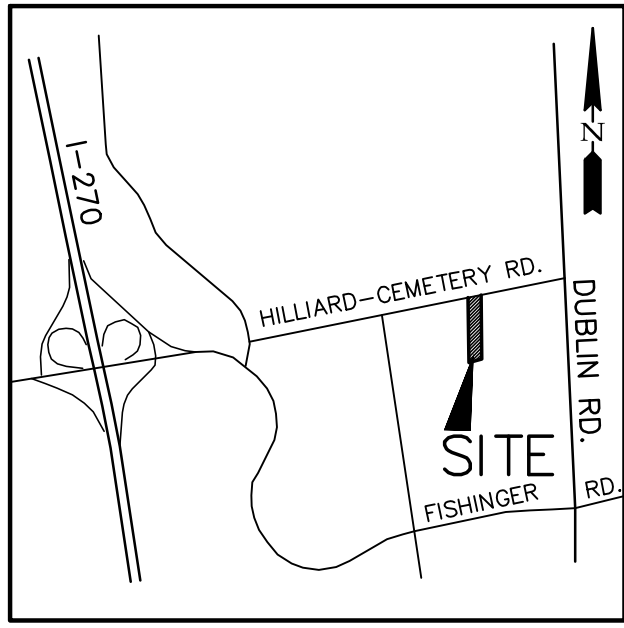
Source: OSIP - 2019 LIDAR Collection

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

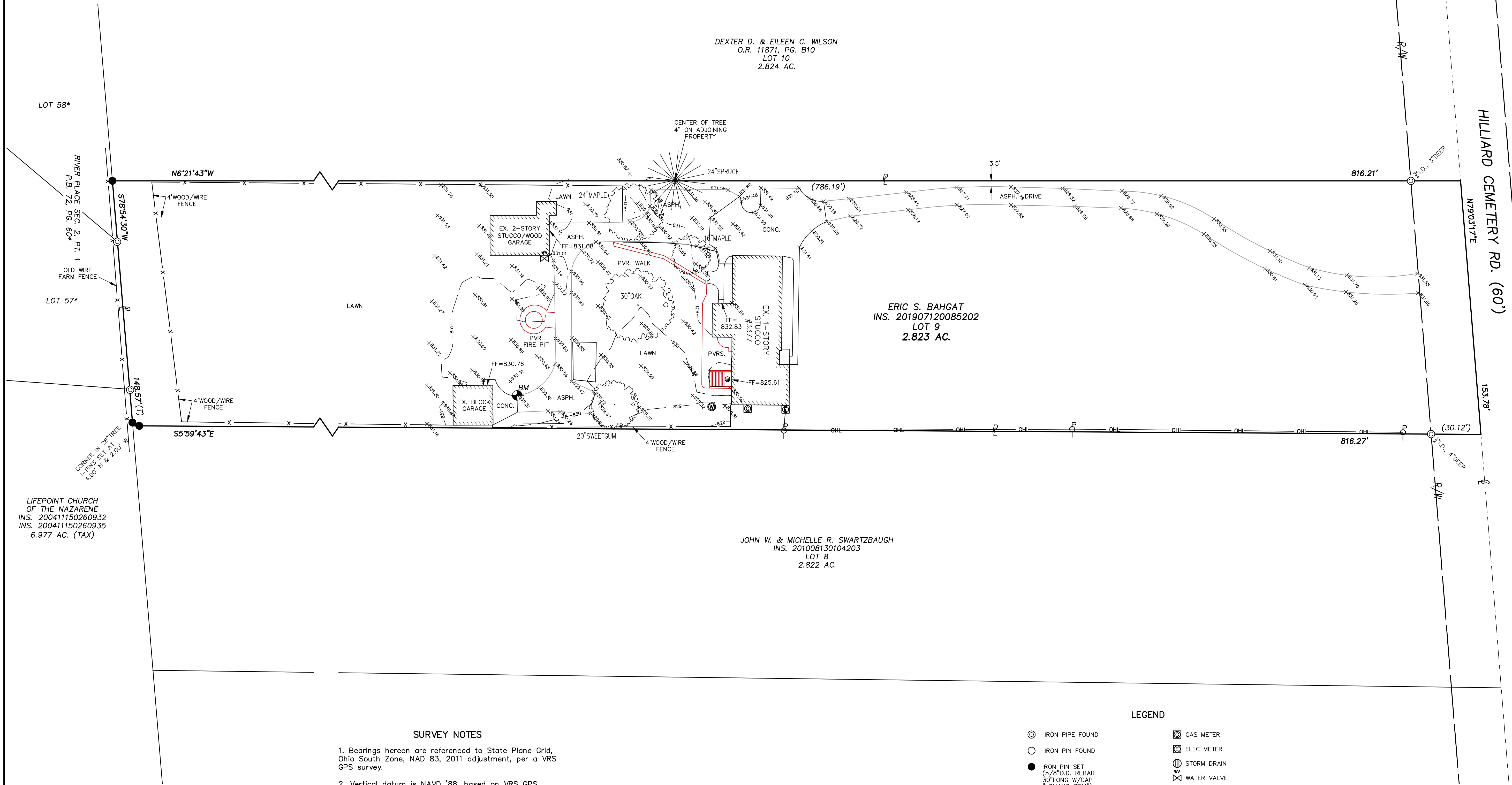
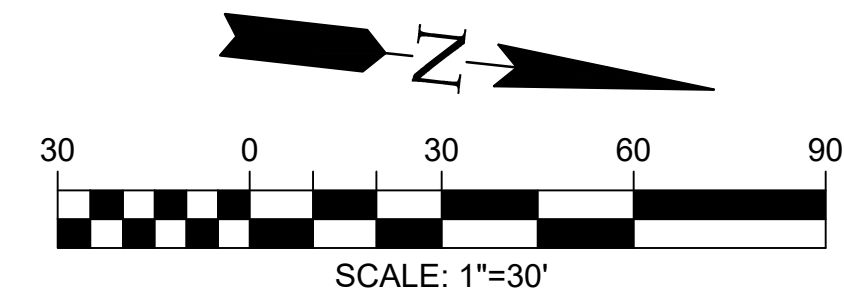
The information on this map is prepared from the real property inventory maintained by the Franklin County Auditor's Office. Users of this data are notified that the primary information source should be consulted for verification of the information contained herein. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.



SHEET #



LAT: 40°02'04"N/LON: 83°06'24"W
VICINITY MAP
(NOT TO SCALE)



LIFEPOINT CHURCH
OF THE NAZARENE
INS. 2004111150260932
INS. 200411150260935
6.977 AC. (TAX)

SURVEY NOTES

- Bearings hereon are referenced to State Plane Grid, Ohio South Zone, NAD 83, 2011 adjustment, per a VRS GPS survey.
- Vertical datum is NAVD '88, based on VRS GPS observation.
- Lot Nos. hereon referenced to the plat "Dublin Acres", of record in P.B. 17, Pg. 361, except where noted otherwise.
- This survey was performed without a title commitment provided to the surveyor. Easements may exist on the property, or to the benefit of the property, which are not shown hereon.

SITE BENCHMARK

NW corner of conc. drive pad where it meets asphalt, in front of block detached garage at rear of subject property.
ELEV=830.42

LEGEND

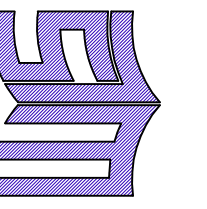
- | | |
|--|--------------------------|
| ⊙ IRON PIPE FOUND | ⊗ GAS METER |
| ○ IRON PIN FOUND | ⊗ ELEC METER |
| ● IRON PIN SET
(5/8" O.D. REBAR
30" LONG W/CAP
"LOMANO 7711") | ⊗ STORM DRAIN |
| ⊕ VERTICAL BM | ⊗ WATER VALVE |
| ⊕ UTILITY POLE | ⊗ WATER WELL |
| R/W ROAD RIGHT-OF-WAY | ⊗ DECIDUOUS TREE |
| ℙ PROPERTY LINE | ⊗ CONIFER TREE |
| | — x — FENCE |
| | — OHL — OVERHEAD UTILITY |
| | xxxxx EX. GRADE |

existing Conditions

TOPOGRAPHIC SURVEY
3377 HILLIARD CEMETERY RD.

SHEET

C1

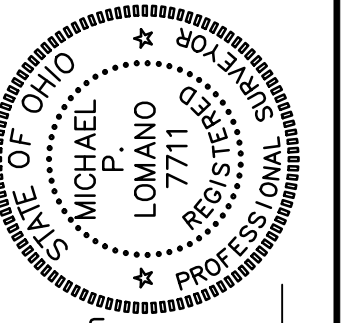


WESTERVILLE
LAND
SURVEYING, LLC

125 E. HOME ST.
WESTERVILLE, OH 43081
(614) 899-2209

BY *Michael P. Lomano*
OHIO PROFESSIONAL SURVEYOR No. 7711

This plot is based on the results of an actual field survey performed on the property under my supervision in December, 2021.



SCALE: 1"=30'
M.S. JOB No.: 21-342
DATE OF SURVEY: 12/06/21
CLIENT: NICHOLSON-LITTLE
CLIENT P.O.: N/A
F.B./P.G.: 34/65

SPECIFICATIONS

GENERAL NOTES

- Dimensional lumber used for all framing, except trusses, studs, sole plates, and cap plates shall be SPRUCE PINE FIR No. 2 or better. (North)
 - Areas to receive tile or marble floors may need to be stiffened beyond minimum code requirements to prevent cracking - builder and installer shall determine same
 - Dimensional lumber used for wall studs, sole plates, and cap plates shall be Spruce Pine Fir No.2 or better. (North)
 - All dimensional lumber shall have a maximum moisture content of 19%
 - Where the term "G & N" is noted on the plan set it means glue and nail. Gluing shall conform to the information stated below. Nailing shall apply enough clamping force to hold the glued mating surfaces in contact until the glue attains full strength.
 - Where gluing of wood members is specified the glue that is to be used is Titebond Construction Adhesive® as manufactured by Franklin International or equal.
 - Where gluing is specified it shall be completed as follows:
A. Place continuous beads(s) of glue on one of the surfaces to be glued.
B. Nail so that surfaces are held tightly together until glue attains full strength.
C. Wipe away any excess glue which is expelled if it's appearance will be unacceptable in the finished structure.
 - The following fastening schedule outlines the minimum requirements and shall be used in conjunction with the complete fastening schedule in the current code.
(RSN = ring shank nail CUN = common wire nail)
A. Sub floor joists: Fasten with glue and lead RSN @ 6" c/c.
B. Sole plates to sub floor: glue and lead CUN @ 6" c/c.
C. Studs to sole plate: Fasten with 2-lead CUN.
D. Studs to cap plates: Fasten with 2-lead CUN.
E. Structural and plate-to-plate: 2-lead CUN @ 6" c/c.
F. Roof sheathing to trusses: 8d CUN @ 4" c/c.
G. Roof trusses to walls: Simpson Strong-Tie anchor H2.3.
H. Multiple 2x limits: G & H with lead CUNs as required.
I. Multiple LVL beams: Fasten per manufacturer recommendations.
J. Roof trusses to LVL: Simpson Anchor H2.0.
 - Where "LVL", "LVL" or "PAL" is noted on the drawings the products used must meet the following criteria:
- MICROLAM (LVL) M.O.E. = 1,800,000 psi.
- Fc = 2600 psi
- TIMBERSTRAND (LSL) M.O.E. = 1,300,000 psi.
- Fc = 1700 psi
- PARALLAM (PAL) M.O.E. = 2,000,000 psi.
- Fc = 2300 psi
 - For all elements of construction not specifically noted on these drawings shall comply with the Local Governing Codes, Requirements, and Regulations.
 - Steel "I" beams shall be ASTM A993, Fy= 50k.s.i.
 - Schedule 40 pipe columns shall be ASTM A53, Fy= 35 k.s.i.
- * APPLICABLE ONLY WHERE IT IS REQUIRED BY LOCAL CODE

WALL CONSTRUCTION

- All structural members shall be fastened in accordance with chapter 6 of the building code in effect.
- Engineered data sheets for built-up beams shall be provided prior to framing inspection.
- All headers in exterior walls to be (2) 2x8 U.N.O. On plans.
- Fire blocking shall be provided to cut off all concealed draft openings (both vertical and horizontal) to form an effective fire barrier between stories, and between a top story and the roof space.
- All wind shear bracing shall be as shown on floor plans see coded note.
- Masonry veneer shall be anchored to the supporting wall with corrosion resistant metal ties.
- Each tie shall be spaced not more than 32" on center horizontally and shall support not more than 2 1/3 sq. Ft. of wall area.
- The veneer shall be separated from the sheathing by an air space of a minimum of 1" but not more than 4 1/2".
- Flashing shall be located beneath the first course of masonry above finished ground level above the foundation wall or slab, and at other points of support.
- Wesp holes shall be provided in the outside wythe of masonry walls at a max. spacing of 33" on center. Wesp holes shall be a min. of 3/16" in diameter, located immediately above the flashing.
- Wall studs shall be 2x4's @ 16" c/c or 2x6's @ 16" c/c and shall be one piece full height. Provide a minimum of 2 studs at each side of all openings through all walls unless noted otherwise.

FLOOR CONSTRUCTION

- Joists under parallel load bearing partitions shall be doubled or a beam of adequate size to support the load shall be provided.
- The ends of each header beam, or girder shall have a minimum of 1 1/2" OF load bearing on wood or metal and a minimum of 3" on masonry or concrete.
- Floor joist per plan if Pre-engineered floor joists, and or trusses being used they shall be engineered by the manufacturer. engineered data sheets shall be provided prior to framing manufacturer. engineered data sheets shall be provided prior to framing
- Drilling and notching of pre-engineered floors shall be done per manufacturers recommendations.
- Sub flooring shall be 3/4" tongue and groove (T & G) exterior grade.
- Draftstopping shall be provided as required when there is a usable space above and below the concealed space of a floor/ceiling assembly.

ELECTRICAL

- All electrical shall be installed in accordance with the N.E.C. in effect in this jurisdiction.
- A minimum of one 20-ampere laundry branch circuit shall be provided to supply the laundry receptacle outlet(s). This circuit shall have no other outlets.
- All dwelling unit bedroom(s) branch circuits shall be protected by an arc-fault circuit interrupter providing protection to the entire circuit.

PLANNING

- All interior and exterior stairways shall be provided with a means to illuminate the stair, including the landing and the treads.
- Ceiling heights in basements without habitable spaces shall not be less than 7 feet 0 inches clear except for under beams, joists, ducts or other obstructions where the clear height shall be 8 feet 8 inches.
- Garage floor surfaces shall be sloped to facilitate the movement of liquids toward the main vehicle entry.
- The dimensions of a window well serving an E.E.O. window shall provide a min. net clear area of 9 square feet with a minimum horizontal projection and width of 36 inches.
- Hazardous glazing shall be located in the following locations: in all doors including sliding glass doors and side lights; glazing in doors and enclosures for hot tubs, whirlpools, bathtubs and showers; glazing in walls above bath or within a 24" arc of a door in a closed position or otherwise noted on these plans.
- Openings between the garage and the residence shall be equipped with either solid wood doors 1 3/4 inches in thickness or 20-minute fire-rated doors.
- Every sleeping room shall have at least one operable window or exterior door approved for emergency escape or rescue with a min. Net clear opening hgt. Of 24 inches and a width of 20 inches.
- A minimum 3' x 3' landing shall be provided at all exterior doors with (U) riser.
- The maximum riser height shall be 8-1/4" and the minimum tread depth shall be 9" with a nosing of not less than 3/4" but not more than 1 1/4" at stairs with solid risers unless noted otherwise on plans.
- The greatest riser height and tread depth within any flight of stairs shall not exceed the smallest one by more than 3/8"
- Under stair treads at a point not more than 12" from the side where the treads are narrower shall not be less than 9" and the minimum depth of any tread shall not be less than 6"
- Enclosed accessible space under stairs shall have walls under stair surfaces and any soffits protected with 1/2" gypsum board.
- Handrails shall be provided at all stairs with (4) or more risers. Handrails shall have a minimum hgt. Of 34" and a maximum hgt. Of 38" from the nosing of the treads.
- Handrails shall have a circular cross section with a diameter of 1 1/4" to 2". Or a non-circular cross section with a perimeter dimension of at least 4" but not more than 6 1/4" and a largest cross-section dimension not exceeding 2 1/4"
- Porches, balconies or raised floor surfaces located more than 30" above the floor or grade shall have guardrails not less than 36" in hgt. Open sides of stairs with a total rise of more than 30" above the floor shall have guardrails not less than 34" in hgt. from the nosing of the stair.
- Required guardrails shall have intermediate rails or ornamental closures which do not allow the passage of a 4" sphere. The triangular opening formed by the riser, tread, and bottom rail shall not allow the passage of a 6" sphere.
- Required smoke detectors shall be hardwired and interconnected with a battery back-up. In rooms with cathedral or sloped ceilings the location of the smoke detector shall be 3" horizontally from the highest point or per the manufacturers recommendations.
- House address numbers shall be posted, 4 inches in height and visible from the curb line.
- Foam plastic shall be separated from the interior of the building by a minimum 1/2" gypsum board. The gypsum board shall be installed using a mechanical system.
- Wall and ceiling finishes shall have a flame spread index of not greater than 200
- All exposed insulation materials installed in floor, roof, and wall assemblies; crawl spaces and attics shall have a flame spread index not to exceed 25 with an accompanying smoke developed index not to exceed 450 when tested in accordance with ASTM E 84.
- Moisture vapor retarder shall be provided in all frame walls with a max. Perm rating of 1.0 on the warm in winter side of the thermal insulation.
- Sills and sleepers on a concrete or masonry slab which is in direct contact with the ground shall be preservative treated or decay resistant heartwood or redwood, black locust, or cedar.
- Wood columns shall be approved wood of natural decay resistance or approved pressure preservative treated wood.
- Protection against radon shall be installed as required per local jurisdiction.
- The maximum length of a 4" diameter clothes dryer exhaust duct shall not exceed 25 feet from the dryer location to wall or roof termination.

ROOF CONSTRUCTION

- Trusses shall be pre-engineered by the manufacturer, all truss data and layout sheets shall be provided prior to framing inspection.
- Rafters shall be nailed to ceiling joists to form a continuous tie between exterior walls where joists are parallel to the rafters. Where not parallel, rafters shall be tied with a rafter tie, located as near the plate as practical. Rafter ties shall be spaced not more than 4 feet on center. Rafters shall be framed to ridge board or to each other with a gusset plate as a tie.
- Ridge board shall be at least 1" nominal thickness and not less in depth than the cut end of the rafter. At all valleys and hips there shall be a valley or hip rafter not less than 2" nominal thickness and not less in depth than the cut end of the rafter. Hip and valley rafters shall be supported at the ridge by a brace to a load bearing partition or be designed to carry and distribute the specific load at that point.
- Roof assemblies shall have rafter or truss ties provided at load bearing locations.
- Roof sheathing shall be supported with blocking or edge clips when rafters or trusses are 24" on center or greater.
- Slopes less than four in twelve shingles shall be installed over (2) layers of 6-15 mil applied parallel to eaves with 18" top lap and 12" end lap with end laps located at least 6 feet from end laps in preceeding course.
- Roof sheathing shall be 1/2" plywood or 7/16" OSB exterior grade. Provide 2x plywood clips at unsupported edges midway between members.
- Trusses shall be designed by a Structural Engineer registered in the State of Ohio. Trusses shall be designed in accordance with the National Design Specification for wood and the Truss Plate Institute Recommended Practice of Design 17-65. Roof trusses shall be designed for the following loads:

FOUNDATIONS & CONCRETE

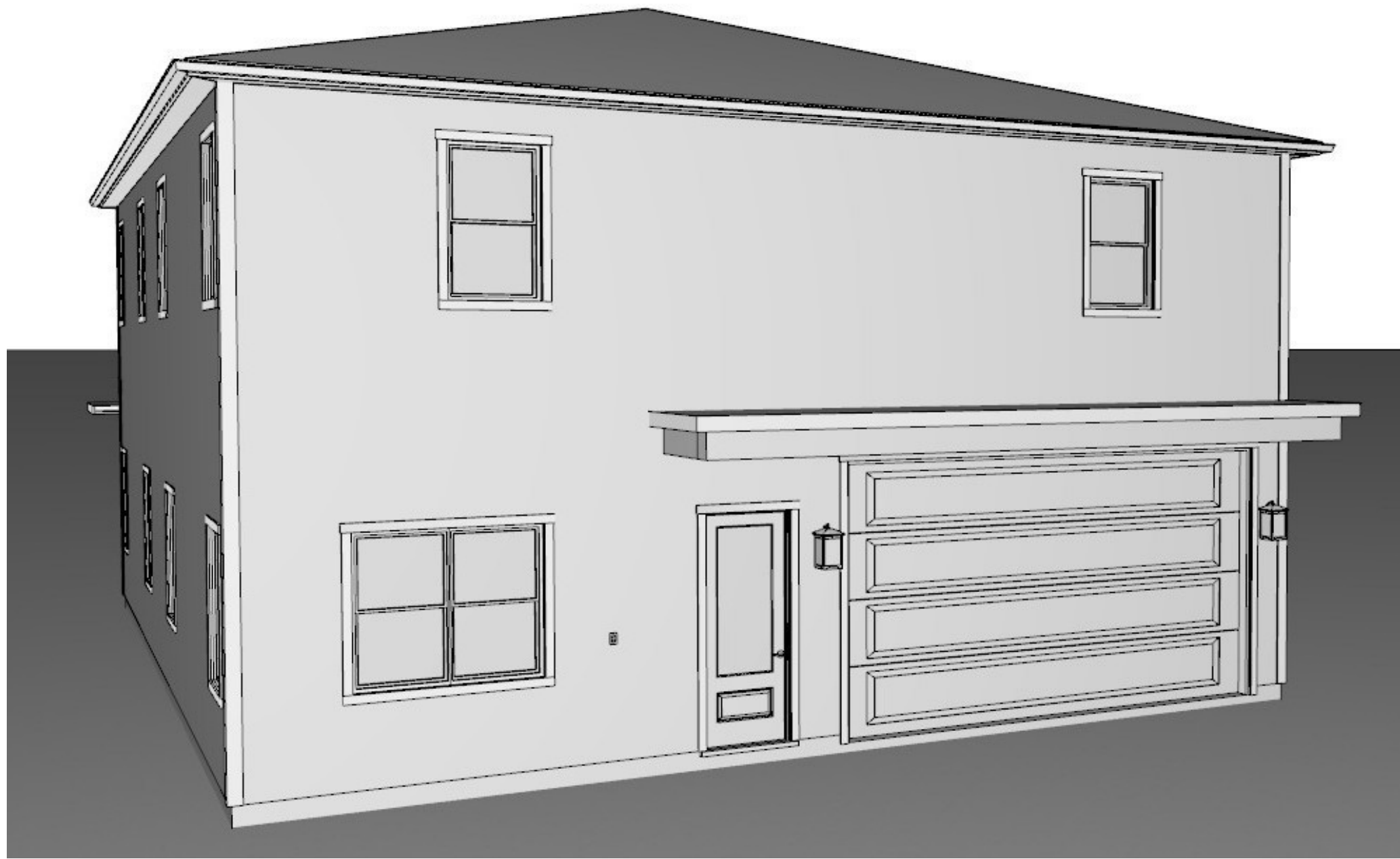
- The assumed soil bearing capacity shall be 1500 psf U.N.O.
- The finished grade shall fall a minimum of 6" in the first 10 feet from buling perimeter.
- All concrete shall have a minimum 28 day compressive strength of 3000 psi except as noted. Concrete exposed to the weather and in a horizontal position in the final structure shall have a minimum 28 day compressive strength of 4500 psi and shall contain 1% entrained air. Concrete shall not contain calcium chloride. Basement slabs shall be a minimum 3 1/2". Porches, steps and garage floor slabs shall be a minimum 4".
- All concrete work shall comply with:
a. ACI 308-84 "Specifications for Structural Concrete for Buildings" (revised 1987)
b. ACI 318-83 "Building Code Requirements for Reinforced Concrete" (revised 1986)
- All footings shall be as follows: (based on 1500 psi soil bearing)
nominal wall thickness - footing depth - footing width
6" 10" 8"
12" 18" 10"
- Masonry fireplace footings shall be a pad type footing which shall extend 6 (min.) past all faces of the fireplace foundation and shall be 12" (min.) deep.
- Footings shall extend below the frost line of the Local Governing minimum accepted frost depth. (see design criteria this sheet)
- Foundation anchorage shall be min. 1/2" diameter bolts and shall extend a minimum 1" into poured concrete and 18" into masonry. Bolts shall be spaced 6'-0" on center max. And 12" from corners max.
- Approved anchor straps shall be installed per manufacturers recommendations.
- Backfill shall not be placed against the wall until the wall has sufficient strength and has been anchored to the floor above, or has been sufficiently braced to prevent damage by the backfill.
- All surfaces of steel columns shall be given a shop coat of rust inhibitive paint unless treated to provide corrosion resistance.
- Crawl space shall be provided with continuously operated mechanical ventilation at a rate of 1.0 cfm per 50 sq. Ft. Of crawl space minimum with approved vapor barrier over base course.
- All anchor bolts shall conform to ASTM A307.
- All reinforcing steel shall be grade 60.
- Center footings on column centerlines.
- Encase all steel columns, bearing plates, and anchor bolts below grade with a minimum 3" concrete cover.

HEATING & COOLING

- All HVAC work shall be installed in accordance with the 2019 RCO Code in effect in this jurisdiction.
- When heating and cooling equipment is located in an equipment room, an unobstructed working space shall comply per section 1103.0.1 of the 2019 RCO code.
- Fuel burning heating and cooling equipment shall be provide with a volume of 50 cubic ft. per 1000 Btu/h, or an air supply shall be provided to proper fuel combustion.
- An approved drain shall be provided to dispose of condensate from the cooling coil, condensate drains shall terminate outside of the building, or to a flood drain, plumbing fixture, sump or approved location.

FIREPLACES

- Chimneys shall extend a minimum of 2 feet higher than any portion of the the chimney passes through the roof.
- A portion of a chimney located in the interior of the building or within the exterior wall of the building shall have a minimum air space clearance to combustibles of 2".
- Chimneys located entirely outside the exterior walls of the building, including chimneys that pass through the soffits or cornices shall have a minimum air space clearance of 1" the airspace shall not be filled except to provide fire blocking
- Hearth extensions shall extend a minimum of 16" in front of, and a minimum of 8" beyond each side of the fireplace opening less than 6 square feet and 10" and 12" respectively for 6 square feet or larger.
- Wood or combustible materials shall not be placed within 2" of the outside front, back, or side surface of a masonry fireplace, including the smoke chamber, and not less than 6" from the inside surface of the nearest flue lining.
- Factory built fireplaces shall be installed in accordance with the manufacturers recommendations and a copy shall be provided prior to inspection.
- Factory built or masonry fireplaces shall be provided with an exterior air supply to assure proper fuel combustion.



DESIGN LOADS (RCO 2019 EDITION)		
WALLS:	8 P.F. WOOD STUDS	SEISMIC CONDITIONS BY ZONE: A
FLOOR JOIST:	(1) FLOOR JOIST OR	ICE SHIELD REQUIRED: YES
FLOORS:	NOTED OTHERWISE	FLOOD HAZARD: A, 1/16/79 B, 4/22/91
1ST FLOOR	40 LL + 10 DL	WINTER DESIGN TEMP: 51 F
2ND FLOOR	40 LL + 10 DL	WEATHERING: SEVERE
	SOIL = 100L	FROST DEPTH: 36"
BALCONY/DECKS:	40 LL + 10 DL	TERMITE: YES
	(ADD 50 PSF IN AREA W/ HOT TUB)	DECAY: YES
ROOF TRUSS DEGN:		ASSUMED SOIL: 1500 PSF
Top chord live load	+ 25 psf.	MEAN ACTUAL TEMP: 50.1 F
Top chord dead load	+ 10 psf.	AIR FREEZING INDEX: 1500
Bottom chord live load	+ 0 psf.	CONCRETE FLOORS W/ AIR:
Bottom chord dead load	+ 10 psf.	BASEMENT
SNOW (PF/FG)	18.3 / 25.0	GARAGE
WIND SPEED:	110 MPH, 20.1 PSF	

INDEX OF DRAWINGS	
PAGE NO.	DESCRIPTION
A1.	COVER SHEET BUILDING INFO
A2.	EXTERIOR ELEVATIONS
A3.	EXTERIOR ELEVATIONS
A4.	FOUNDATION PLAN
A5.	FLOOR PLAN
A6.	SECOND FLOOR STORAGE ROOM PLAN
A7.	ROOF PLAN / DETAILS
A8.	BUILDING CROSS / WALL SECTION
E1.	ELECTRICAL PLAN FIRST & SECOND FLOOR

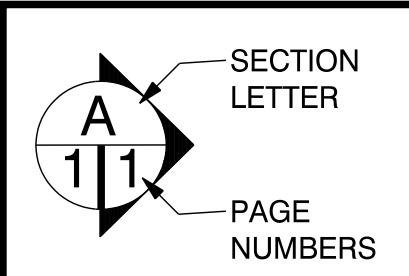
BUILDING SQFT INFO:	
BASEMENT	SLAB ON GRADE
FLOORS:	
FIRST FLOOR	2000 SQFT

OHIO HOME BUILDERS ASSOCIATION (OHBA)			
CLIMATE ZONE 5, COMPLIANCE PATH #1			
COMPONENT	REQUIRED	ACTUAL	
EXTERIOR WALLS R-VALUE	R-15	R-19	
CEILING R-VALUE	R-49	R-49	
FENESTRATION U-FACTOR	U=0.32	U=0.32	
SKYLIGHT U-FACTOR	U=0.60	-	
FLOOR VALUE OVER UNCONDITIONED SPACE	30 (19 IF SUFFICIENT TO FILL CAVITY)	-	
BASEMENT WALL VALUE (R-10 CONTINUOUS / R-13 CAVITY)	10 / 13 (MIN 4 FEET)	10 / 13 (MIN 4 FEET)	
SLAB R-VALUE	10, 2 FEET	-	
CRAWL SPACE R-VALUE (R-10 CONTINUOUS / R-13 CAVITY)	10 / 13	-	
DUCT INSULATION R-VALUES OUTSIDE THERMAL ENVELOPE	SUPPLY R-8, OTHERS MIN. R-6	-	
POST-CONSTRUCTION DUCT TIGHTNESS TESTING (RCO TABLE 1112.3.2.2(a))			
LEAKAGE TO OUTDOORS (PER 100 S.F. OF CONDITIONED FLOOR AREA)		LESS THAN OR EQUAL TO 6 CFM (2.83 L/s)	
TOTAL LEAKAGE (PER 100 S.F. OF CONDITIONED FLOOR AREA)		LESS THAN OR EQUAL TO 9 CFM (4.24 L/s)	
ROUGH-IN DUCT TIGHTNESS TESTING (RCO TABLE 1112.3.2.2(b))			
(DUCT TIGHTNESS TEST IS NOT REQUIRED IF THE AIR HANDLER AND ALL DUCTS ARE LOCATED WITHIN CONDITIONED SPACE)			
TOTAL LEAKAGE WITH AIR HANDLER INSTALLED (PER 100 S.F. OF CONDITIONED FLOOR AREA)		LESS THAN OR EQUAL TO 6 CFM (2.83 L/s)	
TOTAL LEAKAGE WITHOUT AIR HANDLER INSTALLED (PER 100 S.F. OF CONDITIONED FLOOR AREA)		LESS THAN OR EQUAL TO 4 CFM (1.89 L/s)	
MISC:			
CONTROLS		PROGRAMMABLE THERMOSTAT INITIALLY HEATING NO HIGHER THAN 70 F, COOLING NO LOWER THAN 78 F	
LIGHTING SYSTEMS		MINIMUM OF 90% PERMANENT LIGHTING HIGH-EFFICACY LAMPS	

Building Code: Residential Code of Ohio (R.C.O.)- 2019
Plumbing Code: Chapter 44 Code of Ohio except as modified in section 2501.1
Mechanical Code: Chapters 12-14 Code of Ohio except as modified in section 2501.1
Electrical Code: National Electric Code - 2023

Residential Code of Ohio (R.C.O.)- 2019
Chapter 44 Code of Ohio except as modified in section 2501.1
Chapters 12-14 Code of Ohio except as modified in section 2501.1
National Electric Code - 2023

Bahgat Garage
Est. 2026

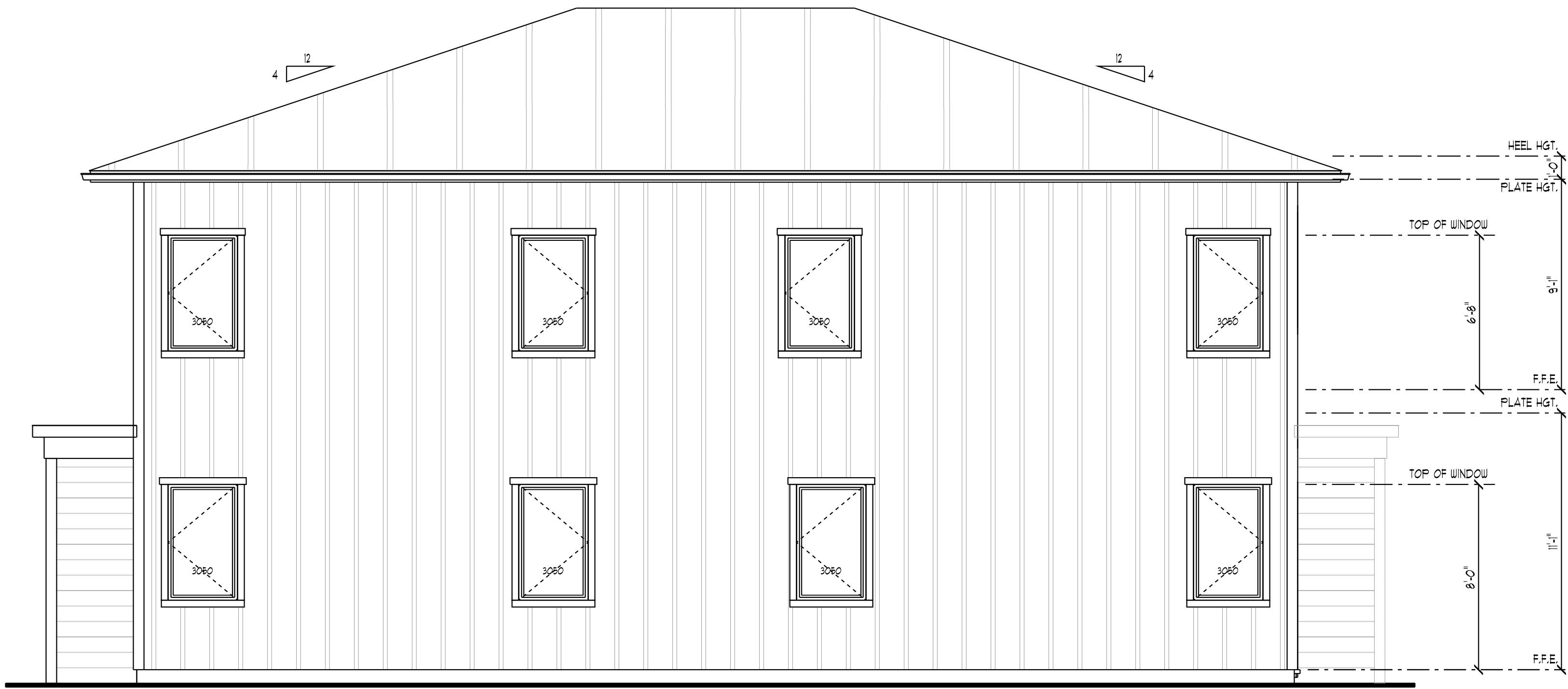


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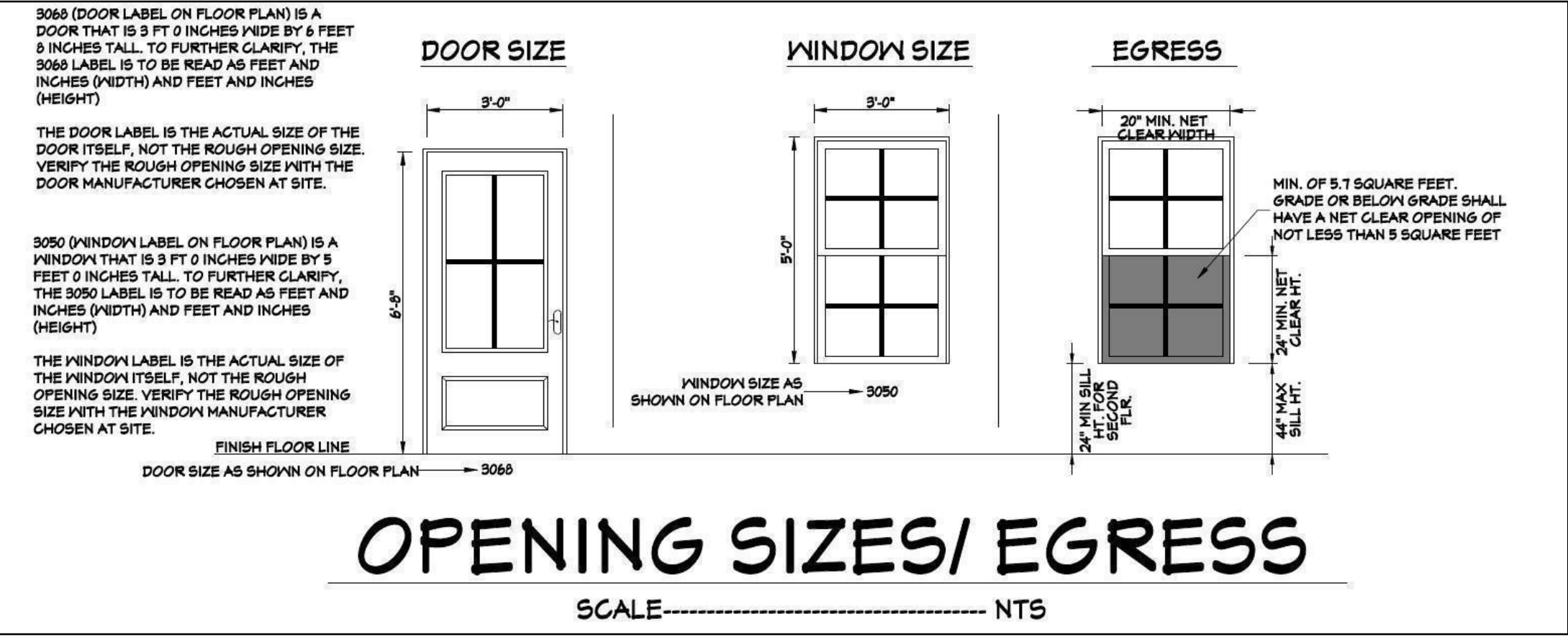
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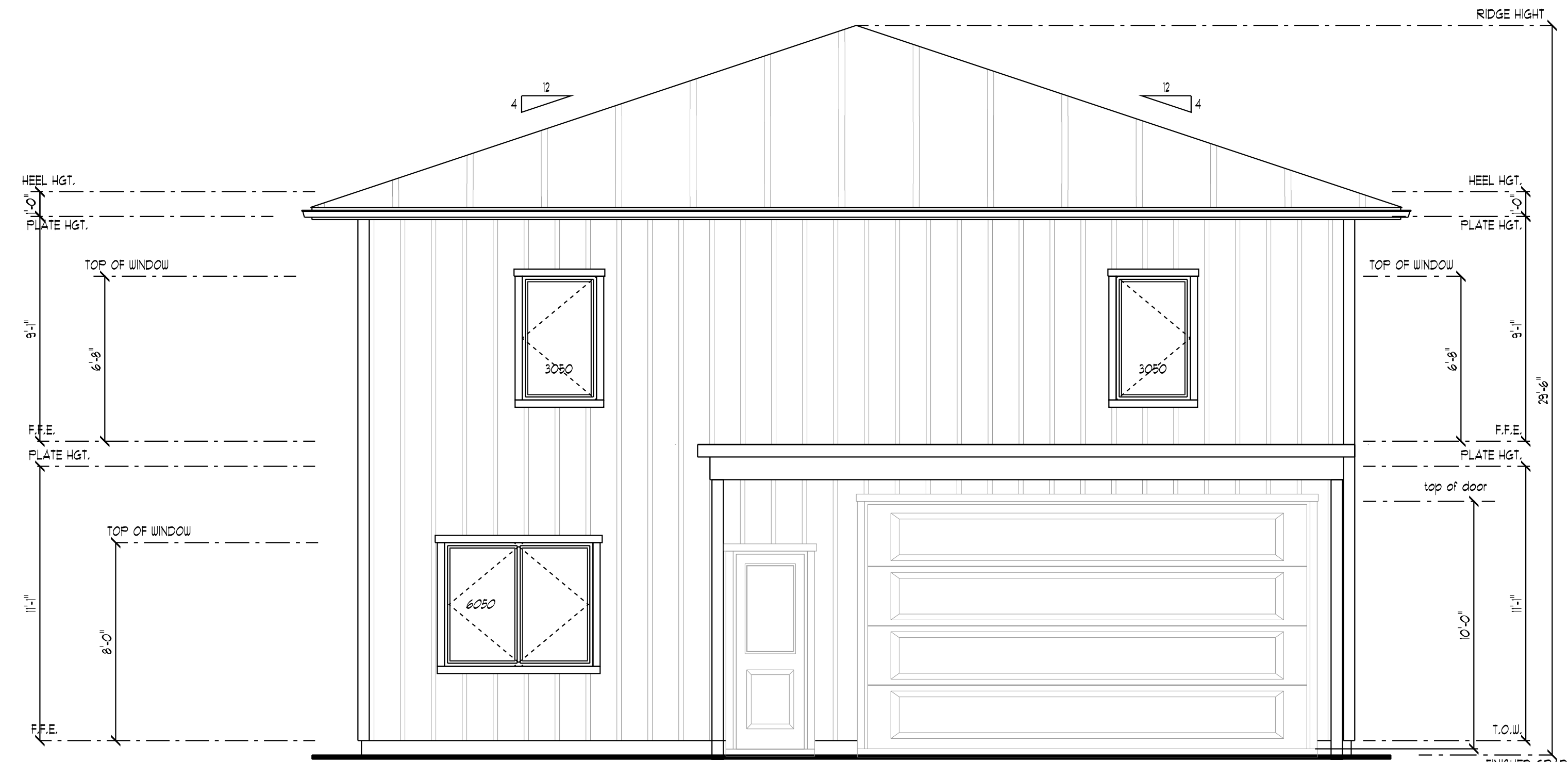


LEFT ELEVATION

SCALE: 1/4" = 1'-0"



EXTERIOR ELEVATION NOTES:	
	METAL ROOF PER SPECS.
	VERTICAL SIDING PER SPECS.
EXTERIOR TRIM:	5/4"x6" TOP & BOTTOM 5/4" x 3.5" SIDES PER SPECS
FASCIA:	1x6 ALUM
GUTTER:	5" OGEE ALUM
BOFFIT:	VINYL (VENTED)
WINDOW TYPE:	PER SPECS. (SIZES PER FLOOR PLANS)
RIDGE VENT:	CONT.
WINDOW TRIM:	5/4 x 6 TRIM TOP (PER SPECS.) 5/4 x 4 TRIM SIDES (PER SPECS)



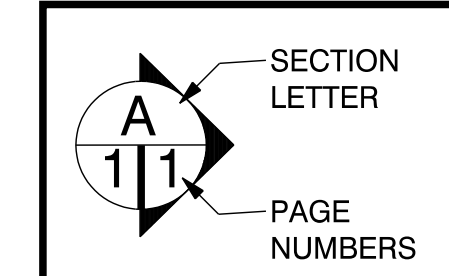
FRONT ELEVATION

SCALE: 1/4" = 1'-0"

18000 OVERHEAD DOOR
TYPE AND STYLE PER SPECS.



RESIDENTIAL
CUSTOM HOUSE PLANS - BARNES
CATALOG PLANS - GARAGES
3D RENDERINGS - ADDITIONS
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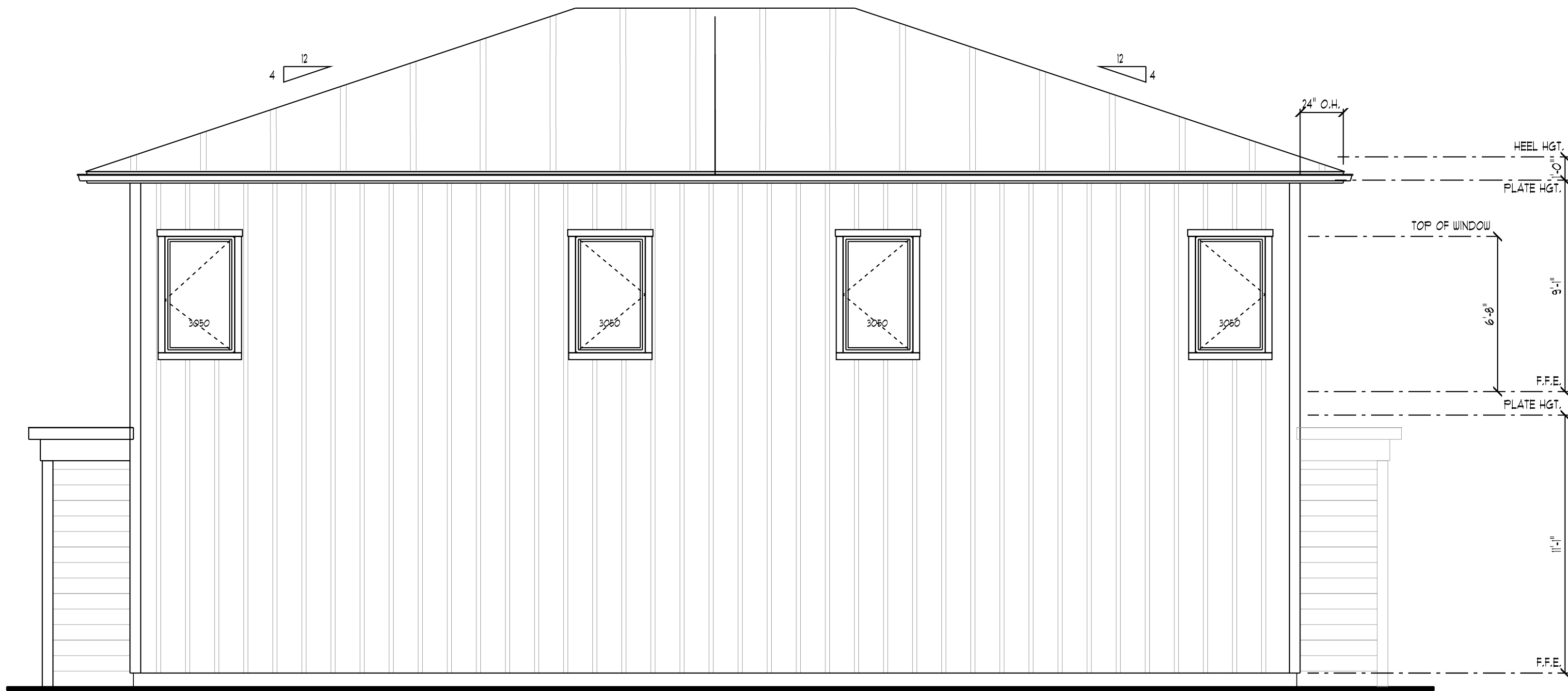
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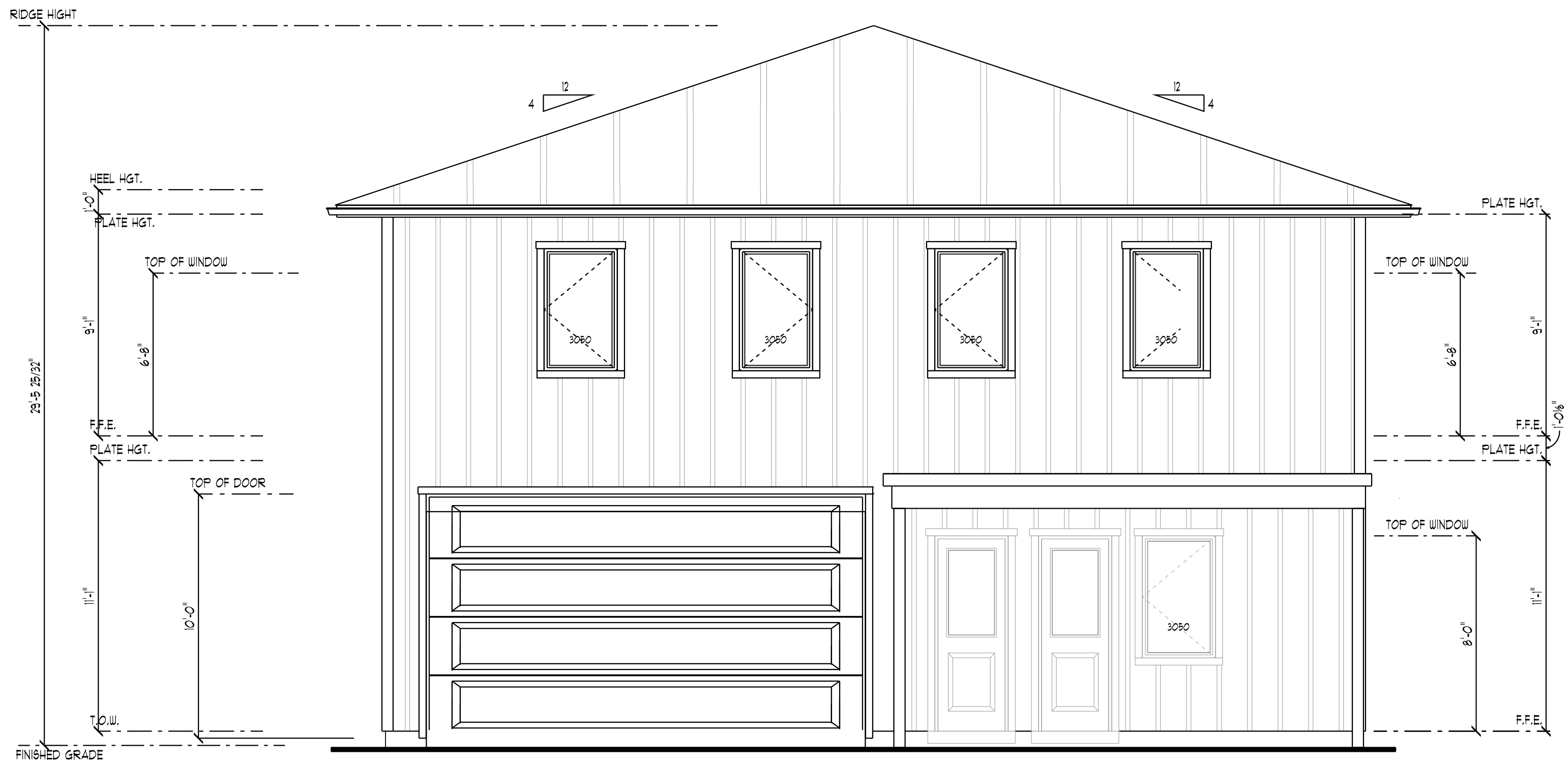
A2



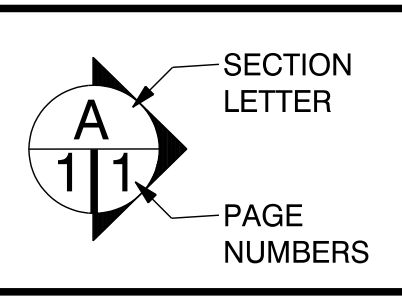
RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATION NOTES:

	METAL ROOF PER SPECS.
	VERTICAL SIDING PER SPECS.
EXTERIOR TRIM:	5/4"x6" TOP / BOTTOM 5/4" x 3.5" SIDES PER SPECS
FASCIA:	1x6 ALUM
GUTTER:	5" OGEE ALUM
SOFFIT:	VINYL (VENTED)
WINDOW TYPE:	PER SPECS. (SIZES PER FLOOR PLANS)
RIDGE VENT:	CONT.
WINDOW TRIM:	5/4 x 6 TRIM TOP (PER SPECS.) 5/4 x 4 TRIM SIDES (PER SPECS)



REAR ELEVATION
SCALE: 1/4" = 1'-0"

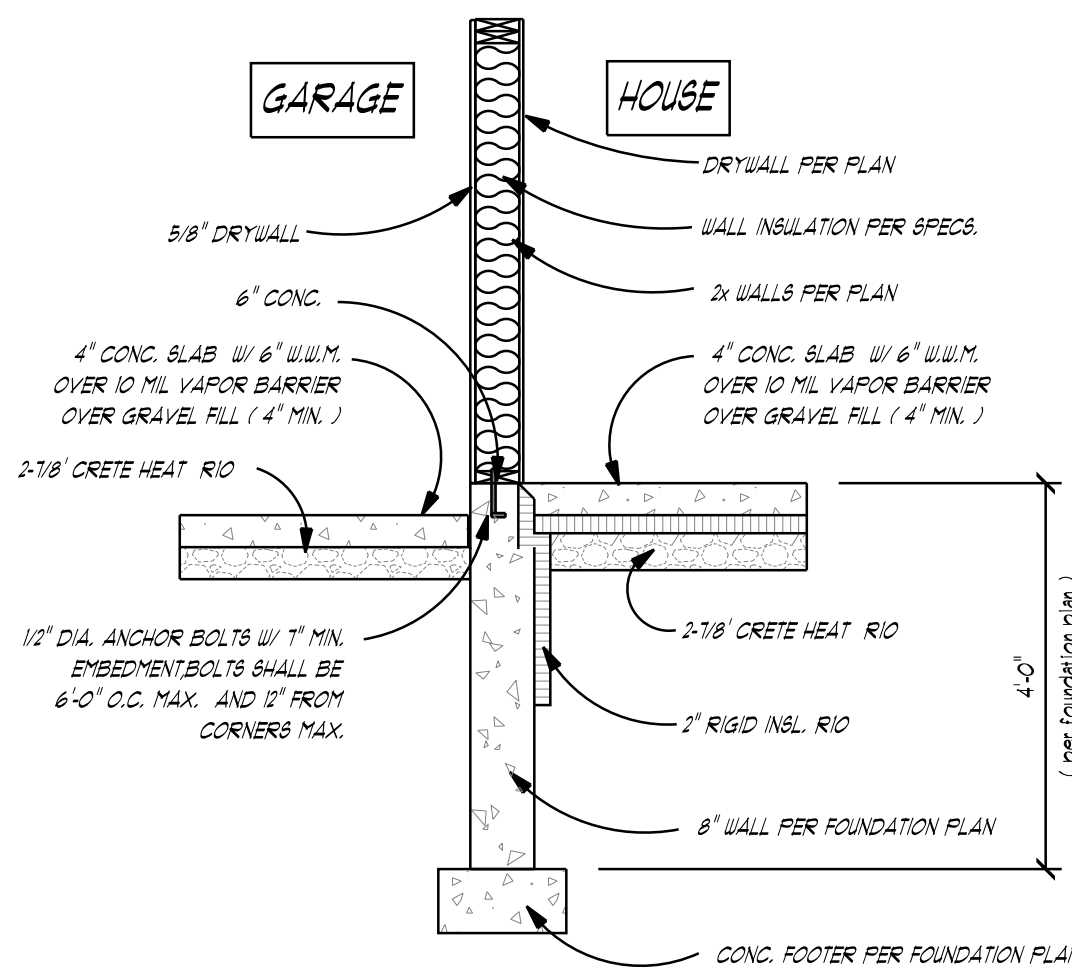


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43026

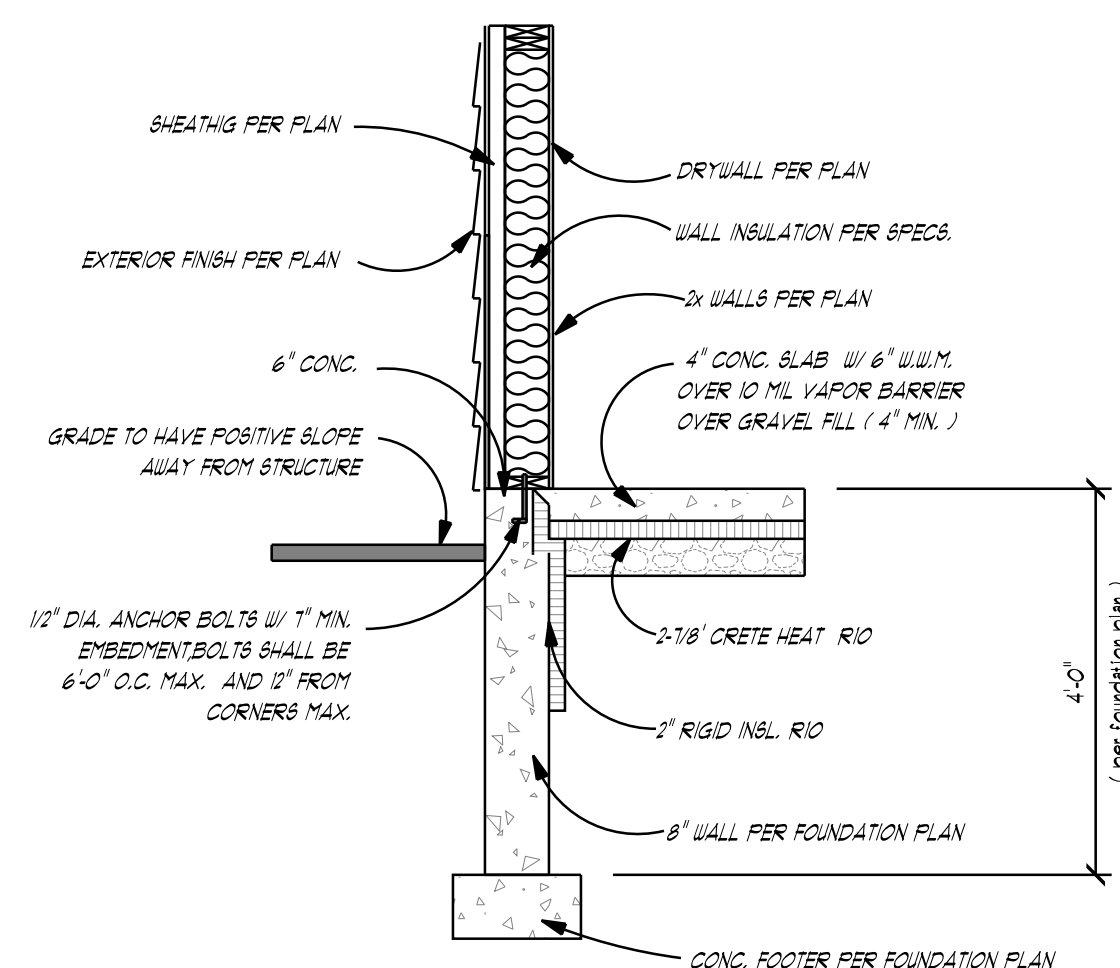
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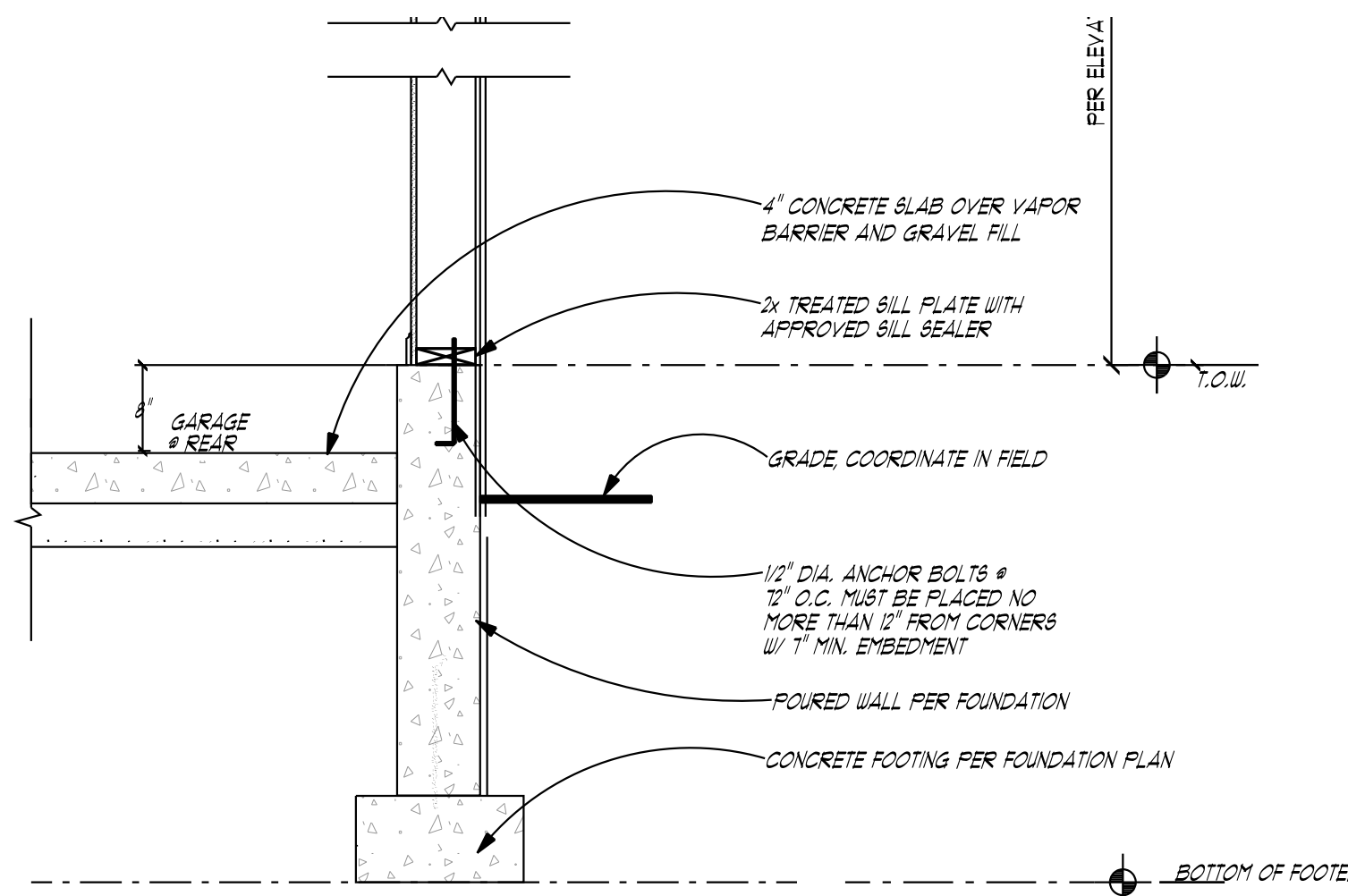
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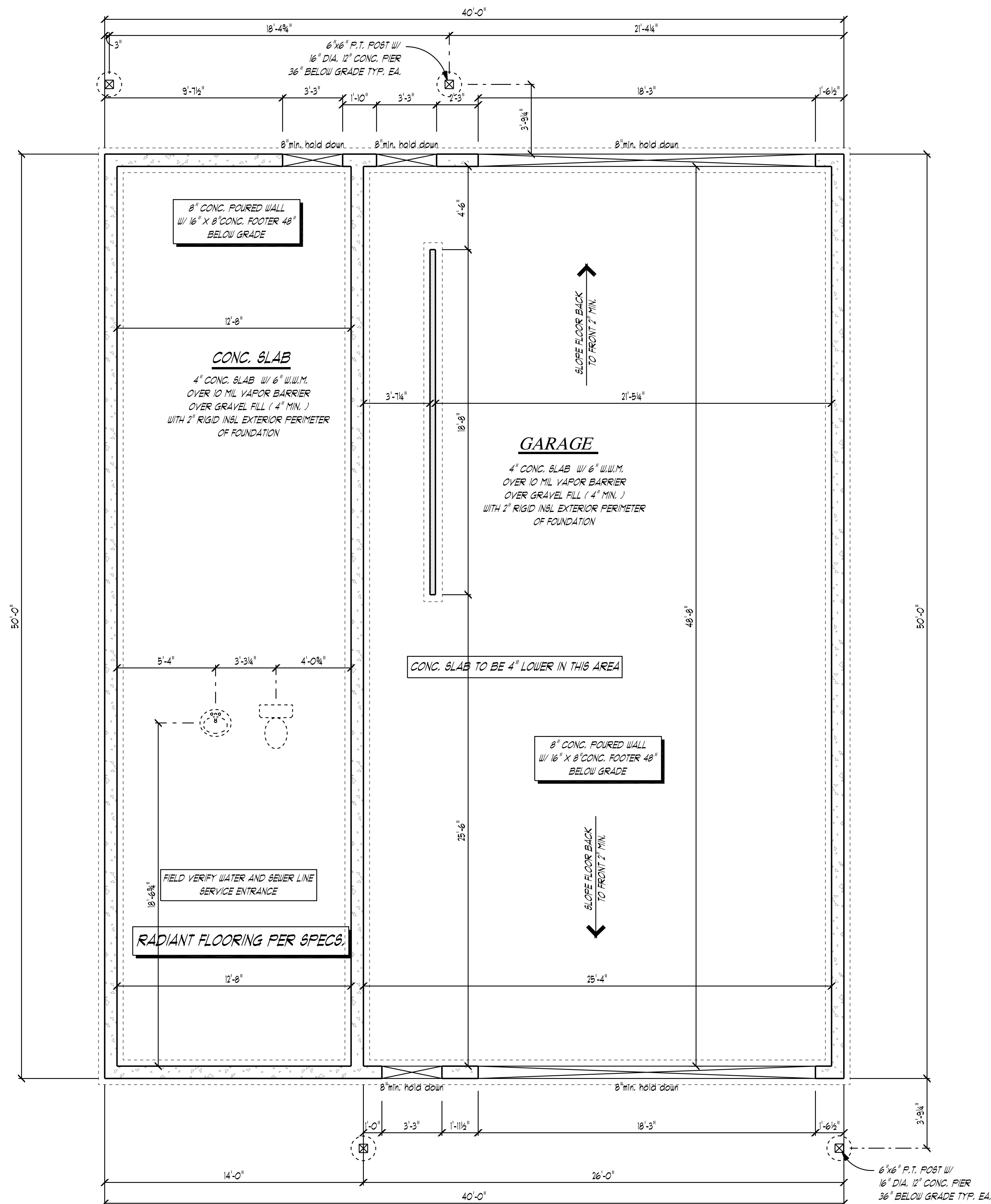
FOUNDATION DETAIL @ HOUSE / GARAGE WALL
SCALE: 1/2" = 1'-0"



FOUNDATION DETAIL LIVING AREA
SCALE: 1/2" = 1'-0"



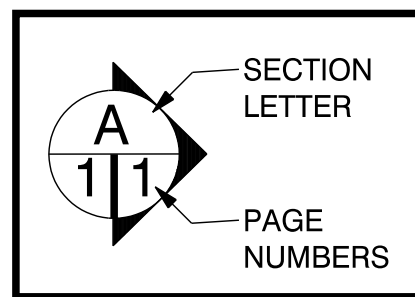
FOUNDATION FOOTER DETAIL
SCALE: 1/4" = 1'-0"



FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



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CATALOG PLANS - GARAGES
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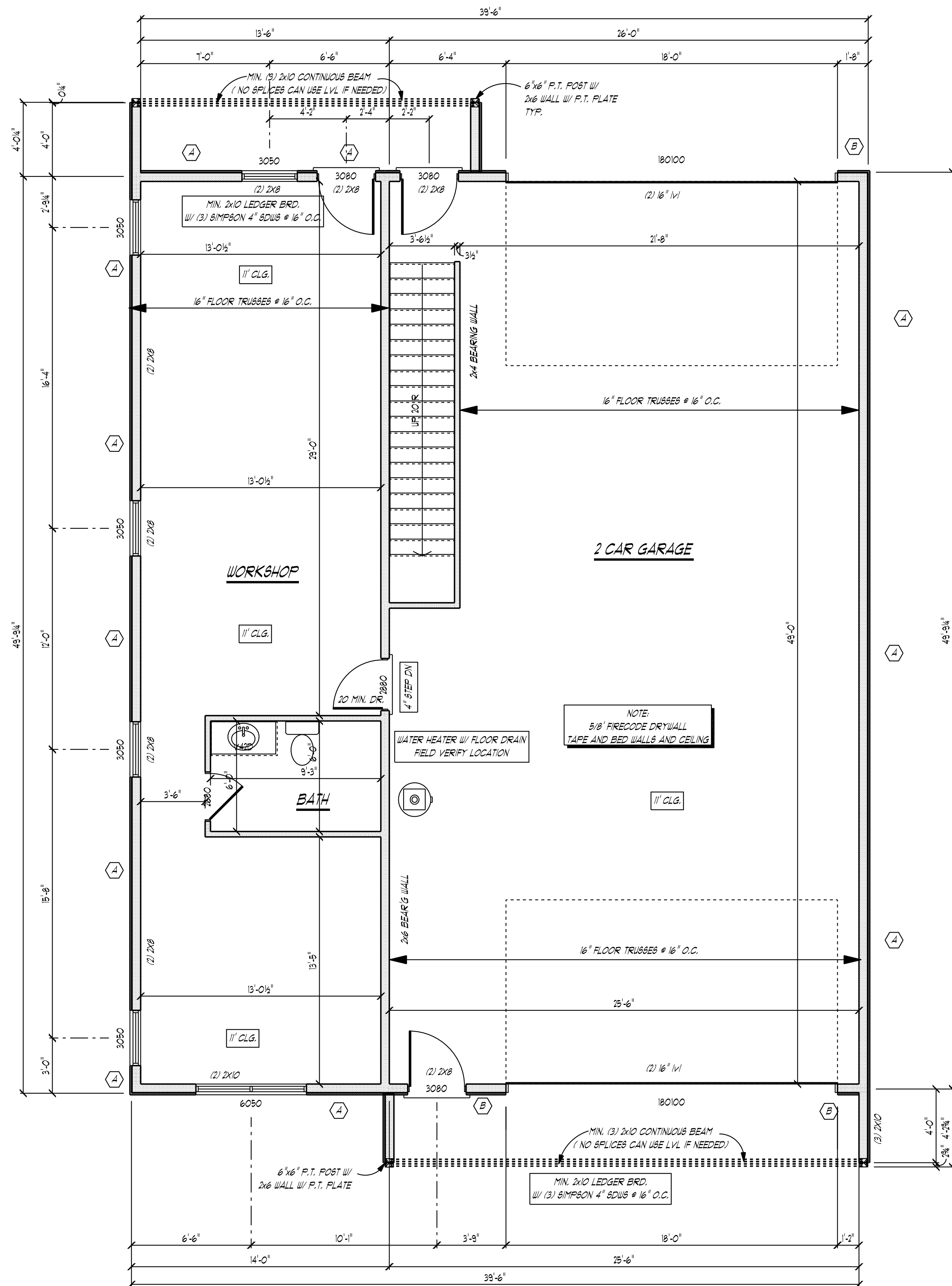
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SHEET •

A4



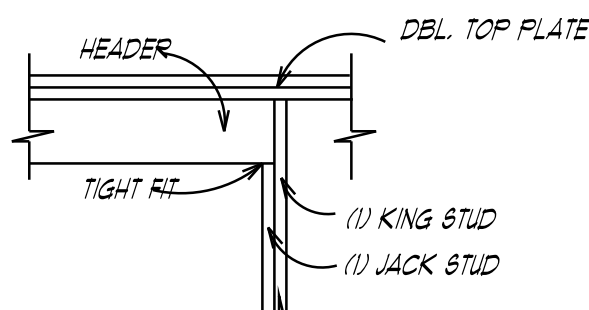
FLOOR PLAN

SCALE: 1/4" = 1'-0"

BEARING HEADER DETAIL

UNLESS NOTED OTHERWISE HEADERS OVER OPENINGS
IN BEARING WALLS SHALL BE:

BEAR ON ONE STUD UNLESS NOTED OTHERWISE. HEADER TO
FIT TIGHT TO ADJACENT FULL HEIGHT STUD.



ALL HEADERS TO BE
MIN. (3) 2x6 UNLESS NOTED OTHERWISE

SHEAR WALL / BRACING CODED
NOTES SCHEDULE:

EXTERIOR BRACED WALL PANEL:
CONTINUOUS SHEATHING, MIN. 1/8"
OSB OR PLYWOOD PER CODE:

- METHOD CS-WSP PER RCO 2019 TABLE
602.10.4 - ATTACHED PER TABLE 602.3(3)
- RCO 2019 TABLE 602.10.13 BRACED WALL LINE
SPACING 60 FT. MAX. WITH 3/1 DIAPHRAGM WIDTH
TO DEPTH RATIO.
- RCO 2019 SECTION 602.4.2 CONTINUOUS SHEATHING
- TABLE 602.10.3 MIN. PANEL LENGTHS.

CS-PP (PER DETAIL ON SHEET A11)

GB - METHOD (PER DETAIL ON SHEET A11)

DOOR LEGEND

3068 = 3'-0" (WIDE) X 6'-8" (TALL)
3080 = 3'-0" (WIDE) X 8'-0" (TALL)



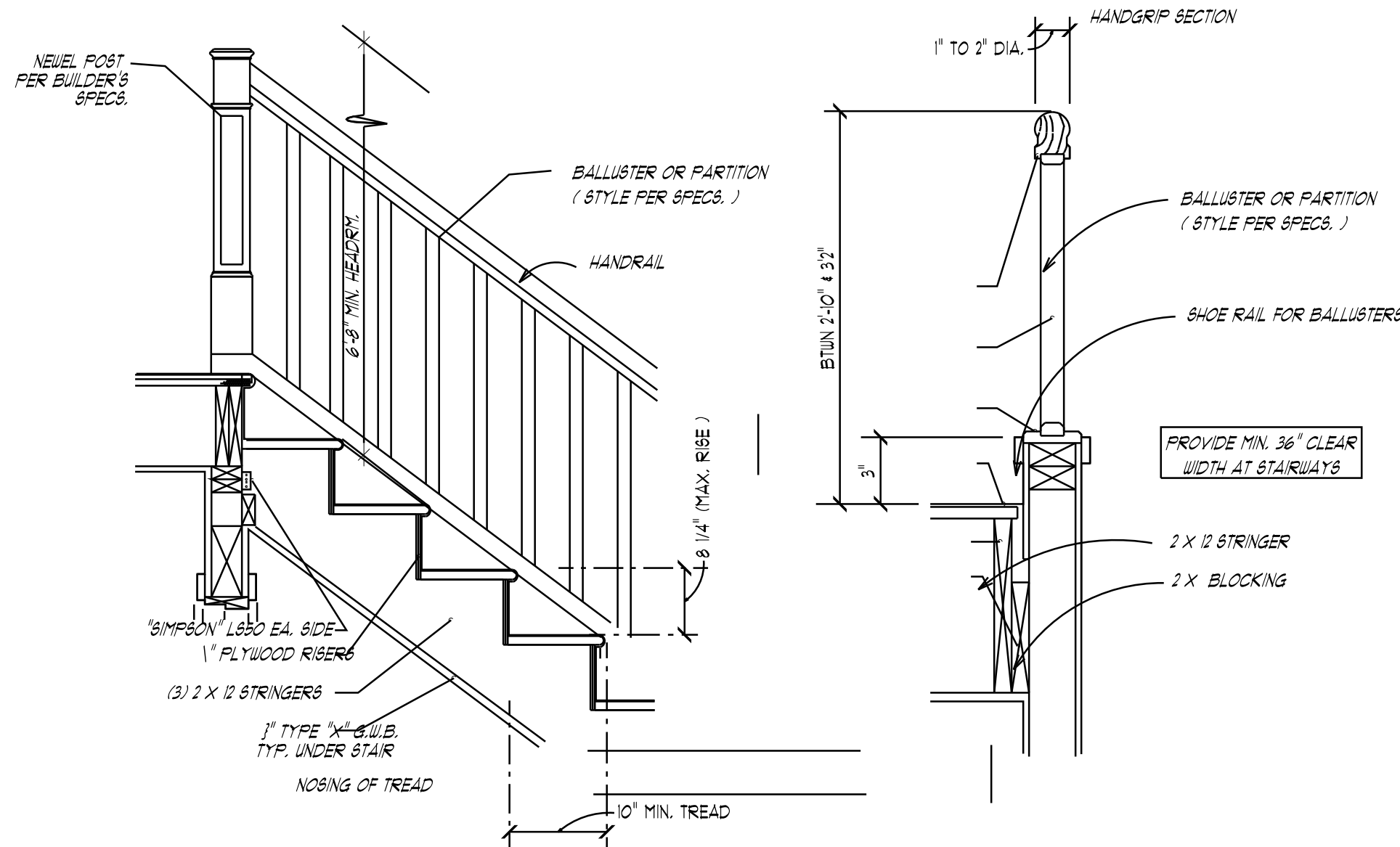
WINDOW LEGEND

3080 = 3'-0" (WIDE) X 5'-0" (TALL)
3080 = 3'-0" (WIDE) X 8'-0" (TALL)



STAIR DATA

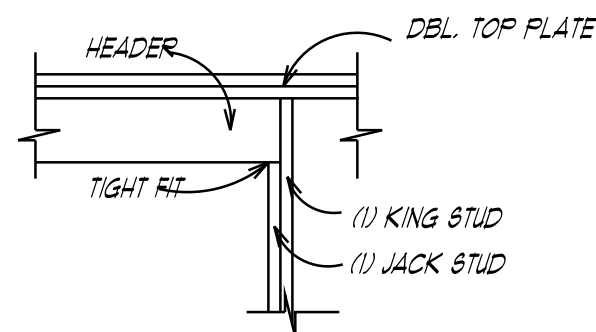
- MINIMUM TREAD DEPTH: 10"
- MINIMUM NOBING PROJECTION: 1"
- MAXIMUM RISER HEIGHT: 8 1/4"
- MAXIMUM VARIANCE IN RISER HEIGHT: 3/8"
- MINIMUM HEADROOM HEIGHT AT STAIR ANGLE: 6'-8"
- MINIMUM / MAXIMUM HANDRAIL HEIGHT: 34"/38"
- MINIMUM GUARDRAIL HEIGHT: 36"
- MAXIMUM BALUSTER SPACING (CLEAR OPS): 4"
- MINIMUM STAIR WIDTH EXCLUDING WALL HANDRAIL: 3'-0" MIN. (SEE PLAN)



TYP. STAIR DETAIL

BEARING HEADER DETAIL

UNLESS NOTED OTHERWISE HEADERS OVER OPENINGS
IN BEARING WALLS SHALL BE:
BEAR ON ONE STUD UNLESS NOTED OTHERWISE. HEADER TO
FIT TIGHT TO ADJACENT FULL HEIGHT STUD.



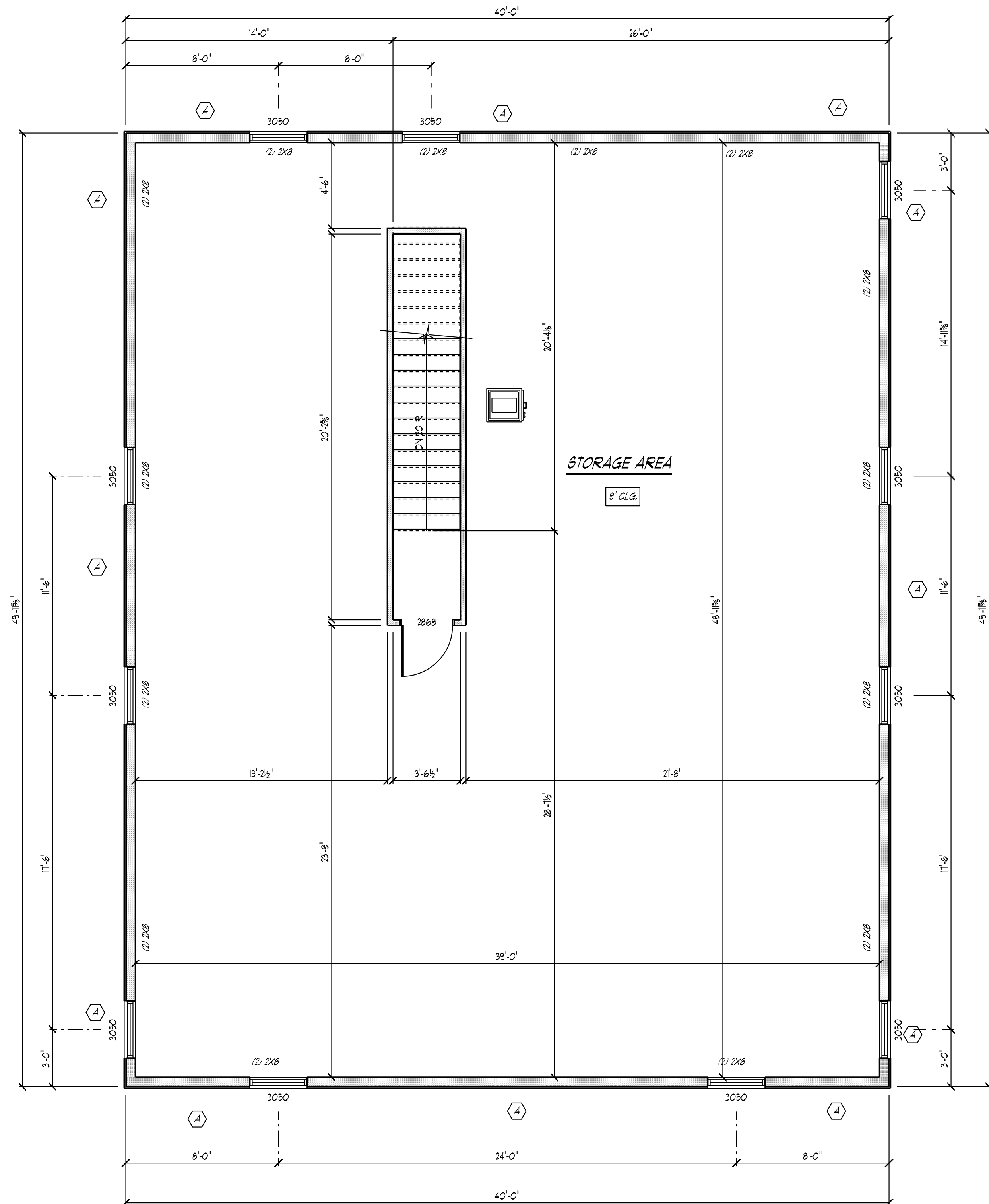
ALL HEADERS TO BE
MIN. (3) 2x6 UNLESS NOTED OTHERWISE

SHEAR WALL / BRACING CODED NOTES SCHEDULE:

- (A) EXTERIOR BRACED WALL PANEL:
CONTINUOUS SHEATHING, MIN. 7/16"
OSB OR PLYWOOD PER CODE:
- * METHOD C8-WSP PER RCO 2019 TABLE
602.10.4 - ATTACHED PER TABLE 602.3(3)
 - * RCO 2019 TABLE 602.10.1.3 BRACED WALL LINE
SPACING 60 FT. MAX. WITH 3:1 DIAPHRAGM WIDTH
TO DEPTH RATIO.
 - * RCO 2019 SECTION 602.4.2 CONTINUOUS SHEATHING
 - * TABLE 601.10.3 MIN. PANEL LENGTHS.

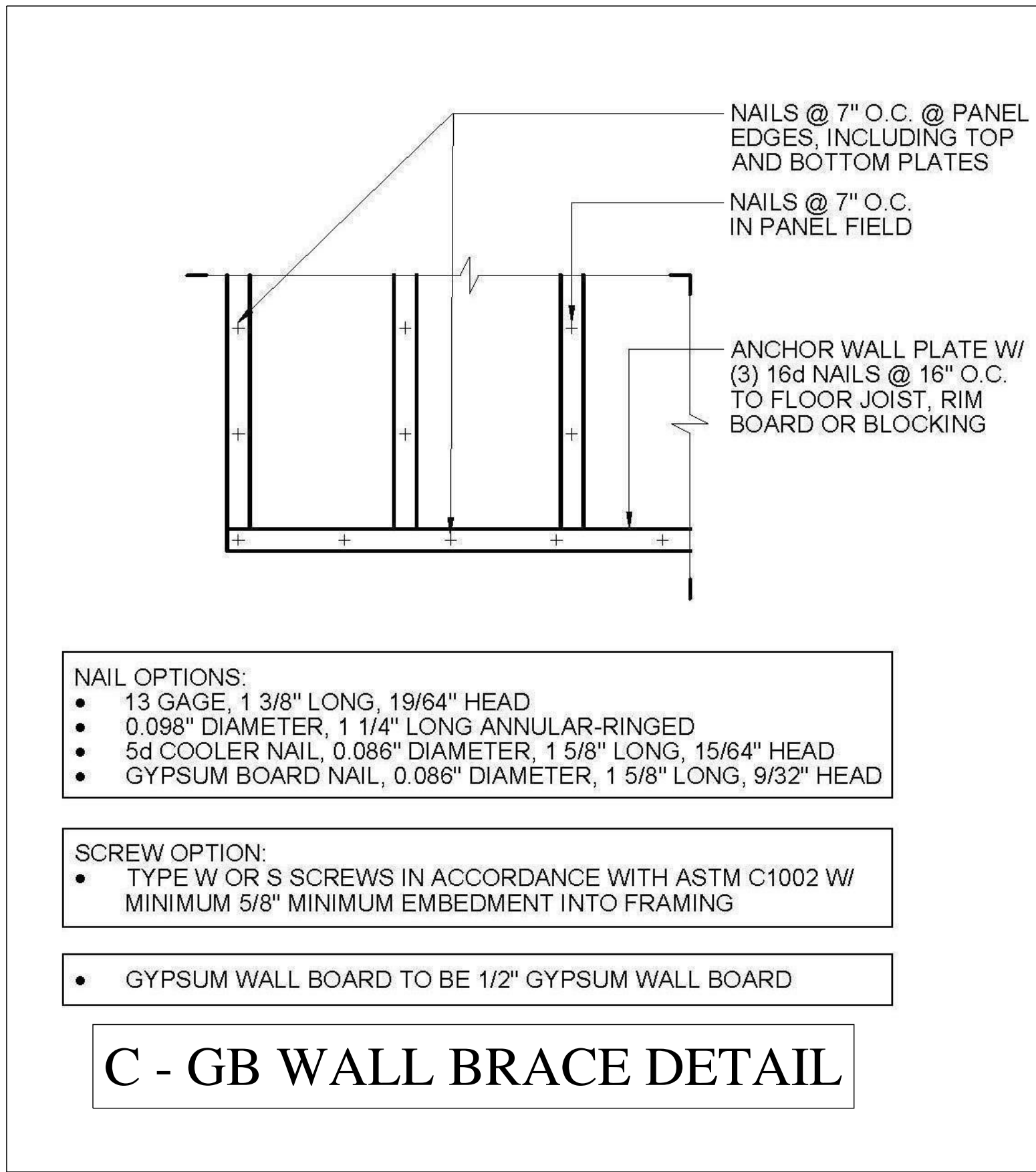
(B) C8-PP (PER DETAIL ON SHEET A11)

(C) GB - METHOD (PER DETAIL ON SHEET A11)

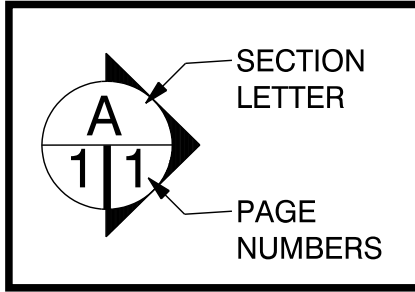
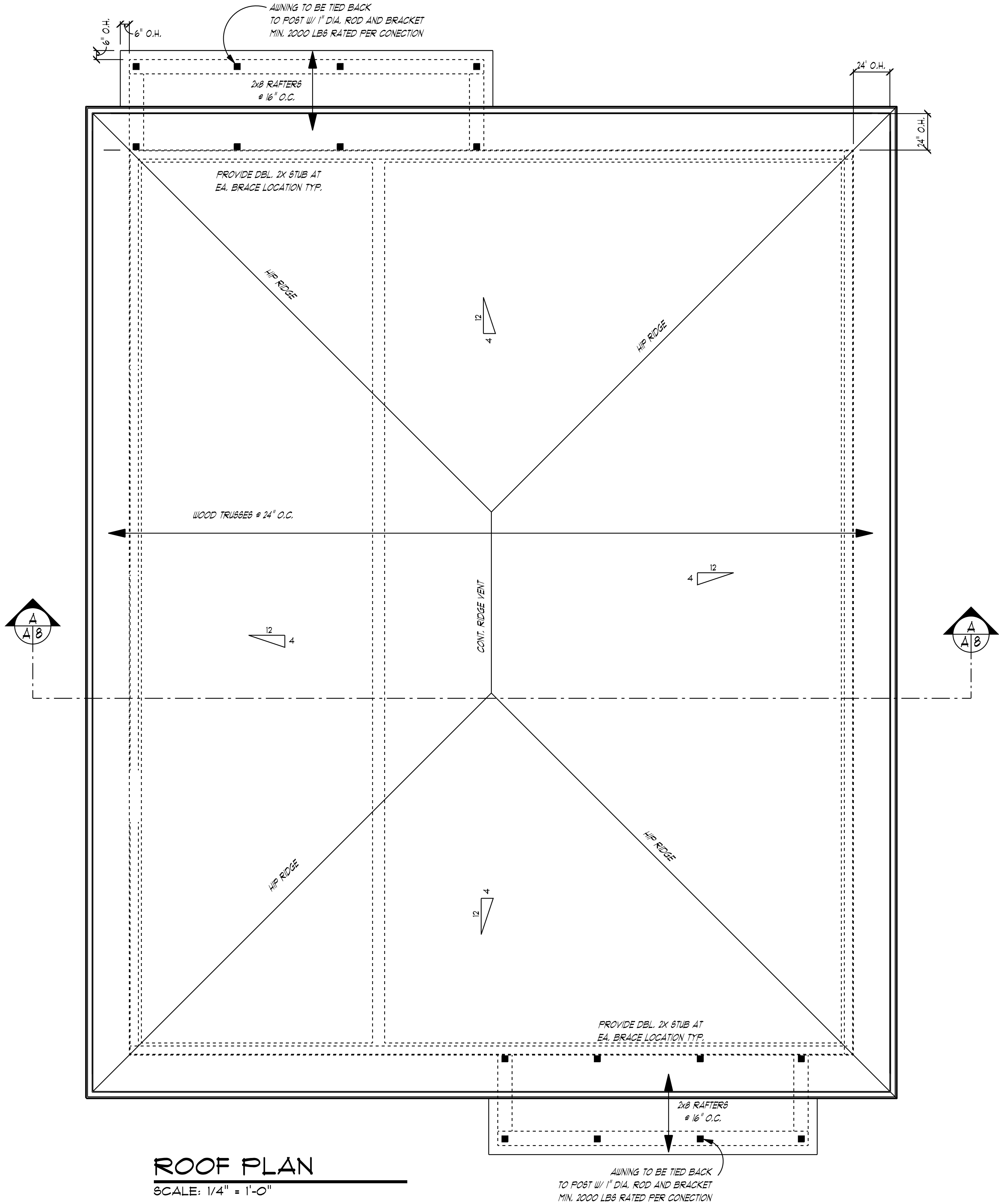
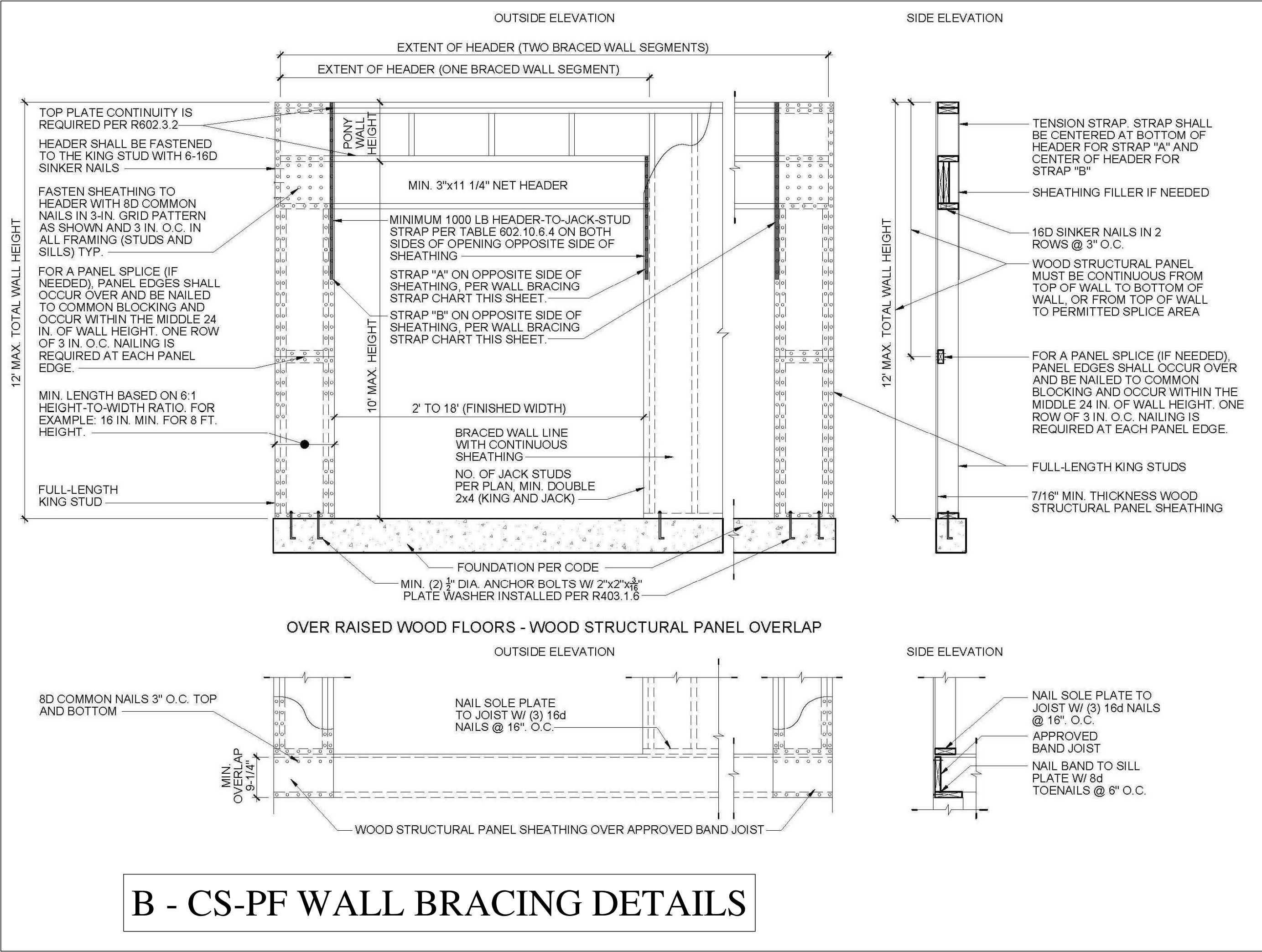
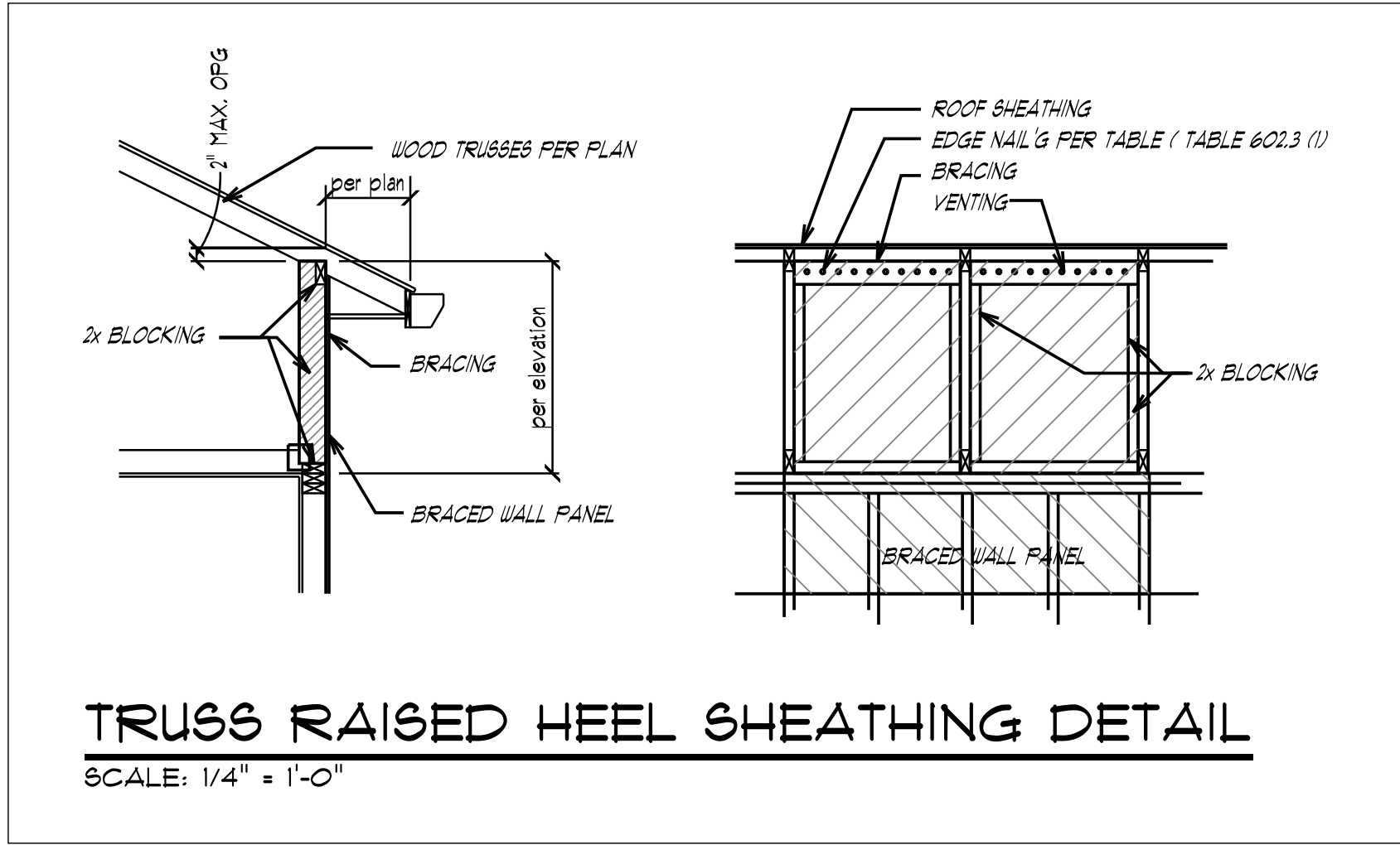


SECOND FLOOR BONUS ROOM PLAN

SCALE: 1/4" = 1'-0"



- GENERAL ROOF NOTE:
- 12" MIN. OVERHANG U.N.O.
 - 8" MIN. HEEL HGT. FINAL HGT PER TRUSS MANUF.
 - REFER TO BUILDING ELEVATIONS FOR ROOF PITCHES AND ROOF PROFILES.
 - FLASH AROUND ALL ROOF PENETRATIONS. COORDINATE ALL ROOF PENETRATIONS AND FLASHING DETAILS WITH ROOFING CONTRACTOR.
 - ALL FLASHING AT BRICK OR STONE TO HAVE REGLET CUT INTO MORTAR JOINTS. FLASH AND COUNTER FLASH PER RCO CODE AND MANUF. SPECIFICATIONS AND/OR DETAILS.
 - ALL ROOF TO WALL CONDITIONS TO RECEIVE ICE AND DAM MEMBRANE AND STEP FLASHING (AS REQUIRED) AND ROOF TO WALL FLASHING TO BE PART OF THE ROOF INSTALLATION.
 - VALLEY FLASHING TO BE PRE-PAINTED HEAVY GAUGE METAL.
 - LAYOUT FOR DESIGN INTENT ONLY FINAL LAYOUT PER TRUSS MANUF.



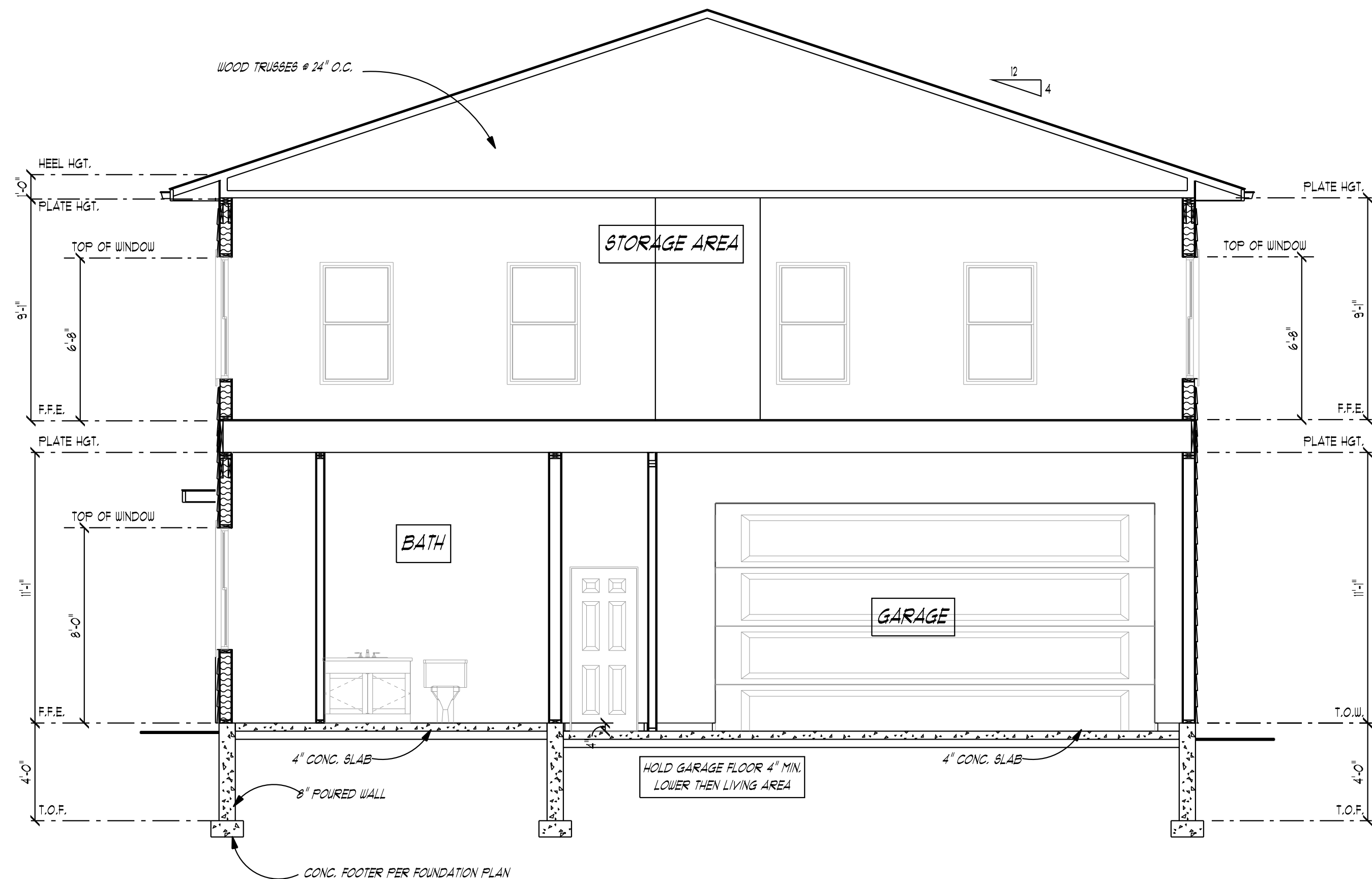
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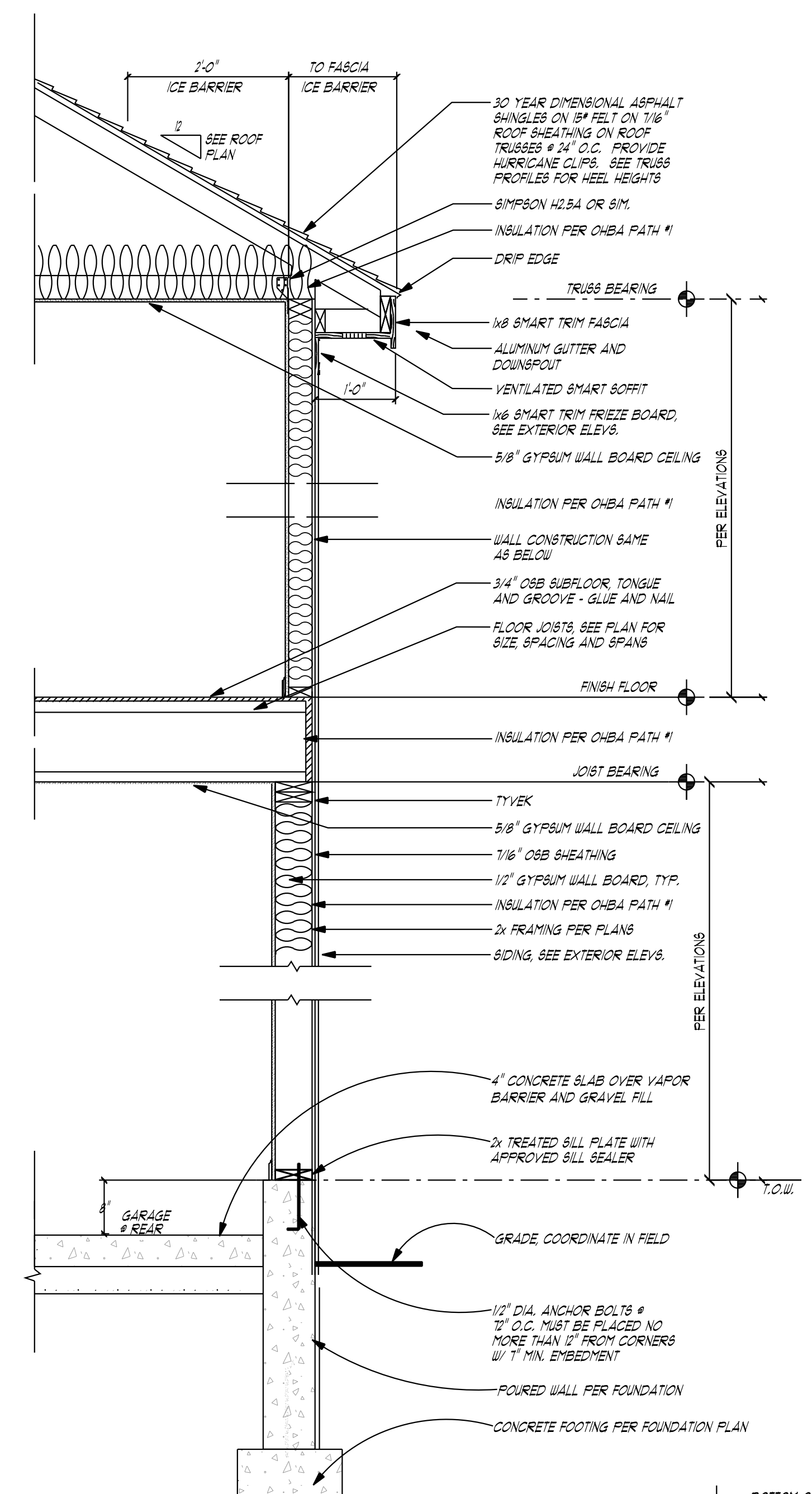
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Wednesday, May 27, 2026
REVISED:

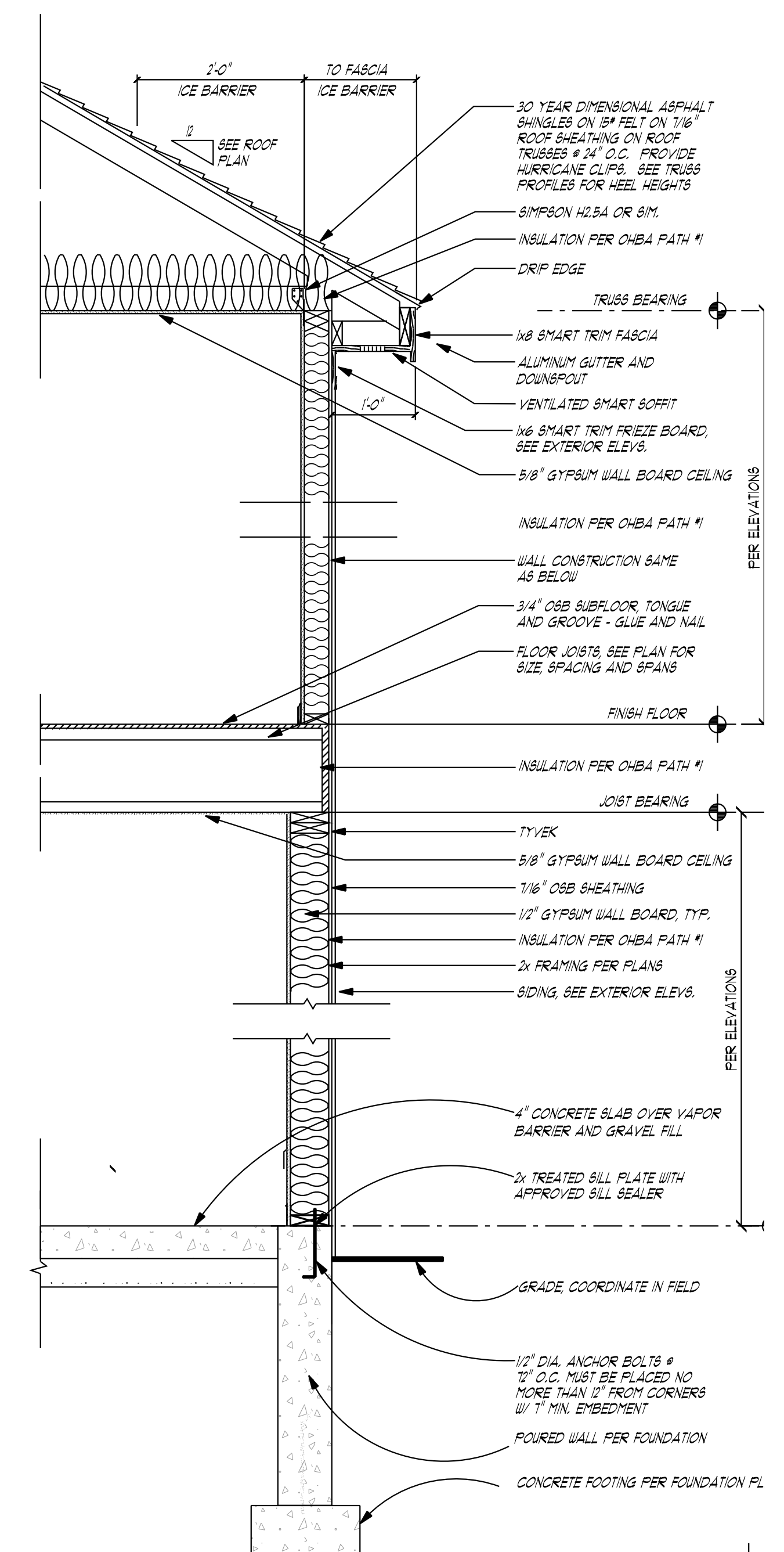
SHEET • A7



BUILDING CROSS SECTION
SCALE: 1/4" = 1'-0"



TYP. WALL SECTION AT GARAGE
SCALE: 1/2" = 1'-0"



WALL SECTION SLAB ON GRADE
SCALE: 1/2" = 1'-0"

RESIDENTIAL
CUSTOM HOUSE PLANS - BARNES
CATALOG PLANS - GARAGES
3D RENDERINGS - ADDITIONS
RMDH2@GMAIL.COM - 740-919-8206

Chateau Design Co.

SECTION LETTER
A

PAGE NUMBERS
11

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Wednesday, May 27, 2026
REVISED:

1. TAMPER RESISTANT: IN ALL AREAS SPECIFIED IN ARTICLE 210.52, ALL NONLOCKING TYPE 125-VOLT, 15 AND 20 AMPERE RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. (NEC 406.12)

3. GFCI RECEPTACLES: GFCI PROTECTION FOR PERSONNEL SHALL BE PROVIDED AS REQUIRED IN 210.8(A) THROUGH (D). THE GROUND FAULT CIRCUIT-INTERRUPTER SHALL BE INSTALLED IN A READILY ACCESSIBLE LOCATION. A READILY ACCESSIBLE LOCATION SHALL BE ABLE TO BE REACHED QUICKLY WITHOUT THE USE OF TOOLS, REMOVAL OF OBSTACLES, CLIMBING, OR USE OF LADDERS. THIS MAY BE

4. DIFFICULT FOR REFRIGERATORS, DISHWASHERS, MICROWAVES, AND DISPOSALS UNLESS PROTECTED BY A GFCI BREAKER. (NEC 210.8)

5. GFCI RECEPTACLES: GFCI PROTECTION OF RECEPTACLE OUTLETS TO ALL RECEPTACLES WITHIN 6 FEET OF ANY TYPE OF SINK. THIS NOW REQUIRES RECEPTACLES WITHIN 6 FEET OF THE KITCHEN SINK TO HAVE GFCI PROTECTION EVEN IF THEY ARE NOT PART OF THE KITCHEN, INCLUDING RECEPTACLES FOR DISPOSALS AND REFRIGERATORS. WALL RECEPTACLES ON THE BACK SIDE OF A PENINSULA WITH A FREEBANK, HAND SINK, KITCHEN SINK, OR BAR SINK MAY FALL INTO THIS 6 FOOT RANGE AND REQUIRE GFCI PROTECTION. (NEC 20.8.4.17)

6. GFCI RECEPTACLES: ALL RECEPTACLES WITHIN 6 FEET OF A SHOWER STALL OR BATHTUB SHALL BE GFCI PROTECTED EVEN IF THEY ARE NOT IN A BATHROOM. AN ADJOINING CLOSET, DRESSING TABLE, OR BEDROOM MAY FALL IN THIS RANGE. (NEC 210.8 (A)(9))

7. GFCI RECEPTACLES: ALL RECEPTACLES WITHIN A LAUNDRY ROOM SHALL BE GFCI PROTECTED REGARDLESS OF THE PRESENCE OR ABSENCE OF A LAUNDRY SINK. (NEC 21.8(4)(10))

8. APCI RECEPTACLES: THIS SECTION HAS BEEN EXPANDED TO INCLUDE APCI PROTECTION FOR KITCHEN AND LAUNDRY AREAS. THIS WILL INCLUDE THE 20 AMP SMALL APPLIANCE BRANCH CIRCUITS SERVING COUNTERTOPS, AND THE DISPOSAL, DISHWASHER, REFRIGERATOR AND MICROWAVE RECEPTACLES. THESE AREAS WILL BE BOTH GFCI AND APCI PROTECTED. (NEC 20.12 (4))

9. RECEPTACLES: AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED FOR EACH CAR SPACE WITHIN THE GARAGE. THE BRANCH CIRCUIT SUPPLYING THIS RECEPTACLE SHALL NOT SUPPLY OUTLETS OUTSIDE OF THE GARAGE. (NEC 210.52(G))

10. EXTERIOR LIGHT: FOR DWELLING UNITS, ATTACHED GARAGES, AND DETACHED GARAGES WITH ELECTRIC POWER, AT LEAST ONE WALL SWITCH-CONTROLLED LIGHTING OUTLET SHALL BE INSTALLED TO PROVIDE ILLUMINATION ON THE EXTERIOR OR SIDE OF OUTDOOR ENTRANCES OR EXITS WITH GRADE LEVEL ACCESS. (NEC 20.102.18)

11. OUTLET BOXES: OUTLET BOXES LISTED FOR SUPPORT OF LUMINAIRES OR LAMP HOLDERS SHALL CONTAIN MARKINGS FOR THE MAXIMUM WEIGHT ALLOWED ON THE INSIDE OF THE BOX. (NEC 314.23A)

12. GROUNDING CONDUCTORS: NOW REQUIRES THAT A GROUNDING CONDUCTOR ONLY BE PROVIDED AT ONE SWITCH LOCATION WHEN MULTIPLE SWITCHES CONTROL THE SAME LIGHTING CIRCUIT (IT IS NOW ALLOWED TO USE A DEAD-END THREE WAY) (NEC 404.2 C)

13. RECEPTACLES: ALL RECEPTACLES IN WET LOCATIONS SHALL HAVE A LISTED "EXTRA-DUTY" IN-USE COVER. (NEC 404.6(D))

14. WET LOCATIONS : RECEPTACLES OF 15 AND 20 AMP ERES, 125 AND 250 VOLTS INSTALLED IN A WET LOCATION SHALL HAVE AN ENCLOSURE THAT IS WEATHERPROOF WHETHER OR NOT THE ATTACHMENT PLUG CAP IS INSERTED. AN OUTLET BOX HOOD INSTALLED FOR THIS PURPOSE SHALL BE LISTED AND SHALL BE IDENTIFIED AS "EXTRA DUTY". (NEC 406.9(B)(1))

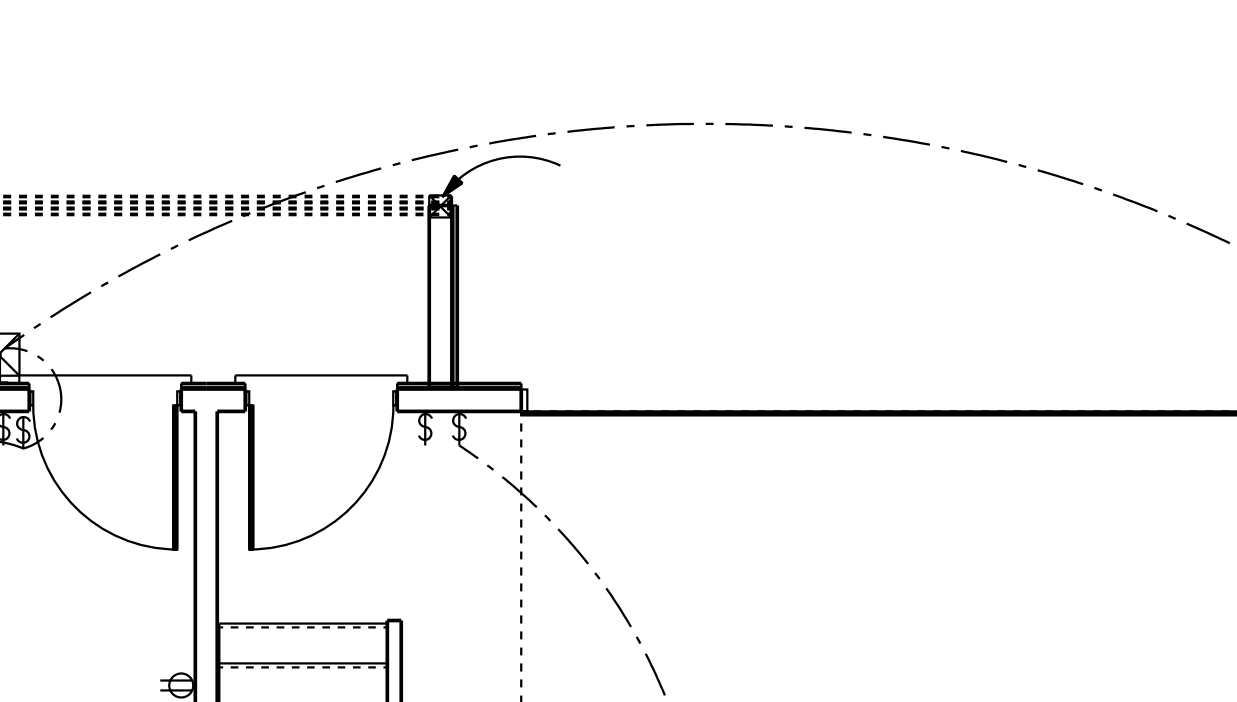
19. GROUNDING ELECTRODE SYSTEM INSTALLATION: (A) ROD, PIPE, AND PLATE ELECTRODES SHALL MEET THE REQUIREMENTS OF NEC 250.53(A)(1) THROUGH (A)(3). (1) IF PRACTICABLE, ROD, PIPE AND PLATE ELECTRODES SHALL BE EMBEDDED BELOW PERMANENT MOISTURE LEVEL. ROD, PIPE AND PLATE ELECTRODES SHALL BE FREE FROM NONCONDUCTIVE COATINGS SUCH AS PAINT OR ENAMEL.

16. **ELECTRIC WORK :** ALL NEW ELECTRIC WORK IS TO BE INSTALLED PER THE 2017 NATIONAL ELECTRIC CODE

17. MANDATORY-WHOLE-HOUSE-MECHANICAL-VENTILATION-SYSTEM: AN EXHAUST SYSTEM, SUPPLY SYSTEM OR A COMBINATION THERE OF THAT IS DESIGNED TO MECHANICALLY EXCHANGE INDOOR AIR FOR OUTDOOR AIR WHERE OPERATING CONTINUOUSLY OR THROUGH A PROGRAMMED INTERMITTENT SCHEDULE TO SATISFY THE WHOLE-HOUSE VENTILATION RATE. (303, 1103, 6 & 1505)

10. GARAGE BRANCH CIRCUITS: IN ADDITION TO THE NUMBER OF BRANCH CIRCUITS REQUIRED BY OTHER PARTS OF THIS SECTION AT LEAST ONE 120 VOLT, 20 AMP BRANCH CIRCUIT SHALL BE INSTALLED TO SUPPLY RECEPTACLES OUTLETS IN ATTACHED AND DETACHED GARAGES WITH ELECTRIC POWER. THE CIRCUIT SHALL HAVE NO OTHER OUTLETS. (NEC 210.11)

13. LIGHTING OUTLETS: FOR ATTICS AND UNDERFLOOR SPACES, UTILITY ROOMS AND BASEMENTS AT LEAST ONE LIGHTING OUTLET CONTAINING OR CONTROLLED BY A SWITCH SHALL BE INSTALLED WHERE THESE SPACES ARE USED OR CONTAIN EQUIPMENT REQUIRING SERVICE. (NEC 210.10 C)



All Outlets & Switches
Are ARC Fault Protected



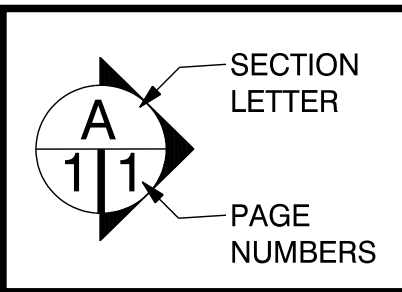
	10V DUAL OUTLET
	10V SWITCHED OUTLET
	10V WEATHERPROOF OUTLET
	10V GROUND FAULT INTERRUPT OUTLET
	220V RECEPTACLE
	10V FLOOR OUTLET
	LIGHT SWITCH
	(3) WAY LIGHT SWITCH
	DIMMER SWITCH
	CEILING LIGHT
	RECESSED CAN LIGHT
	WALL MOUNT LIGHT
	FEDIMENT LIGHT
	U.C.L. (UNDER CABINET) LIGHT
	SOFIT LIGHT

	LED FIXTURES
	LED FLOOD LIGHTS
	CEILING FAN
	EXHAUST FAN/LIGHT COMBO
	EXHAUST FAN
	ELECTRIC SERVICE PANEL
	SMOKE AND CARBON MONOXIDE DETECTOR COMBO

SCALE: 1/4" = 1'-0"

SCALE: 1/4" = 1'-0"

RESIDENTIAL
CUSTOM HOUSE PLANS – BARNES
CATALOG PLANS – GARAGES
3D RENDERINGS – ADDITIONS
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43026

Bahgat Garage

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OWNER OR BUILDER MUST COMPLY
WITH ALL LOCAL BUILDING CODE PRIOR
TO COMMENCEMENT OF ANY WORK.

Wednesday, May 27, 2026

REVISÉD:

SHEET 4

E1



STAFF REPORT

Board of Zoning Appeals
June 15th, 2026

Case: CU-4167
Prepared by: Kayla Johnson

I. Summary

Owner/Applicant:	Faten M. Bataineh/Uziel Moreno
Township:	Madison Township
Site Location:	3773 Beechton (Parcel #180-002363)
Acreage:	0.17 acres
Utilities:	Public water and wastewater
Zoning:	Restricted Urban Residential (R-8)
Request:	Requesting a Conditional Use per Section 610.06(2,4, and 7) of the Franklin County Zoning Resolution to construct and grade a single-family residence, detached garage, and driveway in an area designated as Floodway Fringe.
Recommendation:	Staff recommend <u>approval.</u>

II. Property Background/History

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

- In 1962, the property was platted under the Blacklick Estates No. 1 Subdivision.
- Prior to 1995, a residence and detached garage were constructed on the lot.
- In 2013, a demolition permit was issued for the residence and detached garage.
- In 2026, a zoning compliance permit was filed for a new residence and detached garage.

III. Surrounding Land Use/Zoning

Location	Jurisdiction	Zoning	Land Use
North	Madison Twp./Blacklick Estates	Restricted Urban Residential (R-8)	Single-family residential
South	Madison Twp./Blacklick Estates	Restricted Urban Residential (R-8)	Single-family residential
East	Madison Twp./Blacklick Estates	Restricted Urban Residential (R-8)	Single-family residential
West	Madison Twp./Blacklick Estates	Restricted Urban Residential (R-8)	Single-family residential

IV. Comprehensive Plan

The Blacklick Madison Area Plan (2011) recommends the site for Medium Density Residential land uses. Development envisioned under this category includes single- and two-family residences with a range of 2-8 dwelling units per acre.

The proposal generally meets the land use recommendations.

Franklin County Zoning Resolution Review

Conditional Use per Section 610.06(2) – Residential Construction in Floodway Fringe:

Residential, commercial, industrial, manufacturing or similar structures or buildings are subject to Conditional Use.

Conditional Use per Section 610.06(4) – Parking and Loading Areas in Floodway Fringe:

Parking and loading areas are subject to Conditional Use.

Conditional Use per Section 610.06(7) – Grading in Floodway Fringe:

Temporary or permanent placement of material, fill, or spoil of any type or other such mounding or embankment or additions or extensions thereto are subject to Conditional Use.

V. Technical Review Committee Agency Review

The case was referred to the informal Technical Review Committee for comments on May 20th, 2026.

The following comments were provided by the respective Technical Agencies:

- 1) ***Aqua Ohio:*** Aqua will require a new service application for both water and sewer which must be reviewed and approved by Aqua prior to service being provided. The Aqua water main is conveniently located at the front of the property, and the sewer easement runs along the rear of the lot. These details must be corrected and added to the site plan.
- 2) ***Franklin County Engineer's Office (Drainage Department):*** Details are needed for where the downspouts drain to, removal of the existing driveway, and the area of disturbance.
- 3) ***Franklin County Engineer's Office (Mobility Department):*** Details are needed for what work is being completed in the right-of-way, replacement of the driveway apron, replacement of the sidewalk, and the design of the driveway apron.
- 4) ***Franklin Soil and Water Conservation District (FSWCD):*** Erosion and sediment control will need to be relocated to avoid affecting adjacent lots. FSWCD can provide a portable concrete washout to assist containing the waste.
- 5) ***Franklin County Planning Department:*** The north arrow of the site plan will need to be adjusted and additional information on the finished floor versus base flood elevations of the structures and property.

VI. Conditional Use Review Criteria

Section 815.041 – Approved: The Board of Zoning Appeals shall approve an application for a Conditional Use if all 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. Staff: The proposed development are conditional uses under the Floodplain regulations of the Franklin County Zoning Resolution.
2. The proposed development is in accordance with applicable plans or policies for the area;

- a. Staff: The proposal meets the land use recommendations.
3. The proposed development will be in keeping with the existing land use character and physical development potential of the area
 - a. Staff: A similar footprint of a residence and detached garage was previously developed on the lot similar to surrounding properties within the subdivision.

VII. Recommendation:

Based on Staff's Analysis, Staff's recommendation is that the Board of Zoning Appeals approve a Conditional Use per Section 610.06(2, 4, and 7) of the Franklin County Zoning Resolution to construct and grade a single-family residence, detached garage, and driveway in a Floodway Fringe.

VIII. Motion

For your convenience, the following is a proposed motion:

Proposed Motion for Request:

_____ moves to approve a Conditional Use per Section 620.06(2, 4 and 7) of the Franklin County Zoning Resolution as outlined in the request for the applicant identified in Case No. CU-4167.

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 815.041 of the Franklin County Zoning Resolution as outlined in the request for the applicant identified in Case No. CU-4167 results from the applicant satisfying/failing to satisfy the criteria for granting a Conditional Use per Section 815.041.

Seconded by: _____

Voting:

CU-4167

Requesting a Conditional Use per Section 610.06(2,4, and 7) of the Franklin County Zoning Resolution to construct and grade a single-family residence, detached garage, and driveway in an area designated as Floodway Fringe

Township: Madison Twp

Address: 3773 Beechton

Acreage: 0.17 acres

Legend

- Parcel IDs
- R-O-W Centerlines
- NFHL 100-Year Floodplain

Madison

Case File: CU-4167

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,

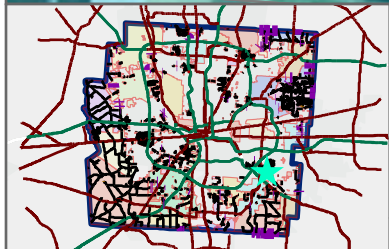
Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere



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



0 175 350
Feet



Case File: CU-4167

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

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere



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



0 20 40
Feet



Franklin County
Board of Commissioners

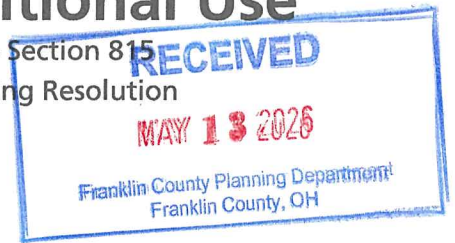
ECONOMIC DEVELOPMENT & PLANNING

Application for

Conditional Use

Pursuant to Section 815
of the Zoning Resolution

Page 1 of 8



Property Information

Site Address: **3773 BEECHTON RD**

Parcel ID: 180-002363-00	Zoning District: 2507 - GROVEPORT-MADISON SCHOOLS
Lot Acreage: 0	Township: MADISON TOWNSHIP

Property Owner Information

Name: **BATAINEH FATEN M**

Address: **3773 BEECHTON RD**
COLUMBUS OHIO

Phone #: 614-596-7163	Fax #:
Email: USIELOBED456@GMAIL.COM	

Applicant Information

☐ Same as property owner

Name: **SAME AS AGENT**

Address:

Phone #:	Fax #:
Email:	

Agent Information

Name: **UZIHEL MORENO**

Address: **3901 BAYBERRY CIRCLE 43207**

Phone #: 614 506 7163	Fax #:
Email: USIELOBED456@GMAIL.COM	

Staff Use Only

Case # **CU-41107**

Date Filed: **5/14/20**

Received By: **Kayla J.**

Fee Paid: **\$350**

Receipt Number: **26-01395**

Hearing Date: **6/15/20**

Technical Review: **5/26/20**

Zoning Compliance #: **#R7 26-062**

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

Conditional Use

Pursuant to Section 815
of the Zoning Resolution

Page 2 of 8

Case# CU-

Conditional Use(s) Requested:

Section:

~~610.06~~ 610.06 (7) - grading

Description:

TO BUILD MY SINGLE FAMILY HOME AND GARAGE ON LOT WHERE HOUSE AND GARAGE ONCE WAS EXISTING

Section:

610.06 (2) - Residential House

Description:

Section:

610.06 (4) - Driveway Parking

Description:

Describe the project:

BUILDING NEW SINGLE FAMILY HOUSE & GARAGE WHERE THE WAS ONCE ON PREVIOUSLY
LOCATED

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:

TO BUILD MY FAMILIES NEW HOME AND GARAGE



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

Application for
Conditional Use

Pursuant to Section 815
of the Zoning Resolution
Page 3 of 8

Case# CU-

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

MY HOME WILL BRING A NEW A FRESH LOOK TO THE AREA

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?

YES IT WILL BE A POSITIVE APPEARANCE & DESIGN TO THE CHARACTOR OF THE GENERAL VICINITY .

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

NOTHING HAZARDOUS OR DUSTRUBING PRESENT OR FUTURE

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

NO DETRIMENTAL USE NOW OR FUTURE

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

ALL PUBLIC SERVICES WILL HAVE PROPER ACCESS



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

Application for
Conditional Use
Pursuant to Section 815
of the Zoning Resolution
Page 4 of 8

Case# CU-

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

ALL BUILDING AND DEVELOPMENT WILL RECIEVE PLAN APPROVALS

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

NO ONLY PLAN APPROVEALS

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

YES IWOULD BE ABLE TO BUILD MY HOUSE AND THE EMPTY LOT WOULD NOT BE A NEIBORHOOD
EYE SORE LITTIERED WITH TRASH

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

ALL GOVERNMENT SERVICES WILL HAVE COMPLET ACCESS TO THE
PROPERTY

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

NO I DID NOT KNOW ABOUT ANY ZONING RESTRICTIONS



Franklin County
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**ECONOMIC DEVELOPMENT
& PLANNING**

Application for
Conditional Use

Pursuant to Section 815
of the Zoning Resolution

Page 5 of 8

Case# CU-

Conditional Use-Expanded Home Occupation (Only) NA

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.).

N/A

2. How many non-resident employees?

N/A

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?

N/A

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?

N/A

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!

N/A

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

N/A

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

N/A

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.

N/A



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.

UZIEL MORENO

Applicant/Authorized Agent

Date

5/11/26

FATEN M BATAINEH

Property Owner (signature must be notarized)

Date

Property Owner (signature must be notarized)

Date

5/11/26

***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.

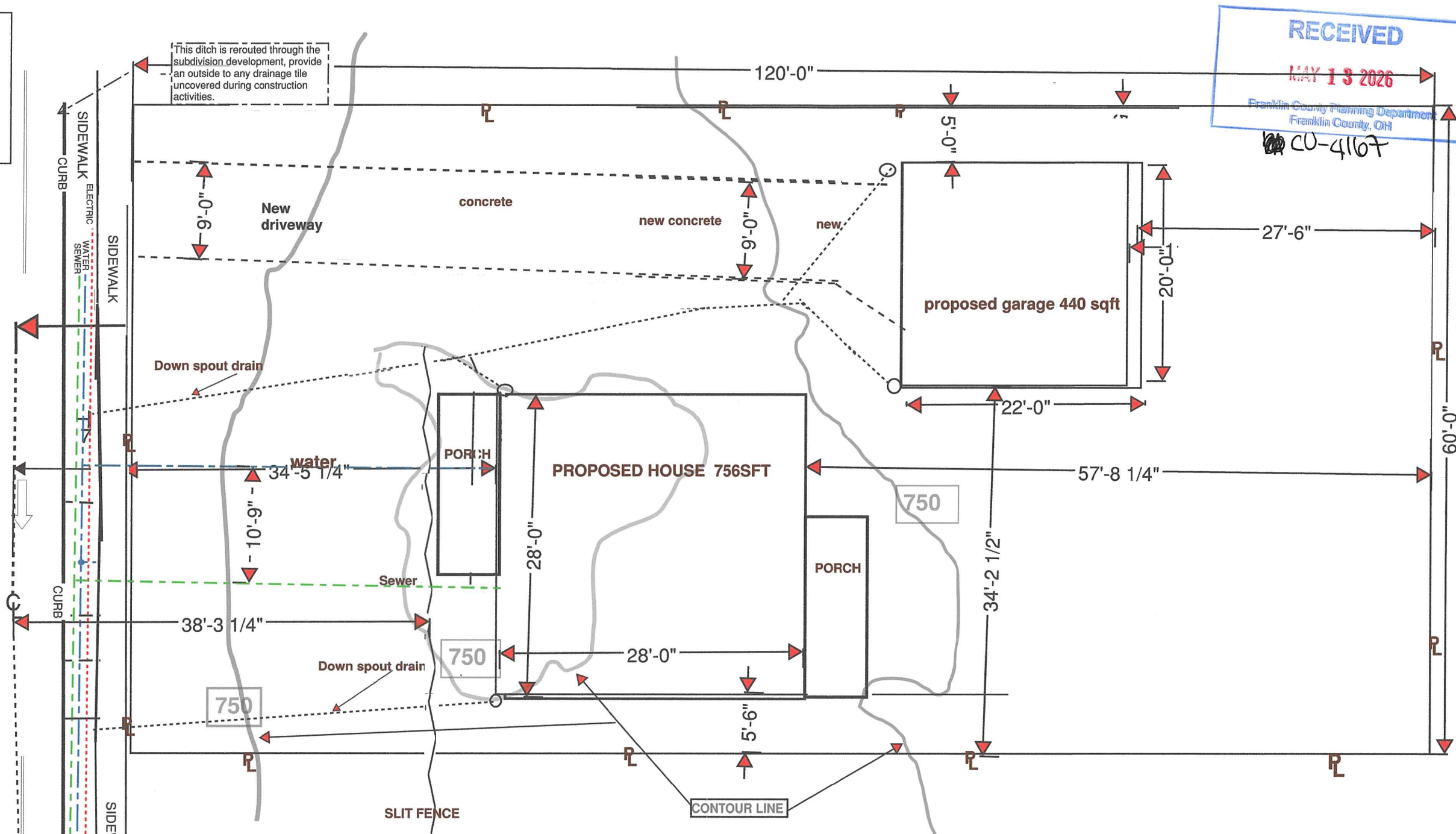


MICHELLE R. DUNLAP
Notary Public, State of Ohio
My Commission Expires:
January 10, 2029

Michelle R Dunlap
05/11/26

Purdy Ditch crosses through this lot. This drainage tile will need to be protected during excavation activities.

BEECHTON RD.



AREAS	
SOD AREA	745.55 SQ. YARDS
LOT AREA	7200 SQ.FT
DRIVEWAY AREA	800 SQ.FT
STRUCTURE AREA	756 SQFT
TOTAL REAR YARD	2670 SQ. FT
GARAGE	440 SQ.FT
REMAINING REAR YARD	1,560 SQ.FT

CLASSIFICATION	R
CATEGORY	RESIDENTIAL
PARCEL NUMBER	180-002363-00
LOT NUMBER	505

NO CONTURE CHANGE

INTERVIOUS AREA	
HOUSE 756 SQFT	
GARAGE 440 sqft	
CONCRETE DRIVEWAY 800SQFT	
TOTAL 1,996	

PERVIOUS AREA	
5204	SQFT

GUTTER DRAIN SIZE 4" PVC
SEWER SIZE SDR 35 6"
WATER LINE SIZE 3/4 COPPER K PIPE
DOWNSPOUT SIZE 4"

job will need a right of way (ROW) permit.
Franklin County issues ROW permits on
behalf of Madison Twp

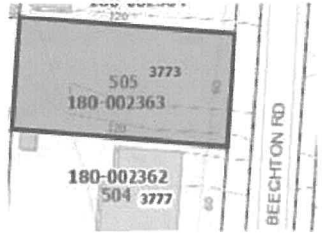
FL/EL= FINSH FLOOR ELEVATION The only
contour elevation change is against foundation
wall area for water run off

Property located in the Floodway
Fringe area. NFIP permit and
Conditional Use required to
develop the structures. Section
610.06(2) and 610.06(7) Franklin
County Zoning Resolution.

Refer to Section 610.07 for the
development standards.



SITE



CODES

2024 RCO
2024 OHIO PLUMBING COD
2024 MECHANICAL CODE
2023 NEC,NFPA70

Revised

05/08/2026 9:39:01 AM

REVISIONS

Revised

03/26/2026 8:56:25 AM

PROJECT OWNER

MORENO'S BUILDER LLC
614 507 7163
MORENOSCONSTRUCTION456@GMAIL.COM

DESIGNER : DERWIN L. WILLIAMS
R.P.D.
EMAIL: DLEW63@YAHOO.COM
TEL. 614 607-8804

PROJECT ADDRESS

Bataineh Residence
3773 Beechton rd.
Columbus,Ohio 43232

NORTH



SCALE

3/32"= 1' - 0"

BUILDING TYPE

RESIDENTIAL

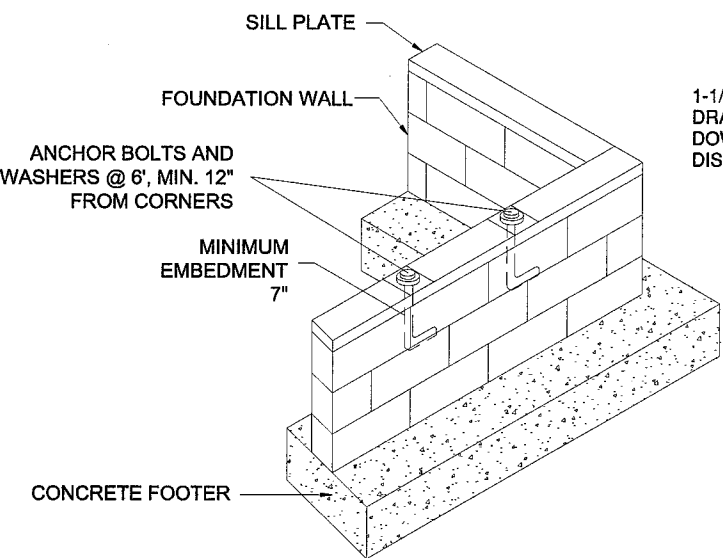
SHEET TITLE

SITE PLAN

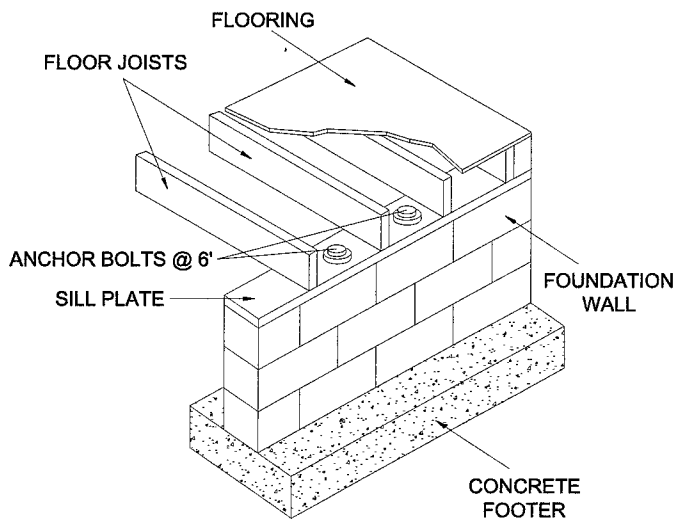
SHEET

A1

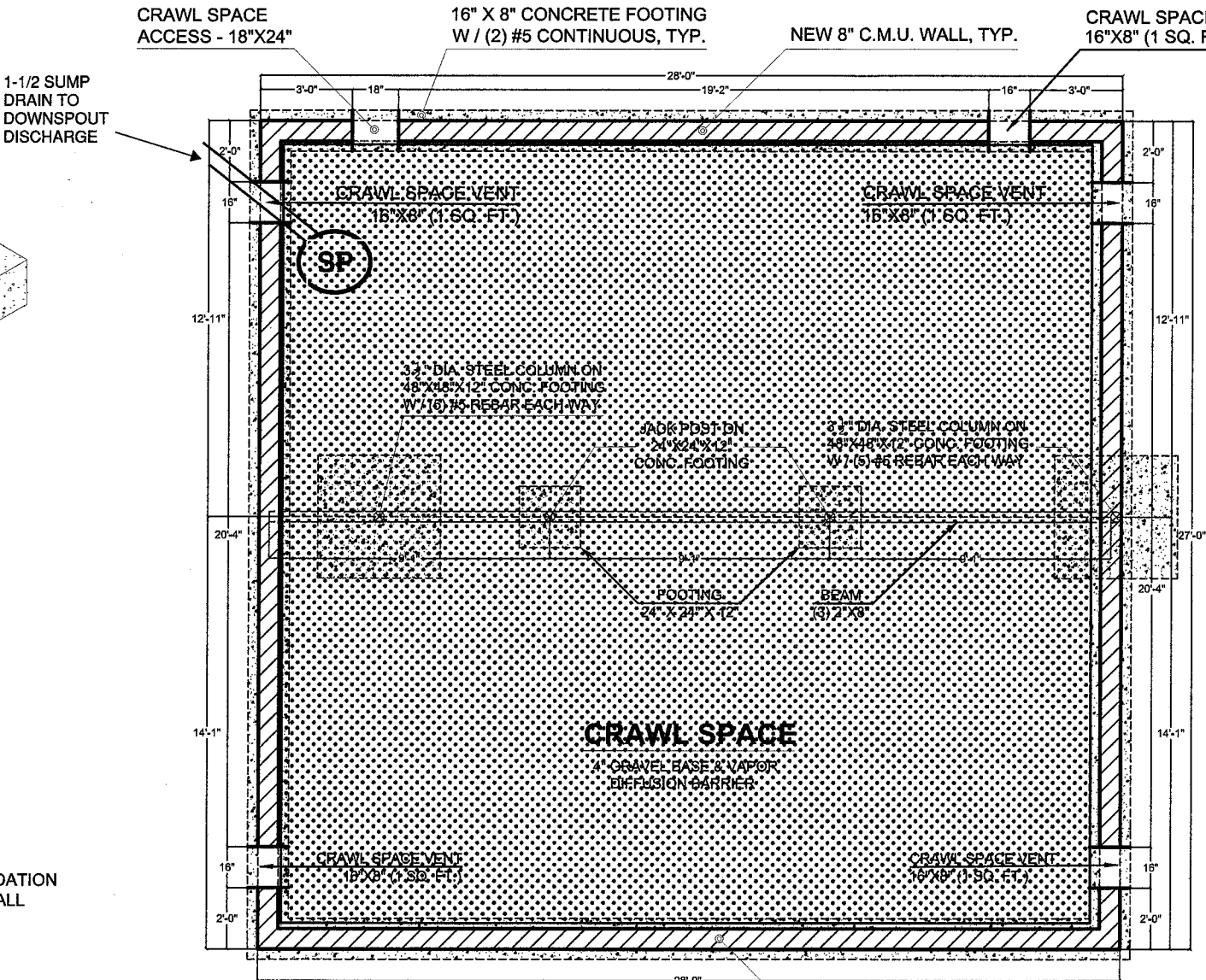
CRAWLSPACE
FLOOD PROTECTION



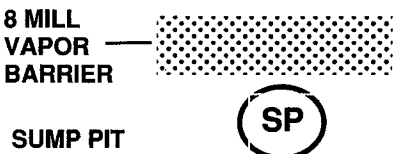
FOUNDATION DETAIL
SCALE : NTS



FLOOR DETAIL
SCALE : NTS



NEW FOUNDATION PLAN



FOUNDATION NOTES

- ALL 8" FOUNDATION WALLS SHALL HAVE A MINIMUM 16" X 8" CONTINUOUS POURED CONCRETE FOOTING, SEE WALL SECTIONS.
- CONTRACTOR TO VERIFY THAT ALL STRUCTURAL LOADS TRANSFER TO FOUNDATION.
- ALL PREFABRICATED CONCRETE LINTELS AT FOOTING LEVEL CHANGES SHALL HAVE 8" MINIMUM BEARING AT EACH END.
- REFER TO STRUCTURAL NOTES SHEET FOR GENERAL STRUCTURE INFORMATION.

SYMBOL NOTES

NEW 8" C.M.U. FOUNDATION WALL

TYPE OF NEW FOUNDATION SYSTEM:

- CRAWL SPACE FOUNDATION

FOOTER REINFORCING SCHEDULE

(3" CLEAR FROM BOTTOM)	
24" X 24" X 12"	NONE REQUIRED
30" X 30" X 12"	(3) #5 E.W.
36" X 36" X 12"	(3) #5 E.W.
42" X 42" X 12"	(4) #5 E.W.
48" X 48" X 12"	(4) #5 E.W.
54" X 54" X 12"	(5) #5 E.W.
60" X 60" X 12"	(6) #5 E.W.

INSULATION NOTES

INSULATION COMPLIANCE METHOD:

- RCO PRESCRIPTIVE

CLIMATE ZONE: 5

INSULATION METHOD: FIBERGLASS

INSULATION VALUES:

- WALLS : R-15
- ROOF : R-38
- CRAWL SPACE : R-11

AREAS

TOTAL AREA: 792 S.F.

PROJECT OWNER

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614 507 7163
MORENOSCONSTRUCTION456@GMAIL.COM

DESIGNER : DERWIN L. WILLIAMS
R.P.D.
EMAIL: DLEW63@YAHOO.COM
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Columbus, Ohio 43232

NORTH	SCALE
	3/16" = 1' - 0"

BUILDING TYPE

RESIDENTIAL

SHEET TITLE

FOUNDATION PLAN

SHEET

A2