

Franklin County Board of Zoning Appeals

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

Monday, July 21, 2025
1:30

1. Call to Order (Chair)
2. Call roll for board members (Planning Admin Assistant)
 - a. Acknowledgement of Quorum
 - b. Identification of Absent Members
3. Introduction of staff (Planning Administrator)
4. Approval of minutes from the June 16, 2025, meeting
 - a. Motion to Approve Minutes (Chair)
 - b. Discussion of Minutes
 - c. Roll Call on Vote to Approve Minutes (Planning Admin Assistant)
5. New Business:

i. Administrative Matter: VA-4137 Kayla Johnson

Owner/Applicant:	Al Rahma Mosque
Township:	Clinton Township
Site:	2195 Albert Avenue (PID #130-001046)
Acreage:	0.39 acres
Utilities:	Public water and wastewater
Zoning:	Rural (R) district
Request:	Requesting a Variance from Section 302.041(c) of the Franklin County Zoning Resolution to construct a new driveway that will put the property over lot coverage in an area zoned Rural (R).

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

ii. Administrative Matter: VA-4138 Austin Workman

Owner/Applicant:	Rebekah Borchers
Township:	Norwich Township
Site:	3712 Darbyshire Drive (PID #200-002470)
Acreage:	0.27 acres
Utilities:	Public water and wastewater
Zoning:	Suburban Residential (R4) district
Request:	Requesting Variances from Sections 308.042 and 513.012(2) of the Franklin County Zoning Resolution to construct an addition that exceeds lot coverage and does not meet the minimum setback required from a pool in an area zoned Suburban Residential (R-4).

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

6. Call for Motion to Adjourn of Meeting to August 18, 2025 (Chair)

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

**MINUTES OF THE
FRANKLIN COUNTY BOARD OF ZONING APPEALS
Monday, June 16, 2025**

The Franklin County Board of Zoning Appeals convened at the Franklin County Government Center, Board of Commissioners Hearing Room, 369 South High Street, First Floor, Columbus, Ohio 43215, on Monday, May 19, 2025 at 1:30 p.m.

Present were:

Chris Baer Chairman
Nancy Hunter
Tim Guyton
Joe Martin

Franklin County Economic Development and Planning Department members:

Raimere Fitzpatrick, Planning Administrator
Tamara Ennist, Planning Administrator
Austin Workman, Planner
Kayla Johnson, Planner
Sean Karns, Administrative Assistant Planner

Franklin County Prosecutor's Office members:

Adria Fields, Assistant Prosecuting Attorney
Devin Bartlett, Assistant Prosecuting Attorney

Other Franklin County staff:

Melissa Kohler, Franklin County Deputy
Clerk

Other attendees:

Michelle Franke
John Patterson
Beth Earl
James Knox, Suncraft Corporation, Inc.
Dennis Meacham
Kenneth Rothgeb
Richard Clingman

Chairman Baer opened the hearing. The first order of business was the roll call of the members and introduction of staff and members of the Prosecutor's Office and Clerk's Office. The next order of business was approval of the minutes of the May 19, 2025, meeting.

A motion was made by Mr. Martin, seconded by Ms. Hunter, to approve the minutes. The motion passed by a vote of four yeases, zero nos, and zero abstentions.

NEW BUSINESS:

The next order of business was to hear Case No. VA-4133. The owner/applicant was Michelle Franke. The site is located in Brown Township at 8191 Roberts Road. It is 0.75 acres in size and served by private water and wastewater. The applicant was requesting a variance on Section 302.041(c) of the Franklin County Zoning Resolution to construct an addition in front of the principal structure that exceeds the maximum lot coverage in an area zoned Rural. Staff recommended approval. Ms. Franke and Mr. Patterson briefly spoke with the Board members. A motion was made by Chairman Baer, seconded by Mr. Martin, to admit the presentation, staff report, exhibits, and testimony of staff and the applicant and Mr. Patterson into the record.

The motion passed by a vote of four yeses, zero nos, and zero abstentions. A motion was then made by Mr. Martin, seconded by Mr. Guyton, to approve the variance from Section 302.041(c) of the Franklin County Zoning Resolution, as outlined in the request for the applicant identified in Case No. VA-4133. The motion passed by a vote of four yeses, zero nos, and zero abstentions.

A motion was then made by Mr. Martin, seconded by Mr. Guyton, that the basis for approving the applicant's request for the variance from Section 302.041(c) of the Franklin County Zoning Resolution, as outlined in the request for the applicant identified in Case No. VA-4133, results from the applicant satisfying the criteria for granting a variance under Section 810.041(b). The motion passed by a vote of four yeses, zero nos, and zero abstentions. The next order of business was to hear Case No. VA-4134. The owner was Beth Earl and the applicant was James Knox with Suncraft Corporation, Inc. The site is located in Clinton Township at 1990 Lamont Avenue. It is 0.25 acres in size and served by public water and sewer. The applicant was requesting a variance from Section 512.02(2)(a) of the Franklin County Zoning Resolution to construct an addition that does not abide by the minimum required setback distance from a detached accessory structure in an area zoned Urban Residential (R-12). Staff recommended conditional approval.

The conditions of approval were as follows: No. 1: Apply for and receive approval of a Certificate of Residential Zoning Compliance from the Franklin County Planning Department. No. 2: Apply for and receive approval of a building permit from the Franklin County Building Department. Ms. Earl and Mr. Knox briefly spoke before the Board members. A motion was made by Chairman Baer, seconded by Mr. Martin, to approve the presentation, staff report, exhibits, and testimony of the staff, applicant, and Mr. Knox into the record. The motion passed by a vote of four yeses, zero nos, and zero abstentions.

A motion was then made by Ms. Hunter, seconded by Mr. Guyton, to conditionally approve a variance from Section 512.02(2)(a) of the Franklin County Zoning Resolution, as outlined in the request for the applicant identified in Case No. VA-4134, and to include the two staff conditions. The motion passed by a vote of four yeses, zero nos, and zero abstentions. A motion was then made by Ms. Hunter, seconded by Mr. Guyton, that the basis for approving the applicant's request for the variance from Section 512.02(2)(a) of the Franklin County Zoning Resolution, as outlined in the request for the applicant identified in Case No. VA-4134, results from the applicant satisfying the criteria for granting a variance under Section 810.041(b). The motion passed by a vote of four yeses, zero nos, and zero abstentions.

The next order of business was to hear Case No. VA/CU-4135. The owner was Walnut Homes For You, LLC. The applicant was Dennis J. Meacham. The site is located in Clinton Township at 3806 Walford Avenue. It is 0.25 acres in size and served by public water and wastewater. The applicant was requesting a conditional use from Section 315.031 and a variance from Section 315.041(d) of the Franklin County Zoning Resolution to develop up to four apartment units which exceed the maximum lot coverage on a lot zoned Urban Residential R-12. Staff recommended conditional approval for granting a variance. The conditions of approval were as follows:

No. 1: Receive approval of a Certificate of Residential Zoning Compliance application from the Franklin County Planning Department. No. 2: Apply for and receive approval of a building permit from the Franklin County Building Department. Staff recommended approval of a conditional use. Mr. Meacham briefly spoke before the Board. Mr. Rothgeb spoke before the Board members in opposition of the case. He presented a neighborhood petition, which was admitted and in size and served by public water and wastewater.

The applicant was requesting a conditional use from Section 315.031 and a variance from Section 315.041(d) of the Franklin County Zoning Resolution to develop up to four apartment units which exceed the maximum lot coverage on a lot zoned Urban Residential R-12. Staff recommended conditional approval for granting a variance.

The conditions of approval were as follows: No. 1: Receive approval of a Certificate of Residential Zoning Compliance application from the Franklin County Planning Department. No. 2: Apply for and receive approval of a building permit from the Franklin County Building Department. Staff recommended approval of a conditional use. Mr. Meacham briefly spoke before the Board. Mr. Rothgeb spoke before the Board members in opposition of the case.

He presented a neighborhood petition, which was admitted and marked as VA/CU-4135 Exhibit 1. A motion was made by Chairman Baer, seconded by Mr. Guyton, to admit the presentation, staff report, exhibits, and testimony from staff, the applicant, and Mr. Rothgeb into the record.

The motion passed by a vote of four yeses, zero nos, and zero abstentions. A motion was made by Mr. Guyton, seconded by Mr. Martin, to conditionally approve a variance from Section 315.041(d) of the Franklin County Zoning Resolution, as outlined in the request for the applicant identified in Case 13No. VA/CU-4135.

The motion passed by a vote of four yeses, zero nos, and zero abstentions. A motion was then made by Mr. Guyton, seconded by Mr. Martin, that the basis for approving the applicant's request for the variance from Section 315.041(d) of the Franklin County Zoning Resolution, as outlined in the request for the applicant identified in Case No. VA/CU-4135, results from the applicant satisfying the criteria for granting a variance under Section 810.041(b). A motion was then made by Mr. Guyton, seconded by Mr. Martin, to conditionally approve a conditional use from Section 315.031 of the Franklin County Zoning Resolution as outlined in the request for the applicant identified in Case 5 No. VA/CU-4135.

The motion passed by a vote of four yeses, zero nos, and zero abstentions. A motion was then made by Mr. Guyton, seconded by Mr. Martin, that the basis for approving the applicant's request for a conditional use from Section 315.031 of the Franklin County Zoning Resolution, as outlined in the request for the applicant identified in Case No. VA/CU-4135, results from the applicant satisfying the criteria for granting a conditional use under Section 815.041. There was confusion regarding differences in the voting sheet from the meeting packet. Ms. Kohler read through the previous motions and amended Section 315.041(b) on her voting sheet to read Section 315.041(d). The motion made by Mr. Guyton and seconded by Mr. Martin was then voted on. The motion passed by a vote of four yeses, zero nos, and zero abstentions.

The next order of business was to hear Case No. CU-4136. The owner/applicant was Richard Clingman. The site is located in Brown Township at 8875 Patterson Road. It is 5.45 acres in size and served by private water and wastewater. The applicant was requesting a conditional use per Section 511.03 of the Franklin County Zoning Resolution for a conditional use home occupation in an area zoned Rural.

Staff recommended conditional approval. The conditions of approval were as follows: No. 1: The applicant must apply for and receive approval of a Certificate of Residential Zoning Compliance from the Franklin County Planning Department. Mr. Clingman spoke before the Board and presented neighborhood statements in support of the case. The Board accepted these as CU-4136 Exhibit 1.

A motion was made by Chairman Baer, seconded by Mr. Guyton, to admit the presentation, staff report, exhibits, and testimony from staff and the applicant into the record, including Mr. Clingman's five letters of support marked as CU-4136 Exhibit 1. The motion passed by a vote of four yeses, zero nos, and zero abstentions.

A motion was then made by Mr. Martin, seconded by Ms. Hunter, to conditionally approve a conditional use home occupation per Section 511.03 of the Franklin County Zoning Resolution, as outlined in the request from the applicant identified in Case No. CU-4136.

The motion passed by a vote of four yeses, zero nos, and zero abstentions. A motion was then made by Mr. Martin, seconded by Ms. Hunter, that the basis for approving the applicant's request for the conditional use per 511.031 of the Franklin County Zoning Resolution, as outlined in the request from the applicant identified in Case No. CU-4136, results from the applicant satisfying the criteria for granting a conditional use under Section 21 815.041. There was confusion regarding whether or not in the first motion Mr. Martin said "511.03" or "511.031." Mr. Fitzpatrick explained the difference between the two sections for clarity.

The motion was then voted on. The motion passed by a vote of four yeses, zero nos, and zero abstentions. There being no further business to come before the Board of Zoning Appeals, Chairman Baer adjourned the meeting.

The hearing was adjourned at 2:50 p.m.

The minutes of the June 16, 2025

Franklin County Board of Zoning Appeals were
approved this _____ day of _____, 2025.

Chair's Signature



STAFF REPORT

Board of Zoning Appeals
7/21/2025

Case: VA-4137
Prepared by: Kayla Johnson

I. Summary

Owner/Applicant:	Al Rahma Mosque/Ugo Nwoke
Township:	Clinton Township
Site Location:	2195 Albert Avenue (PID #130-001046)
Acreage:	0.39 acres
Utilities:	Public water and wastewater
Zoning:	Rural (R)
Request:	Requesting a Variance from Section 302.041(c) of the Franklin County Zoning Resolution to construct a new residence and driveway that exceeds lot coverage in an area zoned Rural (R).
Recommendation:	Staff's recommendation is that the Board of Zoning Appeals <u>deny</u> the requested Variance.

II. Property Background/History

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

- In 1922, the property was platted under Minerva M. and Everal G. Burwell subdivision as Lot #7 with the adjacent lot to the east.
- In 1942, the property was developed with a residence. Based on aerial photography a carport and detached shed were added to the property in between the years of 1995 and 2000.
- In 1948, the Franklin County Zoning Resolution and the Franklin County Subdivision Regulations were adopted.
- In 1987, the current lot was split off as an additional buildable lot.
- In between the years of 2021 and 2023, based on aerial photography, all structures were removed from the property.
- In 2024, the applicant filed for a Residential Zoning Compliance for a single-family residence with an attached garage, basement, driveway, and parking area. The current parking area has been reduced from its original proposal.

No permit history exists for the property's development or demolition.

III. Surrounding Land Use/Zoning

Location	Jurisdiction	Zoning	Land Use
North	Clinton Twp.	Restricted Industrial (RI)	Parking lot & basketball court
South	Clinton Twp.	Suburban Office and Institutional (SO)	Vacant
East	Clinton Twp.; City of Columbus	Rural; Apartment Residential Low Density (ARLD)	Religious Institution; Apartments 40+
West	Clinton Twp.	Community Service (CS)	Commercial warehouse

IV. Comprehensive Plan

The Northeast Area Plan (2007) adopted by the City of Columbus, recommends the site for “Low Density Residential” uses inclusive of single-family residences.

The Clinton-Mifflin Land Use Plan (2009) recommends the site for “Light Industrial + Office”. This allows for office, industrial, storage, and warehousing uses.

While the proposal meets the recommendations of the Northeast Area Plan, it does not meet the recommendations of the Clinton-Mifflin Land Use Plan. However, the proposed use is permitted under the current zoning of the property.

Franklin County Zoning Resolution Review

Variance from Section 302.041(c) – Lot Coverage:

Such lot shall not be covered more than twenty percent (20%) by structure.

The new residence and parking area exceed lot coverage by approximately twelve and a half percent (12.6%).

V. Technical Review Committee Agency Review

The case was referred to the informal Technical Review Committee for comments on June 18th, 2025.

The following comments were provided by the respective Technical Agencies:

- 1) *Franklin County Engineer’s Office (Mobility Department): Contact the Franklin County Utilities Department for a right-of-way permit.*

No other Technical Agency expressed concern for the proposal.

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:
It will be impossible to maneuver from the garage without the Variance.

- b) Staff's Response
The lot can be developed in compliance with zoning and have reasonable access to the lot from Albert Avenue.
- 2) *Whether the variance is substantial;*
- a) Applicant's Response/Summary:
The maximum lot coverage limit is twenty percent (20%). The requested Variance is for thirty-three percent (33%).
 - b) Staff's Response
The Variance appears substantial given that the proposed structures can abide by the setback standards for the non-conforming lot. The minimum parking required for a single-family residential property are two (2) spaces sized nine (9) feet by eighteen (18) feet. What is provided significantly exceeds this minimum requirement.
- 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:
No, the character of the neighborhood will not be adversely affected.
 - b) Staff's Response
The essential character of the area would not be altered by the proposed use and development that is consistent with previous and surrounding development. No development concerns were identified to affect the surrounding properties.
- 4) *Whether the variance would adversely affect the delivery of governmental services (e.g. water, sewer, garbage);*
- a) Applicant's Response/Summary:
The Variance will not affect accessibility to the site nor the delivery of governmental services.
 - b) Staff's Response
Governmental services are not affected by the requested Variance.
- 5) *Whether the property owner purchased the property with knowledge of the zoning restriction;*
- a) Applicant's Response/Summary:
The applicant had no knowledge of the zoning restrictions. The zoning code encourages rear vehicular parking.
 - b) Staff's Response
Properties immediately to the north, east, and south are owned by the same property owner as early as 2005. It is unknown to staff the extent of knowledge the property owner or applicant had for the zoning restrictions for the subject lot.
- 6) *Whether the property owner's predicament feasibly can be obviated through some method other than a variance; and*
- a) Applicant's Response/Summary:
No, as per zoning review, a Variance is the only option available to allow for the proposal.
 - b) Staff's Response
It is not practical to require an individual property owner to rezone a property in an area that has similar non-conforming lots. No other method exists to achieve the applicant's proposal.

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:

Yes, the intent for the zoning requirement will be observed as well as justice done by granting the Variance.

b) Staff's Response

No practical difficulty was identified in association with developing the lot as proposed.

VII. Recommendation:

Based on Staff's Analysis, Staff's recommendation is that the Board of Zoning Appeals **deny** a Variance from Section 302.041(c) of the Franklin County Zoning Resolution to construct a new residence and driveway that exceeds lot coverage in an area zoned Rural (R).

VIII. Motion

For your convenience, the following is a proposed motion:

Proposed Resolution for Request:

_____ moves to approve a variance from Section 302.041(c) of the Franklin County Zoning Resolution as outlined in the request for the applicant identified in Case No. VA-4137.

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 302.041(c) of the Franklin County Zoning Resolution as outlined in the request for the applicant identified in Case No. VA-4137 results from the applicant satisfying/failing to satisfy the criteria for granting a variance under Section 810.041(b).

Seconded by: _____

Voting:

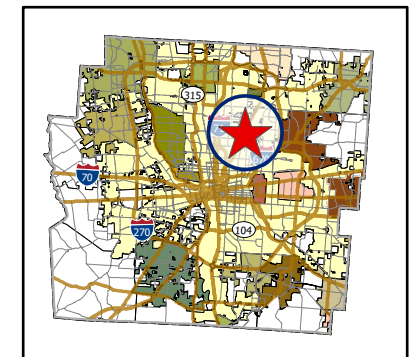
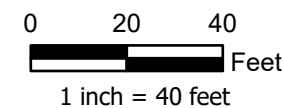
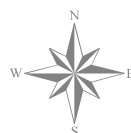


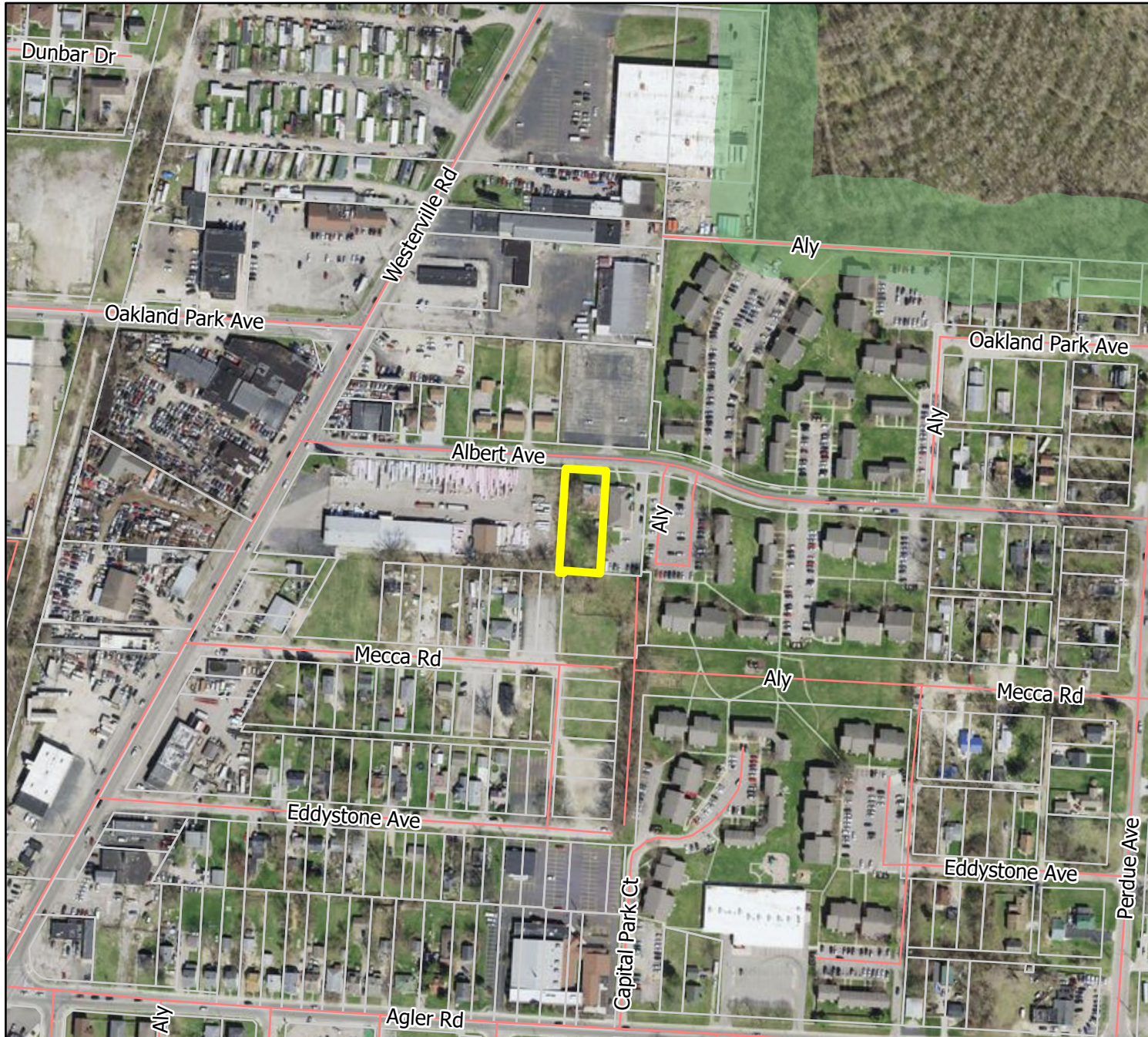
VA-4137

Requesting a variance from Section 302.041(c) of the Franklin County Zoning Resolution to construct a new driveway that exceeds lot coverage in an area zoned Rural (R).

Acres: 0-39 acres
Township: Clinton

- Streets
- Parcels
- 2195 Albert Avenue



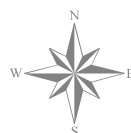



VA-4137

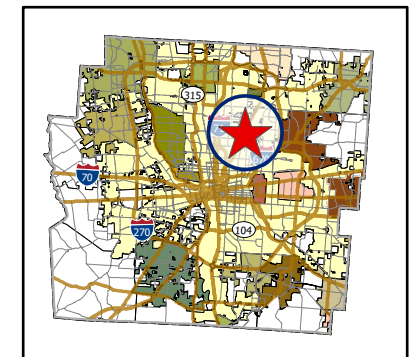
Requesting a variance from Section 302.041(c) of the Franklin County Zoning Resolution to construct a new driveway that exceeds lot coverage in an area zoned Rural (R).

Acres: 0-39 acres
Township: Clinton

- Streets
- Parcels
- 2195 Albert Avenue



0 150 300
 Feet
 1 inch = 300 feet





Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Economic Development & Planning Department
James Schimmer, Director

Application for

Zoning Variance

Pursuant to Section 810 of the Zoning Resolution

Page 1 of 7

RECEIVED

JUN 2 2025



(revised 7.13.19)

Property Information

Site Address: 2195 ALBERT AVENUE

Parcel ID: 130-001046

Zoning District: Rural (R)

Lot Acreage: .39

Township: CLINTON

Property Owner Information

Name: AL RAHMA MOSQUE

Address: 2195 ALBERT AVENUE

COLUMBUS, OH 43224

Phone #

Fax #

Email:

Applicant Information



Is the applicant owner?

Name: AL RAHMA MOSQUE

Address: 2195 ALBERT AVENUE

COLUMBUS, OH 43224

Phone #

Fax #

Email:

Agent Information

Name: UGO NWOKE

Address: 39 EAST MAIN STREET

NEW ALBANY, OH 43054

Phone # 614 537 0261

Fax #

Email: ugonwoke@aol.com

Staff Use Only

Case # VA- 4137

Date Filed: 6/2/25

Received By: Kayla J.

Fee Paid: \$350

Receipt Number: 25-01462

Hearing Date: 7/21/25

Technical Review: 6/24/25

Zoning Compliance #:

RZ-24-197

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

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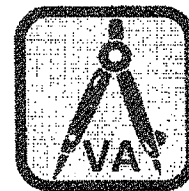
Franklin County
Board of Commissioners
**ECONOMIC DEVELOPMENT
& PLANNING**
Economic Development & Planning Department
James Schimmer, Director

Application for

Zoning Variance

Pursuant to Section 810 of the Zoning Resolution

Page 2 of 7



Case# VA-



Section: 302.041(c)

Description: Maximum lot coverage of 33% required

Section:

Description:

Section:

Description:



NEW DRIVEWAY PAVING FOR A NEW HOME CONSTRUCTION

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

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

No



Zoning Variance



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.

Neighboring building have a lot of paving surfaces and this will only conform to the surrounding existing
developments

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

This is necessitated from the zoning code that encourages rear vehicular parking.

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 this does not grant the applicant any special privileges

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

No, it does not compromise the safety of persons residing or working in the vicinity of the property

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

It will be impossible to maneuver from the garage without the variance



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Economic Development & Planning Department
James Schimmer, Director

Application for

Zoning Variance

Pursuant to Section 810 of the Zoning Resolution

Page 4 of 7



Case# VA-

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

Maximum lot coverage limit is 20%. Requested variance is for 33%

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 character of the neighborhood will not be adversely affected

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 will not affect accessibility to the site nor delivery of government services.

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

No, the applicant was not in knowledge of this restrictions.

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

No, as per the zoning review, a variance is the only option available to address this.

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 for the zoning requirement will be observed as well as justice done by granting the variance



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

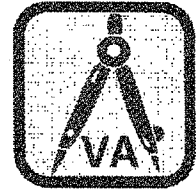
Economic Development & Planning Department
James Schimmer, Director

Application for

Zoning Variance

Pursuant to Section 810 of the Zoning Resolution

Page 5 of 7



Case# VA-

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.

Abdulahi A. Warsame
Applicant/Authorized Agent *

4/28/2025
Date

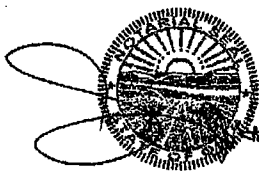
X Abdulahi A. Warsame
Property Owner (signature must be notarized)

4/28/2025
Date

X
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.


SHIRWA M. ABDI
Notary Public, State of Ohio
COMMISSION # 2015-RE-519084
My Commission Expires JANUARY 19, 2030
April 12, 2025



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

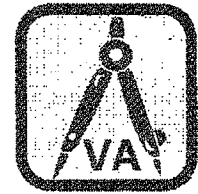
Economic Development & Planning Department
James Schimmer, Director

Application for

Zoning Variance

Pursuant to Section 810 of the Zoning Resolution

Page 6 of 7

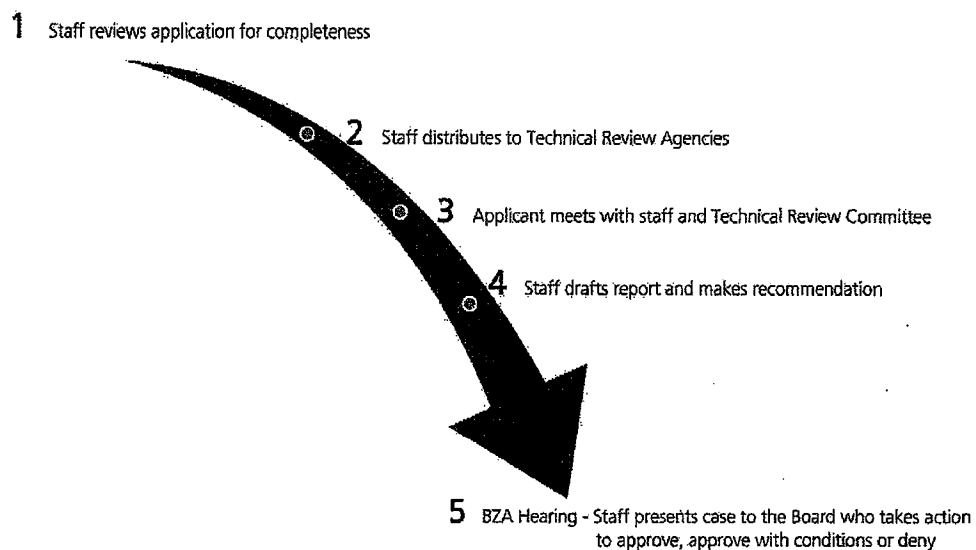


Application Instructions

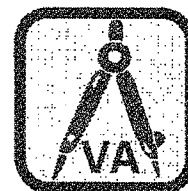
Please submit the following:

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).

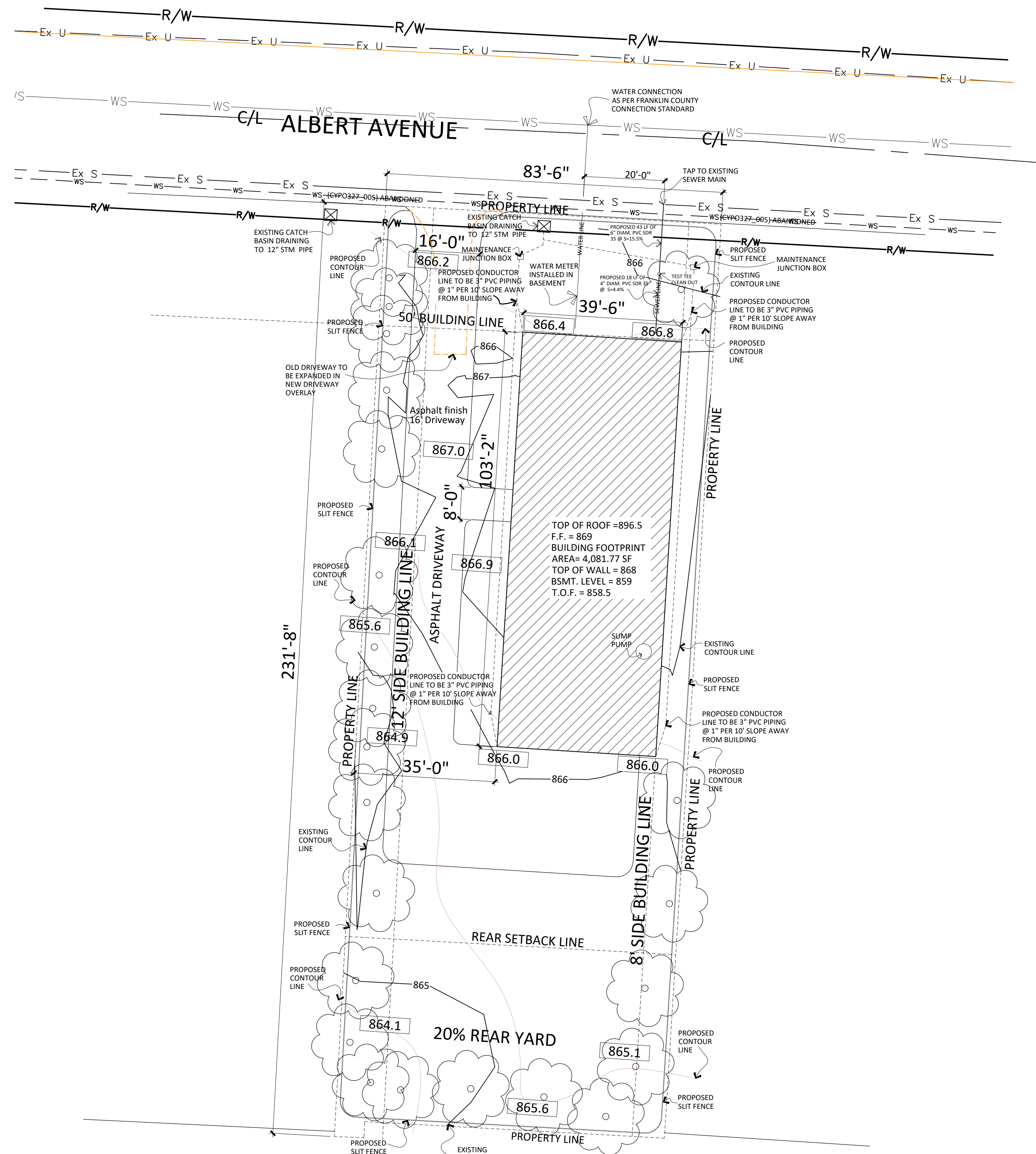


Application for
Zoning Variance
 Pursuant to Section 810 of the Zoning Resolution
 Page 7 of 7



Site Plan Requirements

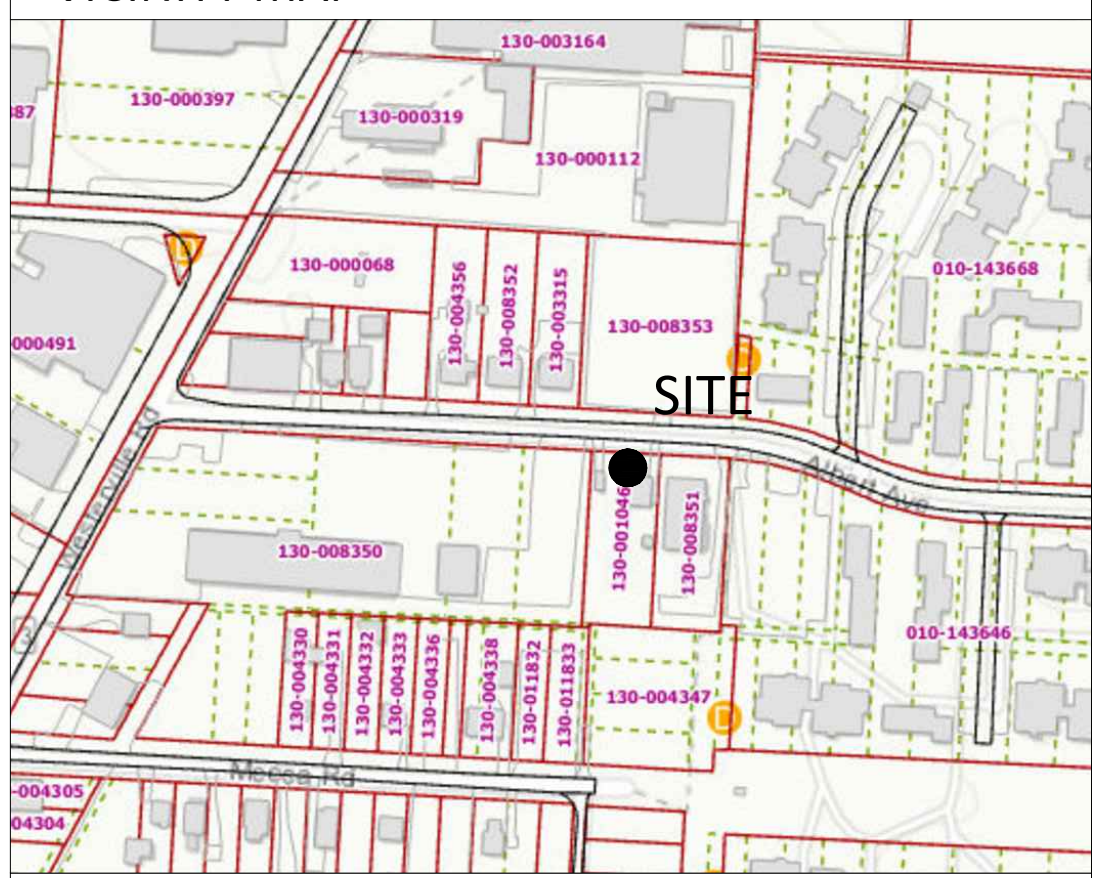
- The site plan must be prepared by a design professional (i.e. registered surveyor, engineer and/or architect) and include all items required under Sections 705.022 and 810.022 of the Franklin County Zoning Resolution
 - *Site plans which are incomplete and/or not drawn to scale will not be accepted.*
- 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*



LOCATION MAP



VICINITY MAP



ZONING AND CODE INFORMATION

PARCEL NUMBER:	130-001046-00
ZONING CLASS / LAND USE:	R- RESIDENTIAL
SIZE OF SITE:	.39 ACRES
LEGAL DESCRIPTION:	2195 ALBERT AVENUE COLUMBUS OH 43224
EXISTING USE GROUP:	S10 - ONE FAMILY DWLG
NEW USE GROUP:	NO CHANGE
OCCUPANT LOAD:	NOT APPLICABLE
BUILDING CODE USED:	2024 RCO
CONSTRUCTION CLASSIFICATION:	5B
SPRINKLER:	NOT APPLICABLE
NUMBER OF FLOORS:	ONE
AREA OF EXISTING BUILDING:	3,674 SQ FT
AREA TO BE ADDITION:	NOT APPLICABLE
PROPERTY CLASS:	RESIDENTIAL
TAX DISTRICT:	130 - CLINTON TOWNSHIP
SCHOOL DISTRICT:	2503 - COLUMBUS CSD
NEIGHBORHOOD:	04900000

Mr Warsame Residence

PROJECT NAME	PROJ #	DRAWN BY
2195 ALBERT AVENUE, COLUMBUS OH	1594	Author
TITLE	DRAWING #	DATE
Site Plan	A001	02-18-2024



STAFF REPORT

Board of Zoning Appeals

July 21st, 2025

Case: VA-4138

Prepared by: Austin Workman

I. Summary

Owner/Applicant:	Rebekah Borchers/Mark Olson
Township:	Norwich
Site Location:	3712 Darbyshire Drive. (PID#200-002470)
Acreage:	0.27 – Acres
Utilities:	Public Water/Wastewater
Zoning:	Suburban Residential (R-4)
Request:	Requesting Variances from Sections 308.042 and 513.012(2) of the Franklin County Zoning Resolution to construct an addition that exceeds lot coverage and does not meet the minimum setback required from a pool in an area zoned Suburban Residential (R-4).
Recommendation:	Staff recommends approval for a Variance to Section 308.042, and a denial for granting a Variance on Section 513.012(2)

II. Property Background/History

The property at 3712 Darbyshire Drive is in the Ridgewood Estates NO. 2 subdivision on the northside of Darbyshire Drive and Astral Drive.

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

- 1959 – Ridgewood Estates NO. 2 Subdivision was created
- 1966 – Main residence was constructed
- 1981 – Non-conforming inground pool and patio area was constructed
 - Staff was unable to find any permits for these improvements
- 2004 – A 50 sq ft shed was constructed on the property
- 2020 – Current property owners acquired property
- 2025 – Property owners applied for a zoning permit for an addition in the rear of the residence

III. Surrounding Land Use/Zoning

Location	Jurisdiction	Zoning	Land Use
North	Norwich Twp	R-4	Single Family Residential
South	Norwich Twp	R-4	Single Family Residential
East	Norwich Twp	R-4	Single Family Residential
West	Norwich Twp	R-4	Single Family Residential

IV. Comprehensive Plan

The property is not located in the boundaries of a comprehensive plan.

Franklin County Zoning Resolution Review

Variance from Section 308.042 – Lot Area and Coverage:

Only one (1) principal use shall be permitted on a lot, and such lot shall not be covered more than twenty percent (20%) by structure.

- The applicant is proposing to construct an addition that will result in the property having a total of thirty-two-point twenty-two percent (32.22%) lot coverage.
 - The property is currently at thirty-two-point twenty-two percent (32.22%) lot coverage without the addition; the addition will not result in the property to exceed the lot coverage more than it already is.

Variance from Section 513.012(2) – Swimming Pools in Single Family Zoning Districts:

The swimming pool shall be located completely to the rear of the principal structure and shall not be located closer than ten (10) feet to the principal structure or any property line.

- The applicants proposed addition will result in the residence being seven and a quarter (7.25) feet away from the pool.
 - A variance would result in the residence being two and three quarters (2.75) feet closer to the existing pool than is permitted.

V. Technical Review Committee Agency Review

The case was referred to the informal Technical Review Committee for comments on 06/24/2025. No Technical Agency expressed concern for the proposal.

VI. Staff Analysis

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 applicant believes there can still be beneficial use of the property without the use of the Variance as the single-family residence can still be used.

b) Staff's Response

Staff believes that without the Variances the property can yield a reasonable return and be beneficially used as a residential property.

2) *Whether the variance is substantial;*

a) Applicant's Response/Summary:

The applicant stated that the house was built in 1966 and at the time of its construction the property was at twenty percent (20%) lot coverage. Once the pool and patio area were constructed in 1981 it caused the property to be at thirty-two percent (32%) lot coverage. The proposed addition is replacing the existing paved area between the home and the pool, and therefore not increasing the lot coverage from what was previously was permitted. Additionally, the proposed addition would be two (2) feet and nine (9) inches closer to the pool than what is permitted.

b) Staff's Response

The property has had a lot coverage of thirty-two- point twenty-two percent (32.22%) since 1981 caused by the construction of an in-ground pool and patio area. The proposed addition would not cause the property to exceed the maximum allowed lot coverage of twenty percent (20%), more than it already does. However, staff was not able to find any permits for the pool or patio area on the property. The separation distance between the existing pool and proposed addition will only be two and three quarters (2.75) feet closer than what is permitted. Staff does not believe the Variances to increase the lot coverage and minimum separation distance between the pool and residence to be substantial.

3) *Whether the essential character of the neighborhood would be substantially altered or adjoining properties would suffer a substantial detriment as a result of the variance;*

a) Applicant's Response/Summary:

The applicant does not believe the character of the neighborhood would be altered as the proposed addition will be the same distance to the nearest property line as the existing home, and the height and materials would match the existing home.

b) Staff's Response

Staff does not believe that the approval of the Variance would alter the character of the neighborhood, as the addition would be in the back and would not be seen from the road.

4) *Whether the variance would adversely affect the delivery of governmental services (e.g. water, sewer, garbage);*

a) Applicant's Response/Summary:

The applicant does not believe that there would be any impact to delivery of governmental services if the Variance is approved.

b) Staff's Response

Staff agrees with the applicant and does not believe governmental services would be affected if the Variance is approved.

5) *Whether the property owner purchased the property with knowledge of the zoning restriction;*

a) Applicant's Response/Summary:

The applicants stated that they did not purchase the property with knowledge of the zoning restrictions.

b) Staff's Response

It is unknown if the applicants knew about 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 that there is any other way to feasibly obviate their predicament through any other method. This is because an interior renovation would render other areas in the home unusable, and any addition requires a Variance since it is already over the lot coverage.

b) Staff's Response

Staff does not believe the property owners predicament can feasibly be obviated through any other method other than with approval of the Variance for lot coverage. The location of the proposed addition to the rear of the residence is currently a deck, which causes the property to be over lot coverage. There are no records of prior Variances or Zoning permit for the property so an approved Variance would be needed to bring the property into compliance. However, the addition can be reduced in size by three (3) feet in length which would meet the minimum ten (10)-foot separation distance between the addition and the pool.

7) *Whether the spirit and intent of the zoning requirement would be observed and substantial justice done by granting the variance.*

a) Applicant's Response/Summary:

The applicant responded by answering "Yes, the modest thirteen (13)-foot addition is not substantially over the zoning requirement and granting the variance would correct previous improvements which have no record of receiving Variances."

b) Staff's Response

At the time of the pool's construction the zoning code at the time, the 1966 edition of the Franklin County Zoning Resolution, had no mention of swimming pools. The swimming pool would be considered a non-conforming structure. However, the 1966 edition of the code did only have a maximum lot coverage of twenty percent (20%) in the R-4 district. Staff believes a substantial justice would be observed by approving a Variance for lot coverage as it would remove the nonconformity.

However, the applicant has not demonstrated the existence of a practical difficulty in the use of the property when it comes to the Variance request for the separation between the proposed addition to the residence and the existing pool. Staff does not believe the spirit and intent of the zoning requirements would be observed by approving a Variance for the setback distance between the addition and the pool as the applicant can reduce the length of the addition by three (3) feet and comply with the zoning standard of a ten (10)-foot separation distance.

VII. Recommendation - Lot Area and Coverage (FCZR Sec. 308.042):

Based on Staff's Analysis, Staff's recommendation is that the Board of Zoning Appeals approve a Variance from Section 308.042 of the Franklin County Zoning Resolution to construct an addition that exceeds lot coverage in an area zoned Suburban Residential (R-4).

Motion

For your convenience, the following is a proposed resolution:

Proposed Motion for Request:

_____ moves to approve a Variance from Section 308.042 of the Franklin County Zoning Resolution as outlined in the request for the applicant identified in Case No. VA-4138.

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 308.042 of the Franklin County Zoning Resolution as outlined in the request for the applicant identified in Case No. VA-4138 results from the applicant satisfying/failing to satisfy the criteria for granting a Variance under Section 810.041(b).

Seconded by: _____

Voting:

Recommendation - Swimming Pools in Single Family Zoning Districts (FCZR Sec. 513.012(2)):

Based on Staff's Analysis, Staff's recommendation is that the Board of Zoning Appeals deny a Variance from Section 513.012(2) of the Franklin County Zoning Resolution to construct an addition that does not meet the minimum setback required from a pool in an area zoned Suburban Residential (R-4).

Motion

For your convenience, the following is a proposed resolution:

Proposed Motion for Request:

_____ moves to deny a Variance from Section 513.012(2) of the Franklin County Zoning Resolution as outlined in the request for the applicant identified in Case No. VA-4138.

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 513.012(2) of the Franklin County Zoning Resolution as outlined in the request for the applicant identified in Case No. VA-4138 results from the applicant satisfying/failing to satisfy the criteria for granting a Variance under Section 810.041(b).

Seconded by: _____



Voting:

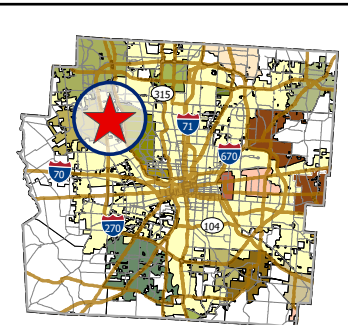


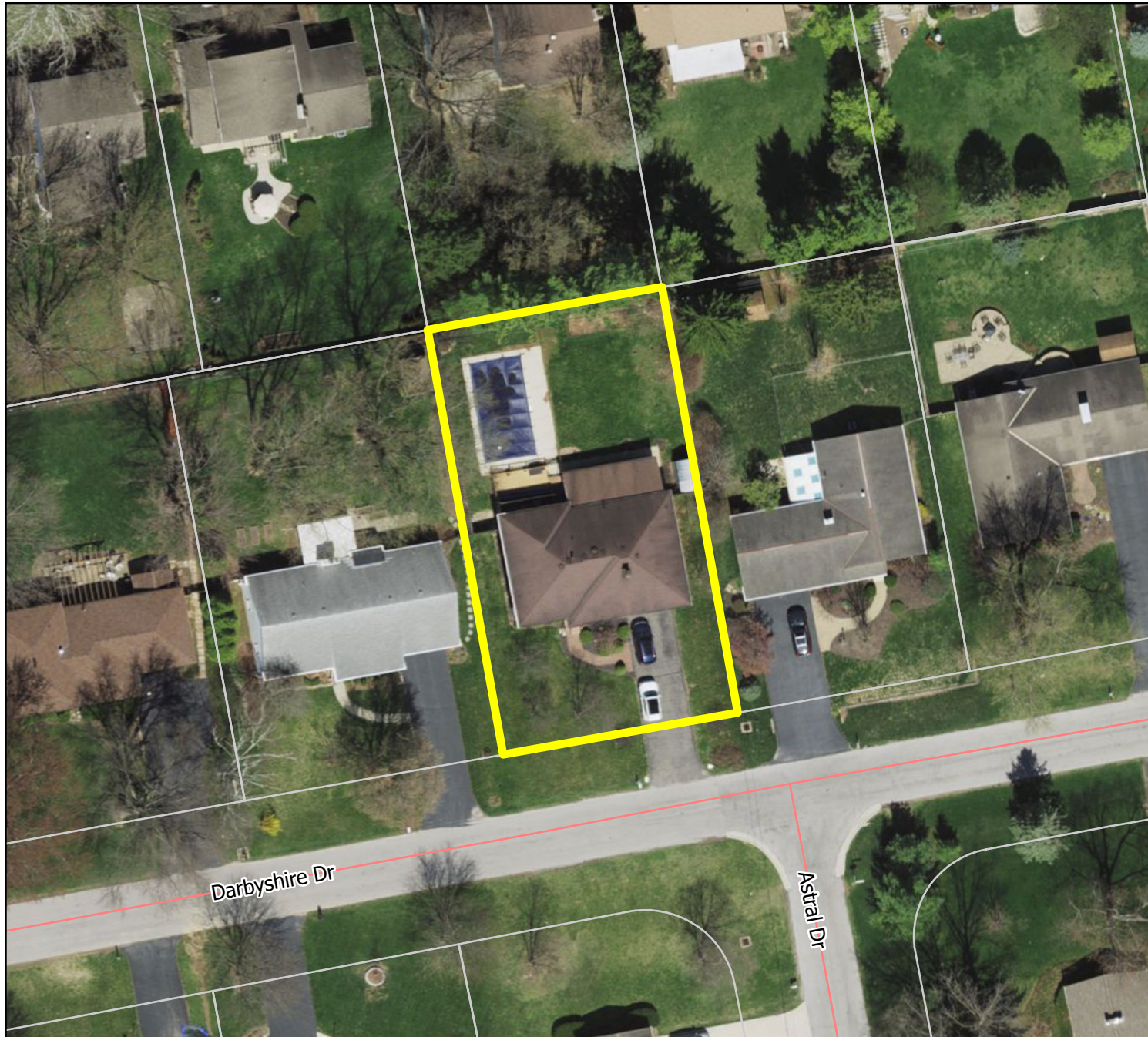
VA-4138

Requesting Variances from section 308.042 and 513.012(2) of the Franklin County Zoning Resolution to construct an addition that exceeds lot coverage and does not meet the minimum setback required from a pool in an area zoned Suburban Residential (R-4).

Acres: 0.27-acres
Township: Norwich

-  Parcels
-  3721 Darbyshire Drive



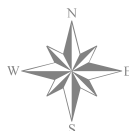
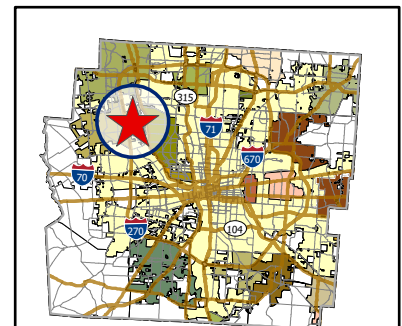


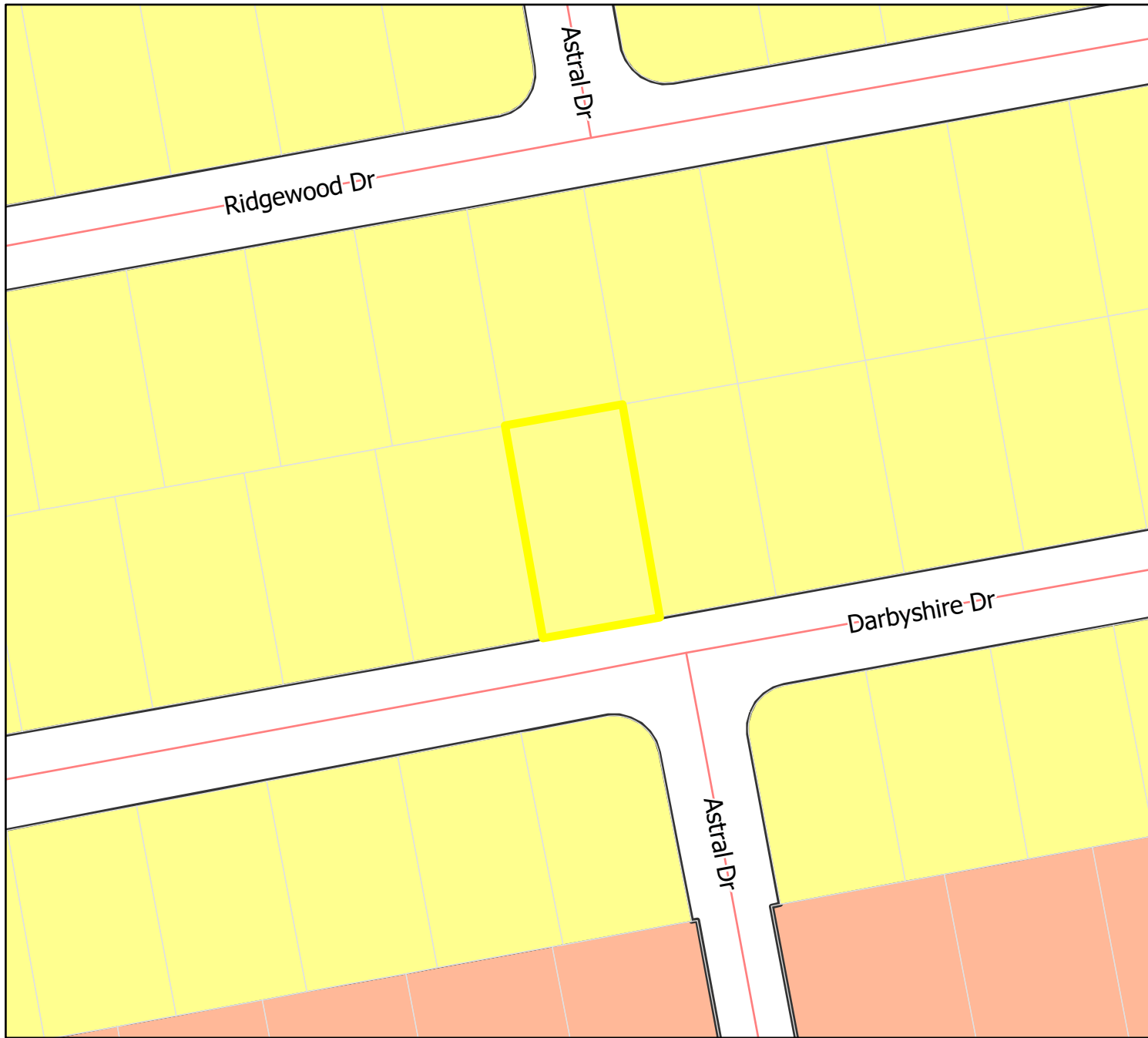
VA-4138

Requesting Variances from section 308.042 and 513.012(2) of the Franklin County Zoning Resolution to construct an addition that exceeds lot coverage and does not meet the minimum setback required from a pool in an area zoned Suburban Residential (R-4).

Acres: 0.27-acres
Township: Norwich

- Streets
- Parcels
- 3712 Darbyshire Drive





VA-4138

Requesting Variances from section 308.042 and 513.012(2) of the Franklin County Zoning Resolution to construct an addition that exceeds lot coverage and does not meet the minimum setback required from a pool in an area zoned Suburban Residential (R-4).

Acres: 0.27-acres
Township: Norwich

Streets

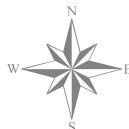
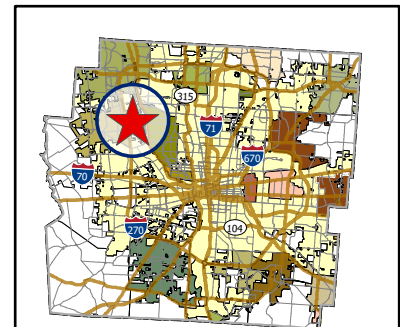
3712 Darbyshire Drive

Zoning - County

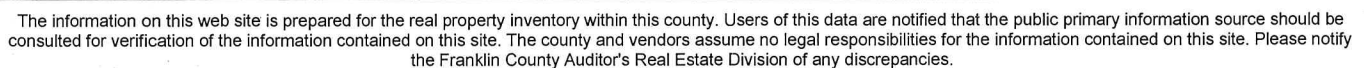
Limited Suburban Residential

Rural

Suburban Residential



#VA-4138



DO NOT DETACH

RECEIVED

JUN 12 2025

Franklin County Planning Department
Franklin County, OH

#114-1130



Instrument Number: 202007160102498
Recorded Date: 07/16/2020 9:12:31 AM



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

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NORTHWEST TITLE

Mail Envelope

Transaction Number: T20200059484
Document Type: DEED
Document Page Count: 2

Submitted By (Mail):
NORTHWEST TITLE

Mail

First Grantor:
JAMES M PERRY

First Grantee:
REBEKAH A BORCHERS

Fees:
Document Recording Fee: \$34.00
Total Fees: \$34.00
Amount Paid: \$34.00
Amount Due: \$0.00

Instrument Number: 202007160102498
Recorded Date: 07/16/2020 9:12:31 AM

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

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

12433

Conveyance
Mandatory: 310.00
Permissive: 620.00 MWD
MICHAEL STINZIANO FRANKLIN COUNTY AUDITOR

TRANSFERRED

JUL 15 2020

MICHAEL STINZIANO
AUDITOR
FRANKLIN COUNTY, OHIO

GENERAL WARRANTY DEED

Know all persons by these presents, that:

James M. Perry and Brittany M. Perry

husband and wife, the designated Grantor herein, whether one or more than one, for valuable consideration received hereby grant and assign with general warranty covenants, to:

Rebekah A. Borchers

the designated Grantee herein whether one or more than one, whose tax-bill mailing address will be 461 Beecher Rd., Gahanna, OH 43230, all interest in the following real property:

Situated in the County of Franklin, in the State of Ohio and in the Township of Norwich and bounded and described as follows:

Being Lot Number Thirty-four (34), Block 4, RIDGEWOOD ESTATES NO. 2, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 33, Pages 12, 13 and 14, Recorder's Office, Franklin County, Ohio.

Property Address: 3712 Darbyshire Drive, Hilliard, OH 43026

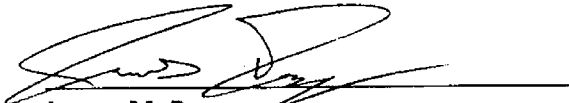
Parcel No. 200-002470-00

Prior Deed Reference: Instrument No. 201708250118087, Franklin County, Ohio records

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

The Grantor herein has read this Deed and hereby acknowledges the voluntary signing hereof.

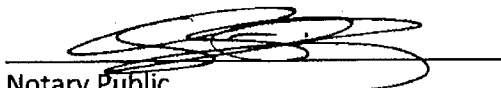
Executed on this 1st day of July, 2020.

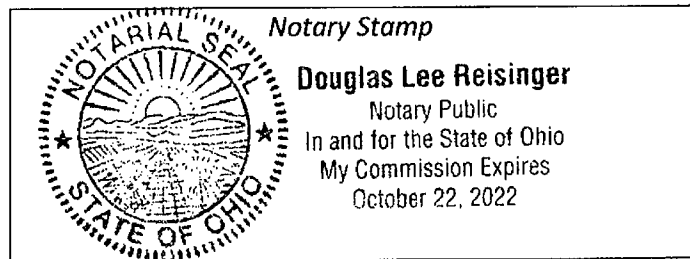

James M. Perry


Brittany M. Perry

State of Ohio)
County of Franklin)

The foregoing instrument was acknowledged before me this 1st day of July, 2020, by **James M. Perry** and **Brittany M. Perry**.


Notary Public



This instrument prepared by:
The Holfinger Stevenson Law Firm
1160 Dublin Road, Suite 500
Columbus, OH 43215

File #1-13367

After recording, return to:
Northwest Title Family of Companies, Inc
c/o Sherri Meinert
4151 Executive Parkway, Suite 190
Westerville, OH, 43081

3712 DARBYSHIRE DRIVE

RECEIVED

JUN 12 2025

Franklin County Planning Department
Franklin County, OH

1A-4138

PROJECT CRITERIA

LOCATION: 3712 DARBYSHIRE DRIVE
HILLIARD, OHIO 43026

PROJECT TYPE: ADDITION

USE GROUP: R-2

CONSTRUCTION TYPE: V8

BUILDING AREA
EXISTING: 2,408 SQUARE FEET
ADDITION: 268 SQUARE FEET
TOTAL: 2,676 SQUARE FEET

PARCEL ID: 200-002470-00

BUILDING CODE: 2019 OHIO RESIDENTIAL CODE

GENERAL NOTES

ALL WORK SHALL CONFORM TO THE REQUIREMENT OF MUNICIPAL, LOCAL, OR FEDERAL AND STATE LAWS, AS ANY OTHER GOVERNING AGENCIES HAVING JURISDICTION WHETHER OR NOT SPECIFIED ON THE DRAWINGS

VERIFY ALL FIELD CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH WORK

MAINTAIN A CURRENT AND COMPLETE SET OF CONTRACT DOCUMENTS ON SITE

DRAWINGS ARE NOT TO BE SCALED FOR INFORMATION

ERECT AND MAINTAIN, AS REQUIRED BY EXISTING FIELD CONDITIONS THROUGH THE ENTIRE PROGRESS OF THE WORK, ALL SAFEGUARDS AND BARRICADES FOR SAFETY INCLUDING POSTING WARNING SIGNS, ENFORCING SAFETY REGULATIONS, AND PROTECTION OF PROPERTY

NARRATIVE

EXPANSION OF EXISTING PRIMARY BEDROOM AND PRIMARY BATHROOM, OFFICE AND PRIMARY CLOSET TO BE ADDED. GUEST BEDROOM TO BE EXPANDED INTO AREA OF EXISTING PRIMARY CLOSET.

PLUMBING FIXTURES

407 BATHTUBS
BATHTUBS SHALL CONFORM TO ASME A112.19.1/CSA B45.2, ASME A112.19.2/CSA B45.1, ASME A112.19.3/CSA B45.4, OR CSA B45.5/APMO Z124.

409 DISHWASHING MACHINES
RESIDENTIAL DISHWASHERS SHALL CONFORM TO NSF 184.

412 FAUCETS AND FIXTURE FITTINGS
FAUCETS AND FIXTURE FITTINGS SHALL CONFORM TO ASME A112.18.1/CSA B125.1. FAUCETS AND FIXTURE FITTINGS THAT SUPPLY DRINKING WATER FOR HUMAN INGESTION SHALL CONFORM TO THE REQUIREMENTS OF NSF 61, SECTION 9. FLEXIBLE WATER CONNECTORS EXPOSED TO CONTINUOUS PRESSURE SHALL CONFORM TO ASME A112.18.6/CSA B125.6. ACCESS SHALL BE PROVIDED TO ALL FLEXIBLE WATER CONNECTORS. FAUCETS AND SUPPLY FITTINGS SHALL CONFORM TO THE WATER CONSUMPTION REQUIREMENTS OF SECTION 604.4

419 LAVATORIES
LAVATORIES SHALL CONFORM TO ASME A112.19.1/CSA B45.2, ASME A112.19.2/CSA B45.1, ASME A112.19.3/CSA B45.4, OR CSA B45.5/APMO Z124.

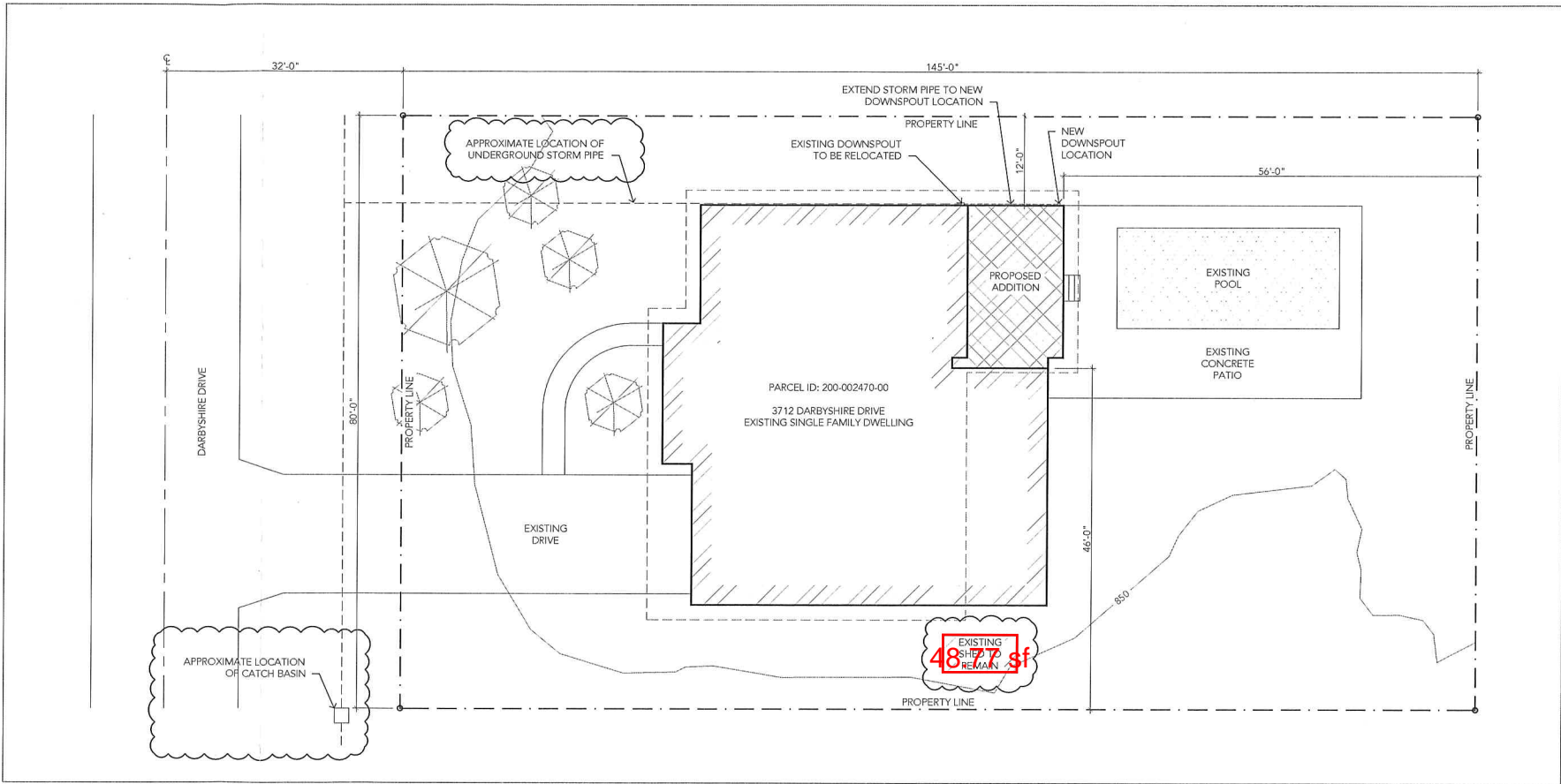
421 SHOWERS
PREFABRICATED SHOWERS AND SHOWER COMPARTMENTS SHALL CONFORM TO ASME A112.19.1/CSA B45.2, ASME A112.19.2/CSA B45.1, ASME A112.19.3/CSA B45.4, OR CSA B45.5/APMO Z124. INDIVIDUAL SHOWER AND TUB-SHOWER COMBINATION VALVES SHALL BE BALANCED-PRESSURE, THERMOSTATIC OR COMBINATION BALANCED-PRESSURE/THERMOSTATIC VALVES THAT CONFORM TO THE REQUIREMENTS OF ASSE 1016/ASME A112.1016/CSA B125.16 OR ASME A112.18.1/CSA B125.1. SUCH VALVES SHALL BE INSTALLED AT THE POINT OF USE. SHOWER CONTROL VALVES SHALL BE RATED FOR THE FLOW RATE OF THE INSTALLED SHOWER HEAD. SHOWER AND TUB-SHOWER COMBINATION VALVES REQUIRED BY THIS SECTION SHALL BE EQUIPPED WITH A MEANS TO LIMIT THE MAXIMUM SETTING OF THE VALVE TO 120°F (49°C), WHICH SHALL BE FIELD ADJUSTED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS TO PROVIDE WATER AT A TEMPERATURE NOT TO EXCEED 120°F (49°C). IN-LINE THERMOSTATIC VALVES SHALL NOT BE UTILIZED FOR COMPLIANCE WITH THIS SECTION.

422 SINKS
SINKS SHALL CONFORM TO ASME A112.19.1/CSA B45.2, ASME A112.19.2/CSA B45.1, ASME A112.19.3/CSA B45.4, OR CSA B45.5/APMO Z124.

425 WATER CLOSETS
WATER CLOSETS SHALL CONFORM TO THE WATER CONSUMPTION REQUIREMENTS OF SECTION 604.4 AND ASME A112.19.2/CSA B45.1, ASME A112.19.3/CSA B45.4, OR CSA B45.5/APMO Z124.

SYMBOL LEGEND

- DUPLEX RECEPTACLE
- RANGE RECEPTACLE
- REFRIGERATOR RECEPTACLE
- DRYER RECEPTACLE
- GFCI RECEPTACLE
- SWITCH
- LIGHT FIXTURE
- SMOKE DETECTOR
- CARBON DIOXIDE AND SMOKE DETECTOR
- EXHAUST FAN
- SUPPLY AIR REGISTER
- RETURN AIR REGISTER



A SITE PLAN
SCALE 1"=10'-0"
10 5 0

ARCHITECT

moad

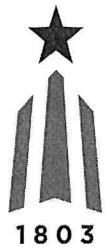
MID-OHIO ARCHITECTURE + DESIGN
529 SOUTH LAZELLE STREET, UNIT B
COLUMBUS, OHIO 43206
740.503.0122

STAMP

VARIANCE REQUEST
JUNE 11, 2025

COVER SHEET

G001



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: **3712 DARBYSHIRE DRIVE, HILLIARD**
Parcel ID: **200-002470-00** Zoning District: **R-4**
Lot Acreage: **0.27** Township: **NORWICH**

Property Owner Information

Name: **REBEKAH BORCHERS**
Address: **3712 DARBYSHIRE DRIVE**
HILLIARD, OH 43026
Phone # **614-735-6506** Fax # **—**
Email: **BEKAH.BORCHERS@GMAIL.COM**

Applicant Information

☐ Same as property owner

Name: **MARK OLSON**
Address: **529 SOUTH LAZELLE STREET**
UNIT B
COLUMBUS, OH 43206
Phone # **740-503-0122** Fax # **—**
Email: **MARK@MOAD.US**

Agent Information

Name: **MARK OLSON**
Address: **529 SOUTH LAZELLE STREET**
UNIT B
COLUMBUS, OH 43206
Phone # **740.503.0122** Fax # **—**
Email: **MARK@MOAD.US**

Staff Use Only

Case # VA- **4138**
Date Filed: **06/12/2025**
Received By: **Kayla J.**
Fee Paid: **\$350**
Receipt Number: **25-01824**
Hearing Date: **07/21/2025**
Technical Review: **06/24/2025**
Zoning Compliance #: **R7-25-129**

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

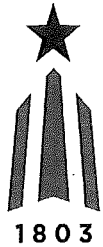
Water & Wastewater

Water Supply

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

Wastewater Treatment

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



Franklin County
Board of Commissioners

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Case# VA-

Variance(s) Requested:

Section:

308.042

Description:

286 SF ADDITION INCREASES LOT COVERAGE TO 32.22%.

Section:

513.012(2)

Description:

ADDITION TO BE 7'-3" FROM POOL INSTEAD OF 10'.

Section:

Description:

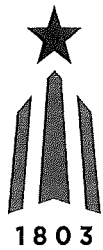
Describe the project:

WE ARE PROPOSING TO CONSTRUCT A 286 SF
ADDITION TO INCREASE THE AREA OF THE PRIMARY
BEDROOM AND GUEST BEDROOM AND CREATE A
CODE COMPLIANT PRIMARY BATH.

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

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

NO.



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Case# VA-

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

THE EXISTING PRIMARY BATH IS NOT CODE
COMPLIANT, AND BY GRANTING THIS VARIANCE A
NEW CODE COMPLIANT BATH CAN BE CONSTRUCTED.

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

NO.

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

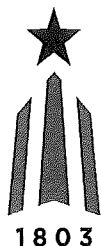
NO.

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

NO.

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

YES, THE EXISTING SINGLE FAMILY RESIDENCE
IS USEABLE.



Case# VA-

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

32.22% OF THE LOT WOULD BE COVERED BY STRUCTURE
INSTEAD OF 20%, ALTHOUGH THE PROPOSED ADDITION
WOULD NOT INCREASE THE EXISTING LOT COVERAGE.
(CONTINUED ON NEXT SHEET).

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 ADDITION WILL BE THE SAME DISTANCE
TO THE NEAREST PROPERTY LINE AS THE EXISTING
HOME, AND THE HEIGHT AND MATERIALS WILL
MATCH THE EXISTING HOME.

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)

THERE WOULD BE NO IMPACT TO
GOVERNMENTAL SERVICES.

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

THE APPLICANT DID NOT PURCHASE THE PROPERTY
WITH KNOWLEDGE OF THE ZONING RESTRICTIONS.

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

NO, AN INTERIOR RENOVATION WOULD RENDER
OTHER AREAS UNUSEABLE, AND ANY ADDITION
REQUIRES A VARIANCE SINCE IT IS ALREADY
OVER THE LOT COVERAGE.

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

YES, THE MODEST 13' ADDITION IS NOT
SUBSTANTIALLY OVER THE ZONING REQUIREMENT,
AND GRANTING THE VARIANCE WOULD CORRECT
PREVIOUS IMPROVEMENTS WHICH HAVE NO RECORD
OF RECEIVING VARIANCES.

THE EXISTING HOME, BUILT IN 1966, WAS ALREADY OVER THE 20% THRESHOLD, AND THE POOL, WHICH WAS INSTALLED IN 1981, PUT THAT PERCENTAGE OVER 32%.

THE PROPOSED ADDITION IS REPLACING THE EXISTING PAVED AREA BETWEEN THE HOME AND POOL, AND THEREFORE NOT INCREASING THE LOT COVERAGE FROM WHAT WAS PREVIOUSLY PERMITTED AND INSTALLED.

THE PROPOSED ADDITION WOULD BE 2'-9" CLOSER TO THE POOL THAN THE 10'-0" REQUIREMENT.



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Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

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Case# VA-4138

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

6/7/2025
Date


Property Owner (signature must be notarized)

06/03/2025
Date

N/A
Property Owner (signature must be notarized)

Date

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

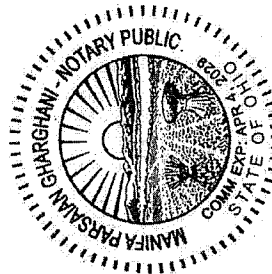
**Approval does not invalidate any restrictions and/or covenants that are on the property.

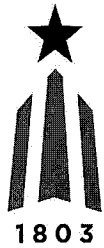
Applications may be delivered to 150 South Front Street, FSL Suite 10, Columbus, Ohio, 43215-7104, ATTN: Tre' Wolf, Planning Project Coordinator. Forward any questions to the project coordinator at 614-525-3904 or Planning@franklincountyohio.gov.

Acknowledged and subscribed before me by

Rebekah Ann Borchers
On This 2nd day of June, 2025


Notary Public





Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Application for

Zoning Variance

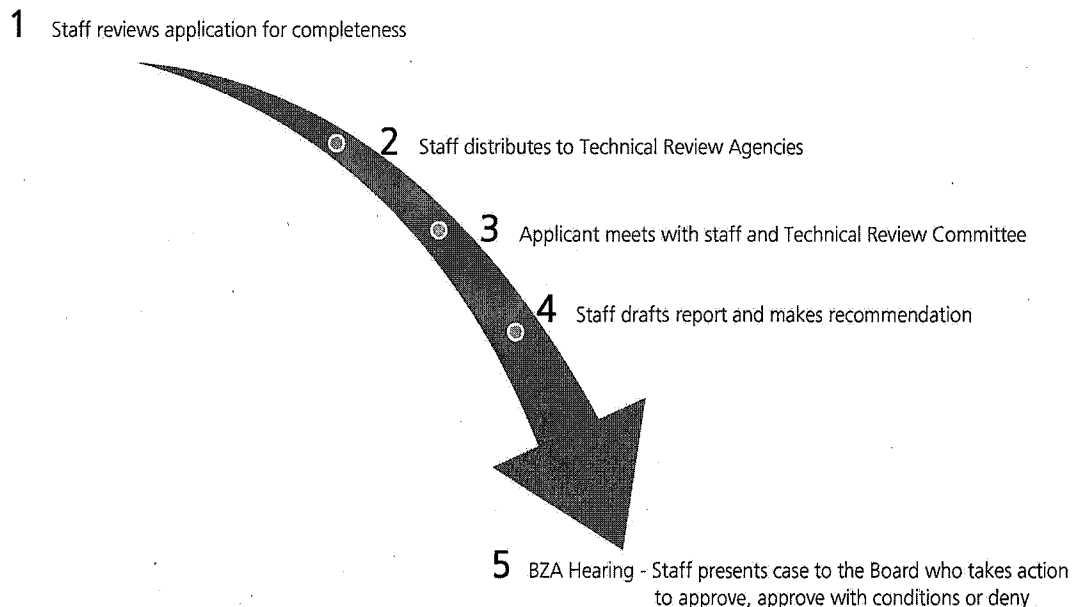
Pursuant to Section 810
of the Zoning Resolution
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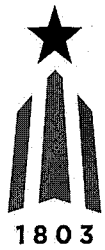
Application Instructions

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*



910 Dublin Rd
Columbus, OH 43215-1169

Customer Service Inquiries
Monday-Friday 7:00 AM - 6:00 PM
(614) 645-8276
<http://utilities.columbus.gov/>

RECEIVED

JUN 12 2025

Franklin County Planning Department
Franklin County, OH

± M-4/30

LEAD-UK

10044

Account Summary

SEWER and WATER

Account Number	2849745-1057148
Customer Name	REBEKAH A. BORCHERS
Service Address	3712 DARBYSHIRE DR
Service Period	12/05/2024 to 03/06/2025
Bill Date	03/12/2025
Previous Balance	\$300.49
Payment Received	\$300.49
Balance Forward	\$0.00
New Charges Due	04/09/2025 \$294.89

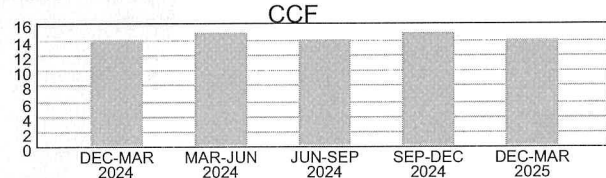
Total Amount Due

\$294.89

New charges due 04/09/2025. A 10% penalty may be added if not paid by this date. This date does not extend the due date for any past due billing charges.

Meter Reading Details							
Service Period		12/05/2024 to 03/06/2025			91 Days		
Service Type	Meter Serial Number	Current Reading	* Previous Reading	Mult.	Usage	Units	
WRES	32827422	1636	M 1622	1	14	CCF	
WRES	36298786	86.95	A 86.95	1	0	CCF	
Usage History		Number of Days	Total CCF		Average CCF		
Current Quarter		91	14.000		0.1538		
Previous Quarter		91	15.000		0.1648		
One Year Ago		93	14.000		0.1505		

Detail of New Charges			
WATER USAGE	4.000 CCF @ 4.5760000		\$18.30
WATER USAGE	10.000 CCF @ 4.9010000		\$49.01
WATER BASE CHARGE			\$81.68
WATER SURCHARGE			\$27.58
SEWER USAGE	4.000 CCF @ 5.8500000		\$23.40
SEWER USAGE	10.000 CCF @ 6.2000000		\$62.00
SEWER SERV CHARGE			\$16.47
CLEAN RIVER FUND	2.000 ERU		\$8.19
SWR SURCHG RIDGEWOOD	14.000 CCF @ 0.5900000		\$8.26
New Charges Total			\$294.89



910 Dublin Rd
Columbus, OH 43215-1169



Return this portion with your payment.

SEWER and WATER

Account Number 2849745-1057148
Service Address 3712 DARBYSHIRE DR

Total Amount Due by 04/09/2025

\$294.89

*****AUTOMATIC BANK DRAFT - DO NOT PAY*****



Please check the box to indicate phone number, mailing, or email address changes listed on the reverse side.



1032

REBEKAH A. BORCHERS
3712 DARBYSHIRE DR
HILLIARD OH 43026-2530

MAKE CHECKS PAYABLE TO:



COLUMBUS - CITY TREASURER
SEWER AND WATER SERVICES
PO BOX 182882
COLUMBUS, OH 43218-2882

002849745105714810312202500000294893