



Franklin County
Board of Commissioners

**ECONOMIC DEVELOPMENT
& PLANNING**

Franklin County Planning Commission

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

Wednesday, March 11, 2026
1:30

1. **Call to Order (Chair)**
2. **Call roll for Board Members (Planning Admin Assistant)**
 - a. **Board of Commissioner Members/Alternate Designee(s)**
 - b. **Regular Planning Commission Members**
 - c. **Acknowledgement of Quorum**
3. **Introduction of Staff (Planning Administrator)**
4. **Approval of minutes from the January 14, 2026, 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. Legislative Matter: ZON-26-02 Kayla Johnson

Owner/Applicant:	Asah Properties Management LLC
Township:	Mifflin Township
Site:	2695 Baughman Ave. (PID #190-001226)
Acreage:	0.20-acres
Utilities:	Public water and wastewater
Zoning:	Rural District (R)
Request:	Requesting to rezone 0.2 acres from the Rural (R) district to the Urban Residential (R-12) district for a duplex.

- a. **Staff Presentation (Staff)**
- b. **Applicant Presentation**
- c. **Call for Motion to Recommend Approval (Chair)**
- d. **Roll Call on Motion/Vote (Planning Admin Assistant)**

ii. Legislative Matter: 796-Replat Austin Workman

Owner/Applicant:	WBH Ohio LLC
Township:	Sharon Township
Site:	32 Forest Ridge (PID #250-006838)
Acreage:	0.343-acres
Utilities:	Public water and wastewater
Zoning:	Residential (R)
Request:	Requesting to replat 0.343 acres of Reserve C in the Forest Ridge subdivision (1967) to allow for a residential use and associated development.

- a. Staff Presentation (Staff)**
- b. Applicant Presentation**
- c. Call for Motion to Recommend Approval (Chair)**
- d. Roll Call on Motion/Vote (Planning Admin Assistant)**

6. Motion to Adjourn Meeting to Thursday, April 8, 2026 (Chair)

- a. Roll Call (Planning Admin Assistant)**

MINUTES OF THE
FRANKLIN COUNTY PLANNING COMMISSION

Wednesday, January 14, 2026

The Franklin County Planning Commission convened at the Franklin County Government Center, Board of Commissioners Hearing Room, 369 South High Street, First Floor, Columbus, Ohio 43215, on Wednesday, January 14, 2026, 1:30 p.m.

Present were:

Chet Chaney, Chair
Daniel Blechschmidt, Vice Chair
Ashley Hoye
Arion Owens
Katherine Page
David Mitchell
Annie Ryznar

Franklin County Economic Development and Planning Department members:

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

Franklin County Prosecutor's Office members:

Jesse Armstrong, Assistant Prosecuting Attorney
Adria Fields, Assistant Prosecuting Attorney

Attendees:

Charles McCroskey
Jackson Reynolds, Esq.
Joseph Claise
Lexus Cain
Ugo Nwoke

The meeting of the Franklin County Planning Commission was called to order by Chair Chet Chaney. The first order of business was the roll call of the Commission members and the introduction of staff. The next order of business was the approval of the December 12, 2025, meeting minutes, followed by the Election of Officers. Mr. Blechschmidt moved to approve the minutes as presented. The motion was seconded by Ms. Burrus. The motion carried unanimously.

Mr. Hoye nominated Chet Chaney to serve as Chair. The nomination was seconded and approved by unanimous vote. Chair Chaney nominated Daniel Blechschmidt to serve as Vice Chair. The nomination was seconded and approved, with Mr. Blechschmidt abstaining.

Approval of 2026 Planning Commission Bylaws. The Commission considered proposed amendments to the Planning Commission bylaws related to procedures for rezonings when applicants are not present. Assistant Prosecuting Attorney Jesse Armstrong explained the statutory timelines under the Ohio Revised Code and recommended denial for lack of sufficient information when applicants fail to appear without consent to continue. Ms. Burrus moved to approve the 2026 Planning Commission bylaws as presented. The motion was seconded by Ms. Page and approved unanimously.

New Business:

The next order of business was to hear Case No. JEFF-25-06, Jefferson Township Rezoning, located at 916 Reynoldsburg New Albany Road. Rezoning of a 1.003-acre parcel from Planned Commercial (PC) to Restricted Suburban Residential (RSR). Staff presented the rezoning request submitted by Jefferson Township. Staff reviewed the site history, noting the property was previously developed with a single-family residence that was demolished in 2007, after which the property was rezoned to Planned Commercial. The current property owner requested rezoning back to a residential classification. Staff reviewed surrounding zoning, comprehensive plan consistency, development standards, and Technical Review Committee comments, including right-of-way dedication requirements from the Franklin County Engineer.

Mr. McCroskey, representing Jefferson Township, appeared and stated he was available to answer questions. No additional public testimony was offered. Mr. Blechschmidt moved to recommend approval of Case JEFF-25-06 with the condition that the applicant quitclaim additional right-of-way to the Franklin County Board of Commissioners in accordance with the Franklin County Thoroughfare Plan. The motion was seconded by Ms. Page. The motion passed unanimously.

The next order of business was to hear Case No. JEFF-25-07. The applicant was requesting amendments to Articles 1 through 12 of the Jefferson Township Zoning Resolution. Staff presented the proposed zoning text amendments submitted by Jefferson Township.

Staff explained the amendments were intended to revise wording for clarity and consistency, remove obsolete districts, update use regulations, add provisions for small solar energy systems, revise public notice requirements pursuant to Ohio Revised Code updates, and update definitions throughout the resolution. Ms. Page moved to recommend approval of Case JEFF-25-07. The motion was seconded by Ms. Ryznar and passed unanimously.

The next order of business was to hear Case ZON-25-14, Madison Township Rezoning, located at 3501 Rohr Road. The applicant was requesting a rezoning of approximately 5.07 acres from Rural (FR) to Select Commercial Planned District (SCPD). Staff presented the rezoning request and reviewed the site history, surrounding land uses, comprehensive plan recommendations, proposed commercial fencing rental and storage use, development standards, and requested waivers.

Ms. Johnson outlined staff's recommendation for conditional approval, including revisions to requested waivers to require a minimum 10-foot setback and buffering for the access drive, greenbelt, and outdoor storage areas. Mr. Reynolds, Attorney with Smith & Hale, appeared on behalf of the applicant, Midway Rent-A-Fence. Mr. Reynolds described the proposed operations, employee activity, vehicle usage, screening, fencing, and willingness to work with staff on setback and buffering concerns, including the driveway alignment. Ms. Owens moved to recommend approval of Case ZON-25-14 subject to staff conditions requiring revision of the requested waivers to provide a minimum 10-foot setback and buffering prior to consideration by the Franklin County Board of Commissioners. The motion was seconded by Ms. Burrus and passed unanimously.

The next order of business was to hear Case No. ZON-25-15, located at 3506 Westerville Road. The applicant was requesting a rezoning of approximately 1.62 acres from Rural (FR) to Urban Residential (R-12).

Staff presented the rezoning request submitted by Keen Real Estate Group. Staff reviewed the site history, surrounding zoning and land uses, applicable zoning standards, and Technical Review Committee comments. Staff noted the property's proximity to existing multifamily development and concluded the requested rezoning was consistent with surrounding densities. Mr. Ugo Nwoke, representing the development team, appeared and stated the applicant understood zoning compliance requirements and that the submitted site plan was conceptual in nature.

Ms. Owens moved to recommend approval of Case ZON-25-15 to rezone the property from Rural to Urban Residential (R-12). The motion was seconded by Mr. Blechschmidt and passed unanimously.

The last order of business was an Administrative Item, Subdivision Variance, for a property located at 7860 Clark State Road, Jefferson Township. The applicant was requesting a variance from Section 501.05 of the Franklin County Subdivision Regulations regarding lot depth-to-width ratio. Mr. Jesse Armstrong, Assistant Prosecuting Attorney, administered the oath to staff providing testimony.

Staff presented the subdivision variance request involving a proposed lot split of a 9.12-acre property into three parcels. Staff described existing site conditions, including the presence of Swisher Creek running parallel to Clark State Road, which necessitates a creek crossing for access. Staff reviewed the property history, surrounding zoning, and Jefferson Township Comprehensive Plan designation for low-density residential development.

Staff explained the requested variance from the maximum four-to-one lot depth-to-width ratio, noting the proposed ratios of approximately 12.48-to-1 and 16.15-to-1 for two of the proposed parcels. Staff summarized comments from Jefferson Township, the Jefferson Township Fire Department, and the Franklin County Engineer's Office, including requirements for hydraulic analysis, bridge and access compliance, and site distance documentation.

Staff reviewed the subdivision variance criteria, stating staff found that the request would not be detrimental to public health or safety, that unique site conditions existed due to the irregular parcel shape and Swisher Creek, and that a hardship would result if the variance were denied.

Staff recommended conditional approval of the variance. Mr. Blechschmidt moved to approve the subdivision variance from Section 501.05 of the Franklin County Subdivision Regulations, subject to staff conditions, including completion of a hydraulic analysis for the Swisher Creek Crossing, compliance with site distance requirements as determined by the Franklin County Engineer, and satisfaction of all applicable fire access and safety requirements. The motion was seconded by Ms. Burrus. The motion passed unanimously.

There being no further business before the Commission, the meeting was adjourned at 2:57 p.m.

The minutes of the January 14, 2026, Franklin County Planning Commission were approved this _____ day of _____, 2026.

Chair's Signature

STAFF REPORT
Planning Commission
3/11/26

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

I. Summary

Owner/Applicant:	Asah Properties Management LLC/Ismail Ahmed
Township:	Mifflin Township
Site:	2695 Baughman Avenue (PID #190-001226 & PID #190-001353)
Acreage:	0.2 acres (8,500 sq. ft. per lot)
Utilities:	Public water and wastewater
Request:	Request to rezone from the Rural (R) district to the Urban Residential (R-12) district for a duplex.
Recommendation:	Staff recommend <u><i>conditional approval</i></u> .

II. Property Background/History

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

III. Surrounding Land Use/Zoning

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

IV. Comprehensive Plan

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

The proposal generally meets the recommendations of the plan.

V. Zoning District Review

Existing zoning – Rural (R):

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

Proposed zoning – Urban Residential (R-12):

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

VI. Development Standards

	R-12 Development Standards	Combined Lots/Site Plan	Franklin County Zoning Resolution (FCZR) Section
Lot Size	7,200 square feet	17,000 square feet	315.04
Lot Width	65 feet	100 feet	315.04
Front Yard	40 feet	34.5 feet	504.014
Side Yard	5 feet	3 feet (south)	315.04
Rear Yard	34 feet	92 feet	315.04
Maximum Height	38 feet	28.66 feet	315.04
Buffering Width	3 feet	3 feet	521.09
Buffering Height	4 feet	Details Not Provided	521.09
Parking Spaces	4 spaces	Details Not Provided	531.02

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

VII. Technical Agency Review:

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

VIII. Staff Analysis

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

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

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



Legend

- Parcel IDs
- R-O-W Centerlines

ZON-26-02

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

Township: Mifflin Twp.

Address: 2695 Baughman Ave.

Acreage: 0.2 acres



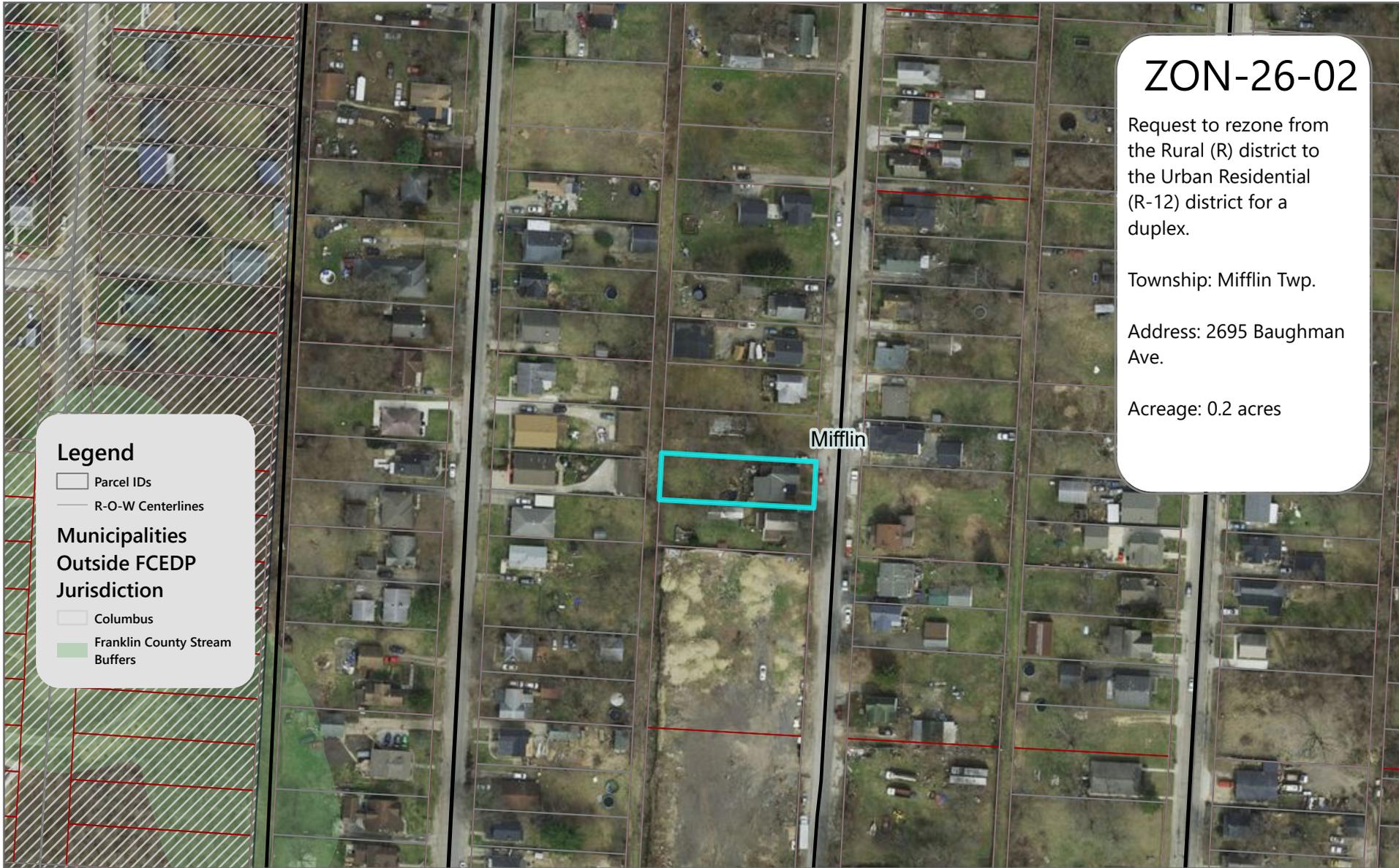
Case File: No. & Date



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

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

0 25 50 Feet



ZON-26-02

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

Township: Mifflin Twp.

Address: 2695 Baughman Ave.

Acreage: 0.2 acres

Legend

- Parcel IDs
- R-O-W Centerlines

Municipalities Outside FCEDP Jurisdiction

- Columbus
- Franklin County Stream Buffers

Mifflin

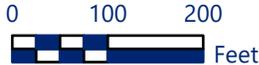


Case File: ZON-26-02



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

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere





ZON-26-02

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

Township: Mifflin Twp.

Address: 2695 Baughman Ave.

Acreage: 0.2 acres

Legend

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

Case File: ZON-26-02



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

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

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere





Franklin County Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Economic Development & Planning Department
James Schimmer, Director

Application for
Rezoning
Page 1



Property Information

Site Address: 2695 Baughman Ave

Parcel ID(s): 190-001226-00

Total Acreage: .2 Township: MIFFIN township

Property Description

Acres to be rezoned: .2

Current Land Use:

Surrounding Land Uses:

North	<u>duplex</u>
South	<u>single</u>
East	<u>single</u>
West	<u>duplex</u>

Rezoning Request

Current Zoning: Rural

Proposed Zoning: R12

Proposed Land Use: Duplex

Purpose for Request:

Staff Use Only

Case # ZON-20-02

Date Filed: 2/11/2020

Fee Paid: \$1,000

Receipt # 20-00359

Received By: Kayla J.

Technical Review Date:

Big Darby Panel Date: N/A

Planning Commission Date:

Rural Zoning Commission Date:

Commissioners Date:

Checklist

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

Water & Wastewater

Water Supply

Public (Central)

Private (On-site)

Other

Wastewater Treatment

Public (Central)

Private (On-site)

Other



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Economic Development & Planning Department
James Schimmer, Director

Application for Rezoning Page 2



Property Owner Information

Name: Ismail Ahmed (A SAH Properties Manang LLC)

Address: 2108 Britains Lane
Columbus OH 43224

Phone # 614-218-7394

Fax #

Email: Ismaila41107@gmail.com

Applicant Information Same as property owner

Name:

Address:

Phone #

Fax #

Email:



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Economic Development & Planning Department
James Schimmer, Director

Application for Rezoning Page 3



Signatures

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

J. Smart
Applicant

2-11-2026
Date

[Signature]
Property Owner (Signature must be notarized)



2-11-2026
Date

Property Owner (Signature must be notarized)

Date



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Economic Development & Planning Department
James Schimmer, Director

Application for Rezoning Page 4



Rezoning/Text Amendment Application

General Application Requirements

Any applicant who requests a zoning change is solely responsible for filing all materials required by the application in its entirety. Please consult with the Economic Development and Planning Department to obtain a copy of pertinent development standards prior to filing a rezoning request.

The following items are required with each application:

1. The completed application form.
2. The notarized affidavit with current property owner signature.
3. Legal description of the property. Current property survey to include acreage, all bearings and distances, and referencing an established beginning point.
4. Location/Area map. Engineering base maps to scale (example: 1"=100') are required. You can obtain this information from the Franklin County Auditor's website, <https://www.franklincountyauditor.com/>
5. All information that pertains to sanitary services and water supply must be provided. If services are to be provided by a private or public entity, a letter must be provided verifying that the services exist and that the applicant will have access to such services. If an on-lot septic system and/or well are proposed, information from the Franklin County Board of Health (or appropriate agency) must be provided.
6. Any additional information or exhibits deemed necessary for proper consideration of the application.

Note: When a planned district is requested, a development plan must be prepared by a registered architect, engineer, surveyor or landscape architect. The development plan must include all information identified in the Franklin County Zoning Resolution for the applicable planned zoning district being requested. This plan is to demonstrate the engineering feasibility of the proposed project. The Rural Zoning Commission makes no exceptions to these requirements. All other issues in the performance standards must be addressed, even if they do not appear to pertain to your particular site.

An incomplete application will not be placed on an agenda until it is determined to be complete, having all relevant issues addressed in plan or text form.

OHIO 'STATUTORY SHORT FORM OF ACKNOWLEDGMENT' — INDIVIDUAL
§147-55(A)

State of Ohio }
County of Franklin } ss.



The foregoing instrument was acknowledged
before me this 02/11/2026 by
Date

Ismail Ahmed
Name of Person Acknowledging

Madison McKinley
Signature of Person Taking Acknowledgment

Notary Public
Title or Rank

Affix Seal Here

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

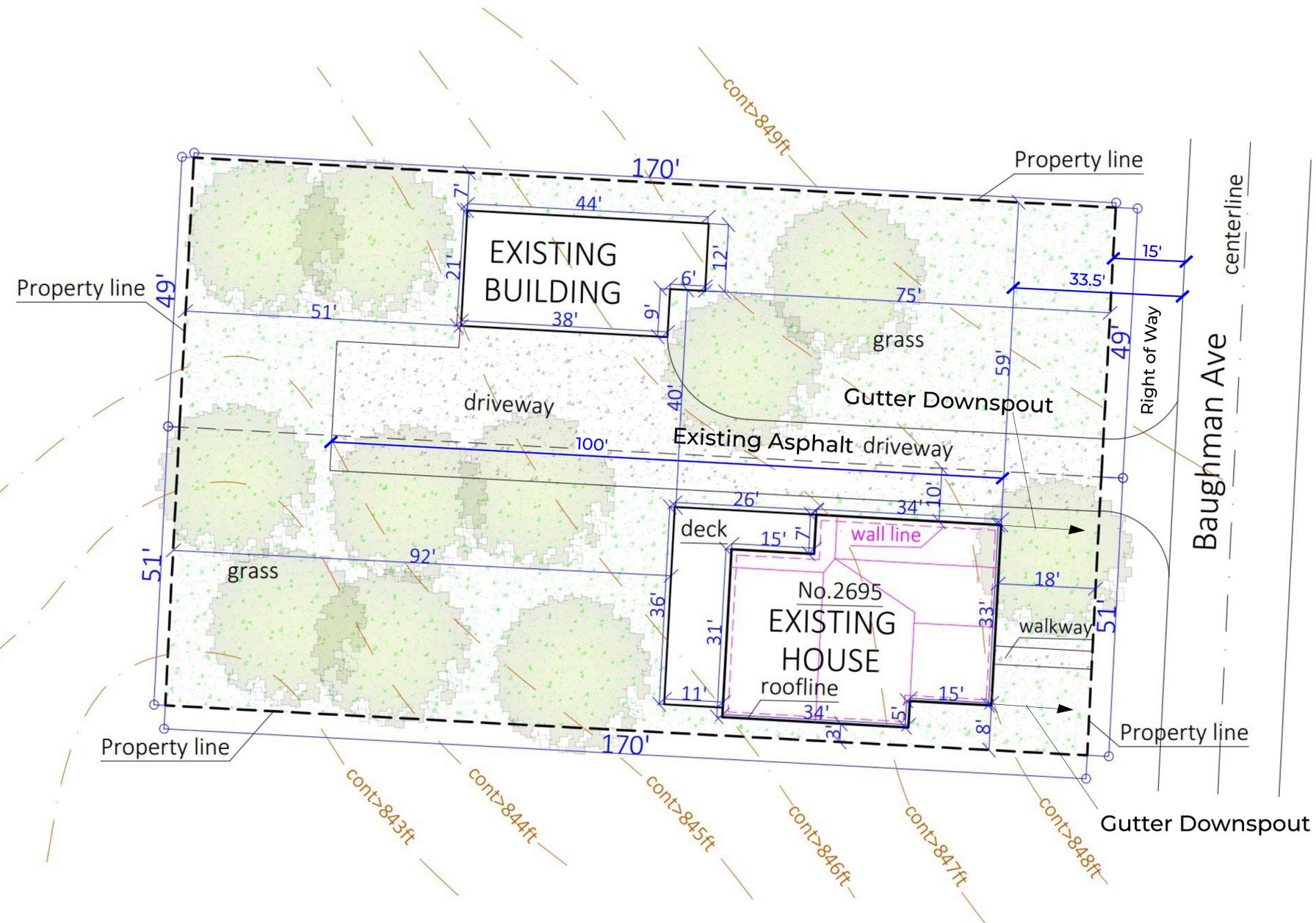
Description of Attached Document

Title or Type of Document: Application for Rezoning

Document Date: 02/11/2026 Number of Pages: 4

Signer(s) Other Than Named Above: _____

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

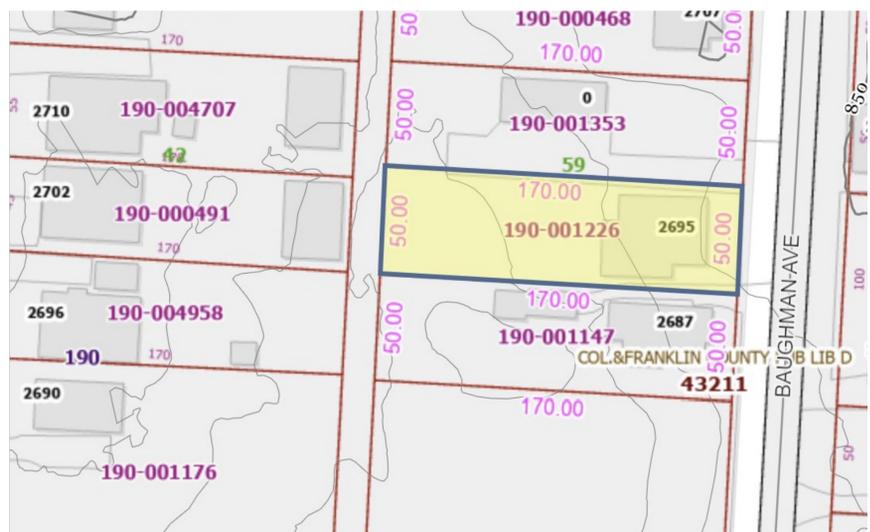


David G. Vics
 signed 02.12.2026

REV	DESCRIPTION	BY	DATE
	INITIAL RELEASE	CV	11.18.2025
A	REVIEWER UPDATE	DV	01.23.2026
B	SITE PLAN UPDATE	DV	02.10.2026
C	ZONING / SITE PLAN	DV	02.12.2026



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

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

2695 Baughman Ave
 Columbus, OH 43211



SITE PLAN

S-1

SCALE 1/8" = 1 FOOT



GENERAL NOTES.

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

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

ALL SITE CONDITIONS TO BE VERIFIED PRIOR TO CONSTRUCTION

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

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

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

DESIGN LOADS

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

SEISMIC DESIGN CATEGORY- A

ICE SHIELD REQUIRED

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

LOAD TABLES: SOIL BEARING=1500LBS

FIRST FLOOR=40LL+10DL

SECOND FLOOR=30LL+10DL

ROOF W/ CLG LOADS=20LL+20DL,

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

HVAC

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

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

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

INSULATION

2 x 4 WALLS: R-19 BATTING

2 x 6 WALLS: R-21 BATTING

ATTIC: R-38 MIN BLOWN FIBERGLASS

BASEMENT: R-10 DRAPE TO 42" BELOW SILL

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

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

DEMO

Existing house will be demo'd above ground

Foundation to remain

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



FLAT ELEVATION, NO SIGNIFICANT TOPOLOGY



SCALE 1/4" = 1 FOOT

REV	DESCRIPTION	BY	DATE
INITIAL RELEASE		CV	11.18.2025
REVIEWER UPDATE		DV	01.23.2026
A			



David G Vics LLC reserves all property rights in these plans. The design data & information relating thereto is not to be reproduced, changed or copied in any manner. Plans are not to be given to a third party, in whole or in part, without first obtaining the written consent of David G. Vics, LLC. In the event these plans are used by a third party, David G Vics, LLC shall be held harmless.

2695 Baughman Ave
Columbus, OH 43211



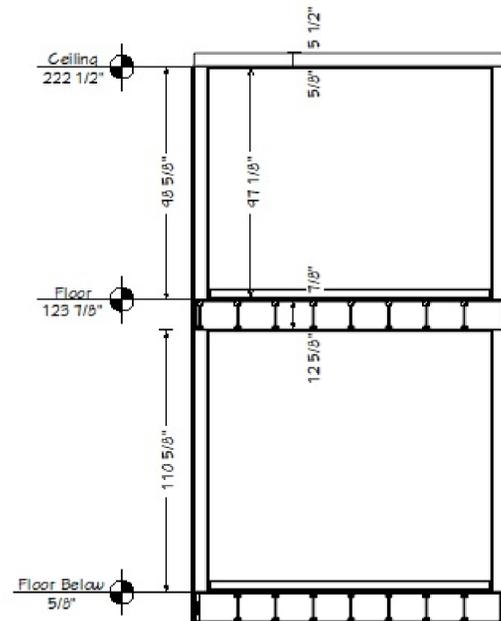
SITE PLAN



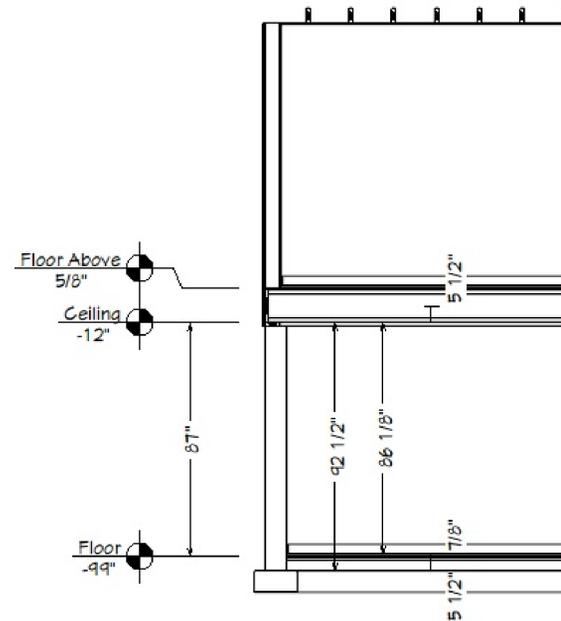
EAST ELEVATION



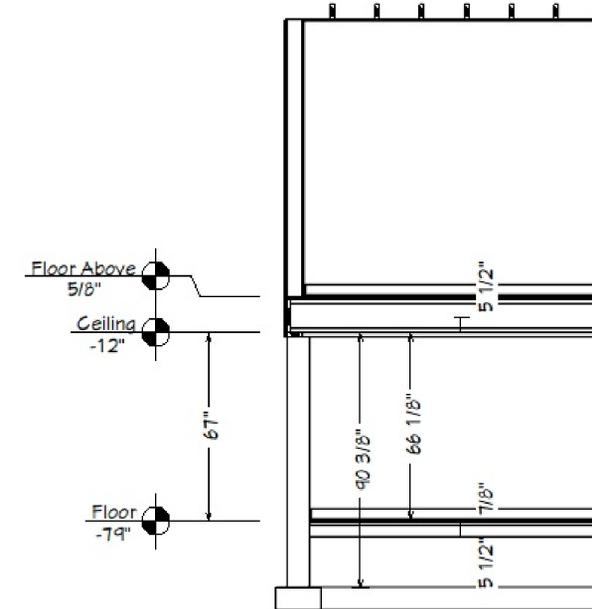
WEST ELEVATION



First and Second Floor Heights Cross Section



Left Side Basement Height Cross Section



Right Side Basement Height Cross Section

SCALE 1/4" = 1 FOOT

REV	DESCRIPTION	BY	DATE
INITIAL RELEASE		CV	11.18.2025
A	REVIEWER UPDATE	DV	01.23.2026



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2695 Baughman Ave
Columbus, OH 43211



ELEVATION VIEWS

EL-1



NORTH ELEVATION



SOUTH ELEVATION

SCALE 1/4" = 1 FOOT

REV	DESCRIPTION	BY	DATE
INITIAL RELEASE	CV	11.18.2025	
REVIEWER UPDATE	DV	01.23.2026	



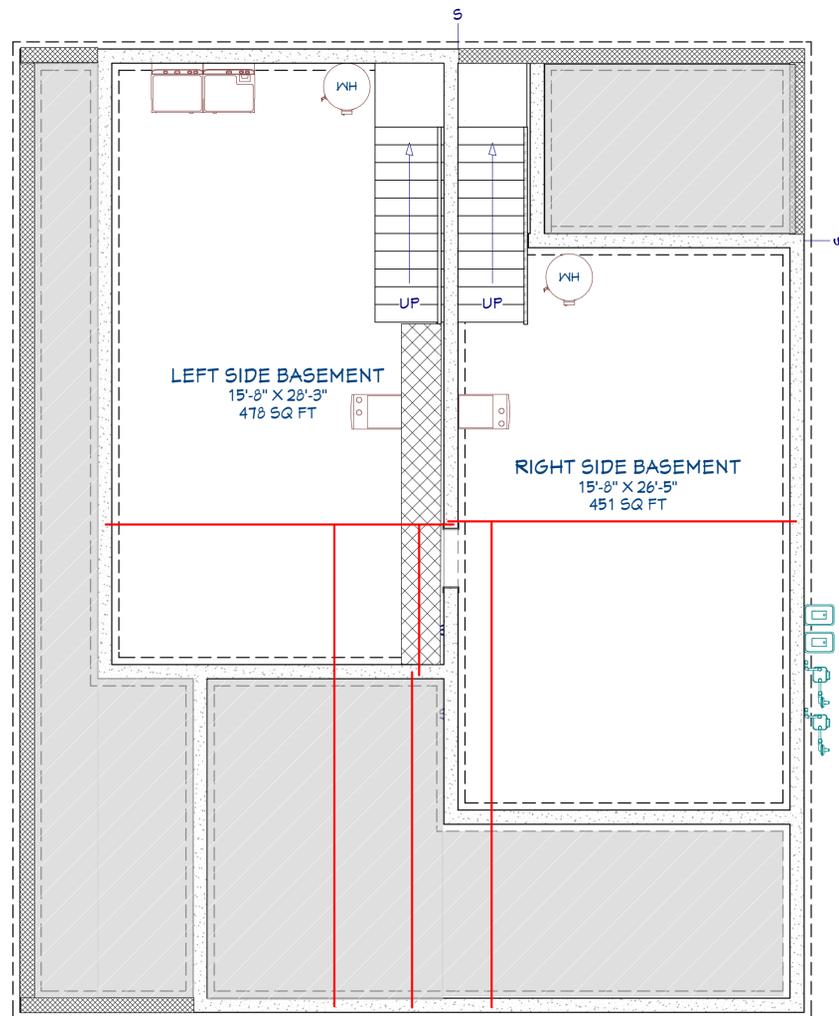
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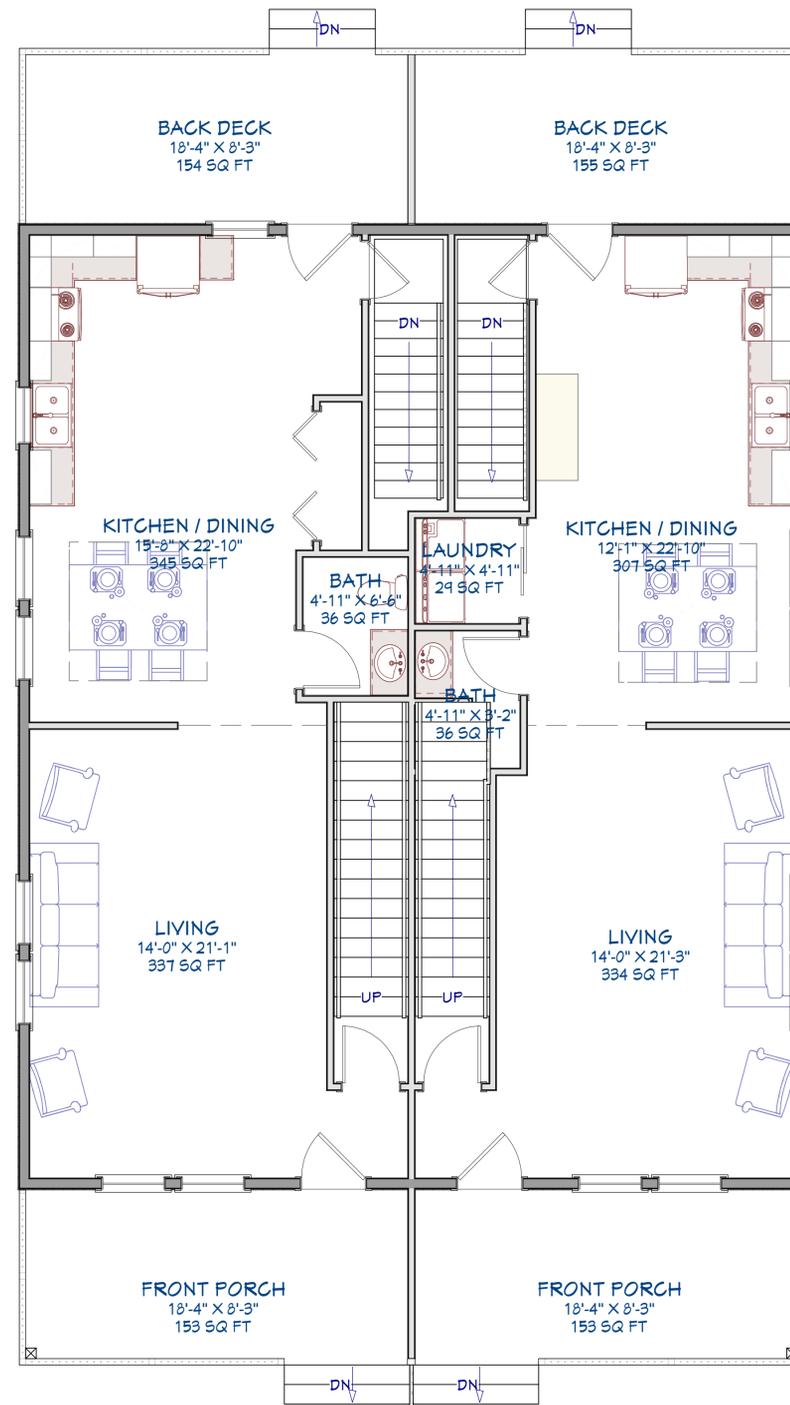


ELEVATION VIEWS

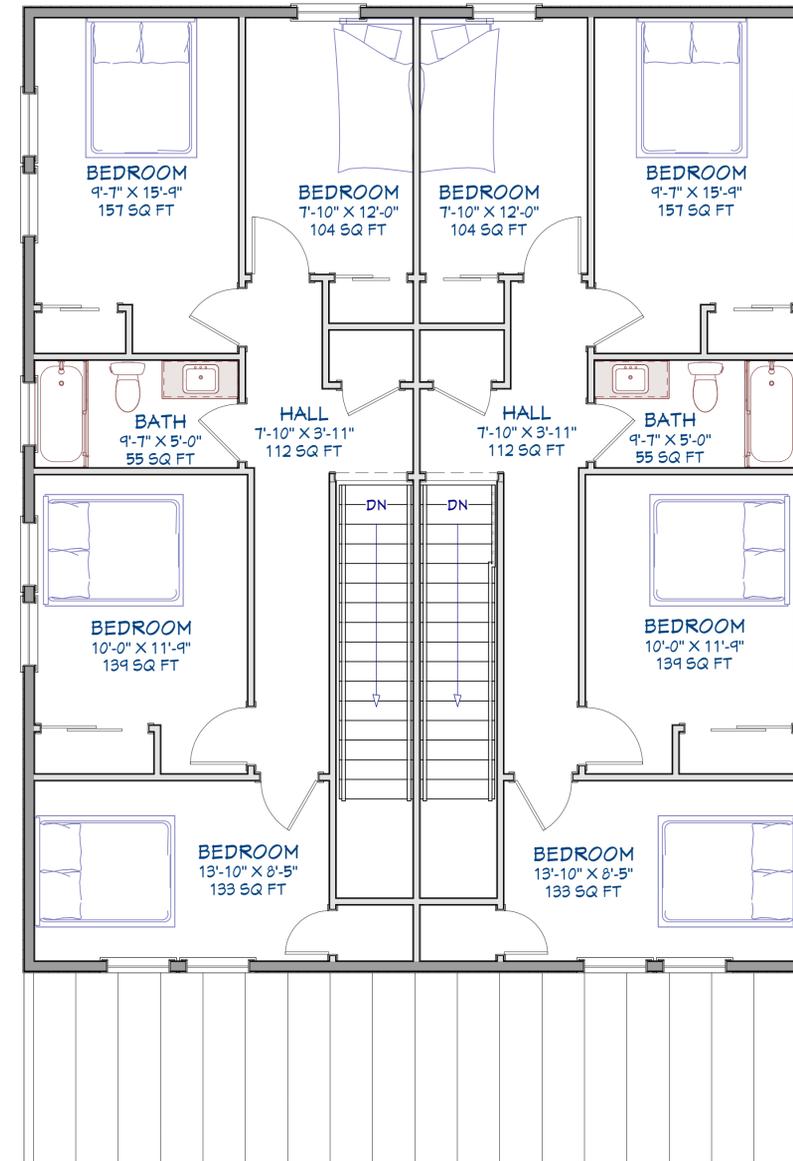
EL-2



BASEMENT



1ST FLOOR



2ND FLOOR

SCALE 1/4" = 1 FOOT

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



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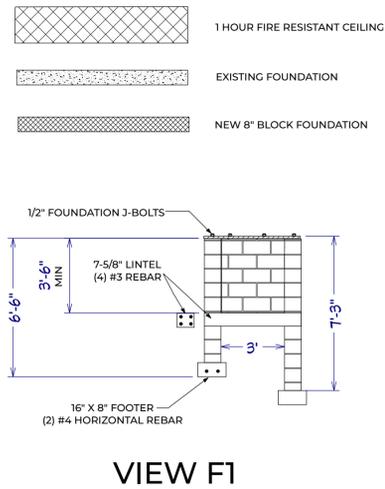
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Columbus, OH 43211



DESIGN LAYOUT

D-1

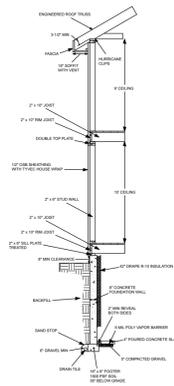
Basement Door Layout
(2857) 32" x 67" Doorway



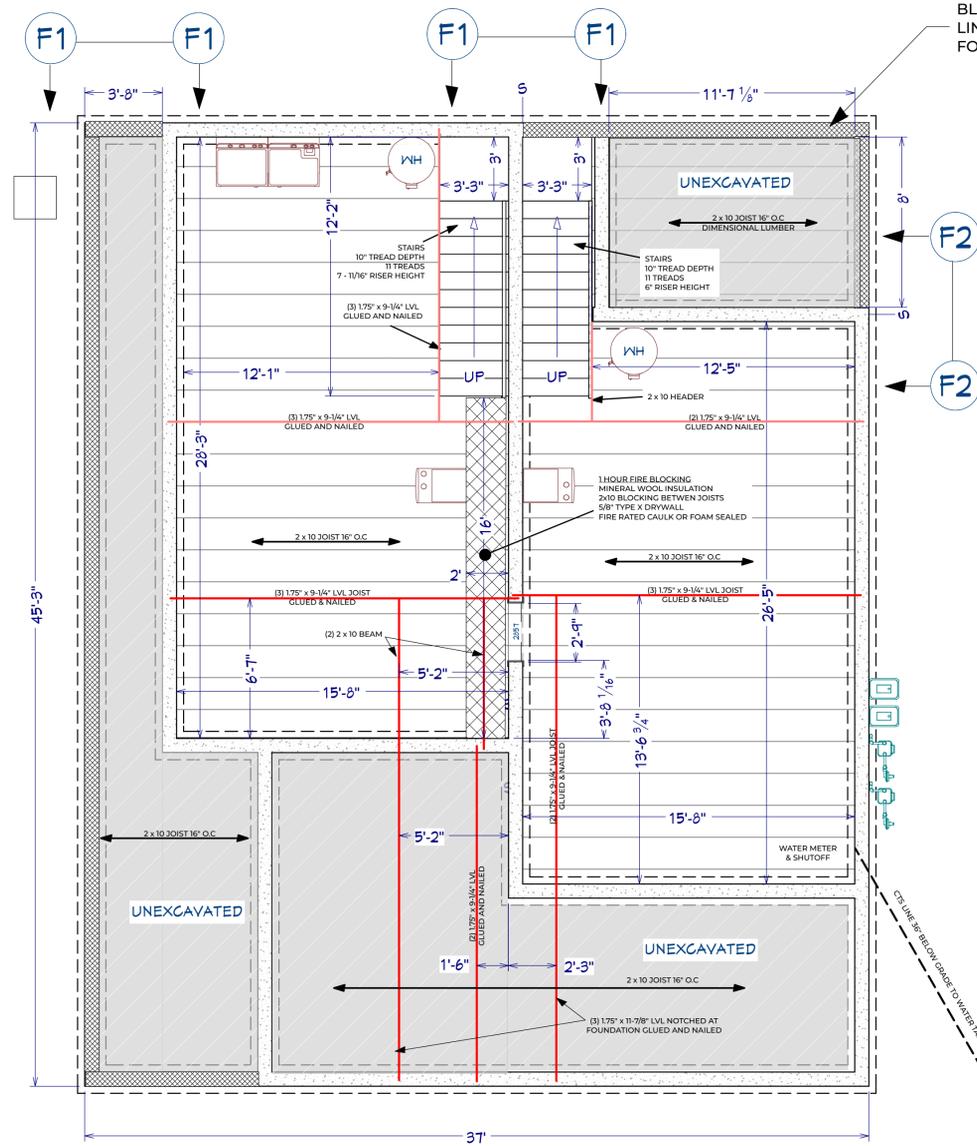
VIEW F1

BEARING PARTITIONS: SOLID BLOCK ALL POINT LOADS FROM ROOF DOWN THROUGH FOUNDATION

BEAM BEARING: ENDS OF JOIST, BEAM OR GIRDER TO BEAR 1-1/2" OR GREATER ON WOOD OR METAL AND TO BEAR 3" OR GREATER ON MASONRY

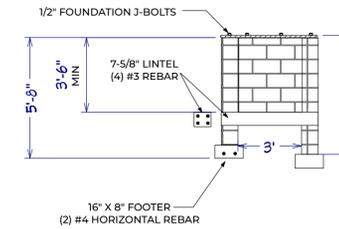


FIRE BLOCKING: SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (VERTICAL & HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES AND BETWEEN STORIES AND THE ROOF



LVL NOTCH: DRILL 1/2" HOLE AT CORNER
SAWCUT NOTCH TO DRILLED HOLE
3" MIN BEARING ON MASONRY

BLOCK FOUNDATION DEPTH PER VIEW F2
LINTEL BELOW GRADE CONFIRM DEPTH AT SITE
FOOTER 36" MIN BELOW GRADE



VIEW F2

FINISHED GRADE: THE GRADE AWAY FROM THE FOUNDATION WALLS SHALL FALL A MINIMUM 6" WITHIN THE FIRST 10'. (401.3)

FOUNDATION BOLTS: 1/2" BOLTS MUST BE EMBEDDED 7" INTO CONCRETE BLOCK OR POURED CONCRETE, BOLTS SHALL BE SPACED 6' ON CENTER, AND WITHIN 12" OF CORNERS. ANCHOR STRAPS MUST BE INSTALLED PER THE MANUFACTURER'S SPECS. (403.1.6)

BEFORE EXCAVATION, THE CONTRACTOR SHALL EXAMINE ALL DRAWINGS, MAPS AND BUILDING SITE TO DETERMINE THE ROUTES OF ALL UNDERGROUND UTILITIES.

BEFORE DIGGING COMMENCES IT IS REQUIRED THAT THE OWNER AND OR CONTRACTOR CALL 811 FOR MARKING SERVICE ROUTES.

RATING TO DETERMINE FOUNDATION AND FOOTING DESIGN. CONCRETE FOUNDATIONS AND FOOTING DESIGN SHALL BE IN ACCORDANCE TO CHAPTER 4 OF THE I.R.C. CODE.

REV	DESCRIPTION	BY	DATE
INITIAL RELEASE		CV	11.18.2025
A	REVIEWER UPDATE	DV	01.23.2026



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BASEMENT
FRAMING

SCALE 1/4" = 1 FOOT

F-1

Left Side Door Layout 1st Floor

- (2868) 32" x 80" LH - 2
- (2868) 32" x 80" RH - 1
- (6068) 72" x 80" Bifold - 1
- (3068) 36" x 80" RH - 1
- (3068) 36" x 80" LH - 1

Left Side Window Layout 1st Floor

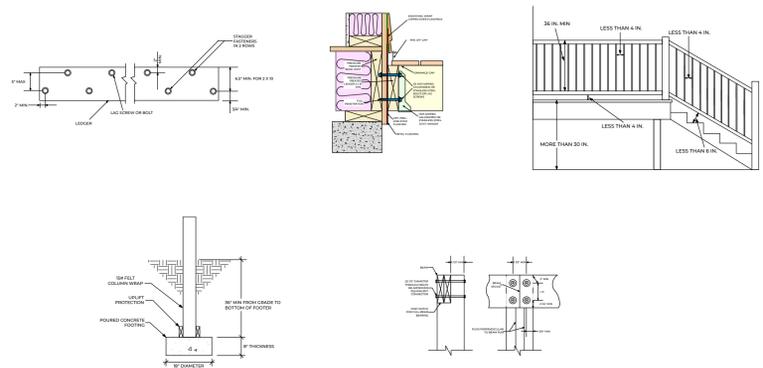
- (2822DH) 32" x 26" - 54" Sill Height - 2
- (3050DH) 36" x 60" - 20" Sill Height - 6

Right Side Door Layout 1st Floor

- (2868) 32" x 80" RH - 3
- (4468) 52" x 80" Sliding - 1
- (3068) 36" x 80" RH - 1
- (3068) 36" x 80" LH - 1

Right Side Window Layout 1st Floor

- (2822DH) 32" x 26" - 54" Sill Height - 1
- (2850DH) 36" x 60" - 20" Sill Height - 6

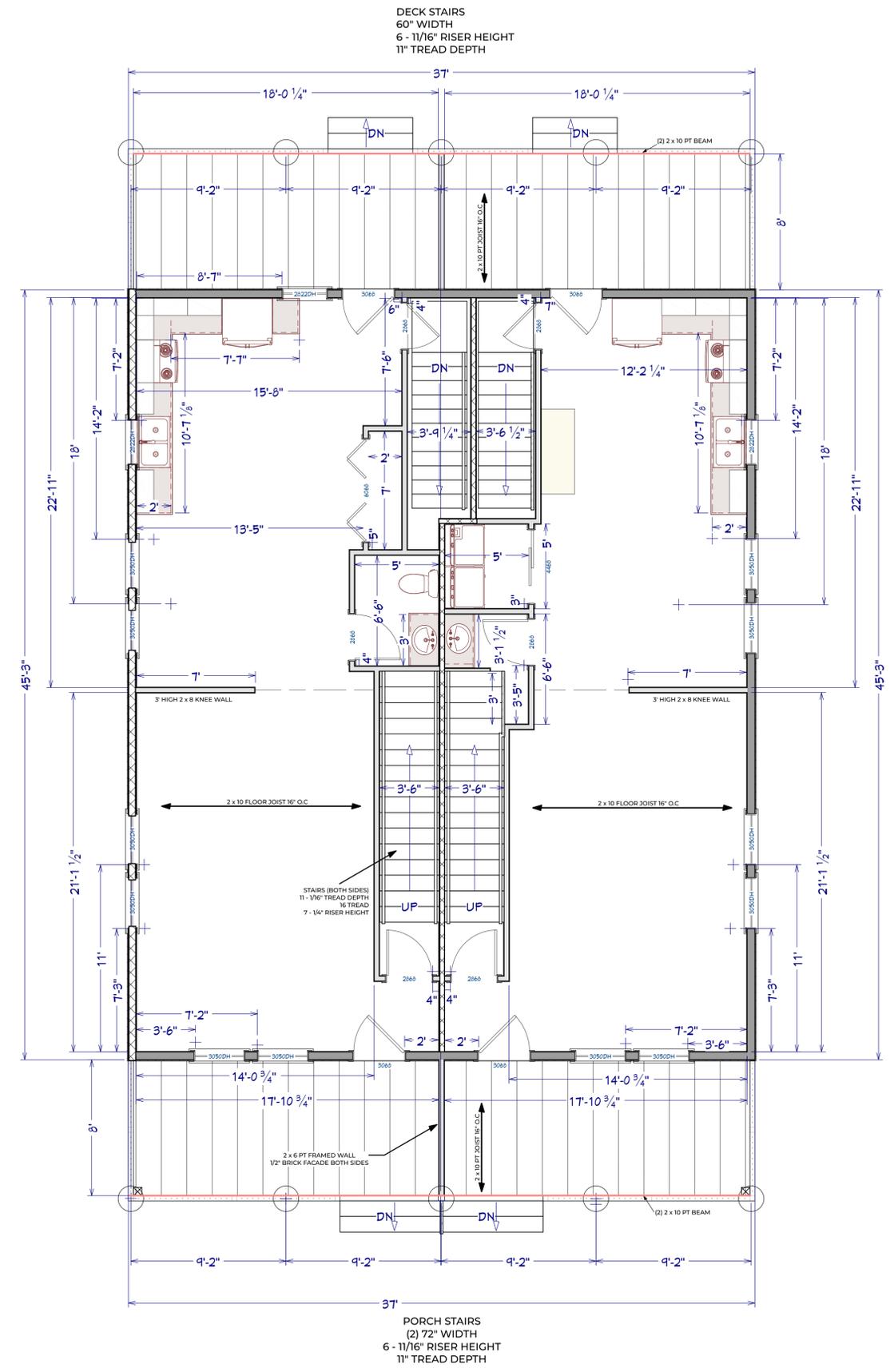


DECK FRAMING DETAILS

HANDRAILS: SHALL BE PROVIDED ON AT LEAST ONE SIDE OF STAIRS WITH 4 OR MORE RISERS. HANDRAILS WILL BE MEASURED BETWEEN 34 TO 38 INCHES VERTICALLY FROM THE NOSING OF THE TREADS. THE HANDGRIP PORTION SHALL NOT BE MORE THAN 2-1/4" IN CROSS SECTION DIMENSION OR AN APPROPRIATE SHAPE WHICH SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. THE HANDGRIP PORTION OF HANDRAILS SHALL HAVE A SMOOTH SURFACE WITH NO SHARP EDGES. ALL REQUIRED HANDRAILS SHALL BE EITHER A "TYPE I" OR A "TYPE II" RAIL CONFIGURATION PER RCO SECTION 311.7.7.3

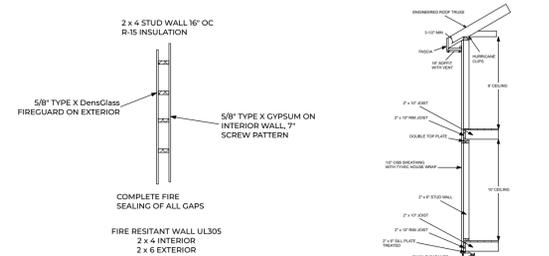
GUARDRAILS: PORCHES, BALCONIES OR RAISED FLOORS LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE SHALL HAVE GUARDRAILS NOT LESS THAN 36" HIGH. OPEN STAIRS WITH A RISE OF MORE THAN 30", SHALL HAVE GUARDRAILS NOT LESS THAN 34" HIGH. DISTANCE BETWEEN BALUSTERS TO BE LESS THAN 4-3/8" ON STAIRS. (312.1)

ALL METAL FASTENERS, CONNECTORS OR OTHER HARDWARE IN DIRECT CONTACT WITH ANY PRESERVATIVE TREATED LUMBER SHALL BE STAINLESS STEEL TYPE 304 OR TYPE 316 OR HAVE A GALVANIZED COATING THAT COMPLIES WITH THE ASTM A123 (CONNECTORS OR A 153 (FASTENERS) CLASS D STANDARDS FOR FASTENERS AND HARDWARE. THE CONNECTORS AND FASTENERS MUST BE MADE OF THE SAME MATERIAL FOR COMPATIBILITY.



1ST FLOOR

- 2 x 6 EXTERIOR WALL
- 2 x 4 INTERIOR WALL
- ONE HOUR UL-305 FIRE WALL

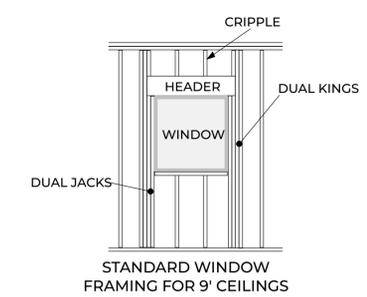


FIRE BLOCKING: SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (VERTICAL & HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES AND BETWEEN STORIES AND THE ROOF

STANDARD HEADER TABLE

WALL TYPE	DOORWAY / WINDOW TYPE	HEADER SIZE
2 x 6 WALL	SINGLE DOORWAY	(3) 2" X 6"
2 x 6 WALL	DOUBLE DOORWAY (6' MAX)	(3) 2" X 8"
2 x 6 WALL	SLIDING GLASS DOOR	(3) 2" X 8"
2 x 6 WALL	SINGLE WINDOW (4' MAX)	(3) 2" X 6"
2 x 6 WALL	WINDOW 4' < 6'	(3) 2" X 8"
2 x 4 WALL	SINGLE DOORWAY	(2) 2" X 6"
2 x 4 WALL	DOUBLE DOORWAY (6' MAX)	(2) 2" X 8"
2 x 4 WALL	SLIDING GLASS DOOR	(2) 2" X 6"
2 x 4 WALL	SINGLE WINDOW (4' MAX)	(2) 2" X 6"
2 x 4 WALL	WINDOW 4' < 6'	(2) 2" X 8"

HEADERS REQUIRED FOR ALL THRESHOLDS (INTERIOR AND EXTERIOR WALLS)



STANDARD WINDOW FRAMING FOR 9' CEILINGS

SCALE 1/4" = 1 FOOT

REV	DESCRIPTION	DATE
1	INITIAL RELEASE	11.18.2025
2	REVIEWER UPDATE	01.23.2026



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1ST FLOOR FRAMING

Left Side Door Layout 2nd Floor

- (2868) 32" x 80" LH - 6
- (2068) 24" x 80" LH - 1
- (3668) 42" x 80" Sliding - 1
- (5068) 60" x 80" Sliding - 1
- (3468) 40" x 80" Sliding - 1
- (3468) 40" x 80" Doorway - 1

Left Side Window Layout 2nd Floor

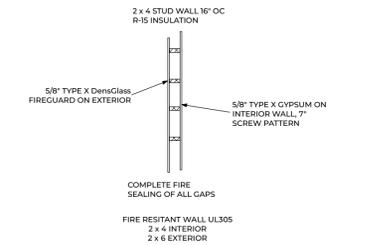
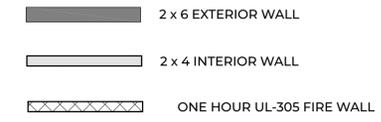
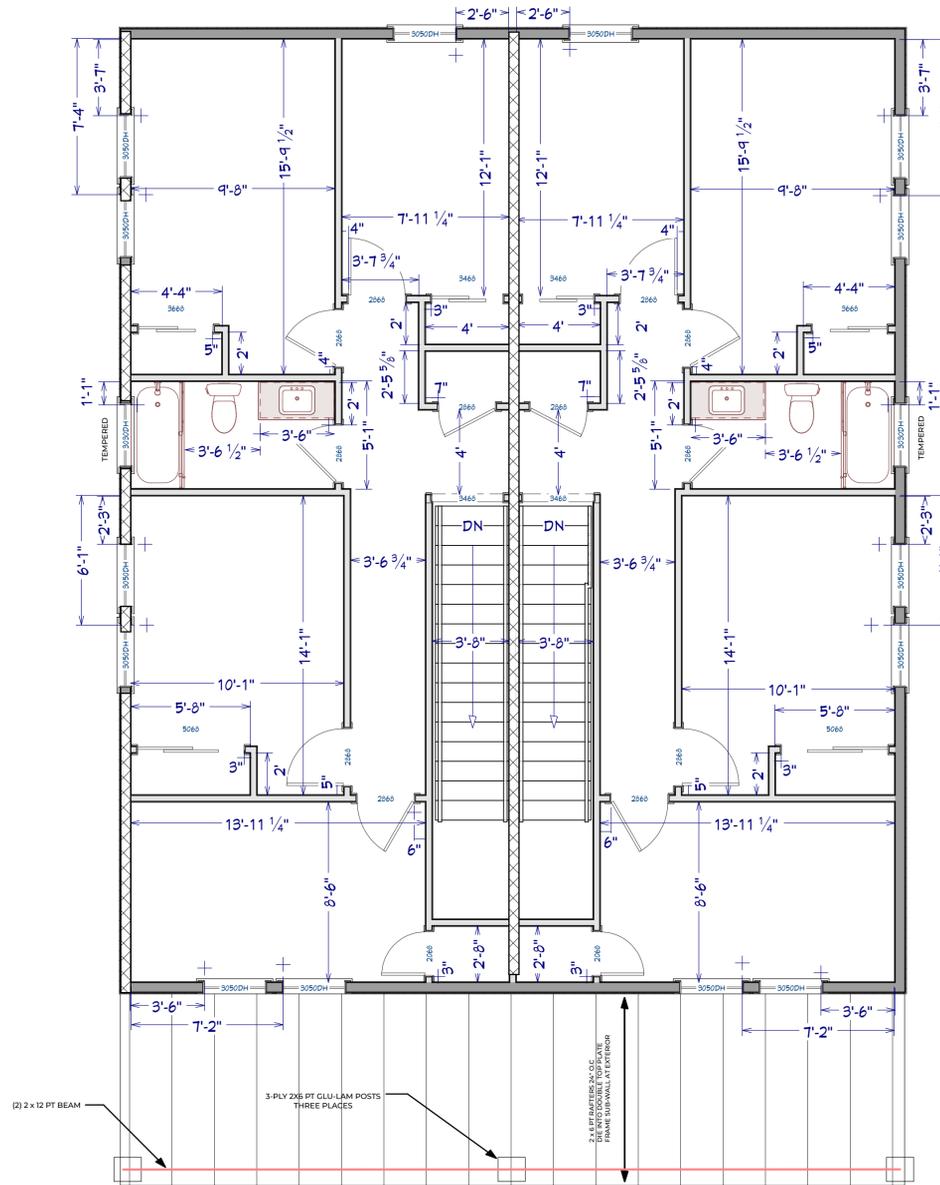
- (3050DH) 36" x 60" - 20" Sill Height - 7
- (3030DH) 36" x 36" - 44" Sill Height - 1
- Tempered

Right Side Door Layout 2nd Floor

- (2868) 32" x 80" RH - 6
- (2068) 24" x 80" RH - 1
- (3668) 42" x 80" Sliding - 1
- (5068) 60" x 80" Sliding - 1
- (3468) 40" x 80" Sliding - 1
- (3468) 40" x 80" Doorway - 1

Right Side Window Layout 2nd Floor

- (3050DH) 36" x 60" - 20" Sill Height - 7
- (3030DH) 36" x 36" - 44" Sill Height - 1
- Tempered



FIRE BLOCKING: SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (VERTICAL & HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES AND BETWEEN STORIES AND THE ROOF

EMERGENCY EGRESS: EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW AS REQUIRED PER RCO SECTION 310.1. EGRESS CLEAR OPENING SHALL BE 5.7 SQ. FT. ON THE 1ST & 2ND FLOOR BEDROOMS. EXCEPTION: 1ST FLOOR MAY BE REDUCED TO 5.0 SQ. FT. ONLY IF THE SILL OF WINDOW IN NO HIGHER THAN 44 INCHES ABOVE FINISHED GRADE. (MINIMUM OPENING HEIGHT OF 24\"/>

STANDARD HEADER TABLE		HEADER SIZE
2 x 6 WALL	SINGLE DOORWAY	(3) 2\"/>
2 x 6 WALL	DOUBLE DOORWAY (6' MAX)	(3) 2\"/>
2 x 6 WALL	SLIDING GLASS DOOR	(3) 2\"/>
2 x 6 WALL	SINGLE WINDOW (4' MAX)	(3) 2\"/>
2 x 6 WALL	WINDOW 4' < 6'	(3) 2\"/>
2 x 4 WALL	SINGLE DOORWAY	(2) 2\"/>
2 x 4 WALL	DOUBLE DOORWAY (6' MAX)	(2) 2\"/>
2 x 4 WALL	SLIDING GLASS DOOR	(2) 2\"/>
2 x 4 WALL	SINGLE WINDOW (4' MAX)	(2) 2\"/>
2 x 4 WALL	WINDOW 4' < 6'	(2) 2\"/>

HEADERS REQUIRED FOR ALL THRESHOLDS (INTERIOR AND EXTERIOR WALLS)

2ND FLOOR

SCALE 1/4" = 1 FOOT

REV	DESCRIPTION	BY	DATE
INITIAL RELEASE		CV	11.18.2025
REVIEWER UPDATE		DV	01.23.2026
A			

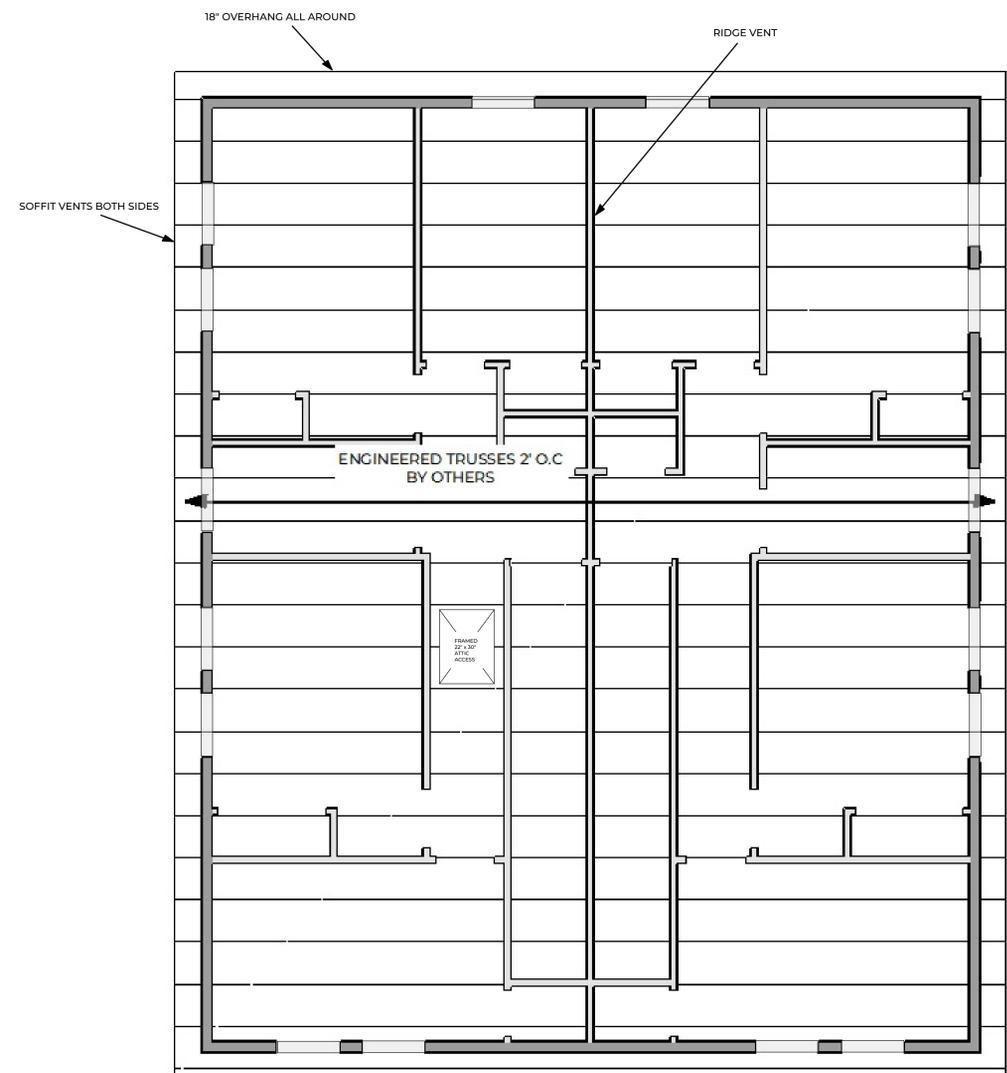


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2ND FLOOR FRAMING



INSULATION R-38 FIBERGLASS IN ATTIC

THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE. ANGLED ROOF SHALL INCORPORATE MAXIMUM USE OF SOFFIT VENTS, WHERE SOFFITS ARE PERPENDICULAR TO TRUSSES, ROOF DECK SHALL BE OFFSET BY 2x2 PURLINS TO ALLOW VENTILATION AIRFLOW.

SCALE 1/4" = 1 FOOT

REV	DESCRIPTION	BY	DATE
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ROOF PLAN

F-4

ELECTRIC WORK: ALL NEW ELECTRIC WORK IS TO BE INSTALLED PER THE 2023 NATIONAL ELECTRIC CODE.

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)

ARC-FAULT: ALL 120 VOLT SINGLE PHASE, 15 AND 20 AMPERE BRANCH CIRCUIT SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. (NEC 210.12(A))

AFCI RECEPTACLES: THIS SECTION HAS BEEN EXPANDED TO INCLUDE AFCI 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 AFCI PROTECTED. (NEC 210.12(A))

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 PREP SINK, HAND SINK, KITCHEN SINK, OR BAR SINK MAY FALL INTO THIS 6 FOOT RANGE AND REQUIRE GFCI PROTECTION. (NEC 210.8(A)(7)) THIS MAY BE DIFFICULT FOR REFRIGERATORS, DISHWASHERS, MICROWAVES, AND DISPOSALS UNLESS PROTECTED BY A GFCI BREAKER. (NEC 210.8)

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))

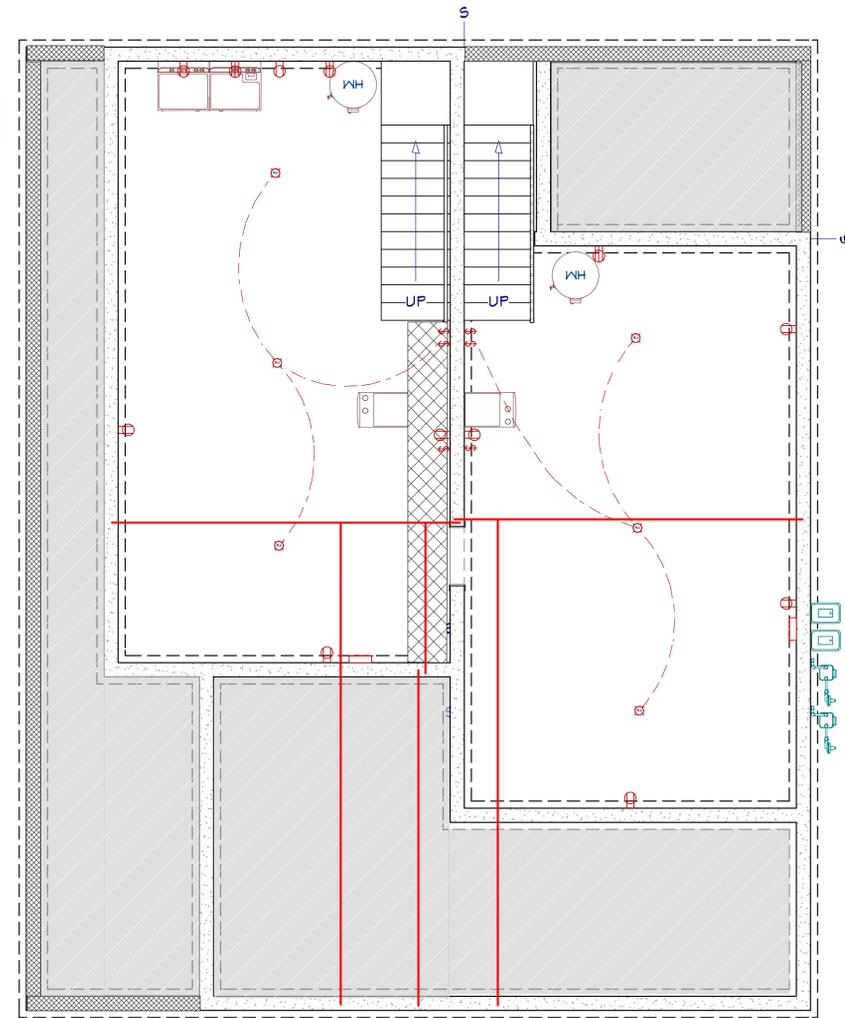
GFCI RECEPTACLES: ALL RECEPTACLES WITHIN A LAUNDRY ROOM SHALL BE GFCI PROTECTED REGARDLESS OF THE PRESENCE OR ABSENCE OF A LAUNDRY SINK. (NEC 21.8(A)(10))

CARBON MONOXIDE ALARMS ARE REQUIRED IN ALL NEW CONSTRUCTION OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN UNITS THAT HAVE ATTACHED GARAGES.

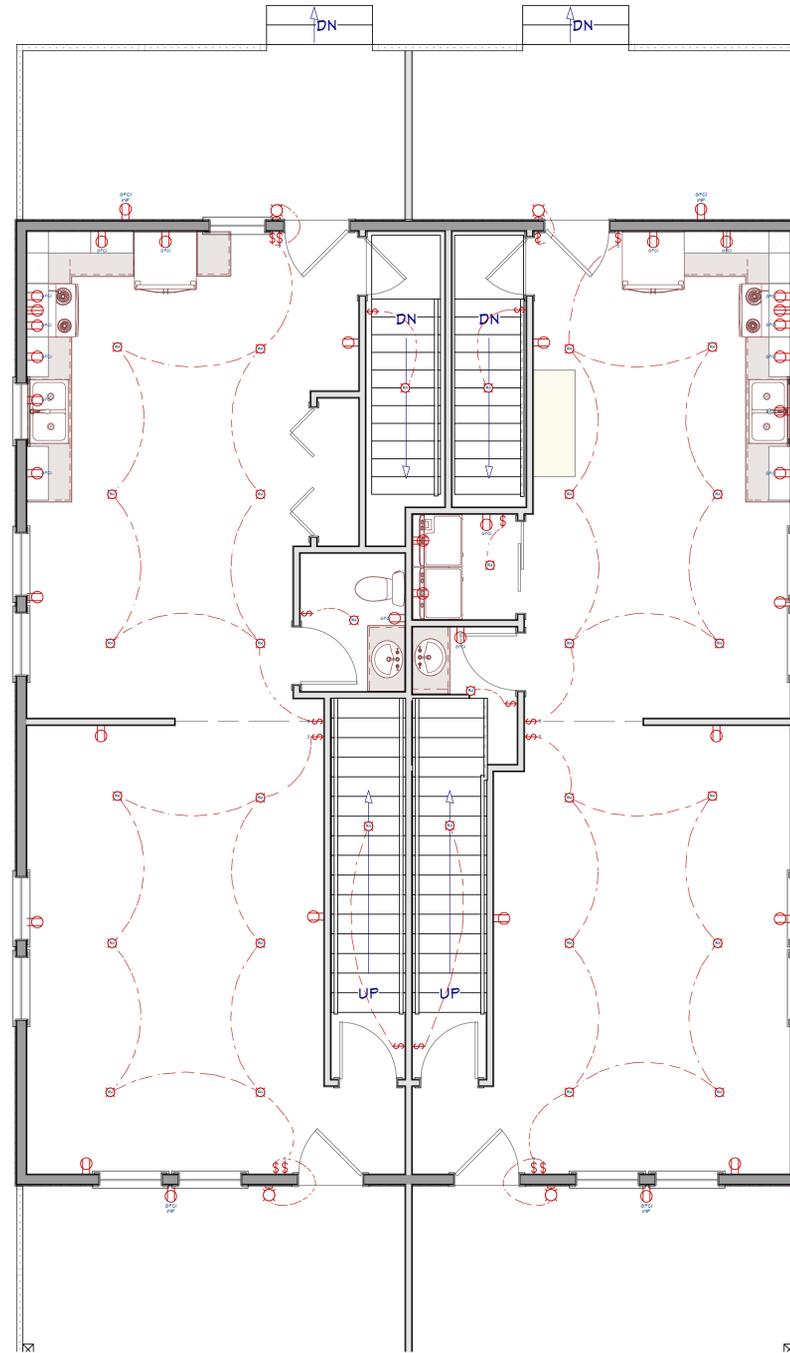
SMOKE DETECTORS SHALL BE INSTALLED IN ALL SLEEPING ROOMS, AREA OUTSIDE, ADJACENT AND WITHIN 21 FT. OF EACH SLEEPING ROOM. THEY SHALL ALSO BE LOCATED ON EACH STORY INCLUDING BASEMENT AND CELLARS AND ALL DETECTORS SHALL BE HARDWIRED AND INTERCONNECTED. LISTING, INSTALLATION, AND TECHNOLOGY.

ALL SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THE CODE AND THE HOUSEHOLD FIRE WARNING EQUIPMENT OF THE NFPA 72. ON EACH LEVEL WITHIN EACH DWELLING UNIT SMOKE ALARMS UTILIZING PHOTOELECTRIC AND IONIZATION TECHNOLOGIES SHALL BE INSTALLED. SEPARATE OR DUAL-SENSING SMOKE ALARMS MAY BE USED. A SMOKE ALARM LOCATED IN ACCORDANCE WITH SECTION 314.3(2) SHALL INCLUDE PHOTOELECTRIC TECHNOLOGY.

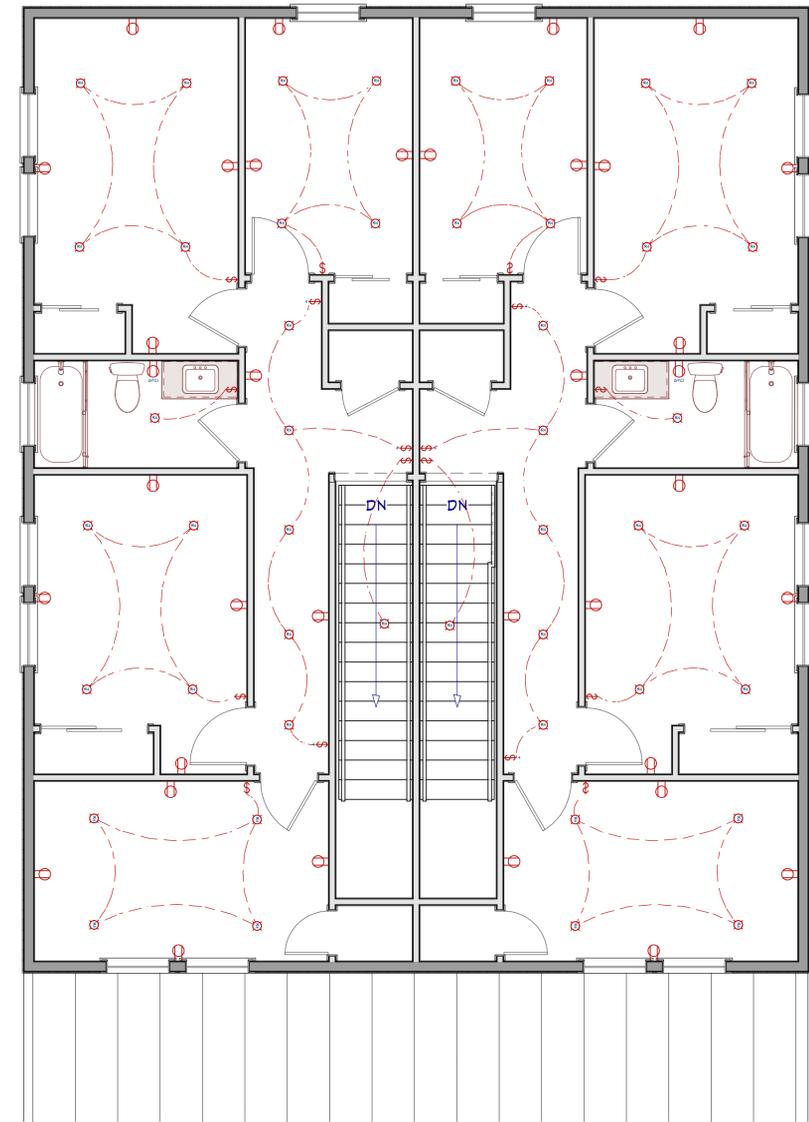
ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH MEANS TO ILLUMINATE THE STAIRS, INCLUDING THE LANDINGS AND THE TREADS. INTERIOR STAIRWAYS SHALL BE PROVIDED WITH ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF EACH LANDING OF THE STAIRWAY. (303.7)



BASEMENT



1ST FLOOR



2ND FLOOR

SCALE 1/4" = 1 FOOT

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ELECTRICAL PLAN

E-1

STAFF REPORT
Planning Commission
March 11th, 2026

Case: 796-Replat
Prepared by: Austin Workman

I. Summary

Owner/Applicant:	WBH Ohio LLC/ Matt Beckett
Township:	Sharon Township
Site:	32 Forest Ridge Road (PID#250-006838)
Acreage:	0.343-Acres
Utilities:	Public water and wastewater
Zoning:	Suburban Residential (R-4)
Request:	Requesting to replat 0.343-acres of Reserve C in the Forest Ridge subdivision (1967) to allow for residential use and associated development.
Recommendation:	Staff recommends approval for the Replat.

II. Property Background/History

The property is located the northeast corner of the Forest Ridge Rd and East of Flint Rd intersection. The property is platted as Reserve C of the Forest Ridge Subdivision, platted in 1967.

- 1967 – Forest Ridge Subdivision Platted
- 1968 – Wastewater Treatment Plant was constructed (2 structures) on Reserve C
 - in connection with sanitary sewer for entire subdivision.
- 1988 – Wastewater Treatment Plant abandoned due to sanitary sewer improvements
 - Localized private system improvements no longer needed.
 - Existing structures remain to this day.
- 2024 – Current Property owner acquired property

III. Surrounding Land Use/Zoning

Location	Jurisdiction	Zoning	Land Use
North	Sharon Twp	R-4	Vacant
South	Sharon Twp	R-4	Single-Family
East	Sharon Twp	R-4	Single-Family
West	Sharon Twp	R-4	Single-Family

IV. Comprehensive Plan

The property does not fall within any comprehensive plan area.

V. Technical Agency Review:

The case was referred to the informal Technical Review Committee for comments on January 21st, 2026.

1. Franklin County Engineer's Office:

- a. Comments concerning proposed development plan
 - These will be addressed during the zoning compliance phase

2. Sharon Township Roads Department:

- a. Any development in the future must not impact the easements on the property
 - Applicants proposed site plan shows a house only 1.1' ft away from easement, and Township has concerns that the easement could be impacted during the construction.
- b. Other comments concerning proposed development plan
 - These will be addressed during the zoning compliance phase

VI. Staff Analysis

Reserve C was originally platted to be used as a temporary sewage treatment plant. There were two structures built in association with this use. This temporary sewage plant was vacated in 1988, with the two structures remaining on the property. The subdivision now has access to a public sanitary sewer system owned and maintained by the Franklin County Sanitary Engineer.

VII. Staff Recommendation

Staff recommends approval of the Replat of Reserve C of the Forest Ridge Subdivision.

Proposed Motion for Request: (Replat)

_____ moves to approve/deny a Replat Reserve C of the Forest Ridge Subdivision outlined in the request identified in Case No. 796-Replat.

Seconded by: _____



796-Replat



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

2026



Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere



Sharon

796-Replat

Requesting to replat 0.343-acres of Reserve C in the Forest Ridge subdivision (1967) to allow for a residential use and associated development.

32 Forest Ridge Dr.
0.343-Acres

Legend

- Parcel IDs
- Lots



796-Replat

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



2026



Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere



796-Replat

Requesting to replat 0.343-acres of Reserve C in the Forest Ridge subdivision (1967) to allow for a residential use and associated development.

32 Forest Ridge Dr.
0.343-Acres

Legend

- Parcel IDs
- Lots

FCEDP Zoning

ZONING

- R
- R-4
- SCPD
- NOT IN



796-Replat



2026



Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

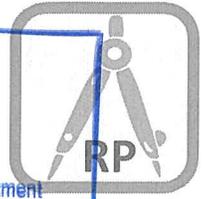


Franklin County
Board of Commissioners

**ECONOMIC DEVELOPMENT
& PLANNING**

Economic Development & Planning Department
James Schimmer, Director

Application for
**Subdivision
Re-Plat**
Page 1



- Preliminary Plan
- Final Plat

Property Information

Site Address: 32 Forest Ridge Drive

Parcel ID(s): 250 - 006838

Total Acreage: 0.343 Current Zoning: R-4

Township: Sharon Township Subdivision Name: ~~500 Kent Land Lot Res C~~

Lot Number(s)/Reserve to be Re-Platted: Reserve C

Staff Use Only

Case # 796-R

Date Filed: 1/13/2020

Fee Paid: \$850

Receipt # 26-00091

Received By: Kayla J.

Date Accepted/Rejected:

Hearing Date: 2/11/26

Property Owner Information

Name: WBH Ohio LLC

Address: 4519 Kenny Rd
Columbus, OH 43220

Phone # 614-207-5546 Fax #

Email: matt@beckattrg.com

Reason for Re-Plat

- Lot Subdivision
- Lot Combination
- Lot Reconfiguration
- Other

Engineer/Surveyor Information

Name: Jeff Shetler

Address: 3967 Maple Grove Rd
Marion, OH 43302

Phone # 614-592-4365 Fax #

Email: Jeff@siteengsolutions.com

Water & Wastewater

Water Supply

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

Wastewater Treatment

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

Applicant Information Same as property owner Same as engineer/surveyor

Name: Matt Beckatt

Address: 4519 Kenny Rd
Columbus, OH 43220

Phone # 614-207-5546 Fax #

Email: matt@beckattrg.com

Checklist

- Completed Application
- Fee Payment (checks only)
- Preliminary Plan and/or Final Plat 5 Copies folded
- One 11"x17" of plans
- Electronic Copy in PDF and CAD
- Copy of original plat 11"x17"

Application for
**Subdivision
Re-Plat**
Page 2



Applicant Signature

To the best of my/our knowledge and belief, information and materials submitted as a part of this Re-Plat application are correct, complete and accurate. The Franklin County Technical Review Committee members are hereby granted permission to enter the property for inspection and review purposes.

Matt A
Applicant

12/23/25/
Date

Jeffrey Sketso
Engineer

1/5/26
Date

Barbara Hart
Property Owner (Signature must be notarized)



BARBARA HART
Notary Public
State of Ohio
My Comm. Expires
December 3, 2028

12-23-25
Date

Property Owner (Signature must be notarized)

Date

DO NOT DETACH



Instrument Number: 202402210017337
Recorded Date: 02/21/2024 8:47:23 AM



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

Return To (Simplifile):

New Leaf Title LLC
3821 N High St

Columbus, OH 43214-3552

Simplifile

Transaction Number: T20240011699
Document Type: DEED
Document Page Count: 3

Submitted By (Simplifile):

New Leaf Title LLC
3821 N HIGH ST

Columbus, OH 43214-3552

Simplifile

First Grantor:
BRENDAN T KING

First Grantee:
WBH OHIO LLC

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

Instrument Number: 202402210017337
Recorded Date: 02/21/2024 8:47:23 AM

OFFICIAL RECORDING COVER PAGE

DO NOT DETACH

THIS PAGE IS NOW PART OF THIS RECORDED DOCUMENT

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

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

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

2438

TRANSFERRED
02-21-2024
MICHAEL STINZIANO AUDITOR FRANKLIN COUNTY, OHIO

Conveyance
Mandatory: \$300.00
Permissive: \$600.00 DJW
MICHAEL STINZIANO FRANKLIN COUNTY AUDITOR

File No.: 2024-01-374

FIDUCIARY DEED

Brendan T. King, Administrator WWA of the Phillip P. Alspach Estate, pursuant to the authority granted by the Franklin County Probate Court in Case No. 627969 (“Grantor”), for valuable consideration paid, grants with fiduciary covenants to **WBH Ohio, LLC**, an Ohio limited liability company, whose tax mailing address is 4519 Kenny Road, Columbus, OH 43220, all of Grantor’s interest in the following real property:

See the legal description, attached hereto as Exhibit A, incorporated herein and made a part hereof.

Parcel Numbers: 250-006820-00 and 250-006838-00
Property Address: 44 Forest Ridge Drive, Columbus, OH 43235
Prior Instrument References: OR Vol. 19629, Page C08
and Instrument Number 199809160235416,
Recorder's Office, Franklin County Ohio.

The foregoing conveyance is made subject to: (i) real property taxes and assessments, whether general or special, which are a lien but not yet due and payable; (ii) easements, covenants, conditions, restrictions, reservations and other matters of record; (iii) all coal, oil, gas, and other mineral rights and interests previously transferred or reserved of record; (iv) legal highways and public rights-of-way; and (v) zoning and building laws and regulations.

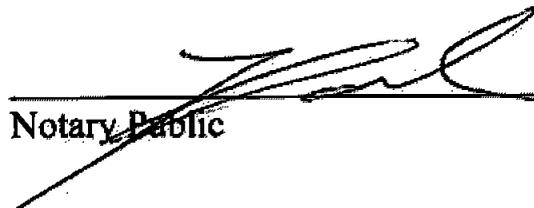
IN WITNESS WHEREOF, Grantor has executed this deed on this 20 day of February, 2024.

GRANTOR:

 ADMINISTRATOR WWA OF THE
PHILLIP P. ALSPACH ESTATE
Brendan T. King, Administrator WWA of the Phillip
P. Alspach Estate

STATE OF OHIO,
COUNTY OF FRANKLIN, SS:

The foregoing instrument was acknowledged before me on this 20 day of February, 2024 by Brendan T. King, Administrator WWA of the Phillip P. Alspach Estate. This is an acknowledgement certificate; no oath or affirmation was administered to the signer(s).


Notary Public



KEVIN MAHAN
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires Oct. 24, 2026

This instrument was prepared by: Brian E. Linhart, Attorney at Law, Brian E. Linhart Co., Ltd.,
6275 Commonwealth Drive, Westerville, Ohio 43082

EXHIBIT A

Situated in the County of Franklin, State of Ohio, and is described as follows:

Parcel 1:

Situated in the County of Franklin in the State of Ohio and in the Township of Sharon:

Being Lot Number One (1), of FOREST RIDGE SUBDIVISION, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 40, page 18, Recorder's Office, Franklin County, Ohio.

Parcel Number: 250-006820-00

Parcel 2:

Situated in the County of Franklin in the State of Ohio and in the Township of Sharon:

Being Reserve "C" of Forest Ridge Subdivision as the same appears of record in Plat Book 40, page 18, Franklin County Recorder's Office, Franklin County, Ohio.

Parcel Number: 250-006838-00

RE-PLAT OF RESERVE "C"
 LYING IN
 FOREST RIDGE SUBDIVISION
 PLAT BOOK 40, PAGE 18
 QUARTER TOWNSHIP 2, TOWNSHIP 2, RANGE 18
 UNITED STATES MILITARY LANDS
 TOWNSHIP OF SHARON, COUNTY OF FRANKLIN
 STATE OF OHIO



VICINITY MAP
NOT TO SCALE

SITUATED IN THE COUNTY OF FRANKLIN, TOWNSHIP OF SHARON, STATE OF OHIO, AND BEING OF QUARTER TOWNSHIP 2, TOWNSHIP 2, RANGE 18, UNITED STATES MILITARY LANDS, BEING A SUBDIVISION OF 0.345 ACRES AND BEING THE SAME TRACT AS CONVEYED TO WBH OHIO, LLC, BY DEED OF RECORD IN INSTRUMENT NUMBER 202402210017337, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

I, THE UNDERSIGNED WBH OHIO LLC, BY MATT BECKETT, MANAGING MEMBER, OWNER OF THE LANDS PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS "RE-PLAT OF RESERVE "C" OF FOREST RIDGE SUBDIVISION".

EASEMENTS ARE HEREBY RESERVED TO THE COUNTY OF FRANKLIN, OHIO, ITS SUCCESSORS AND ASSIGNS, IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "EASEMENT" OR "DRAINAGE EASEMENT". EACH OF THE AFOREMENTIONED DESIGNATED EASEMENTS PERMIT THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF ALL PUBLIC AND QUASI PUBLIC UTILITIES AND TELEVISION CABLE FACILITIES ABOVE, BENEATH, AND ON THE SURFACE OF THE GROUND AND, WHERE NECESSARY, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS AND FOR STORM WATER DRAINAGE. WITHIN THOSE AREAS DESIGNATED "DRAINAGE EASEMENT" ON THIS PLAT, AN ADDITIONAL EASEMENT IS HEREBY RESERVED TO THE COUNTY OF FRANKLIN, OHIO, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF CONSTRUCTING, OPERATING AND MAINTAINING MAJOR STORM WATER DRAINAGE SWALES AND OR OTHER STORM WATER DRAINAGE FACILITIES. NO ALTERING OF GRADES AND NO ABOVE GRADE STRUCTURES, DAMS OR OTHER OBSTRUCTIONS TO THE FLOW OF STORM WATER RUNOFF ARE PERMITTED WITHIN DRAINAGE EASEMENT AREAS AS DELINEATED ON THIS PLAT UNLESS APPROVED BY THE FRANKLIN COUNTY DRAINAGE ENGINEER. EASEMENT AREAS SHOWN HEREON OUTSIDE OF THE PLATTED AREA ARE WITHIN LANDS OWNED BY THE UNDERSIGNED AND EASEMENTS ARE HEREBY RESERVED THEREIN FOR THE USES AND PURPOSES AS EXPRESSED HEREIN.

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO APPLICABLE ZONING REGULATIONS.

APPROVED THIS ____ DAY OF _____, 20____
FRANKLIN COUNTY PLANNING DEPARTMENT

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO FRANKLIN COUNTY GENERAL HEALTH DISTRICT BOARD OF HEALTH REGULATIONS.

APPROVED THIS ____ DAY OF _____, 20____
FRANKLIN COUNTY HEALTH DEPARTMENT

THE UNDERSIGNED HEREBY CERTIFIES ADEQUATE AND LEGAL WATER AND SANITARY SEWER PLANT CAPACITIES EXIST TO SERVE THIS SUBDIVISION.

APPROVED THIS ____ DAY OF _____, 20____
FRANKLIN COUNTY SANITARY ENGINEER

APPROVED THIS ____ DAY OF _____, 20____
DEL-CO WATER COMPANY

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO APPLICABLE SUBDIVISION REGULATIONS.

APPROVED THIS ____ DAY OF _____, 20____
FRANKLIN COUNTY ECONOMIC DEVELOPMENT & PLANNING

APPROVED THIS ____ DAY OF _____, 20____
FRANKLIN COUNTY DRAINAGE ENGINEER

APPROVED THIS ____ DAY OF _____, 20____
FRANKLIN COUNTY ENGINEER

FRANKLIN COUNTY COMMISSIONERS

THIS PLAT SHALL NOT BE TRANSFERRED OR RECORDED UNTIL ALL REQUIRED SIGNATURES ARE SECURED.

TRANSFERRED THIS ____ DAY OF _____, 20____
AUDITOR, FRANKLIN COUNTY, OHIO

FILED FOR RECORD THIS ____ DAY OF _____, 20____ AT _____ M. FEE \$ _____
RECORDER, FRANKLIN COUNTY, OHIO

FILE NO. _____

RECORDED THIS ____ DAY OF _____, 20____
DEPUTY RECORDER,
FRANKLIN COUNTY, OHIO

Plat Book _____, Pages _____

SURVEY DATA:

BASIS OF BEARINGS: THE BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (CORS). SAID BEARINGS ORIGINATED FROM A FIELD TRAVERSE WHICH WAS REFERENCED TO SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE OHIO DEPARTMENT OF TRANSPORTATION REAL-TIME-NETWORK. THE PORTION OF THE NORTHERLY LINE OF FOREST RIDGE DRIVE, HAVING A BEARING OF N 49°50'17" W AND MONUMENTED AS SHOWN HEREON, IS DESIGNATED THE "BASIS OF BEARING" FOR THIS PLAT.

SOURCE OF DATA: THE SOURCES OF RECORDED SURVEY DATA REFERENCED IN THE PLAN AND TEXT OF THIS PLAT ARE THE RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

REBAR: ALL REBAR SET ARE 5/8" DIA. 30" LONG, WITH RED PLASTIC CAP STAMPED "LANDMARK SURVEY".

CERTIFICATION:

WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ATTACHED PREMISES, PREPARED THE ATTACHED PLAT, AND THAT SAID PLAT IS CORRECT. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF, DIMENSIONS SHOWN ALONG CURVES ARE CHORD MEASUREMENTS, MONUMENTATION IS TO BE PLACED UPON COMPLETION OF CONSTRUCTION NECESSARY TO THE IMPROVEMENT OF THIS LAND AND ARE INDICATED BY THE FOLLOWING SYMBOLS:

- IPF IRON PIN FOUND
- RBS REBAR SET



Scott D. Grundei

SCOTT D. GRUNDEI, P.S.
REGISTERED SURVEYOR NO. 8047

1/29/26
DATE



P: (614) 205-0721
gm@compass360surveying.com
www.compass360surveying.com
DATE: 1/6/26 JOB NO. 25-360

REV. DATE	DESCRIPTION
1/29/26	REVISE PER COMMENTS

RE-PLAT OF RESERVE "C"
 LYING IN
 FOREST RIDGE SUBDIVISION
 PLAT BOOK 40, PAGE 18
 QUARTER TOWNSHIP 2, TOWNSHIP 2, RANGE 18
 UNITED STATES MILITARY LANDS
 TOWNSHIP OF SHARON, COUNTY OF FRANKLIN
 STATE OF OHIO

NOTE "A": BUILDING LINE SETBACKS FOR THE AREA BEING PLATTED MAY BE FOUND IN THE ZONING CODE ADOPTED BY FRANKLIN COUNTY.

NOTE "B": AT THE TIME OF PLATTING, ALL OF RE-PLAT OF RESERVE "C" OF FOREST RIDGE SUBDIVISION IS WITHIN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN), AS DELINEATED ON FEMA FLOOD INSURANCE RATE MAP, FOR FRANKLIN COUNTY, OHIO AND INCORPORATED AREAS, MAP NUMBER 39049C0157K, WITH AN EFFECTIVE DATE OF JUNE 17, 2008.

NOTE "C" - ACREAGE BREAKDOWN:

TOTAL ACREAGE
0.345 AC.

ACREAGE IN LOT
0.345 AC.

ACREAGE IN RESERVES
0.000 AC.

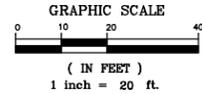
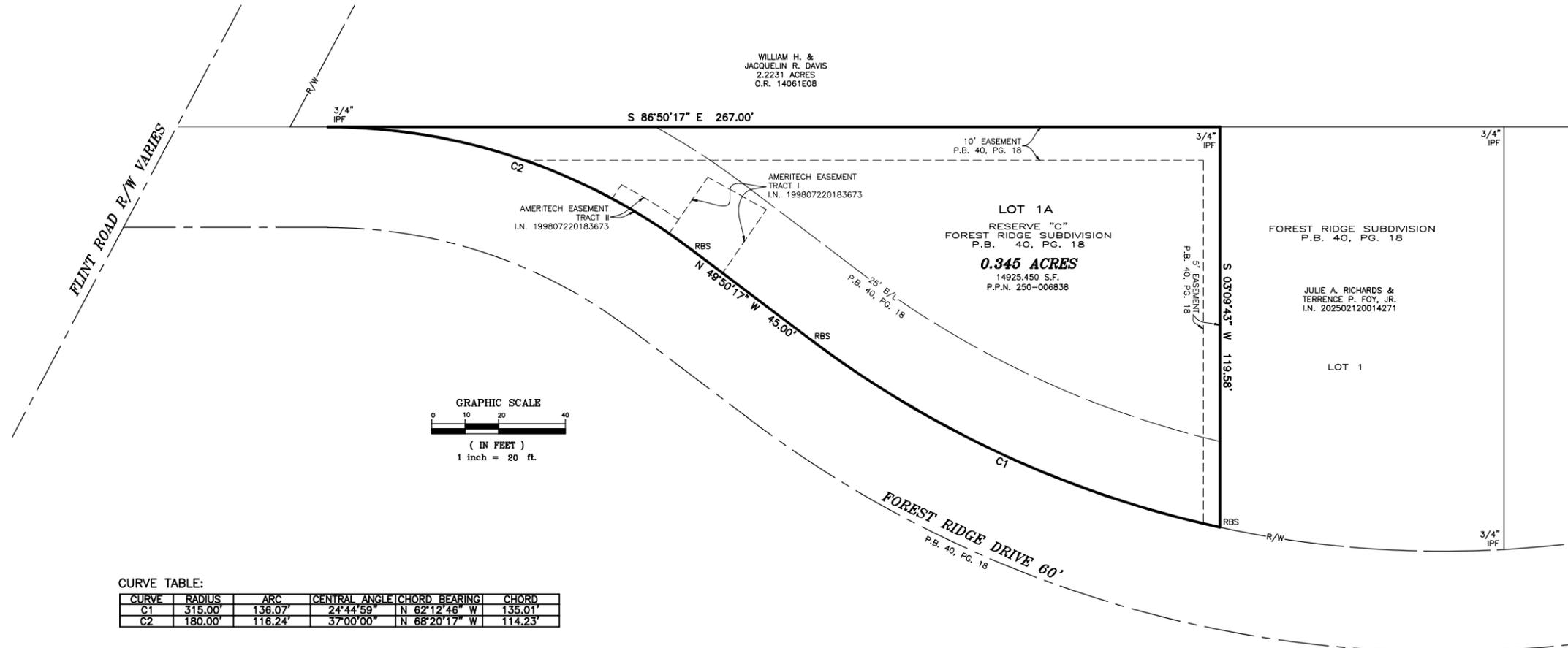
ACREAGE IN PUBLIC RIGHTS-OF-WAY
0.000 AC.

NOTE "D" - ACREAGE BREAKDOWN: RE-PLAT OF RESERVE "C" OF FOREST RIDGE SUBDIVISION IS COMPRISED OF THE FOLLOWING FRANKLIN COUNTY PARCEL NUMBERS:

250-006838 - 0.345 AC.

NOTE "E": AT THE TIME OF PLATTING, ELECTRIC, CABLE, AND TELEPHONE SERVICE PROVIDERS HAVE NOT ISSUED INFORMATION REQUIRED SO THAT EASEMENT AREAS, IN ADDITION TO THOSE SHOWN ON THIS PLAT AS DEEMED NECESSARY BY THESE PROVIDERS FOR THE INSTALLATION AND MAINTENANCE OF ALL OF THEIR MAIN LINE FACILITIES, COULD CONVENIENTLY BE SHOWN ON THIS PLAT. EXISTING RECORDED EASEMENT INFORMATION ABOUT RE-PLAT OF RESERVE "C" OF FOREST RIDGE SUBDIVISION, OR ANY PART THEREOF, CAN BE ACQUIRED BY A COMPETENT EXAMINATION OF THE THEN CURRENT PUBLIC RECORDS, INCLUDING THOSE IN THE FRANKLIN COUNTY RECORDER'S OFFICE.

NOTE "F" THE LOT WILL BE CONNECTED TO A PUBLIC WATER AND SEWER SYSTEM.



CURVE TABLE:

CURVE	RADIUS	ARC	CENTRAL ANGLE	CHORD BEARING	CHORD
C1	315.00'	136.07'	24°44'59"	N 62°12'46" W	135.01'
C2	180.00'	116.24'	37°00'00"	N 68°20'17" W	114.23'

LEGEND

- IPF IRON PIN FOUND
- RBS REBAR SET

FLOOD ZONE INFORMATION

1. THE PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% CHANCE FLOOD PLAIN 100-YEAR FLOOD) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 39049C0157K, WITH AN EFFECTIVE DATE OF JUNE 17 2008, IN FRANKLIN COUNTY, OHIO.

NOTES

1. DRIVEWAY PERMIT SHALL BE OBTAINED FROM SHARON TOWNSHIP PRIOR TO CONSTRUCTION
2. ROW PERMIT SHALL BE OBTAINED FROM SHARON TOWNSHIP PRIOR TO CONNECTING TO EXISTING SEWER SYSTEM

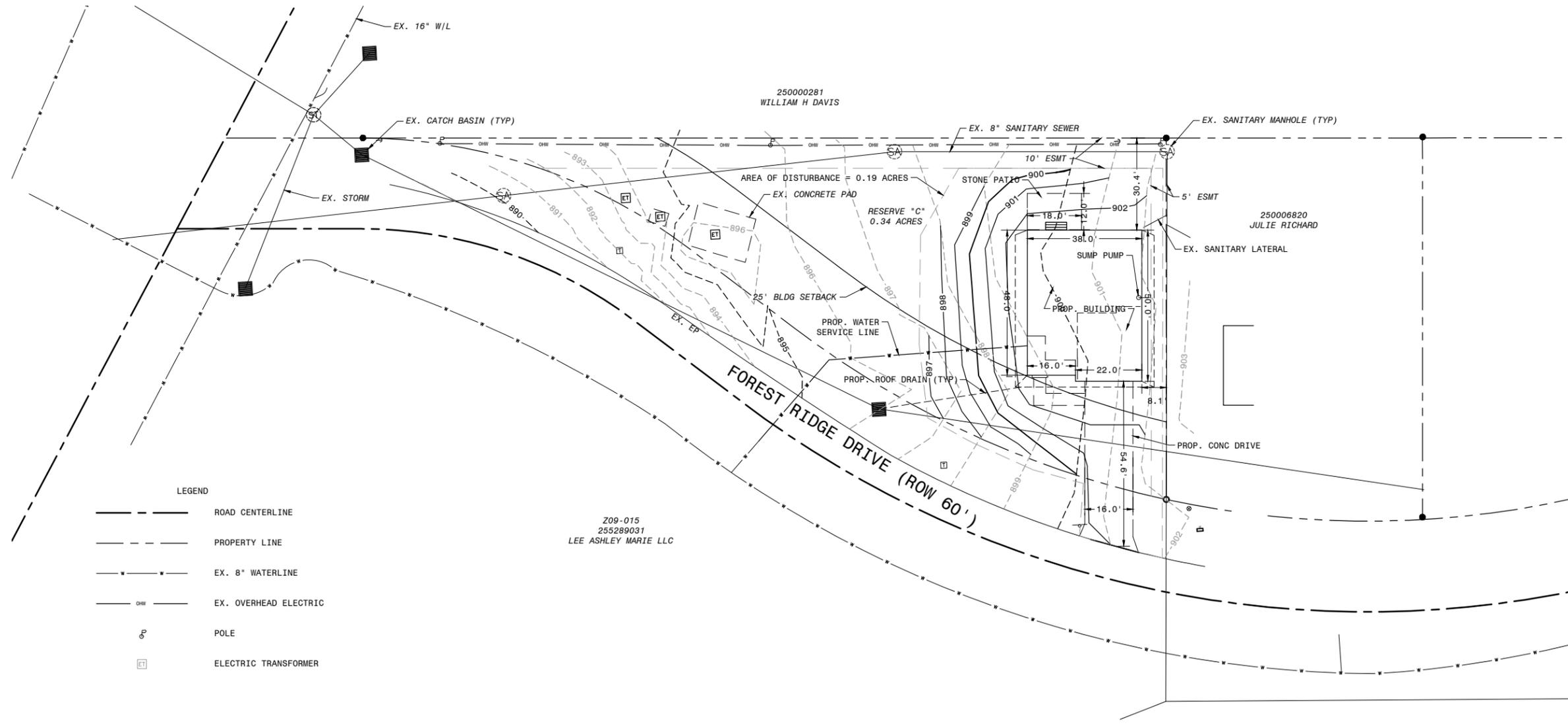
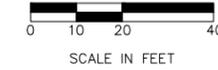
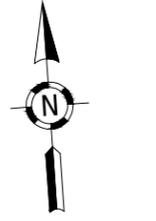
SURVEY

1. SURVEY INFORMATION IS SHOWN FROM A BOUNDARY/TOPO SURVEY PROVIDED ELECTRONICALLY BY LANDMARK SURVEYORS DATED JANUARY 2025
2. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE SURVEY OR THE ACCURACY OF THE EXISTING INFORMATION AND THE PROPERTY LINES SHOWN.

SOIL INFORMATION

1. THE PROPERTY CONSISTS ENTIRELY OF BeB-BENNINGTON SILT LOAM, 2 TO 6 PERCENT SLOPES

TOTAL IMPERVIOUS AREA = 0.06 ACRES



LEGEND

	ROAD CENTERLINE
	PROPERTY LINE
	EX. 8" WATERLINE
	EX. OVERHEAD ELECTRIC
	POLE
	ELECTRIC TRANSFORMER

**FOREST RIDGE DRIVE
RESERVE C REPLAT
32 FOREST RIDGE DRIVE
FRANKLIN COUNTY
COLUMBUS, OH 43235**

**BECKETT REALTY
GROUP**

4519 KENNY ROAD
COLUMBUS, OHIO 43220

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Mark	Description	Date

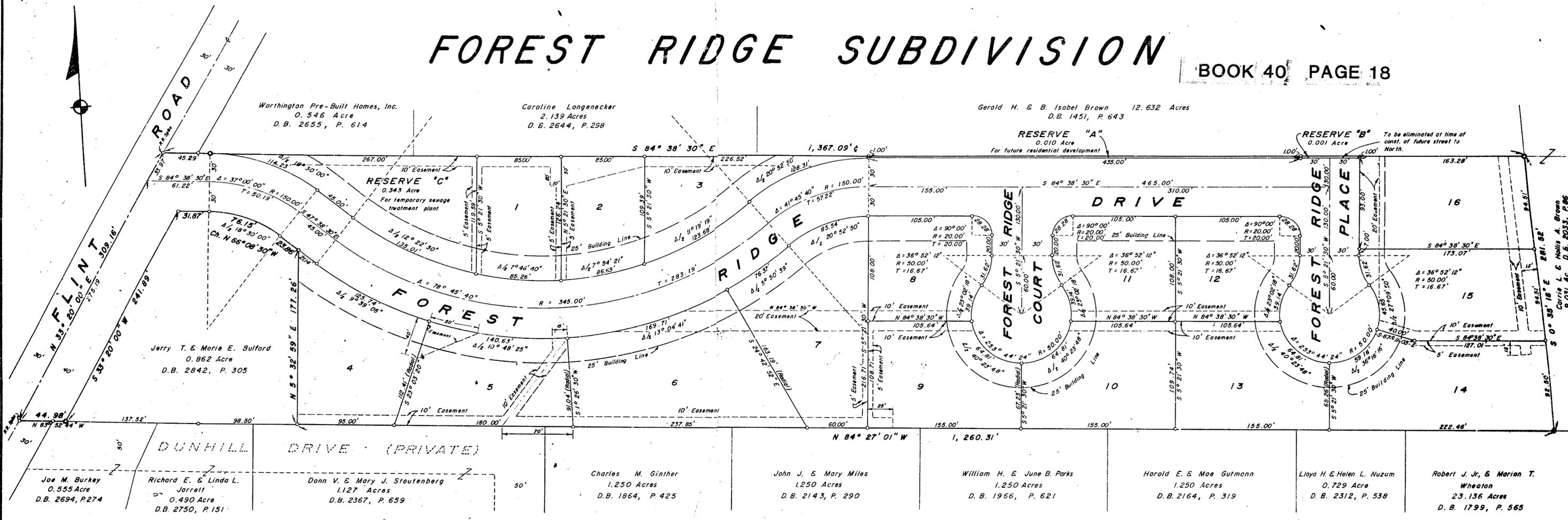
Project No.: 25-05
Plot Date: 2/25/2026
Layout By: SEK
Drawn By: SEK
Scale: AS NOTED
Issue Date: FEBRUARY 2026



**PRELIMINARY
SITE PLAN**

FOREST RIDGE SUBDIVISION

BOOK 40 PAGE 18



Situated in the Township of Sharon, County of Franklin, State of Ohio, and being parts of Farm Lots Nos. 43 and 58, in 2nd. Quarter of Township 2 North, Range 18 West, United States Military Lands, and being all of the 8.402 Acre tract of land conveyed to AMERICAN ORIGINATORS DEVELOPMENT CORPORATION by deed of record in Deed Book 2842, Page 627, Recorder's Office, Franklin County, Ohio.

The undersigned, AMERICAN ORIGINATORS DEVELOPMENT CORPORATION, by DON W. MORROW, President, and LOIS E. MORROW, Secretary-Treasurer, hereby certifies that the attached plat correctly represents its "FOREST RIDGE SUBDIVISION", a subdivision of Lots 1 to 16, inclusive, and Reserves "A", "B" and "C", does hereby accept this plat of same and dedicate to public use as such all or parts of the Road, Drive, Court and Place shown hereon and not heretofore dedicated.

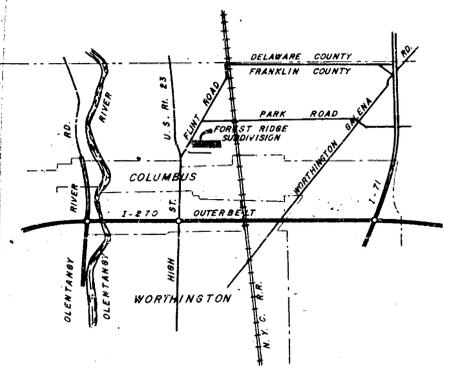
The undersigned further agrees that any use or improvements made on this land shall be in conformity with all existing valid zoning, platting, health or other lawful rules and regulations including the applicable off-street parking and loading requirements of Franklin County, Ohio, for the benefit of itself and all other subsequent owners or assigns taking title from, under or through the undersigned.

Easements are reserved where indicated on the plat for the construction, operation and maintenance of public utilities above and beneath the surface of the ground and for storm drainage.

In Witness Whereof, we have hereunto set our hands this 20th day of November, 1967.

WITNESSES
 Richard J. Bull
 Judy Age
 AMERICAN ORIGINATORS DEVELOPMENT CORPORATION
 Don W. Morrow, President
 Lois E. Morrow, Secretary-Treasurer

STATE OF OHIO S.S.
 COUNTY OF FRANKLIN
 Before me, a Notary Public, in and for said County, personally came the above named DON W. MORROW, President, and LOIS E. MORROW, Secretary-Treasurer, of AMERICAN ORIGINATORS DEVELOPMENT CORP. who acknowledged the signing of the foregoing certificate to be their voluntary act and deed for the uses and purposes therein expressed.
 In Witness Whereof, I have hereunto set my hand and affixed my official seal this 20th day of November, 1967.
 My Commission Expires 3-25-69
 Paula M. Thomas
 Notary Public, Franklin County, Ohio



LOCATION MAP
 SCALE 1" = 1 MILE
 SURVEYED AND PLATTED BY
 BIRD, GUTHRIE & BULL, LIMITED
 CONSULTING ENGINEERS SURVEYORS
 WORTHINGTON, OHIO
 November, 1967
 By Richard J. Bull
 Registered Surveyor No. 4723

We do hereby certify that we have surveyed the above premises and prepared the attached plat and that said plat is correct.
 All dimensions are shown in feet and decimal parts thereof. Dimensions on curves are chord measurements.

Approved this 5th day of Dec., 1967 Robert F. Wernner
 City Engineer, Columbus, Ohio
 Approved this 30th day of November, 1967 James R. Crozier, Jr.
 Director, Department of Development, City of Columbus, Ohio
 Approved this 4 day of Dec., 1967
 Director, Department of Public Service, Columbus, O.
 Approved this 27th day of November, 1967
 Franklin County Engineer
 Approved this 27th day of November, 1967
 Franklin County Sanitary Engineer
 Approved this 27th day of November, 1967
 Franklin County District Board of Health
 Approved this 5th day of December, 1967
 Director, Franklin County Regional Planning Commission
 Approved and accepted this 8th day of December, 1967 wherein all of the Road, Drive, Court and Place herein dedicated to public use are hereby accepted as such for Franklin County, Ohio
 Franklin County Commissioners
 Transferred this 12th day of December, 1967
 Auditor, Franklin County, Ohio
 Filed for record this 12th day of December, 1967 at 3:35 P.M.
 Recorded this 14th day of December, 1967 in Plat Book 40, Page 18
 Fee \$7.05
 File No. 10343
 James A. Schaefer
 Recorder, Franklin County, Ohio
 Ray E. Egan
 Deputy Recorder
 Relinquished to Eng. Office
 1-10-68