Franklin County
Board of Commissioners
ECONOMIC DEVELOPMENT
& PLANNING

Technical Review Committee Agenda

Zoom Conference Meeting
(To participate: (929) 436-2866; Meeting ID: 911 3401 0004; Password: 471510)

August 19 2026
1:30 p.m.

1. New Business

i. ZON-26-08

Owner/Applicant:	Macca Auto Sales
Township:	Madison Township
Site:	3280 S Hamilton Rd (PID# 180-000609)
Acreage:	2.064 Ac
Utilities:	Public
Zoning:	Rural (R)
quest:	Requesting to Rezone from the Rural District to (Community Service District).

ii. ZON-26-09

Owner/Applicant:	Jonathan Wocher/Lennox Town Center Ltd
Township:	Clinton Township
Site:	777 Kinear Rd (PID# 130-011859)
Acreage:	10.626 Ac
Utilities:	Public
Zoning:	Limited Industrial (LI)
Request:	Create a conforming zoning regulations of the Lennox Town Center shopping center. Proposal for rezoning from limited industrial (LI) to PSC Planned shopping center district.

iii. JEFF-26-06

Owner/Applicant:	Wx2 Ventures LLC
Township:	Jefferson Township
Site:	1099 Reynoldsburg New Albany Rd (PID# 170-000125)
Acreage:	30.488 Ac
Utilities:	Public
Zoning:	Planned Suburban Residential
Request:	Request to amend the approved Planned Suburban Residential district from single family detached layout to a single-family attached design and layout.

iv. VA-4171

Owner/Applicant:	Cheryl and Michael Skunza
Township:	Madison Township
Site:	5091 Chipman Dr (PID# 180-002324)
Acreage:	0.18 Ac
Utilities:	Public
Zoning:	Rural (R)
Request:	Requesting a Variance from Section 502.021(2) of the Franklin County Zoning Resolution to add a roof to an existing porch that does exceeds the front setback allowed in an area zoned Rural (R).

v. VA-4172

Owner/Applicant:	Jacklynn and Robert Davis
Township:	Pleasant Township
Site:	8899 Riebel Rd (PID# 230-001365)
Acreage:	4.993 Ac
Utilities:	Private
Zoning:	Rural (R)
Request:	Requesting a variance from Section 302.021(a) and 302.041 of the Franklin County Zoning Resolution to split a lot where the residual lot is under 5-acres and minimum lot size of 2.5-acres in an area zoned Rural (R).

vi. VA-4173

Owner/Applicant:	Nathan Carpenter
Township:	Norwich Township
Site:	1476 Willowcreek Dr (PID# 200-003176)
Acreage:	0.338 Ac
Utilities:	Public
Zoning:	Suburban Residential (R-4)
Request:	Requesting variance from section 308.042 and section 650.162 of the Franklin County Zoning Resolution to construct a concrete pad on the eastern side of the dwelling located in the Big Darby Creek Riparian Setback in an Suburban Residential District (R-4).

Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Application for

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Property Information

Site Address: 3280 S HAMILTON RD

Parcel ID(s): 180-000609-00

Total Acreage: 2.064

Township: MADISON

Property Description

Acres to be rezoned: 2.064

Current Land Use: OTHER COMMERCIAL STRUCTURE

Surrounding Land Uses:

North	COMMERCIAL
South	COMMERCIAL
East:	RESIDENTIAL
West	RESIDENTIAL

Rezoning Request

Currrent Zoning: RURAL (R)

Proposed Zoning: COMMUNITY SERVICE (CS)

Proposed Land Use: USED MOTOR VEHICLE SALES AND DEALERSHIP WITH ADMINISTRATIVE OFFICE

Purpose for Request:

The applicant requests the rezoning of the property to allow the establishment of a used motor vehicle dealership. The existing house on the property will be used as the dealership's administrative office. The front portion of the property will be developed for vehicle display, customer parking, and sales activities. The remainder of the property will support dealership operations in accordance with the approved site plan. The proposed development will improve the property, create employment opportunities, increase tax revenue, and be compatible with the commercial character of South Hamilton Road.

Staff Use Only

Case # ZON-26-08

Date Filed: 08/13/2026

Fee Paid: $1200

Receipt # 26-02698

Received By: Austin W.

Technical Review Date: 08/25/26

Big Darby Panel Date: N/A

Planning Commission Date: 09/09/26

Rural Zoning Commission Date: 09/17/26

Commissioners Date: 10/13/26

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

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.

Chernor Macca Baly
Applicant

Jul-6-26
Date

DASHNOR, Kodhelaj
Property Owner (Signature must be notarized)

JUL-6-26
Date

Property Owner (Signature must be notarized)

Date

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.

Rezoning/Text Amendment Application

General Application Requirements

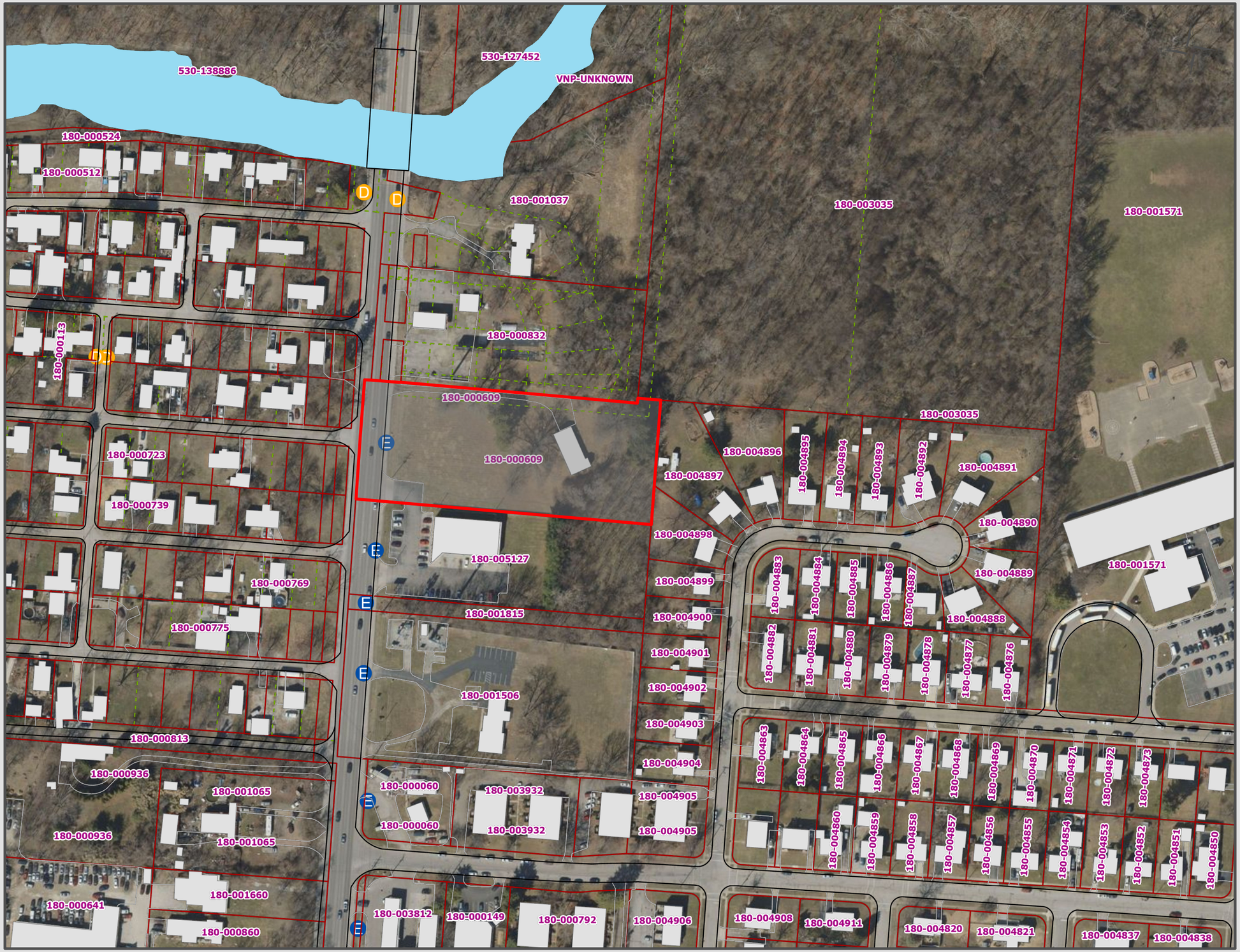
Any applicant who requests a zoning change is solely responsible for filing all materials required by the application in its entirety. Please consult with the Economic Development and Planning Department to obtain a copy of pertinent development standards prior to filing a rezoning request.

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 develoipment 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. he 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.



Planimetric Legend

Source: 2021 Aerial Photography

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

Topographic Legend

Source: OSIP - 2019 LiDAR Collection

- Spot Elevation
- Index Contour
- Intermediate Contour

Appraisal Legend

Source: Franklin County Auditor & Engineer

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

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

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

MICHAEL STINZIANO
Franklin County Auditor
CONNECT. PROTECT. REASSESS.

Franklin County Auditor's Office

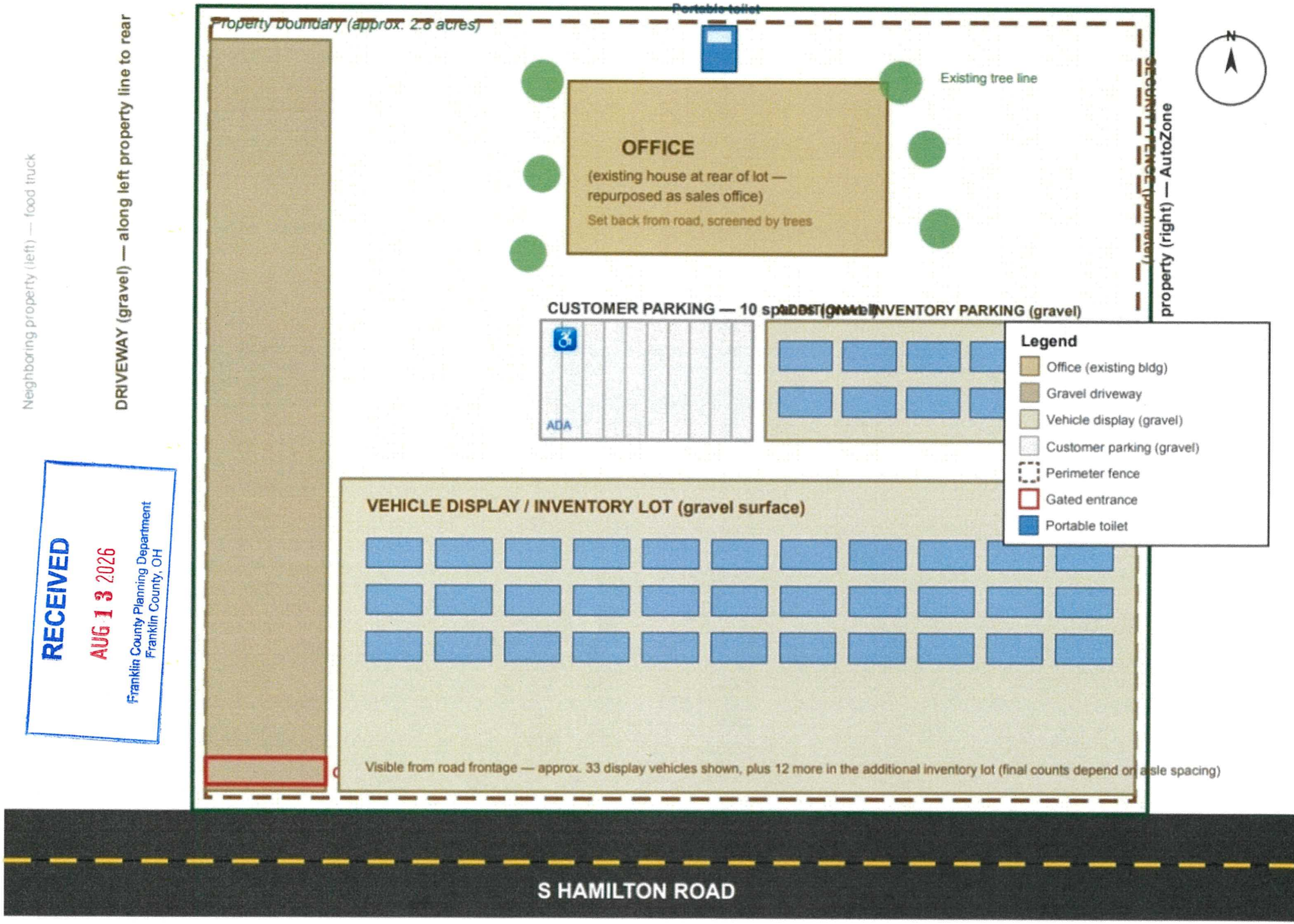
Auditor

Michael Stinziano

Map Produced August 18, 2026

Proposed Use: Used Vehicle Dealership — Office at rear, side driveway, gravel lot, perimeter fence

NOT TO SCALE — conceptual illustration for rezoning narrative only. A licensed surveyor/engineer must prepare the final scaled submission plan.



RECEIVED
AUG 13 2026
Franklin County Planning Department
Franklin County, OH

Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Application for
Rezoning
Page 1

Property Information

Site Address: Lennox Town Center
(777 Kinnear Road and 1647-1665, 1717, 1731-1791, 1803 Olentangy River Road)

Parcel ID(s): 130-011859-00, 130-011860-00, 130-011861-00, 130-011862-00, & 130-000135-00

Total Acreage:	Township:
35.7	Clinton

Property Description

Acres to be rezoned: 35.7

Current Land Use: Shopping Center

Surrounding Land Uses:

North	Credit Union, Olentangy Freeway
South	Retail
East:	Retail, Olentangy Freeway, Olentangy River
West	Office, Multifamily Residential, Industrial, Railroad

Rezoning Request

Currrent Zoning: LI Limited Industrial District

Proposed Zoning: PSC Planned Shopping Center District

Proposed Land Use: Shopping Center and Mixed Use

Purpose for Request: Create conforming zoning regulations for the Lennox Town Center shopping center

Staff Use Only

Case # ZON-26-09

Date Filed: 08/14/2026

Fee Paid: $4,600

Receipt #

Received By: Tyler O.

Technical Review Date: 08/25/2026

Big Darby Panel Date: N/A

Planning Commission Date: 09/09/26

Rural Zoning Commission Date: 09/17/2026

Commissioners Date: 10/13/26

Checklist

- ☐ Fee Payment *(checks only)*
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Wastewater Treatment

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Property Owner Information

Name: Lennox Town Center Limited

Address: Casto - Attn: Eric Leibowitz

250 Civic Center Drive, Suite 500

Columbus, OH 43215

Phone # 614-744-2027 | Fax #

Email: eleibowitz@castoinfo.com

Applicant Information

☐ Same as property owner

Name: Jonathan Wocher, AICP - Planner for Casto

Address: McBride Dale Clarion

5721 Dragon Way, Suite 300

Cincinnati, OH 45227

Phone # 513-561-6232 | Fax # 513-561-1615

Email: jwocher@mcbridedale.com

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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.

Applicant — Date: 8-14-2026

Lennox Town Center Limited, an Ohio limited liability company
By: Columbus Realty Investments, Ltd., an Ohio limited liability company, its Manager
By: CRI Management Ltd., an ohio limited liability company, its Manager

By: Paul G. Lukeman
Property Owner (Signature must be notarized) — Date: 8/14/26

Name: Paul G. Lukeman
Title: Member of Management Committee

Property Owner (Signature must be notarized) — Date

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.

NOTARIAL SEAL STATE OF OHIO

Steven K. Dankof, Jr., Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

Notary Public

August 14, 2026

Raimere Fitzpatrick
Planning Administrator
Franklin County Economic Development & Planning
150 S. Front Street, Suite 10
Columbus, OH 43215

Email and Hand Delivered

RE: Lennox Town Center – Rezoning Application – PSC Planned Shopping Center District

Dear Mr. Fitzpatrick,

On behalf of Lennox Town Center Limited and Casto, I am submitting this letter and the enclosed materials to request a Zoning Map Amendment for the Lennox Town Center on Kinnear Road, Olentangy River Road and Chambers Road. We are requesting a change from the existing LI Limited Industrial District to the PSC Planned Shopping Center District. The change is requested to establish conforming zoning regulations for the Lennox Town Center shopping center which is located on 35.7 acres.

The change to the PSC District will allow continued maintenance, operation, lease, reuse and future redevelopment of the Lennox Town Center property compliant with zoning. No construction is proposed with this application, except installation of some headlight screen landscaping. The proposed PSC District Development Plan indicates the existing conditions of the shopping center. The application includes the following materials:

- A completed Rezoning Application.
- The Proposed PSC District Zoning Text and Development Plan.
- A Location Map from the County Auditor.
- A Legal Description of the Rezoning Area.
- A Property Survey showing existing stormwater management infrastructure.
- A check for $4,470.00 for the application fees.

It is my understanding that this request will be reviewed by the County Planning Commission on September 9, 2026. Please transmit the meeting agenda and staff report when available. Please contact me if additional information is needed or if there are questions.

Thank you for the time you spent with our team in advance of this application. We look forward to continuing to work with Franklin County.

Sincerely,

Jonathan Wocher, AICP, LEED GA

MDC #5671

Zoning Map Amendment
Proposed PSC Planned Shopping Center District
Lennox Town Center
Clinton Township, Franklin County, Ohio

Background and Request

The subject property is the Lennox Town Center shopping center located on the south and west side of Kinnear Road and Olentangy River Road, and the north and south sides of Chambers Road in Clinton Township, Franklin County, Ohio. The property is owned by Lennox Town Center Limited and is approximately 35.7 acres representing 5 parcels, including out parcels (#130-011859-00, #130-011860-00, #130-011861-00, #130-011862-00, and #130-000135-00). The property is currently used as a shopping center with a combination of retail, commercial, restaurant and entertainment uses. There are multiple existing buildings on the property totaling approximately 382,000 SF. The site has a total of approximately 2,450 parking spaces, as identified on the Development Plan. There are multiple existing signs and multiple existing driveway curb cuts.

The Lennox Town Center is currently zoned LI Limited Industrial District; however, the existing uses are non-conforming within the LI District. The owner is seeking a zoning map amendment from the LI District to the PSC Planned Shopping Center District to change existing zoning regulations that conflict with current uses. The zoning map amendment to PSC District will establish a clear zoning process and regulations for improvements and uses at the Lennox Town Center.

The proposed PSC District will establish conforming zoning conditions and is intended to allow continued maintenance, operation, lease, use, reuse and future redevelopment of the Lennox Town Center property compliant with zoning. The change will provide an opportunity for future uses and redevelopment consistent with evolving market conditions. The owner believes the proposed PSC District provides a zoning solution for Clinton Township and Franklin County to continue to administer zoning authority while providing the owner regulatory certainty and appropriate future development flexibility.

Development Plan

The proposed PSC District Development Plan for the Lennox Town Center is based on the current site survey and reflects existing conditions. As stated above, the intent is to establish zoning regulations for the site that make the existing uses, buildings and site conditions conforming with the Franklin County Zoning Resolution.

A. The property shall be used in accordance with the submitted Development Plan. The attached Development Plan illustrates the existing building, parking, and other improvements and site appurtenances based on a current site survey.

B. The Lennox Town Center Development Plan satisfies the requirements of Franklin County Zoning Resolution Section 427.034 Effect of Approval and Section 427.035 Zoning Compliance Required since the Lennox Center exists and is currently operating.

Permitted Uses

The property may be used for any use currently existing at the time of approval of the PSC District, and the permitted and conditional uses set forth in the CS Community Service District Sections 332.02 (Permitted Use) and 332.03 (Conditional Use), and other uses that are typically located within shopping centers, and additional uses found to be in character with the shopping center and the intent

to allow a mixture of uses, except as modified below.[1] The property may also be permitted to be used for residential dwellings, including detached, attached and apartment dwellings. A mixture of uses shall be permitted on the site and within buildings. Similar uses not listed shall be allowed upon determination by Franklin County staff that such uses are consistent and compatible with the existing uses in the Lennox Town Center.

A. Zoning Compliance Review is not required for existing uses, for tenant changes, for new uses permitted in the CS District, or site changes that do not include major repairs, alterations, or additions to an existing building or construction of new buildings. Major repairs does not include property maintenance, roof replacement or repair, façade replacement or repair, or moving of interior walls or doors.

B. Zoning Compliance Review is required for construction of new buildings, and for major repairs, alterations, or additions to 35% per more of an existing building and for new residential uses.

C. Residential uses shall be permitted but subject to Franklin County approval as an amendment to the Development Plan.

D. Medical marijuana dispensaries and recreational marijuana dispensaries are permitted subject to use regulations adopted by Clinton Township.

Prohibited Uses

Prohibited uses in the Lennox Town Center PSC District shall be:

- Adult entertainment.

Development Standards

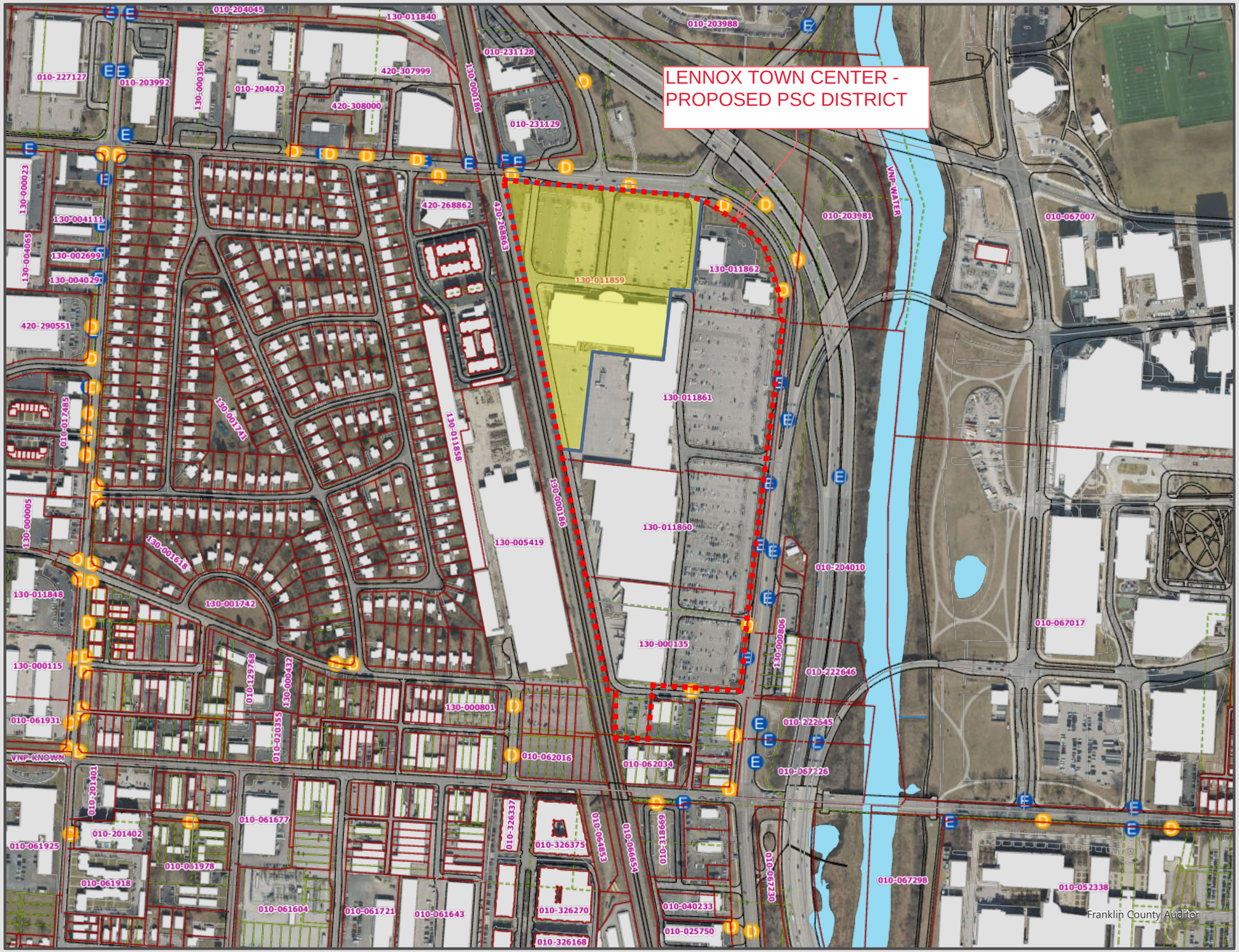
The provisions of Article V General Development Standards shall apply to the PCS District for the Lennox Town Center with the following exceptions and modifications.

- Front, Side and Rear Yards
  - The existing building setbacks as shown on the Development Plan are approved.
  - Zero foot setbacks are permitted for all yards, except:
    - The minimum front yard building setback for Kinnear Road and Olentangy River Road shall be 25 feet.
    - The minimum front yard building setback from Chambers Road shall be 5 feet.
- Lot Width
  - No minimum lot width is required.
- Lot Area
  - No minimum lot area is required.
- Parking and Paved Area Setback
  - A minimum 10 foot wide landscape green belt is required when parking or paved areas are adjacent to a public right of way.
  - Existing parking and paved areas setbacks are approved as shown on the Development Plan, even if setbacks and landscape green belt are less than 10 feet in width.
  - No parking or paved areas setback is required adjacent to a railway property.

[1] A landscape green belt and Board of Zoning Appeals review and approval are not required in the PSC District for those uses listed as conditional uses in the CS Community Service District.

    - No parking or paved areas setback is required between interior adjacent property lines.
- Maximum Building Height
    - The height of existing buildings are approved and permitted.
    - The maximum height of new future nonresidential buildings shall be 45 feet, unless additional height is approved by Franklin County.
    - The maximum height of new future residential building shall be approved by Franklin County.
- Off Street Parking, Loading and Access
    - There are approximately 2,450 existing parking spaces. This represents 1 parking space per 155 square feet of existing building area. Existing off-street parking spaces are approved as shown on the Development Plan.
    - Future new nonresidential building construction shall maintain a minimum of the current rate of parking but not less than 1 parking space per 250 square feet.
    - Shared parking is allowed between the parcels within the Lennox Town Center PSC District boundary.
    - Existing off-street loading spaces are approved as shown on the Development Plan.
    - Future new nonresidential building construction shall provide off street loading spaces consistent with the existing number of spaces.
    - Existing access drives and curb cut locations and widths are approved as shown on the Development Plan.
    - Changes to existing curb cuts and proposed new curb cuts on public rights of way require approval by Franklin County.
- Landscaping
    - Existing perimeter and interior parking landscape areas are identified on the Development Plan.
    - The existing landscaping materials and landscaping areas are approved as shown on the Development Plan.
    - New future buildings, major additions to existing buildings or major changes to parking lot configuration as determined by Franklin County shall comply with the standards of Franklin County Zoning Resolution Section 521 (Screening and Buffering Required),unless otherwise approved by Franklin Counyt with a modified Development Plan.
    - The Lennox Town Center shall not be required to increase the parking or pavement setback to more than the width as shown on the Development Plan. However, additional landscaping to screen headlights will be installed by the owner along the Olentangy River Road street frontage. The owner will submit a landscape plan for the new landscaping for the Olentangy River Road street frontage for review and approval by the Franklin County Zoning Administrator. The landscape plan shall be submitted within 6 months of the approval of the PSC District by Franklin County.
    - The Lennox Town Center shall not be required to provide a landscape screen or buffer adjacent to the railroad property.
    - A screen or buffer between future residential uses and existing or future nonresidential uses internal to the shopping center approved by Franklin County for Lennox Town Center shall not be required.
- Lighting
    - Existing lighting fixtures are approved.
    - Future new building construction shall provide cutoff lighting fixtures.
    - Lighting illumination levels at the property line shall not cause excessive glare to residential uses on adjacent properties or to public rights of way.

- Signs
    - Existing signs, including wall, freestanding, directional and other sign types, located within the boundaries of the Lennox Town Center PSC District boundary are approved and may be maintained, replaced or repaired, including signs for new tenants.
    - Businesses located within the boundaries of the Lennox Town Center PSC District boundary may have sign panels on freestanding signs that may be located on separate parcels, and such signs shall not be considered off-premises signs.
    - Future signs proposed as part of construction of a new building or major repairs, alterations, or additions to an existing building shall comply with the standards of Franklin County Zoning Resolution Section 541 (Sign and Billboard Regulations).
- Architectural Design
    - The architectural design of the existing buildings within the Lennox Town Center PSC District is approved and shall be allowed to be maintained, replaced and expanded and shall be except from Zoning Compliance Review.
    - New building construction and major repairs, alterations or additions to an existing building shall have building themes, styles and materials that are similar to and consistent with the existing buildings in Lennox Town Center as reasonably determined by Franklin County planning and zoning staff.
- Stormwater Drainage
    - Drainage and run-off shall not cause property damage to off-site areas.
    - Future new site parking or building construction shall be required to meet applicable County stormwater management requirements.
- Sewage Disposal and Water Supply
    - Public water and wastewater services are provided by the City of Columbus.
- Pollution
    - Noise – The noise level shall be no greater than 60 decibels at the lot line.
    - Odor – No odorous gases or other obnoxious odor shall be permitted an any point beyond the PSC District boundary.
    - Trash and Refuse – Any trash or waste will be stored in appropriate containers or enclosures and will be removed from the site to an appropriate facility by the employees of the operation or by an authorized waste hauling operation.



Planimetric Legend

Source: 2021 Aerial Photography

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

Topographic Legend

Source: OSIP - 2019 LiDAR Collection

- Spot Elevation
- Index Contour
- Intermediate Contour

Appraisal Legend

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0 190 380 ft

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MICHAEL STINZIANO
Franklin County Auditor
CONNECT. PROTECT. REASSESS.

Franklin County Auditor's Office

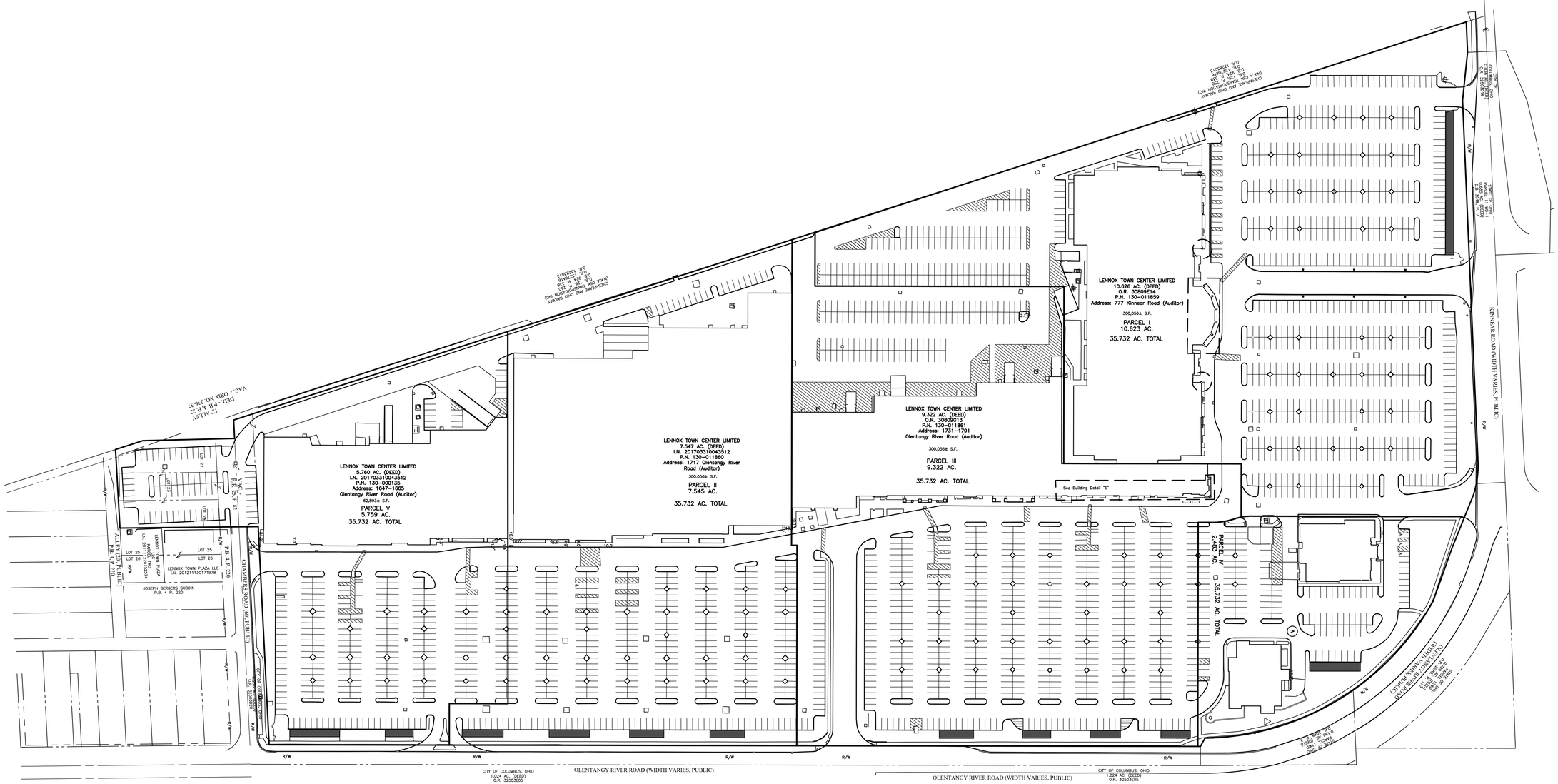
Auditor

Michael Stinziano

Map Produced August 12, 2026

CASTO

250 Civic Center Drive
Columbus, Ohio 43215
614.228.5331
castoinfo.com



APPROXIMATE AREAS FOR ADDITIONAL HEADLIGHT SCREENING / LANDSCAPING TO BE ADDED

NORTH

SCALE: 1" = 80'

REVISIONS	
No.	DATE
01	8-13-26

PSC DISTRICT DEVELOPMENT PLAN
LENNOX TOWN CENTER

ALTA/NSPS LAND TITLE SURVEY

QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 18
UNITED STATES MILITARY DISTRICT
TOWNSHIP OF CLINTON, COUNTY OF FRANKLIN, STATE OF OHIO

DESCRIPTION FROM TITLE COMMITMENT NO. 8858:

PARCEL I (130-011859-00):

Situated in the State of Ohio, County of Franklin, Township of Clinton, in Quarter Township 3, Township 1 North, Range 18 West, United States Military Lands, and being a portion of a 37.033 acre tract of land conveyed to Lennox Town Center, Limited by deed of record in Official Record 30037, Page E 18, Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at a ¾-inch I.D. iron pipe found at the intersection of the south right-of-way line of Kinnear Road (originally 60 feet wide, as shown of record in Road Record 9, page 122, Engineer's Office, Franklin County, Ohio) with the east right-of-way line of CSX Transportation (100 feet wide) and in a west line of said 37.033 acre tract, said iron pipe being 30.00 feet southerly by perpendicular measurement from the centerline of Kinnear Road;

Thence S 87° 23' 28" E along the south right-of-way line of Kinnear Road and parallel with and 30.00 feet southerly by perpendicular measurement from the centerline of Kinnear Road a distance of 47.76 feet to a ¾-inch I.D. iron pipe found at an angle point in the south right-of-way line of Kinnear Road, at a corner of said 37.033 acre tract and at the southwest corner of a 1.145 acre tract of land conveyed as Parcel No. II WD-I to State of Ohio by deed of record in Deed Book 3048, Page 7, Recorder's Office, Franklin County, Ohio;

Thence S 79° 02' 50" E along the south right-of-way line of Kinnear Road, along a south line of said 1.145 acre tract and along a north line of said 37.033 acre tract a distance of 75.80 feet to a ¾-inch I.D. iron pipe found at an angle point in the south right-of-way line of Kinnear Road, at a corner of said 1.145 acre tract and at a corner of said 37.033 acre tract;

Thence S 87° 23' 28" E along the south right-of-way line of Kinnear Road, along a south line of said 1.145 acre tract and along a north line of said 37.033 acre tract a distance of 565.70 feet to a ¾-inch I.D. iron pipe found at a point of curvature;

Thence easterly along the curved south right-of-way line of Kinnear Road, along a curved north line of said 37.033 acre tract, along the curved south line of said 1.145 acre tract, along the curved south line of a 0.933 acre tract of land conveyed as Parcel No. 12 WD to State of Ohio by deed of record in Deed Book 2980, page 117, Recorder's Office, Franklin County, Ohio, and with a curve to the right, data of which is: radius - 150.00 feet and delta - 20° 47' 24", a chord distance of 54.13 feet bearing S 76° 59' 41" E to a ¾-inch I.D. iron pipe found at the point of tangency;

Thence S 62° 59' 00" E along the south right-of-way line of Relocated Kinnear Road, along a portion of a north line of said 37.033 acre tract and along a portion of a south line of said 0.933 acre tract a distance of 37.43 feet to a point;

Thence southerly with a curve to the left, data of which is: radius - 30.00 feet and delta - 20° 48' 56", a chord distance of 10.84 feet bearing S 15° 33' 23" W to the point of tangency;

Thence S 5° 08' 55" W parallel with the west right-of-way of Olentangy River Road a distance of 322.36 feet to a point of curvature;

Thence southerly with a curve to the left, data of which is: radius - 85.00 feet and sub-delta - 11° 00' 15", a sub-chord distance of 16.30 feet bearing S 0° 21' 13" E to a point;

Thence N 84° 51' 05" W perpendicular to the west right-of-way line of Olentangy River Road a distance of 83.56 feet to a point;

Thence S 5° 08' 55" W parallel with the west right-of-way line of Olentangy River Road a distance of 278.00 feet to a point;

Thence N 84° 51' 05" W perpendicular to the west right-of-way line of Olentangy River Road a distance of 277.06 feet to a point;

Thence S 5° 08' 55" W parallel with the west right-of-way line of Olentangy River Road a distance of 390.00 feet to a point;

Thence N 84° 51' 05" W perpendicular to the west right-of-way line of Olentangy River Road a distance of 84.41 feet to a point in the east right-of-way line of CSX Transportation and in a west line of said 37.033 acre tract;

Thence N 12° 51' 20" W along the east right-of-way line of CSX Transportation and along a portion of a west line of said 37.033 acre tract a distance of 1,071.54 feet to the place of beginning;

Containing 10.626 acres of land more or less.

The above description was prepared by Ted L. Robinson, Ohio Surveyor No. 5361, of C.F. Bird & R.J. Bull, Inc., Consulting engineers and Surveyors, Columbus, Ohio, from an actual field survey of said 37.033 acre tract performed under his supervision in November, 1994. Basis of bearings is the centerline of Chambers Road, being N 87° 50' 00" W, as shown of record in Official Record 16524, page G 09, Recorder's Office, Franklin County, Ohio.

PARCEL II (130-011860-00):

Situated in the State of Ohio, County of Franklin, Township of Clinton, in Quarter Township 3, Township 1 North, Range 18 West, United States Military Lands, being 7.547 acres out of a 8.735 acre tract as conveyed to Lennox Town Center Limited as recorded in O.R. 30809, Pg. F14, Franklin County Recorder's Office, said 7.547 acre tract and being further described as follows:

Beginning for reference at Franklin County Engineer's Monument No. 5852, located at the intersection of the centerline of Kinnear Rd. (width varies) and the east line of CSX Transportation railroad right of way line (100' wide), as conveyed to CHESAPEAKE AND OHIO RAILWAY from the Hocking Valley Railway Company in Deed Book 924 page 338, now known as CSX TRANSPORTATION INC, successor by merger, whose merger documents have been summarized and recorded as Official Record 13276 A16 and subsequently re-recorded as Official Record 13283 G13 and being originally partitioned in Deed Book 126 page 250 and appropriated on Sept. 16th, 1875 in Franklin County Probate Court by the Columbus and Toledo Rail Road Company as filed in Complete Record 8 page 459;

Thence S 11°27'06" E, 1140.42' (passing a found bent ¾" iron pipe at 31.13'), along the east line of said CSX Transportation tract, being the west line of a 10.626 acre tract as conveyed to Lennox Town Center Limited as recorded in O.R. 30809, Pg. E14, to an iron pin set, said iron pin being the True place of Beginning for the herein described 7.547 acre tract, said iron pin being the northwest corner of said 8.735 acre tract, and being the southwest corner of a 9.322 acre tract as conveyed to Lennox Town Center Limited as recorded in O.R. 30809G13;
Thence along the north line of said 8.735 acre tract, being the south line of said 9.322 acre tract the following 3 courses and distances:

S 83°26'51" E, 478.74', to a mag nail set;

N 06°33'09" E, 8.58', to a mag nail set;

S 83°26'51" E, 313.90', to an iron pin set in the west line of Olentangy River Rd., (width varies), being the west line of a 1.024 acre tract as conveyed to City of Columbus as recorded in O.R. 32503, Pg. E04;

Thence S 06°33'12" W, 544.00', along the west line of said Olentangy River Rd., being the west line of said 1.024 acre tract, to a Mag Nail set;

Thence crossing said 8.735 acre tract, along a new division line, the following three (3) courses and distances:

N 83°26'48" W, 65.00', to a Mag Nail set;

N 06°33'09" E, 91.80', to a Mag Nail set;

N 83°35'14" W, 582.99', to an iron pin set in the east line of said CSX Transportation tract;

N 11°27'05" W, 467.96', along the east line of said CSX Transportation tract, being the west line of said 8.735 acre tract, to the True Place of Beginning, having an area of 328725.55 square feet, 7.547 acres, more or less. Being all out of Auditor's Parcel No. 130-011860-00.

Bearings are based on the State Plane Coordinate System, Ohio South Zone, North American Datum, of 1983, also known as NAD83 (2011 Adjustment), said bearing originated from a field traverse which was tied to said coordinate system by GPS observations in the State of Ohio Department of Transportation Virtual Reference Station network. Being the east line of said CSX Transportation right of way as being S 11°27'06" E. All iron pins set are 5/8" rebar, 30" long with yellow plastic cap stamped "J & J Surveying". All references to documents are recorded in the Franklin County Recorder's Office. This description is based on an actual field survey performed by J & J Surveying under the direction of John W. Wetherill, P.S. 7811, in August 2016.

PARCEL III (130-011861-00):

Situated in the State of Ohio, County of Franklin, Township of Clinton, in Quarter Township 3, Township 1 North, Range 18 West, United States Military Lands, and being a portion of a 37.033 acre tract of land conveyed to Lennox Town Center, Limited by deed of record in Official Record 30037, Page E18, Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning, for reference, at a point at the intersection of the west right-of-way line of Olentangy River Road with the north line of Chambers Road (60 feet wide), said point being 30.00 feet westerly by perpendicular measurement from the old centerline of Olentangy River Road and from an east line of said 37.033 acre tract;

Thence N 5° 08' 55" E along the west right-of-way line of Olentangy River Road a distance of 825.94 feet to a point at the true place of beginning of the tract herein intended to be described;

Thence N. 84° 51' 05" W perpendicular to the west right-of-way line of Olentangy River Road a distance of 313.90 feet to a point;

Thence S 5° 08' 55" W parallel with the west right-of-way line of Olentangy River Road a distance of 8.58 feet to a point;

Thence N 84° 51' 05" W perpendicular to the west right-of-way line of Olentangy River Road a distance of 478.74 feet to a point in the east right-of-way line of CSX Transportation (100 feet wide) and in a west line of said 37.033 acre tract;

Thence N 12° 51' 20" W along the east right-of-way line of CSX Transportation and along a portion of a west line of said 37.033 acre tract a distance of 37.76 feet to a point;

Thence S 84° 51' 05" E perpendicular to the west right-of-way line of Olentangy River Road a distance of 84.41 feet to a point;

Thence N 5° 08' 55" E parallel with the west right-of-way line of Olentangy River Road a distance of 390.00 feet to a point;

Thence S 84° 51' 05" E perpendicular to the west right-of-way line of Olentangy River Road a distance of 277.06 feet to a point;

Thence N 5° 08' 55" E parallel with the west right-of-way line of Olentangy River Road a distance of 278.00 feet to a point;

Thence S 84° 51' 05" E perpendicular to the west right-of-way line of Olentangy River Road a distance of 83.56 feet to a point in a curve;

Thence southerly with a curve to the left, data of which is: radius - 85.00 feet and sub-delta - 7° 11' 26", a sub-chord distance of 10.66 feet bearing S 9° 27' 04" E to a point of reverse curvature;

Thence southerly with a curve to the right, data of which is: radius - 115.00 feet and delta - 18° 11' 42", a chord distance of 36.37 feet bearing S 3° 56' 56" E to the point of tangency;

Thence S 5° 08' 55" W parallel with the west right-of-way line of Olentangy River Road a distance of 21.11 feet to a point;

Thence S 84° 51' 05" E perpendicular to the west right-of-way line of Olentangy River Road a distance of 350.84 feet to a point in the west right-of-way line of Olentangy River Road;

Thence S 5° 08' 55" W along the west right-of-way line of Olentangy River Road a distance of 628.00 feet to the true place of beginning;

Containing 9.322 acres of land more or less.

The above description was prepared by Ted L. Robinson, Ohio Surveyor No. 5361, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers and Surveyors, Columbus, Ohio, from an actual field survey of said 37.033 acre tract performed under his supervision in November, 1994. Basis of bearings is the centerline of Chambers Road, being N 87° 50' 00" W, as shown of record in Official Record 16524, Page G 09, Recorder's Office, Franklin County, Ohio.

PARCEL IV (130-011862-00):

Situated in the State of Ohio, County of Franklin, Township of Clinton, in Quarter Township 3, Township 1 North, Range 18 West, United States Military Lands, and being a portion of a 37.033 acre tract of land conveyed to Lennox Town Center, Limited by deed of record in Official Record 30037, Page E 18, Recorder's Office, Franklin County, Ohio and bounded and described as follows:

Beginning, for reference, at a point at the intersection of the west right-of-way line of Olentangy River Road with the north line of Chambers Road (60 feet wide), said point being 30.00 feet westerly by perpendicular measurement from the old centerline of Olentangy River Road and from an east line of said 37.033 acre tract;

Thence N 5° 08' 55" E along the west right-of-way line of Olentangy River Road a distance of 1,453.94 feet to a point at the true place of beginning of the tract herein intended to be described;

Thence N 84° 51' 05" W perpendicular to the west right-of-way line of Olentangy River Road a distance of 350.84 feet to a point;

Thence N 5° 08' 55" E parallel with the west right-of-way line of Olentangy River Road a distance of 21.11 feet to a point of curvature;

Thence northerly with a curve to the left, data of which is: radius - 115.00 feet and delta - 18° 11' 42", a chord distance of 36.37 feet bearing N 3° 56' 56" W to a point of reverse curvature;

Thence northerly with a curve to the right, data of which is: radius - 85.00 feet and delta - 18° 11' 42", a chord distance of 26.88 feet bearing N 3° 56' 56" W to the point of tangency;

Thence N 5° 08' 55" E parallel with the west right-of-way line of Olentangy River Road a distance of 322.36 feet to a point of curvature;

Thence northerly with a curve to the right, data of which is: radius - 30.00 feet and delta - 20° 48' 56", a chord distance of 10.84 feet bearing N 15° 33' 23" E to a point in the south right-of-way line of Relocated Kinnear Road, in a north line of said 37.033 acre tract and in a south line of a 0.933 acre tract of land conveyed as Parcel No. 12 WD to State of Ohio by deed of record in Deed Book 2980, Page 117, Recorder's Office, Franklin County, Ohio;

Thence S 62° 59' 00" E along the south right-of-way line of Relocated Kinnear Road, along a portion of a north line of said 37.033 acre tract and along a portion of a south line of said 0.933 acre tract a distance of 52.29 feet to a ¾-inch I.D. iron pipe found at an angle point in the south right of way line of Relocated Kinnear Road, at a corner of said 37.033 acre tract and at a corner of said 0.933 acre tract;

Thence S 65° 25' 41" E along the south right-of-way line of Relocated Kinnear Road, along a north line of said 37.033 acre tract and along a south line of said 0.933 acre tract a distance of 86.82 feet to a ¾-inch I.D. iron pipe found at a point of curvature;

Thence southeasterly along the curved southwest right-of-way line of Relocated Kinnear Road, along the curved northeast line of said 37.033 acre tract, along the curved southwest line of said 0.933 acre tract, along the curved west line of a 0.361 acre tract land conveyed as Parcel No. 11 WD to State of Ohio by deed of record in Deed Book 3048, Page 3, Recorder's Office, Franklin County, Ohio, and with a curve to the right, data of which is: radius -415.00 feet and delta - 60° 18" 40", a chord distance of 416.95 feet bearing S 25° 57' 30" E to a ¾-inch I.D. iron pipe found at an angle point in the west right-of-way line of Olentangy River Road, at a corner of said 37.033 acre tract and at the southwest corner of said 0.361 acre tract;

Thence S 56° 22' 40" E along a jog in the west right-of-way line of Olentangy River Road, along a line of said 37.033 acre tract and along a south line of said 0.361 acre tract a distance of 14.85 feet to a ¾-inch I.D. iron pipe found at an angle point in the west right-of-way line of Olentangy River Road, at a corner of said 37.033 acre tract and at a corner of said 0.361 acre tract;

Thence S 5° 08' 55" W along the west right-of-way line of Olentangy River Road a distance of 4.15 feet to the true place of beginning;

Containing 2.483 acres of land more or less.

The above description was prepared by Ted L. Robinson, Ohio Surveyor No. 5361, of C.F. Bird & R.J.Bull, Inc., Consulting Engineers and Surveyors, Columbus, Ohio, from an actual field survey of said 37.033 acre tract performed under his supervision in November, 1994. Basis of bearings is the centerline of Chambers Road, being N 87° 50' 00" W, as shown of record in Official Record 16524, Page G09, Recorder's Office, Franklin County, Ohio.

PARCEL V (130-000135-00):

Situated in the State of Ohio, County of Franklin, Township of Clinton, in Quarter Township 3, Township 1 North, Range 18 West, United States Military Lands, being all of Lots 22-24 of Joseph Berger's Subdivision as recorded in Plat Book 4, Page 220, a portion of Chambers Road, (60' wide) as vacated by the Franklin County Commissioners in Road Record 25, Pg. 82 and a portion of an unnamed 12' wide Alley as vacated by the Franklin County Commissioners in Road Record 15, Pg. 85, and being 1.189 acres out of a 8.735 acre tract as conveyed to Lennox Town Center Limited as recorded in O.R. 30809, Pg. F14, and being all of a 4.571 acre tract as conveyed to Lennox Town Center Limited as recorded in O.R. 30809, Pg. I12, Franklin County Recorder's Office, containing 5.760 acres and being further described as follows:

Beginning for reference at Franklin County Engineer's Monument No. 5852, located at the intersection of the centerline of Kinnear Rd. (width varies) and the east line of CSX Transportation railroad right of way line (100' wide), as conveyed to CHESAPEAKE AND OHIO RAILWAY from the Hocking Valley Railway Company in Deed Book 924 page 338, now known as CSX TRANSPORTATION INC, successor by merger, whose merger documents have been summarized and recorded as Official Record 13276 A16 and subsequently re-recorded as Official Record 13283 G13 and being originally partitioned in Deed Book 126 page 250 and appropriated on Sept. 16th, 1875 in Franklin County Probate Court by the Columbus and Toledo Rail Road Company as filed in Complete Record 8 page 459;

Thence S 11°27'06" E, 1608.38' (passing a found bent ¾" iron pipe at 31.13'), along the east line of said CSX Transportation tract, being the west line of a 10.626 acre tract as conveyed to Lennox Town Center Limited as recorded in O.R. 30809, Pg. E14, and being the west line of said 8.735 acre tract, to an iron pin set, said iron pin being the True Place of Beginning for the herein described 5.760 acre tract;

Thence crossing said 8.735 acre tract, the following two (2) courses and distances:

S 83°35'14" E, 582.99', to a Mag Nail set;

S 06°33'09" W, 91.80' to a Mag Nail set in the south line of said 8.735 acre tract, being the north line of said 4.571 acre tract;

Thence S 83°26'48" E, 65.00', along the north line of said 4.571 acre tract, being the south line of said 8.735 acre tract, to a Mag Nail set in the west line of Olentangy River Road (width varies), being the west line of a 1.024 acre tract as conveyed to the City of Columbus as recorded in O.R. 32503, Pg. E04;

Thence S 06°33'09" W, 281.94', along the west line of said 1.024 acre tract, being the west line of said Olentangy River Rd. and being the east line of said 4.571 acre tract, to an iron pin set at the southeast corner of said 4.751 acre tract, being the intersection of the west line of said Olentangy River Rd., and the north line of Chambers Rd. (60' wide) being the northeast corner of a 0.236 acre tract as conveyed to the City of Columbus in O.R. 23503 D20;

Thence N 86°25'46" W, 342.16', along the north line of said Chambers Rd. being the south line of said 4.571 acre tract, to a ¾" iron pipe found, said iron pipe being the northeast corner of a portion of vacated Chamber Rd. as vacated in Road Record 15, Pg. 85;

Thence S 05°51'05"W, 216.45', along the east line of said vacated portion of Chambers Rd., and along the east line of Lot 24, being the west line of Lot 25 of said Joseph Berger's Subdivision, to a ¾" iron pipe found at the southeast corner of said Lot 24, said iron pipe being in the north line of a 20' wide Alley as shown on said Joseph Berger's Subdivision plat;

Thence N 86°49'46" W, 123.20', along the north line of said 20' wide Alley, the south line of said 4.571 acre tract, being the south line of Lots 24, 23, and 22 of said Joseph Berger's Subdivision and crossing the east half of the vacated 12' wide Alley as vacated by Road Record 15, Pg. 85, to an iron pin set, said iron pin being in the west line of said CSX Transportation tract;

Thence N 11°27'06" W, 44.86', along the centerline of said vacated Alley, being the east line of said CSX Transportation tract, and being the west line of said 4.571 acre tract, to an iron pin set;

Thence N 05°03'14" E, 143.86', along the centerline of said vacated Alley, being a west line of said 4.571 acre tract and being the east line of said CSX Transportation tract, to an iron pin set at the intersection of the centerline of said vacated 12' wide Alley and the centerline of the said vacated Chambers Rd.;

Thence N 86°25'45" W, 28.99', along the centerline of said vacated Chambers Rd., being the south line of said 4.571 acre tract and being a north line of said CSX Transportation tract, to a found axel;

Thence N 11°27'06" W, 450.93', along the east line of said CSX Transportation tract, being the west line of said 4.571 acre tract and the west line of said 8.735 acre tract, to the True Place of Beginning, having an area of 250900 square feet or 5.760 acres, more or less, of which 1.189 acres lie in Auditor's Parcel No. 130-011860-00 and 4.571 acres lie in Auditors' Parcel No. 130-000135-00, subject to all legal easements and rights of way of record.

Bearings are based on the State Plane Coordinate System, Ohio South Zone, North American Datum, of 1983, also known as NAD83 (2011 Adjustment), said bearing originated from a field traverse which was tied to said coordinate system by GPS observations in the State of Ohio Department of Transportation Virtual Reference Station network, Being the east line of said CSX Transportation right of way as being S 11°27'06" E. All iron pins set are 5/8" rebar, 30" long with yellow plastic cap stamped "J & J Surveying". All references to documents are recorded in the Franklin County Recorder's Office. This description is based on an actual field survey performed by J & J Surveying under the direction of John W. Wetherill, P.S. 7811, in August 2016.

PARCEL VI:

Being those certain easements and rights, including, but not limited to rights of pedestrian and vehicular access, parking, utilities, construction, signage and exit as more particularly set forth in Official Record 31230, Page E01, and modified in Official Record 32433, Page I04; as amended in Instrument 20170331004351 4.

Schedule B Items from Title Commitment No. 8858 issued by Stewart Title Guaranty Company with an effective date of January 31, 2025 at 8:00 A.M.:

Items 1-11 NOT SURVEY RELATED ITEMS.

Item 12 Easement granted to Columbus and Southern Ohio Electric Company of record in Deed Book 2196, Page 363. (as to Parcel I) THE 10' POLE LINE EASEMENT IS LOCATED ON THE SUBJECT TRACT (PARCEL I) AS APPROXIMATELY SHOWN HEREON. THE ANCHOR EASEMENT CANNOT BE LOCATED FROM THE DOCUMENT OF RECORD BECAUSE THE FORMER EDGE OF PAVEMENT OF KINNEAR ROAD IS UNKNOWN.

Item 13 *Intentionally Deleted* - Easement as contained within the deed of record in Official Record 30809, Page D19. THE SUBJECT TRACT IS LOCATED IN THE AREA DESCRIBED; NO PLOTTABLE EASEMENTS DESCRIBED THEREIN.

Item 14 *Intentionally Deleted* - Easement as contained within the deed of record in Official Record 30809, Page E19. THE SUBJECT TRACT IS LOCATED IN THE AREA DESCRIBED; NO PLOTTABLE EASEMENTS DESCRIBED THEREIN.

Item 15 *Intentionally Deleted* - Easement as contained within the deed of record in Official Record 30809, Page F18. THE SUBJECT TRACT IS LOCATED IN THE AREA DESCRIBED; NO PLOTTABLE EASEMENT DESCRIBED THEREIN.

Item 16 *Intentionally Deleted* - Easement as contained within the deed of record in Official Record 30809, Page G17. THE SUBJECT TRACT IS LOCATED IN THE AREA DESCRIBED; NO PLOTTABLE EASEMENT DESCRIBED THEREIN.

Item 17 *Intentionally Deleted* - Easement as contained within the deed of record in Official Record 30809, Page H17. THE SUBJECT TRACT IS LOCATED IN THE AREA DESCRIBED; NO PLOTTABLE EASEMENT DESCRIBED THEREIN.

Item 18 Subject to the terms and conditions of the easement contained in the Operation and Easement Agreement of record in Official Record 31230, Page E01, as modified by the Consent Agreement of record in Official Record 32433, Page I04; as amended by First Amendment to Operation and Easement Agreement of record in Instrument 201703310043514. THE INGRESS/EGRESS & PARKING EASEMENT, UTILITY EASEMENT AND CONSTRUCTION, MAINTENANCE & RECONSTRUCTION EASEMENT AND SIGN 3 ARE LOCATED ON THE SUBJECT TRACT, HOWEVER THE EXACT LOCATION OF WHICH COULD NOT BE PLOTTED. THE SIGN (SIGN 2) EASEMENT AND EXIT EASEMENT ARE LOCATED ON THE SUBJECT TRACT AS APPROXIMATELY SHOWN HEREON. THE "OUTSIDE SALES AREA", "RELEASED PROPERTY", "BUILDING AREA", "STAGING AREA", "BUILDING AREA ON RELEASED PROPERTY", "NO BUILDING AREA ON RELEASED PROPERTY", "TARGET PERMISSABLE BUILDING AREA", "DEVELOPER PERMISSABLE BUILDING AREA" (AREA 1 AND 2) AND "SIGN 3" ARE LOCATED ON THE SUBJECT TRACT AS APPROXIMATELY SHOWN HEREON. SIGN 1 WAS NOT OBSERVED IN THE FIELD AT THE TIME FIELDWORK WAS CONDUCTED

Item 19 Easement granted to The Ohio Bell Telephone Company, as more fully set forth in the document recorded as Official Record 32364, Page I10. THE 10' COMMUNICATION EASEMENT IS LOCATED ON THE SUBJECT TRACT AS APPROXIMATELY SHOWN HEREON.

Item 20 Easement granted to Time Warner Cable, as more fully set forth in the document recorded as Official Record 34375, Page A10. (as to Parcel II and V) THE 10' COMMUNICATION EASEMENT IS LOCATED ON THE SUBJECT TRACT (PARCEL II AND V) AS SHOWN HEREON.

Item 21 Easement granted to Columbia Gas of Ohio, Inc., as more fully set forth in the document recorded as Instrument 199705280008109. THE 20' GAS EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.

Item 22 *Intentionally Deleted* - Encroachment of the one story brick building (41,880 square feet) located on Parcel V into the easement of record in Official Record 32364, Page I10. THE DOCUMENT OF RECORD IS THE SAME AS ITEM 19.

Item 23 Terms, provisions and conditions contained in Memorandum of Lease by and between Lennox Town Center Limited, an Ohio limited liability company and Dayton Hudson Corporation, a Minnesota corporation of record in Official Record 31230, Page C04; as amended by Memorandum of Lease Amendment of record in Instrument 201703310043513.Subordination Agreement by and between Lennox Town Center Limited, an Ohio limited liability company, Dayton Hudson Corporation, a Minnesota corporation and American Multi-Cinema Inc., a Missouri corporation of record in Official Record 31230, Page J14. Subordination and Non-Disturbance Agreement filed of record in Instrument 201703310043518. NOTE: Leasehold interest not examined. THE SUBJECT TRACT IS LOCATED IN THE AREA DESCRIBED; NO EASEMENTS GRANTED THEREIN.

Item 24 Terms, provisions and conditions contained in Memorandum of Lease by and between Lennox Town Center Limited, an Ohio limited liability company and American Multi-Cinema, Inc., a Missouri corporation, of record in Official Record 31230, Page D04 as assigned and assumed by the Assignment and Assumption Agreement of record in Instrument 199711240151082; as further as assigned and assumed by the Assignment and Assumption Agreement of record in Instrument 199807060167770. Subordination Agreement by and between Lennox Town Center Limited, an Ohio limited liability company, Dayton Hudson Corporation, a Minnesota corporation and American Multi-Cinema Inc., a Missouri corporation of record in Official Record 31230, Page J14. NOTE: Leasehold interest not examined. THE SUBJECT TRACT IS LOCATED IN THE AREA DESCRIBED; NO PLOTTABLE EASEMENTS DESCRIBED THEREIN.

Item 25 Terms, provisions and conditions contained in Memorandum of Lease by and between Entertainment Properties Trust, a Maryland real estate investment trust, and American Multi-Cinema, Inc., a Missouri corporation, of record in Instrument 199711240151083; as assigned and assumed by the Assignment and Assumption Agreement of record in Instrument 199807060167772. NOTE: Leasehold interest not examined. THE SUBJECT TRACT IS LOCATED IN THE AREA DESCRIBED; NO EASEMENTS GRANTED THEREIN.

Item 26 Terms, provisions and conditions contained in Memorandum of Lease by and between Lennox Town Center Limited, an Ohio limited liability company and Staples, Inc., a Delaware corporation of record in Official Record 31231, Page C09. Subordination and Non-Disturbance Agreement filed of record in Instrument 201703310043519. NOTE: Leasehold interest not examined. THE SUBJECT TRACT IS LOCATED IN THE AREA DESCRIBED; NO PLOTTABLE EASEMENTS DESCRIBED THEREIN.

Item 27 *Intentionally Deleted* - Terms, provisions and conditions contained in the unrecorded lease evidenced by the Subordination Agreement by and between Lennox Town Center Limited, an Ohio limited liability company, Dayton Hudson Corporation, a Minnesota corporation and American Multi-Cinema Inc., a Missouri corporation of record in Official Record 31230, Page J14. NOTE: Leasehold interest not examined. THE SUBJECT TRACT IS LOCATED IN THE AREA DESCRIBED; NO EASEMENTS GRANTED THEREIN. THE REFERENCED EXHIBITS (EXHIBIT A, EXHIBIT B AND EXHIBIT C) ARE NOT ATTACHED TO THE DOCUMENT OF RECORD. A DETERMINATION THAT THE SUBJECT TRACT IS LOCATED IN THE AREA DESCRIBED WAS MADE BASED OFF THE LEASE/AGREEMENT RECORDS REFERENCED IN THE DOCUMENT OF RECORD.

Item 28 *Intentionally Deleted* - Terms, provisions and conditions contained in Memorandum of Lease by and between Lennox Town Center Limited, an Ohio limited liability company and Americana Dining Corporation, a Delaware corporation of record in Official Record 33063, Page H03. NOTE: Leasehold interest not examined. THE BUILDING LEASE AND TENANT'S PARKING AREA'S ARE LOCATED ON THE SUBJECT AS APPROXIMATELY SHOWN HEREON.

Item 29 Terms, provisions and conditions contained in Memorandum of Lease by and between Lennox Town Center Limited, an Ohio limited liability company and Barnes & Noble Superstores, Inc., a Delaware corporation of record in Official Record 33204, Page A01. NOTE: Leasehold interest not examined. THE NO BUILD AREA IS LOCATED ON THE SUBJECT TRACT AS APPROXIMATELY SHOWN HEREON.

Item 30 Terms, provisions and conditions contained in Memorandum of Lease by and between Lennox Town Center Limited, an Ohio limited liability company and DF&R Operating Company, Inc., an Ohio corporation of record in Official Record 33610, Page G07. Subordination and Non-Disturbance Agreement filed of record in Instrument 201703310043520. NOTE: Leasehold interest not examined. THE LEASE AREA IS LOCATED ON THE SUBJECT TRACT AS APPROXIMATELY SHOWN HEREON.

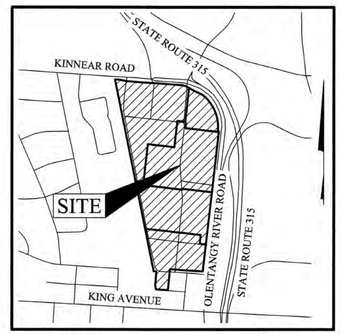
Item 31 Terms, provisions and conditions contained in Memorandum of Lease by and between Lennox Town Center Limited, an Ohio limited liability company and Cost Plus, Inc., a California corporation of record in Instrument 200709060157759; as amended by Instrument 201501070001975. Subordination and Non-Disturbance Agreement filed of record in Instrument 201703310043521. NOTE: Leasehold interest not examined. THE SUBJECT TRACT IS LOCATED IN THE AREA DESCRIBED; NO PLOTTABLE EASEMENTS DESCRIBED THEREIN.

Item 32 Terms, provisions and conditions contained in Memorandum of Lease by and between Lennox Town Center Limited, an Ohio limited liability company and Marshalls of MA, Inc., a Massachusetts corporation of record in Instrument 201704110049098. Subordination and Non-Disturbance Agreement filed of record in Instrument 201704110049099. NOTE: Leasehold interest not examined. THE SUBJECT TRACT IS LOCATED IN THE AREA DESCRIBED; NO PLOTTABLE EASEMENTS DESCRIBED THEREIN.

Item 33 Clinton Township Sidewalk Agreement of record in Instrument 201704180052118. (as to Parcel V) THE SIDEWALK AGREEMENT AREA IS LOCATED ON THE SUBJECT TRACT (PARCEL V) AS APPROXIMATELY SHOWN HEREON.

Item 34 Terms, provisions and conditions contained in the Memorandum of Lease Agreement by and between Lennox Town Center Limited, an Ohio limited liability company, landlord, and Capital Grille Holdings, Inc., a North Carolina corporation, tenant, recorded September 21, 2023 as Instrument 202309210098691 and all rights thereunder of and all acts done or suffered thereunder of said lessee or any parties claiming by, through or under said lessee. Subordination, Non-Disturbance and Attornment Agreement recorded September 21, 2023 of record in Instrument 202309210098713. NOTE: Leasehold interest not examined. THE OFF-PREMISES IMPROVEMENT AREA, FUTURE REDEVELOPMENT AREA, PROTECTED AREA, PROTECTED PARKING FIELD AND VALET PARKING AREA ARE LOCATED ON THE SUBJECT TRACT AS APPROXIMATELY SHOWN HEREON.

Items 35-39 NOT SURVEY RELATED ITEMS.



LOCATION MAP AND BACKGROUND DRAWING
NOT TO SCALE

BASIS OF BEARINGS:
The bearings shown hereon are based on the Ohio State Plane Coordinates System, South Zone, NAD83 (2011). The portion of the west right-of-way line of Olentangy River Road, having a bearing of North 06°32' 31" East and monumented as shown hereon, is designated as the "basis of bearings" for this survey.

FEMA NOTE:
According to the Federal Emergency Management Agency's Flood Insurance Rate Map No. 39049C0307K (dated June 17, 2008), the subject tract shown hereon lies within Zonc X (areas determined to be outside of the 0.2% annual chance floodplain). Any floodplain lines shown are georeferenced and are not based on actual field elevations.

UTILITY STATEMENT:
A Utility Marking and Plans request was submitted to OHIO811 on August 21, 2024. The utilities shown hereon are based on field survey information and markings coordinated pursuant to a private utility locate request. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities shown are in the exact location indicated, although s/he does certify that they are located as accurately as possible.

SURVEY NOTE:
This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey performed in September 2024.

POTENTIAL ENCROACHMENT NOTE:
Except as noted below and shown hereon, no evidence of potential encroachments was observed in the process of conducting the field work or determined in the course of analyzing the field work and preparing this survey. This includes potential encroachments: (1) extending from the subject tract onto an adjoining tract, (2) extending from an adjoining tract onto the subject tract, or (3) extending into an easement located on the subject tract. The undersigned makes these representations based solely on a physical observation of the subject tract and does NOT make any representation, opinion, or determination as to the legal validity of any potential encroachment that is shown hereon.

A. The south curb line of Kinnear Road extends south of the north boundary line of Parcel I (Sheet 2).

B. The fence extends east and west of the west line of Parcel V, and north of the south line of Parcel V (Sheet 3).

C. The concrete wall extends west of the west line of Parcels I & II (Sheet 2 & 3).

D. A portion of the building located at 1803 Olentangy River Road is not within the lease area of record in O.R. 33610G07 (Item 30) (Sheet 2).

E. A portion of the building located at 1647 Olentangy River Road is over the 10' communication easement of record in O.R. 32364I10 (Item 19) (Sheet3).

CERTIFICATION: Commitment No. 8858

To: Lennox Town Center Limited, Stewart Title Guaranty Company, and RET Solutions, LLC:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys", jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 8, 9, 11(b), and 13 of Table A thereof. The fieldwork was completed in September 2024.

STATE OF OHIO
MICHAEL P PEECOOK
S-8711
REGISTERED
PROFESSIONAL SURVEYOR

By: _____ 05/22/2025
Michael P. Peecook — Date
Professional Surveyor No. 8711
mpeecook@emht.com

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll free: 888.775.3648
emht.com

Date: February 21, 2025
Scale: 1" = 50'
Job No: 2024-0746
Sheet: 1 of 3

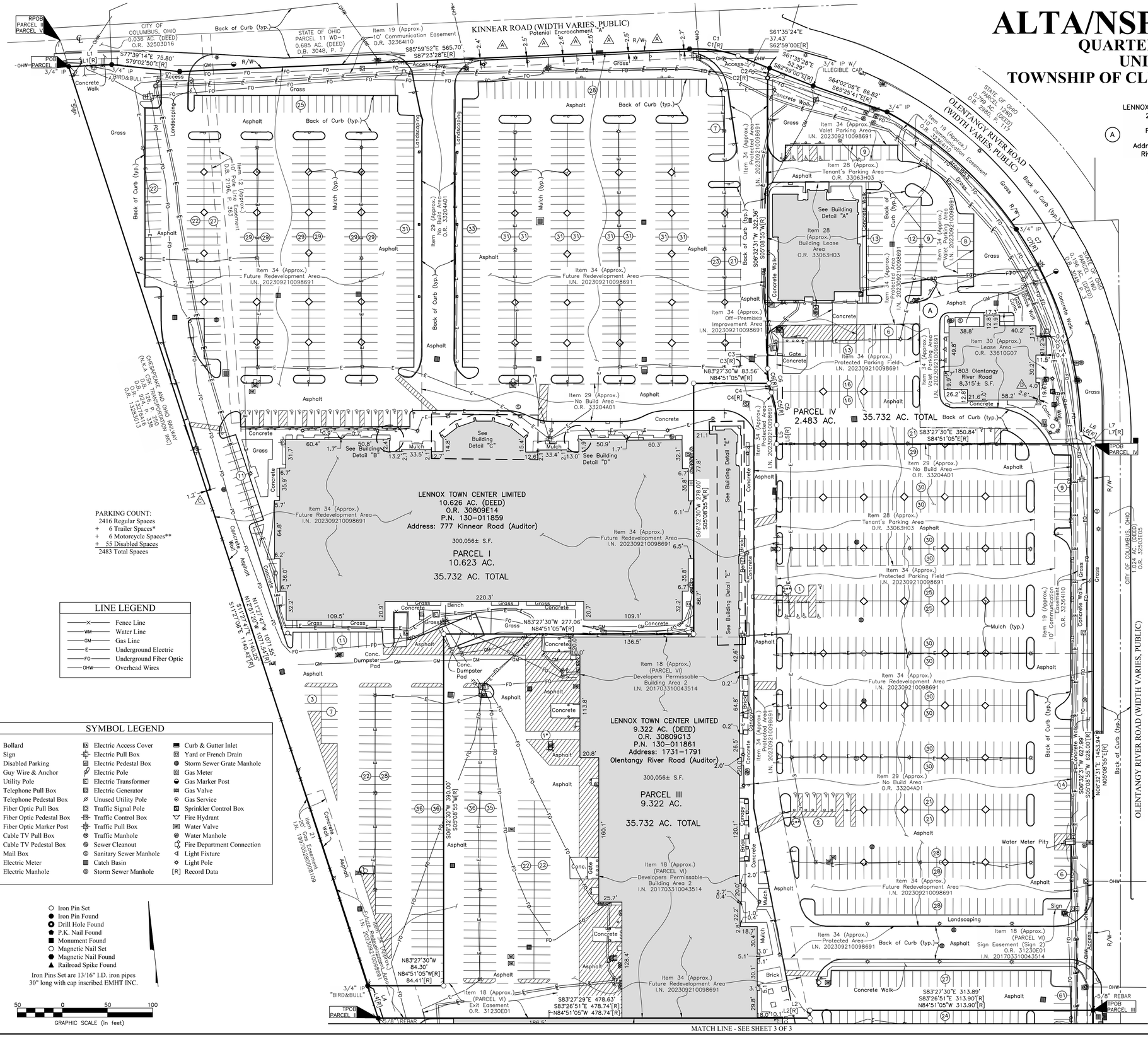
REVISIONS

MARK	DATE	DESCRIPTION

J:\2024\746\MKD\MKD\SHEETS\ALTA\20240746-VS-ALTA-01.DWG plotted by PEECOOK, MICHAEL on 5/22/2025 11:43:20 AM last saved by pmeek01 on 2/21/2025 9:33:13 AM

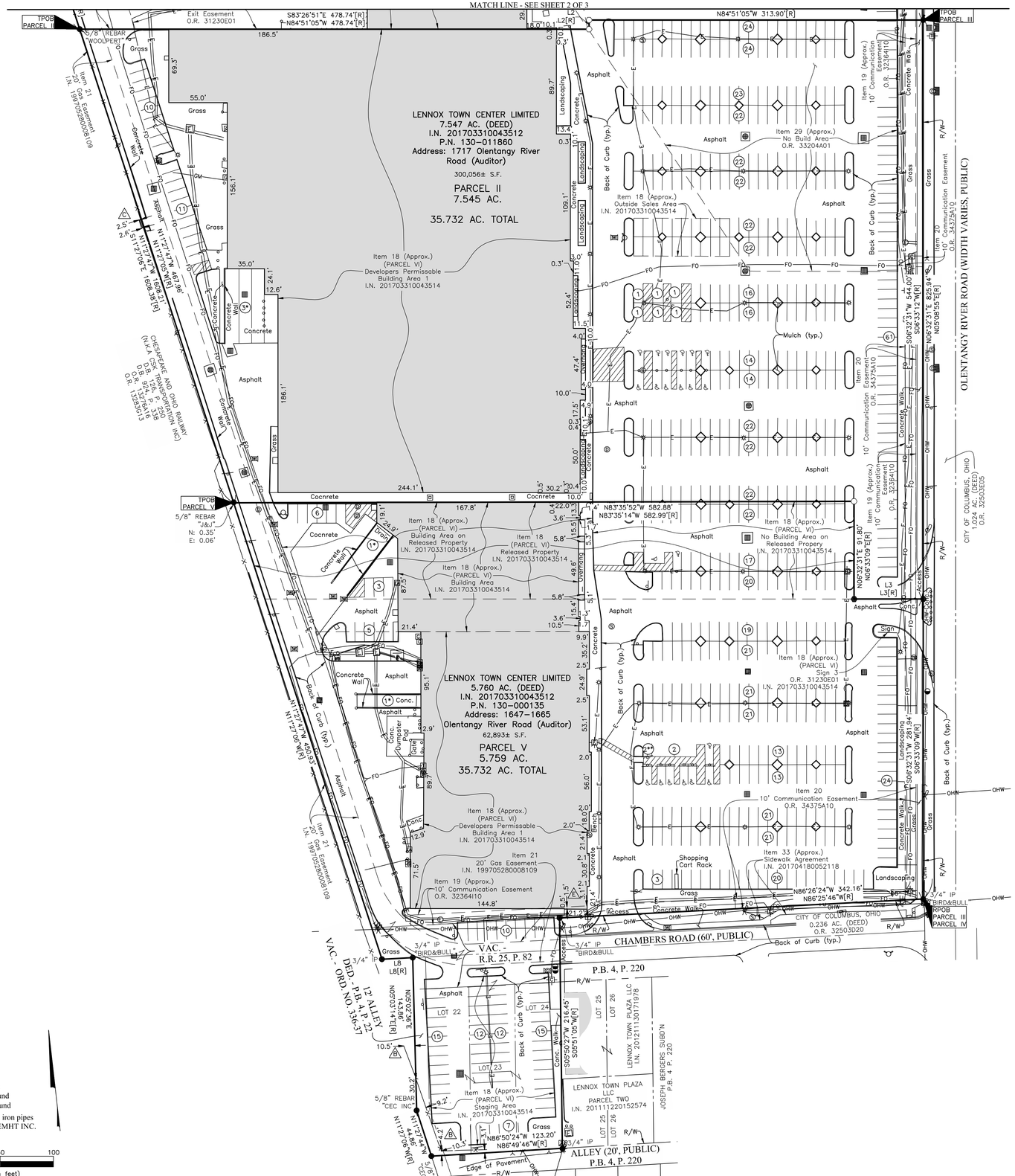
ALTA/NSPS LAND TITLE SURVEY

QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 18
UNITED STATES MILITARY DISTRICT
TOWNSHIP OF CLINTON, COUNTY OF FRANKLIN, STATE OF OHIO


KINNEAR ROAD (WIDTH VARIES, PUBLIC)
OLENTANGY RIVER ROAD (WIDTH VARIES, PUBLIC)
CITY OF COLUMBUS, OHIO 0.036 AC. (DEED) O.R. 32503D16
STATE OF OHIO PARCEL 11 WD-1 0.685 AC. (DEED) O.R. 3045, P. 7
STATE OF OHIO PARCEL 12WD 0.799 AC. (DEED) O.R. 2960, P. 117
STATE OF OHIO PARCEL 13WD 0.198 AC. (DEED) O.R. 3045, P. 13
CITY OF COLUMBUS, OHIO 0.424 AC. (DEED) O.R. 32503E05
CHESAPEAKE AND OHIO RAILWAY (N.K.A. CSX TRANSPORTATION INC) D.B. 176, P. 338 D.B. 924/76A15 D.R. 12265013
LENNOX TOWN CENTER LIMITED 10.626 AC. (DEED) O.R. 30809E14 P.N. 130-011859 Address: 777 Kinnear Road (Auditor)
300,056± S.F.
PARCEL I 10.623 AC. 35.732 AC. TOTAL
LENNOX TOWN CENTER LIMITED 9.322 AC. (DEED) O.R. 30809G13 P.N. 130-011861 Address: 1731-1791 Olentangy River Road (Auditor)
300,056± S.F.
PARCEL III 9.322 AC. 35.732 AC. TOTAL
PARCEL IV 2.483 AC. 35.732 AC. TOTAL
1803 Olentangy River Road 8,315± S.F.
See Building Detail "A"
See Building Detail "B"
See Building Detail "C"
See Building Detail "D"
See Building Detail "E"
Item 12 (Approx.) Access Easement D.B. 2196, P. 363
Item 19 (Approx.) 10' Communication Easement O.R. 32364110
Item 29 (Approx.) No Build Area O.R. 33204A01
Item 34 (Approx.) Future Redevelopment Area I.N. 202309210098691
Item 34 (Approx.) Valet Parking Area I.N. 202309210098691
Item 34 (Approx.) Protected Parking Area I.N. 202309210098691
Item 34 (Approx.) Off-Premises Improvement Area I.N. 202309210098691
Item 34 (Approx.) Protected Parking Field I.N. 202309210098691
Item 28 (Approx.) Tenant's Parking Area O.R. 33063H03
Item 28 (Approx.) Building Lease Area O.R. 33063H03
Item 30 (Approx.) Lease Area O.R. 33610G07
Item 18 (Approx.) (PARCEL VI) Developers Permissable Building Area 2 I.N. 201703310043514
Item 18 (Approx.) (PARCEL VI) Exit Easement O.R. 31230E01
Item 18 (Approx.) (PARCEL VI) Sign Easement (Sign 2) O.R. 31230E01 I.N. 201703310043514
Item 20 (Approx.) Ingress Egress Easement I.N. 199705280006159
Item 34 (Approx.) Future Redevelopment Area I.N. 202309210098691
Item 34 (Approx.) Protected Area I.N. 202309210098691
Item 34 (Approx.) Protected Parking Field I.N. 202309210098691
Item 34 (Approx.) Future Redevelopment Area I.N. 202309210098691
Item 34 (Approx.) Valet Parking Area I.N. 202309210098691
Item 34 (Approx.) Protected Area I.N. 202309210098691
Item 34 (Approx.) Future Redevelopment Area I.N. 202309210098691
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Item 34 (Approx.) Future Redevelopment Area I.N. 202309210098691
Item 19 (Approx.) 10' Communication Easement O.R. 32364110
Item 29 (Approx.) No Build Area O.R. 33204A01
Item 28 (Approx.) Tenant's Parking Area O.R. 33063H03
Item 34 (Approx.) Protected Parking Field I.N. 202309210098691
Item 34 (Approx.) Future Redevelopment Area I.N. 202309210098691
Item 34 (Approx.) Future Redevelopment Area I.N. 202309210098691
Item 34 (Approx.) Future Redevelopment Area I.N. 202309210098691
Item 18 (Approx.) (PARCEL VI) Developers Permissable Building Area 2 I.N. 201703310043514
Item 34 (Approx.) Future Redevelopment Area I.N. 202309210098691
Item 18 (Approx.) (PARCEL VI) Sign Easement (Sign 2) O.R. 31230E01 I.N. 201703310043514
Item 34 (Approx.) Future Redevelopment Area I.N. 202309210098691
Item 18 (Approx.) (PARCEL VI) Exit Easement O.R. 31230E01
Item 34 (Approx.) Future Redevelopment Area I.N. 202309210098691
Item 18 (Approx.) (PARCEL VI) Developers Permissable Building Area 2 I.N. 201703310043514
Item 34 (Approx.) Future Redevelopment Area I.N. 202309210098691

ALTA/NSPS LAND TITLE SURVEY

QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 18
UNITED STATES MILITARY DISTRICT
TOWNSHIP OF CLINTON, COUNTY OF FRANKLIN, STATE OF OHIO



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S85°59'52"E	47.66'
L1[R]	S87°23'28"E	47.76'
L2	N06°32'30"E	8.58'
L2[R]	N06°33'09"E	
L2[R]	S05°08'55"W	
L3	N83°27'26"W	65.00'
L3[R]	N83°26'48"W	
L4	N11°27'47"W	37.76'
L4[R]	N12°51'20"W	
L5	S06°32'30"W	21.11'
L5[R]	S05°08'55"W	
L6	S54°59'05"E	14.86'
L6[R]	S56°22'40"E	14.85'
L7	S06°32'31"W	4.16'
L7[R]	S05°08'55"W	4.15'
L8	N86°26'23"W	28.87'
L8[R]	N86°25'45"W	28.99'

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CH. BEARING	CH. DIST.
C1	20°47'24"	150.00'	54.43'	S75°36'05"E	54.13'
C1[R]			N/A	S76°59'41"E	
C2	20°49'02"	30.00'	10.90'	S16°56'59"W	10.84'
C2[R]	20°48'56"		N/A	S15°33'23"W	
C3	11°00'12"	85.00'	16.32'	S01°02'36"W	16.30'
C3[R]	11°00'15"		N/A	S00°21'13"E	
C4	7°11'24"	85.00'	10.67'	S08°03'12"E	10.66'
C4[R]	7°11'26"		N/A	S09°27'04"E	
C5	18°11'48"	115.00'	36.52'	S02°33'21"E	36.37'
C5[R]	18°11'42"		N/A	S03°56'56"E	
C6	18°11'37"	85.00'	26.99'	N02°33'06"W	26.88'
C6[R]	18°11'42"		N/A	N03°56'56"W	
C7	60°18'40"	415.00'	436.84'	S24°33'55"E	416.95'
C7[R]			N/A	S25°57'30"E	

LINE LEGEND

-X-	Fence Line
WM	Water Line
GM	Gas Line
E	Underground Electric
FO	Underground Fiber Optic
OHW	Overhead Wires

SYMBOL LEGEND

Bollard	Electric Access Cover	Curb & Gutter Inlet
Sign	Electric Pull Box	Yard or French Drain
Disabled Parking	Electric Pedestal Box	Storm Sewer Grate Manhole
Guy Wire & Anchor	Electric Pole	Gas Meter
Utility Pole	Electric Transformer	Gas Marker Post
Telephone Pull Box	Electric Generator	Gas Valve
Telephone Pedestal Box	Unused Utility Pole	Gas Service
Fiber Optic Pull Box	Traffic Signal Pole	Sprinkler Control Box
Fiber Optic Pedestal Box	Traffic Control Box	Fire Hydrant
Fiber Optic Marker Post	Traffic Pull Box	Water Valve
Cable TV Pull Box	Traffic Manhole	Water Manhole
Cable TV Pedestal Box	Sewer Cleanout	Fire Department Connection
Mail Box	Sanitary Sewer Manhole	Light Fixture
Electric Meter	Catch Basin	Light Pole
Electric Manhole	Storm Sewer Manhole	[R] Record Data

PARKING COUNT:
2416 Regular Spaces
\+ 6 Trailer Spaces*
\+ 6 Motorcycle Spaces**
\+ 55 Disabled Spaces
2483 Total Spaces

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

Date: February 21, 2025
Scale: 1" = 50'
Job No: 2024-0746
Sheet: 3 of 3

REVISIONS

MARK	DATE	DESCRIPTION

J:\2024\0746\DWG\SURVEY\ALTA\20240746-VS-ALTA-2.DWG plotted by PEDIGON, MICHAEL on 2/21/2025 11:43:40 AM last saved by MPHILPOTT on 2/21/2025 9:53:13 AM

JEFFERSON TOWNSHIP
ZONING COMMISSION

TEL: (614) 855-4265
www.jeffersontownship.org
Email: cmccroskey@jeffersontownship.org

APPLICATION FOR ZONING CHANGE

Case Number: Date: 7/15/2026

Applicant: Wx2 Ventures LLC Property Owner: Wx2 Ventures LLC

Street Address: 781 Science Blvd, Ste 100 Street Address: 781 Science Blvd, Ste 100

City: Gahanna State: OH Zip: 43230 City: Gahanna State: OH Zip: 43230

Phone Number: (614) 428-7750 Phone Number: (614)428-7750

E-Mail Address: twarner@advancedcivildesign.com E-Mail Address: twarner@advancedcivildesign.com

In accordance with the provisions of Article IX, Section 920 of the Jefferson Township Zoning Resolution, I hereby apply to the Zoning Commission and the Township Trustees for a rezoning from the PSR *Zoning District to the* PSR *Zoning District for property located at:*

Street Address: 1099 Reynoldsburg New Albany Road Parcel #: 170-000125-00

Acreage to be rezoned: 30.489

---- Please type or print information ---
--- Please answer the following questions thoroughly and completely ---
--- If additional space is needed, attach extra sheets ---

1. The proposed use of the property is:

Residential - Two unit buildings and associated amenties

2. The property is currently being used for:

Tree Farm

3. The legal description of the property for which the rezoning is requested:

Legal description included with zoning submittal.

4. The property is outlined on the attached Auditor's **map.**

Type of Official Map

5. Statement of the relation of the proposed zoning change to the general health, safety and welfare in terms of need or appropriateness within the area, by reason of changed or changing conditions; and the relation to changing conditions and the relation to appropriate plans of the area. Also approval by the controlling health agency and where applicable the Franklin County Engineer:

The Property, and the proposed development of the Groves at Jefferson site are in line with the future land use proposed for the site contained in the Jefferson Township 2050 Comprehensive Plan, as well as Article Vi of the Zoning Code. Jefferson Township and the surrounding areas are experiencing rapid population growth and Groves at Jefferson is planned in a manner that will help meet the housing requirements of that growth, while maintaining the rural look and feel of the surrounding area. The Groves at Jefferson exceeds the development standards for PSR, including providing significant open space, and a low density with a very low development footprint. The development maintains large setbacks from surrounding properties, preserves a large amount of the existing trees onsite and fits well with the rural nature of Jefferson Township.

6. Attachments and additional information required:

A. Complete and sign application

B. One (1) copies of the legal description of the property. Current property survey to include acreage, and all bearings and distances, referencing an establishing beginning point.

C. One (1) list of property owners within two hundred and fifty (250) feet of subject property, the address of the property and the mailing address of the property owners. This list must be obtained from the Franklin County Auditors Office located at 373 South High Street, Columbus, Ohio 43215 on the 19th floor.

D. One (1) set of mailing labels for property owners within two hundred and fifty (250) feet of subject property.

E. One (1) A-size map showing properties within two hundred and fifty (250) feet of subject property. This map must be obtained from the Franklin County Auditors Office located at 373 South High Street, Columbus, Ohio 43215 on the 19th floor.

F. A recent photograph of the property to be rezoned must accompany the application.

G. All information that pertains to sanitary services and water supply must be provided. This includes the location of any on-lot septic system(s) and/or well(s). If services are to be provided by a private or public entity, a letter must be provided verifying that the services exists *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 the appropriate agency) must be provided.

H. Any other information that may be deemed reasonably necessary by the Jefferson Township Zoning Department.

I. Application filing fee payable to Jefferson Township. ***(Fee $500 + $25 per acre/Residential; $1,000 + $50 per acre/Planned District, Commercial or Industrial)***

Fee to request a modification to an Approved Development Plan ***$500 + 50 Notice***

If request is to rezone to a Planned District, please refer to the Jefferson Township Zoning Resolution for additional development plan submission requirements. Eight (8) copies of all required information must be submitted with this application.

7. Statement of Understanding:

I, Thomas Warner (applicant / owner / agent) understand that this application must be filed with all pertinent information, as required by the Jefferson Township Zoning Resolution and any other information by Jefferson Township Zoning Department. I understand that my application will not be filed until all information has been received and that the Jefferson Township Zoning Department reserves the right to delay any request until such information has been received. I have been informed of my right to meet with staff prior to the submission of my application and have

either met with staff, through a scheduled appointment, or have waived my right to do so.

Applicant / Agent Signature: Thomas M. Warner, Applicant Date: 07/16/2026

8. Certification:

Before completing this application and executing the following cortication, it is recommended that the application be discussed with the Staff of the Jefferson Township Zoning Department.

APPLICANT'S CERTIFICATION

I / WE Wx2 Ventures LLC certify that I am / We are the owner(s) of land included in the application and that the foregoing statement herein contained and attached, and information or attached exhibits thoroughly to the best of my / our ability present the arguments in behalf of the application herewith submitted and that the statements and attached exhibits above referred to are in all respects true and correct to the best of my / our knowledge and belief.

Signature of Property Owner: Thomas M. Warner Please Print: Thomas Warner

Mailing Address: 781 Science Blvd, Ste 100

City, State, and Zip: Gahanna, OH 43230

Phone Number: (614) 428-7743 Cell #: (614) 206-7568

E-Mail Address: twarner@advancedcivildesign.com

Signature of Applicant: Thomas M. Warner Please Print: Thomas Warner

(If different than property owner)

Mailing Address: 781 Science Blvd, Ste 100

City, State, and Zip: Gahanna, OH 43230

Phone Number: (614) 428-7743 Cell #: (614) 206-7568

E-Mail Address: twarner@advancedcivildesign.com

Development Text

Current Zoning District:	Planned Suburban Residential District ("PSR")
Requested Zoning District:	Planned Suburban Residential District ("PSR")
Address:	1099 Reynoldsburg-New Albany Road
Applicant:	Wx2 Ventures LLC
Acres:	30.489
Date of Text:	July 15, 2026
Application No.:	JEFF-_____

1. **Introduction:**

The site for the project ("Groves at Jefferson" or the "Project") consists of all of parcel number 170-000125-00 and comprises approximately 30.489+/- acres, with frontage on the west side of Reynoldsburg-New Albany Road, between Havens Corners Road to the north and Taylor Road to the south. The southern-most portion of Groves at Jefferson is located approximately 0.30 miles north of the Taylor Road, Reynoldsburg-New Albany Road intersection.

Groves at Jefferson is bordered on the north and west by a single-family home development (Pinecrest), and to the south by an undeveloped property zoned Restricted Suburban Residential.

2. **Permitted Uses:** The development of a maximum of 28 two-unit dwelling buildings (56 total units), along with open space shall be the Permitted Uses

3. **Development Standards:** Unless otherwise specified in the text below or in the attached preliminary development plan titled "Groves at Jefferson," dated July 16, 2026 ("Site Plan"), Groves at Jefferson shall be developed in accordance with the Section 620 and Article VIII of the Jefferson Township Zoning Resolution, dated November 20, 2019 ("Zoning Code")

A. Open Space

Groves at Jefferson will have a total of 16.3 acres of open space, equivalent to 54.5% of the net area of the Development.

Within the Open Space the following amenities shall be permitted:

- Mail kiosk
- Community gazebo or similar shelter
- Picnic tables
- Pickleball courts, bocci or other community related activity areas
- Fireplace/pit
- Community identification sign
- Entry features
- Walking paths
- Emergency access

B. Lot and Yard Areas

The development will be a condominium development with dedicated limited common areas for each building and common areas for the entire development.

1. The minimum setback from the existing right-of-way for Reynoldsburg New Albany Road shall be one hundred fifteen feet (115') for all dwelling units.
2. The minimum setback from the north and west property lines shall be one hundred forty feet (140') for all dwelling units.
3. The minimum setback from the southern property line shall be fifty feet (30') for all dwelling units.

These setbacks greatly exceed the required building setbacks and are included in the Open Space calculations for the project. Signage and entry features may encroach into the proposed setbacks so long as sight distance along Reynoldsburg New Albany Road is not impaired.

C. Density

Groves at Jefferson shall have a density of 1.84 du/ac, well below the maximum permitted in the PSR of 2.5 du/ac. There are 0.92 dwelling buildings per acre.

D. Access, Parking and/or Other Traffic Related Commitments.

1. There will be one (1) primary point of vehicle access from Groves at Jefferson to Reynoldsburg-New Albany Road in the middle portion of the Property, with an emergency access drive (15') or as required by the Jefferson Township Fire department, connecting to the development to the west (Pinecrest). This will replace an existing emergency access easement serving the property to the west. No current or future connections are contemplated to the north or south.
2. All of the streets in Groves at Jefferson will be private streets having a posted speed limit of 15 m.p.h. The responsibility for maintenance, erection of appropriate street signage, repair, plowing and replacement of those streets at least to current standards shall be that of, and equally allocated to, all homeowners within the Groves at Jefferson. The maintenance and repair of the streets, and the costs collected for such purposes, shall be administered through a home-owners association ("Association"). In the event that the streets are to be dedicated for public road purposes in the future, the homeowners and the Association shall grant other required easements therefore.
3. The Developer shall install a mulch pedestrian path around the perimeter of the property. The Developer shall work with Jefferson Township and Franklin County Engineer's Office for location and scope of pedestrian infrastructure along Reynoldsburg-New Albany Rd frontage.

E. Buffering, Landscape, Drainage, Open Space and/or Screening Commitments.

1. Developer shall install street trees along all internal roads as shown on the Preliminary Landscape Plan.
2. Installation of deciduous, ornamental and evergreen trees throughout Groves at Jefferson will be located, spaced and, where applicable, clustered as generally shown and in substantial accordance with the Groves at Jefferson Landscape Plan, which is incorporated herein by reference, with modifications to exact location and spacing allowed to account for the preservation of existing trees.
3. The developer shall use best construction practices, including construction fencing and signage as needed, so as to preserve existing trees during the course of construction

activities on site. Where practical, the Developer will preserve healthy, existing evergreen trees on the property. Existing evergreens along Reynoldsburg New Albany Road shall be preserved except where removal is required for entry drive/features and utility construction.

4. Final open space, and the preservation of trees may be modified based upon final engineering and/or utilities (storm water or sewer lines) as required.

F. Building Design and/or Interior-Exterior Treatment Commitments.

1. The main exterior building materials will be as follows:

   (a) Roof: Metal or asphalt dimensional shingles

   (b) Siding: Brick, Wood, Stucco, Cultured Stone or Cement Board (or equivalent) only

   (c) Windows: Vinyl, Wood or composite

   (d) Doors: Fiberglass, Metal or Wood

   (e) Garage Doors: Insulated aluminum

2. All dwelling units will be duplex, ranch style, with first floor master bedrooms. Lofted "bonus" rooms are available as an option.

3. Basements will be available as an optional addition.

4. Dwelling units may be used as model homes for the purpose of marketing and sales. A temporary paved parking lot shall be permitted adjacent to model homes to provide off-street parking for model homes.

G. Graphics.

All signage and graphics shall conform to the Zoning Code as it applies to the PSR zoning classification.

H. Miscellaneous.

Groves at Jefferson shall be developed substantially in accordance with the submitted Site Plan. The Site Plan may be adjusted to reflect engineering, topographical, or other site data developed at the time the development and engineering plans are completed. Any adjustment to the Site Plan is subject to review and approval by the Director of Building and Zoning Services, or his/her designee, upon submission of the appropriate data regarding the proposed adjustment.

4. **Requested Divergences:** Applicant requests the following divergences to the development standards of the Zoning Code:

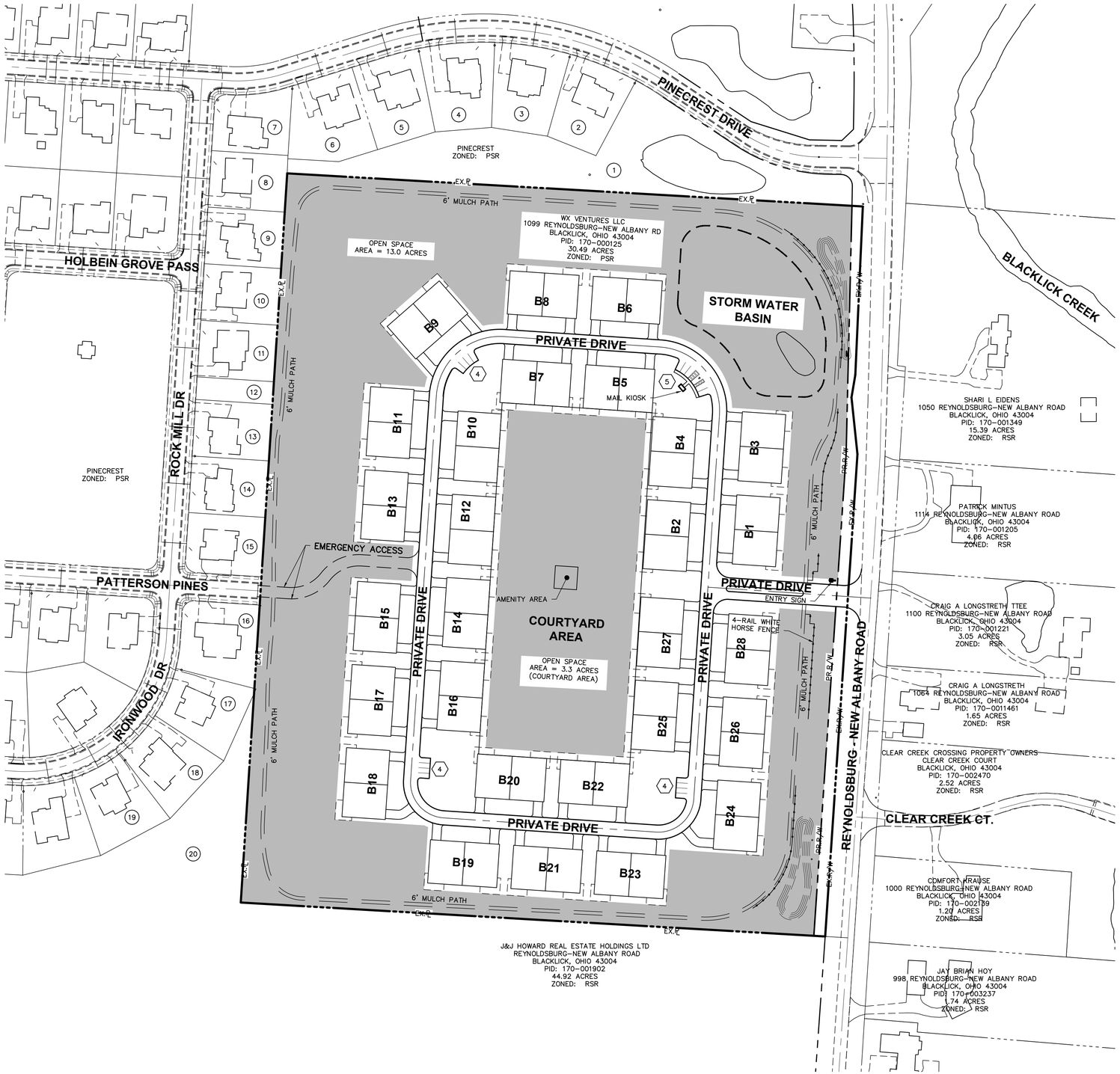
   a. Section 620.04(F.1) – Lot Arrangement: "No dwelling unit may back up to a street" Developer request a divergence from this requirement for five (5) buildings that are parallel to Reynoldsburg New Albany Road. These units shall be a minimum of one hundred fifteen (115) feet from the existing right-of-way of Reynoldsburg New Albany Road. The existing mature evergreen trees along Reynoldsburg New Albany Road shall be maintained wherever possible and provide significant screening from Reynoldsburg New Albany Road. In areas where there are not existing trees, supplemental evergreen trees will be provided to provide 75% opaque screening from the roadway at five years

after planting. Additionally, no above grade decks, awnings, flags, sheds, swing sets or pools shall be permitted in the rear yard of any dwelling unit in the development.

5. **Statement on Relation of Proposed Zoning Change**:

The Property, and the proposed development of the Groves at Jefferson site are in line with the future land use proposed for the site contained in the Jefferson Township 2050 Comprehensive Plan, as well as Article Vi of the Zoning Code. Jefferson Township and the surrounding areas are experiencing rapid population growth and Groves at Jefferson is planned in a manner that will help meet the housing requirements of that growth, while maintaining the rural look and feel of the surrounding area. The Groves at Jefferson exceeds the development standards for PSR, including providing significant open space, and a low density with a very low development footprint.

Signature:  Date: July 16, 2026

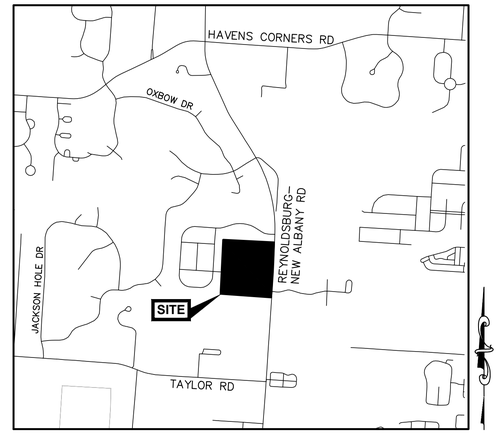


INDEX MAP
SCALE: 1"=100'

GRAPHIC SCALE

0 50 100 200

1 inch = 100 feet



LOCATION MAP
NOT TO SCALE

SITE DATA TABLE - DEVELOPMENT

EXISTING ZONING:	PSRD
PROPOSED ZONING:	PSRD
ZONING ADDRESS:	1099 REYNOLDSBURG-NEW ALBANY ROAD
PID:	170-000125
SITE AREA =	30.49 AC
ROW DEDICATION =	0.54 AC
NET SITE AREA LESS ROW =	29.95 AC
NO BUILDINGS:	28 BUILDINGS
UNITS / BUILDING:	2 UNITS
TOTAL UNITS:	56 UNITS
DENSITY:	1.84 UNITS/ACRE
PARKING SPACES:	20'X9' (TYP)
OPEN SPACE REQ:	40%
	29.95 ACRES X 40% = 12.0 ACRES
OPEN SPACE PROV:	16.3 ACRES (54.5% OPEN SPACE)

SITE DATA TABLE - PINECREST

ZONING:	PSRD
ZONING ADDRESS:	PINECREST DRIVE
PID:	170-003978
SITE AREA =	47.296 AC (2,060,214 SF)
NO UNITS:	66 LOTS
DENSITY:	1.40 LOTS / ACRE
OPEN SPACE REQ:	40%
	47.296 ACRES X 40% = 18.9184 ACRES
OPEN SPACE PROV:	15.415 ACRES (32.59% OPEN SPACE)

LEGEND

(#) PROPOSED PARKING COUNT

INDEX OF SHEETS

TITLE SHEET.....1
EXISTING CONDITIONS.....2
SITE PLAN.....3
UTILITY PLAN.....4

DEVELOPER
WX2 VENTURES LLC
781 SCIENCE BOULEVARD, SUITE 100
GAHANNA, OHIO 43230

CIVIL ENGINEER
ADVANCED CIVIL DESIGN
781 SCIENCE BOULEVARD, SUITE 100
GAHANNA, OHIO 43230
ATTN: THOMAS WARNER
PHONE (614) 428-7750
twarner@advancedcivildesign.com

LANDSCAPE ARCHITECT
G2 PLANNING AND DESIGN
720 EAST BROAD ST., STE 200
COLUMBUS, OH 43215

FLOODPLAIN

THIS SITE IS LOCATED WITHIN ZONE X.

LOCATED ON FLOOD INSURANCE MAP FRANKLIN COUNTY, OHIO MAP 39049C0214K, EFFECTIVE 6/17/2008 & FLOOD INSURANCE MAP FRANKLIN COUNTY, OHIO MAP 39049C0352K, EFFECTIVE 6/17/2008

PARCEL INDEX

1. PINECREST HOMEOWNERS ASSN INC, PINECREST DR, PID: 170-003837, 1.95 ACRES, ZONED: PSR
2. EARL DUWAIN PINDER, 7461 PINECREST DR, PID: 170-003816, 0.38 ACRES, ZONED: PSR
3. JOEL A KENIMER, 7447 PINECREST DR, PID: 170-003817, 0.41 ACRES, ZONED: PSR
4. XU YAN KING, 7429 PINECREST DR, PID: 170-003818, 0.41 ACRES, ZONED: PSR
5. FRED L DELEEUW, 7411 PINECREST DR, PID: 170-003819, 0.40 ACRES, ZONED: PSR
6. JEFFREY R EARLEY, 7397 PINECREST DR, PID: 170-003820, 0.45 ACRES, ZONED: PSR
7. GEORGE N ONDERKO, 1276 ROCKMILL DR, PID: 170-003821, 0.33 ACRES, ZONED: PSR
8. DAVID BOSS, 1246 ROCKMILL DR, PID: 170-003822, 0.31 ACRES, ZONED: PSR
9. ANDREW G THOMAS, 1252 ROCKMILL DR, PID: 170-003823, 0.31 ACRES, ZONED: PSR
10. RONALD M HUGHES, 1238 ROCKMILL DR, PID: 170-003824, 0.31 ACRES, ZONED: PSR
11. BRANDON HANLEY, 1226 ROCKMILL DR, PID: 170-003825, 0.31 ACRES, ZONED: PSR
12. PINECREST HOMEOWNERS ASSN INC, ROCKMILL DR, PID: 170-003838, 0.12 ACRES, ZONED: PSR
13. STERLING W HEDRICK TR, 1206 ROCKMILL DR, PID: 170-003826, 0.31 ACRES, ZONED: PSR
14. DOUGLAS W STAHR, 1194 ROCKMILL DR, PID: 170-003827, 0.31 ACRES, ZONED: PSR
15. SANDIP C PATEL, 1180 ROCKMILL DR, PID: 170-003828, 0.32 ACRES, ZONED: PSR
16. WILLIAM R MOSS, 1158 IRONWOOD DR, PID: 170-003949, 0.42 ACRES, ZONED: PSR
17. STEVEN W BLAUSEY, 1146 IRONWOOD DR, PID: 170-003950, 0.37 ACRES, ZONED: PSR
18. GREGORY A SCHUBERT, 7329 IRONWOOD DR, PID: 170-003949, 0.42 ACRES, ZONED: PSR
19. JEFFREY SCOTT DONOHEW TR, 7323 IRONWOOD DR, PID: 170-003952, 0.37 ACRES, ZONED: PSR
20. PINECREST HOMEOWNERS ASSN INC, IRONWOOD DR, PID: 170-003978, 5.23 ACRES, ZONED: PSR

PLAN PREPARED BY:

ADVANCED CIVIL DESIGN
ENGINEERS | SURVEYORS
781 Science Boulevard, Suite 100
Gahanna, Ohio 43230
ph. 614.428.7750
fax. 614.428.7755

PLAN PREPARED FOR:

WX2 VENTURES LLC
781 SCIENCE BLVD, SUITE 100
GAHANNA, OHIO 43230

JEFFERSON TOWNSHIP, FRANKLIN COUNTY, OHIO

REYNOLDSBURG - NEW ALBANY ROAD

ZONING PLAN

FOR

GROVES AT JEFFERSON

TITLE SHEET

Issue Dates:

Date: 7/16/2026
Scale: AS NOTED

Drawn By: ANH | Checked By: TMW

Project Number: 26-0003-1613

Drawing Number: 1 / 4

Z:\24-0003-100A\DWG\PRODUCTION DRAWINGS\ZONING\0003-1004-TITLE.dwg TITLE Jul 15, 2026 - 4:32:45pm jwhitacre





LEGEND

- ST — EXISTING STORM SEWER
- SA — EXISTING SANITARY SEWER
- WA — EXISTING WATER MAIN
- G — EXISTING GAS MAIN
- OHE — EXISTING OVER HEAD ELECTRIC
- X — EXISTING FENCE
- EXISTING SOILS LINE

PLAN PREPARED BY:

ADVANCED CIVIL DESIGN ENGINEERS | SURVEYORS
781 Science Boulevard, Suite 100
Gahanna, Ohio 43230
ph. 614.428.7750
fax. 614.428.7755

PLAN PREPARED FOR:

WX2 VENTURES LLC
781 SCIENCE BLVD, SUITE 100
GAHANNA, OHIO 43230

JEFFERSON TOWNSHIP, FRANKLIN COUNTY, OHIO

REYNOLDSBURG - NEW ALBANY ROAD

ZONING PLAN
FOR
GROVES AT JEFFERSON

EXISTING CONDITIONS

Issue Dates:

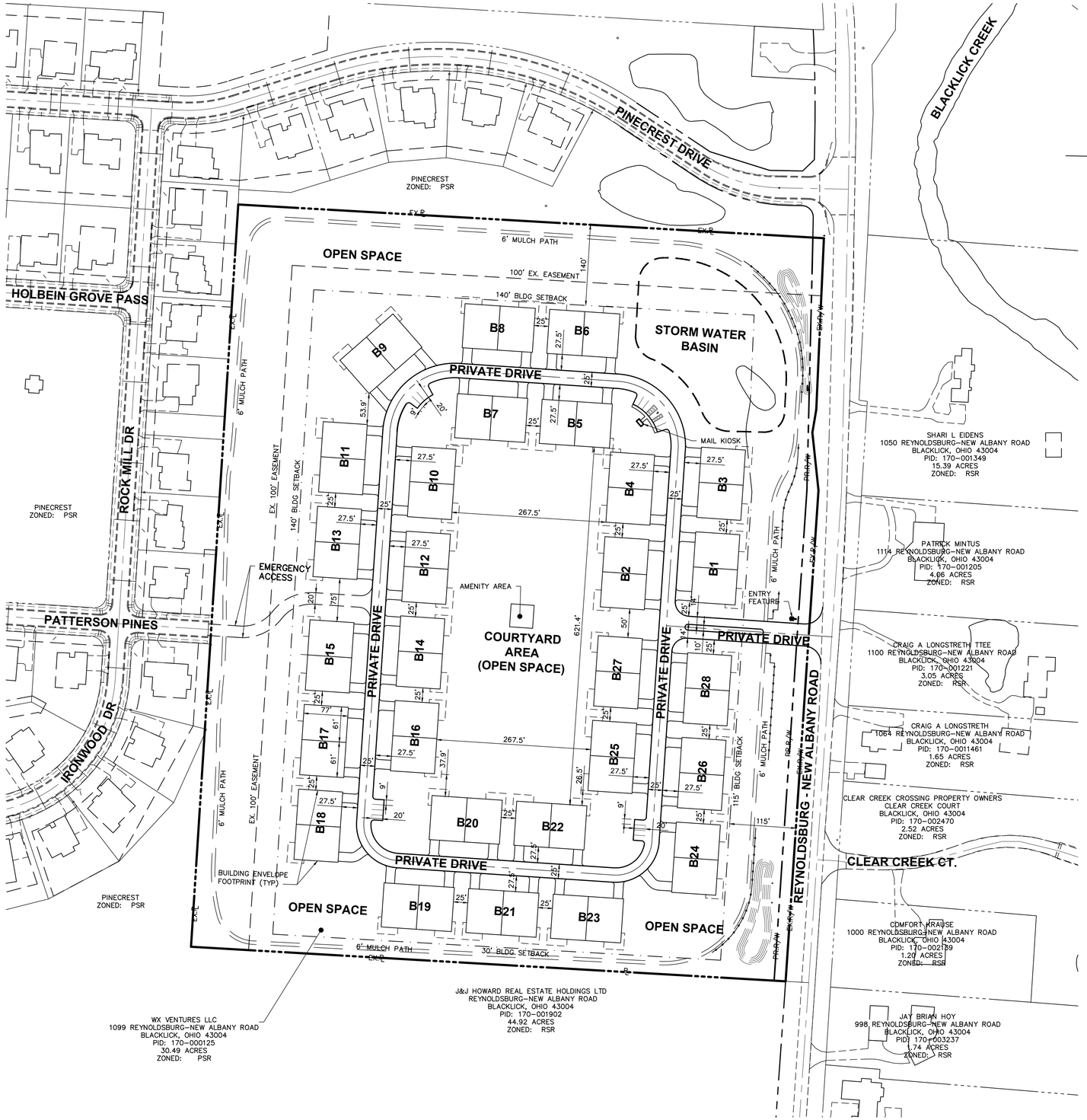
Date: 7/16/2026
Scale: 1" = 100'

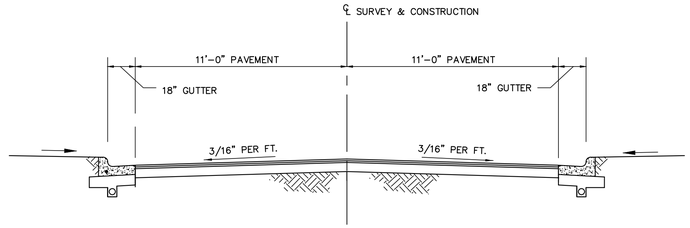
Drawn By:	Checked By:
TMW	ANH

Project Number:
26-0003-1613

Drawing Number:
2 / 4

Z:\24-0003-1004\DWG\PRODUCTION DRAWINGS\ZONING\0003-1004-EX COND.dwg EXISTING CONDITIONS Jul 15, 2026 - 7:57:22am twarner





25' PRIVATE STREET SECTION

NO SCALE

GRAPHIC SCALE

0 50 100 200

1 inch = 100 feet

PLAN PREPARED BY:

ADVANCED CIVIL DESIGN ENGINEERS | SURVEYORS

781 Science Boulevard, Suite 100
Gahanna, Ohio 43230
ph. 614.428.7750
fax. 614.428.7755

PLAN PREPARED FOR:

WX2 VENTURES LLC
781 SCIENCE BLVD, SUITE 100
GAHANNA, OHIO 43230

JEFFERSON TOWNSHIP, FRANKLIN COUNTY, OHIO

REYNOLDSBURG - NEW ALBANY ROAD

ZONING PLAN
FOR
GROVES AT JEFFERSON

SITE PLAN

Issue Dates:

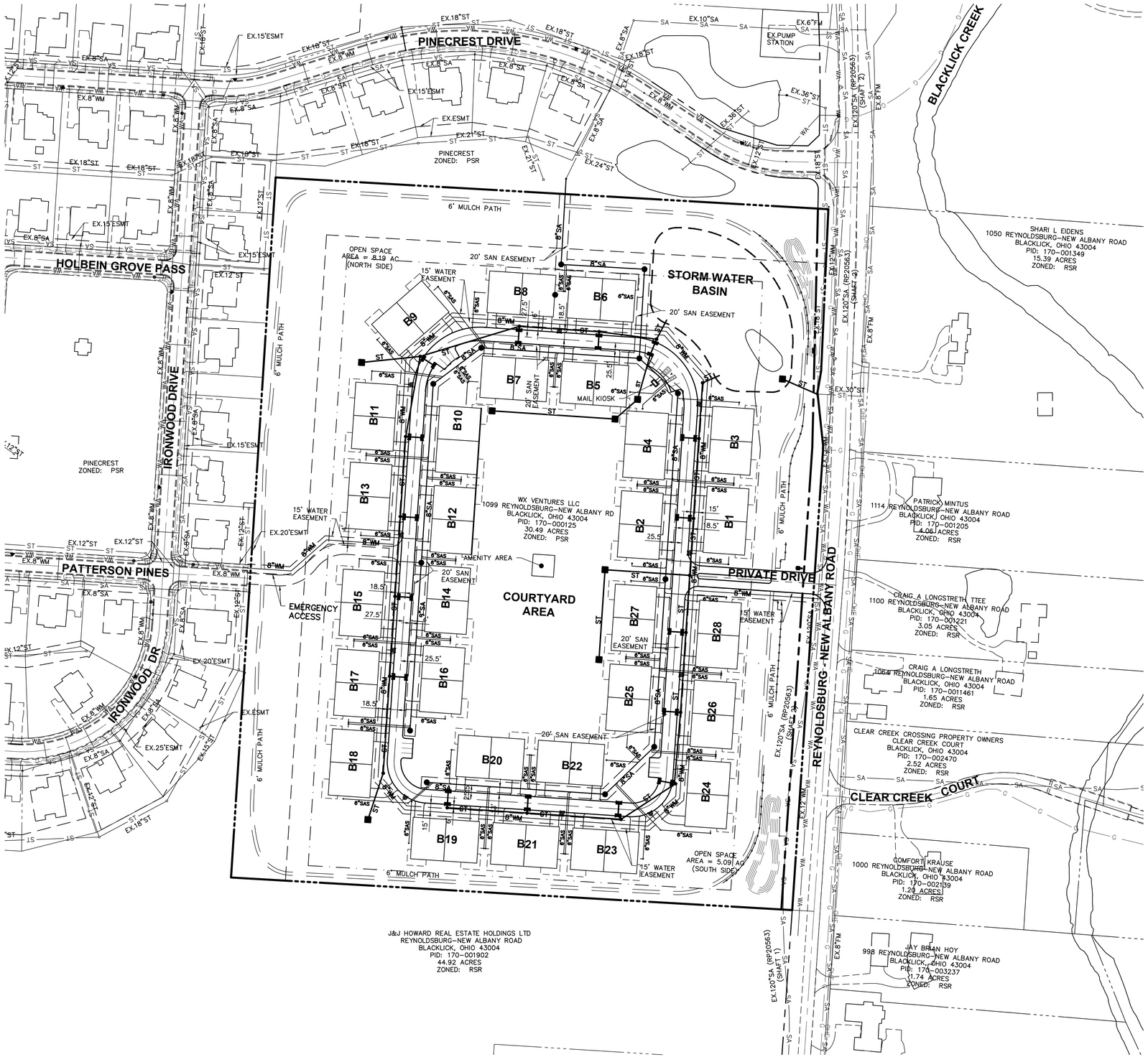
Date: 7/16/2026
Scale: 1" = 100'

Drawn By:	Checked By:
ANH	TMW

Project Number:
26-0003-1613

Drawing Number:
3 / 4

Z:\24-0003-1004\DWG\PRODUCTION DRAWINGS\ZONING\0003-1004-SITE PLAN.dwg SITE PLAN Jul 15, 2026 - 4:46:20pm jwhitacre


PINECREST DRIVE
EX.18"ST
EX.15'ESMT
EX.8"WM
EX.8"SA
EX.10"SA
EX.6"FM
EX.PUMP STATION
BLACKLICK CREEK
EX.36"ST
EX.12"WM
EX.12"SA (RP20563) (SHAFT 2)
EX.8"FM
EX.ESMT
EX.21"ST
EX.24"ST
EX.18"ST
PINECREST
ZONED: PSR
6' MULCH PATH
SHARI L EIDENS
1050 REYNOLDSBURG-NEW ALBANY ROAD
BLACKLICK, OHIO 43004
PID: 170-001349
15.39 ACRES
ZONED: RSR
HOLBEIN GROVE PASS
EX.12"ST
EX.17"ST
EX.15'ESMT
EX.8"SA
OPEN SPACE
AREA = 8.19 AC
(NORTH SIDE)
20' SAN EASEMENT
15' WATER EASEMENT
STORM WATER BASIN
B8
B6
B9
B7
B5
MAIL KIOSK
B11
B10
B4
B3
B13
B12
B2
B1
B14
B15
B27
B28
B17
B16
B25
B26
B18
B20
B22
B24
B19
B21
B23
25.5'
18.5'
27.5'
6"SAS
8"WM
8"SA
ST
IRONWOOD DRIVE
PINECREST
ZONED: PSR
EX.25'ESMT
WX VENTURES LLC
1099 REYNOLDSBURG-NEW ALBANY RD
BLACKLICK, OHIO 43004
PID: 170-000125
30.49 ACRES
ZONED: PSR
EX.20'ESMT
AMENITY AREA
COURTYARD AREA
EMERGENCY ACCESS
PATTERSON PINES
IRONWOOD DR
PRIVATE DRIVE
REYNOLDSBURG-NEW ALBANY ROAD
PATRICK MINTUS
1114 REYNOLDSBURG-NEW ALBANY ROAD
BLACKLICK, OHIO 43004
PID: 170-001205
4.06 ACRES
ZONED: RSR
CRAIG A LONGSTRETH, TTEE
1100 REYNOLDSBURG-NEW ALBANY ROAD
BLACKLICK, OHIO 43004
PID: 170-003221
3.05 ACRES
ZONED: RSR
CRAIG A LONGSTRETH
1064 REYNOLDSBURG-NEW ALBANY ROAD
BLACKLICK, OHIO 43004
PID: 170-001461
1.65 ACRES
ZONED: RSR
CLEAR CREEK CROSSING PROPERTY OWNERS
CLEAR CREEK COURT
BLACKLICK, OHIO 43004
PID: 170-002470
2.52 ACRES
ZONED: RSR
CLEAR CREEK COURT
COMFORT KRAUSE
1000 REYNOLDSBURG-NEW ALBANY ROAD
BLACKLICK, OHIO 43004
PID: 170-002139
1.29 ACRES
ZONED: RSR
JAY BRIAN HOY
998 REYNOLDSBURG-NEW ALBANY ROAD
BLACKLICK, OHIO 43004
PID: 170-003237
1.74 ACRES
ZONED: RSR
J&J HOWARD REAL ESTATE HOLDINGS LTD
REYNOLDSBURG-NEW ALBANY ROAD
BLACKLICK, OHIO 43004
PID: 170-001902
44.92 ACRES
ZONED: RSR
OPEN SPACE
AREA = 5.09 AC
(SOUTH SIDE)
15' WATER EASEMENT
EX.120"SA (RP20563) (SHAFT 1)
EX.30"ST
EX.12"WM
EX.8"FM
EX.36"ST
EX.18"ST
EX.12"ST
EX.42"ST
EX.15"ST
EX.8"WM
EX.8"SA
EX.ESMT
EX.21"ST
EX.24"ST
EX.18"ST
EX.12"ST
EX.8"WM
EX.8"SA
EX.15'ESMT
EX.12"ST
EX.8"WM
EX.8"SA
EX.15'ESMT
EX.12"ST
EX.8"WM
EX.8"SA
EX.15'ESMT
EX.12"ST
EX.8"WM
EX.8"SA
EX.20'ESMT
EX.ESMT
EX.25'ESMT
EX.42"ST
EX.18"ST
EX.15"ST
EX.12"ST
EX.8"WM
EX.8"SA
EX.12"ST
EX.8"WM
EX.8"SA
EX.12"ST
EX.8"WM
EX.8"SA

JEFFERSON
WATER AND SEWER DISTRICT

Albert J. Iosue, PE, Director

July 9, 2026

WX2 Ventures LLC
Attn: Thomas Warner
781 Science Boulevard, Suite 100
Gahanna, OH 43230

RE: 1099 Reynoldsburg New Albany Road Development
Parcel ID: 170-000125
30.48 acres

Dear Mr. Warner:

I am in receipt of your request to obtain water and sewer services from the Jefferson Water & Sewer District (District) with relation to the above-referenced condominium project (hereafter "Project"). It appears that your development (hereafter "Development") would seek to construct 28 new building structures, each as duplex condominiums, for a total of 56 condominium units on the above-referenced acreage.

The District was established in 1987 and has the exclusive authority to provide services within its jurisdictional area, which includes your properties. After preliminary review of the services required for your Development, it has been determined that potable water and sanitary sewer services are available from the Jefferson Water and Sewer District and can service the site for your proposed Development. The provision of such services is contingent upon successful completion of the following:

1. The Developer must provide to the District a Term Sheet which includes, at a minimum, a description and preliminary layout for the proposed Development, a description of the type and number of units which will comprise the Development, a statement of chronology for the construction of improvements within the Development, and a "take down" schedule detailing the number of units expected to be placed in service each year during the life of the proposed Development;

2. Completion of necessary zoning, development and subdivision approvals;

3. It appears that your Project exceeds the District's Baseline Density Maximum of one (1) unit per acre. You will be required to file a Variance Application with the District and complete that process, and Additional Capacity Fees may be owed.

4. If it appears that your Development will have an immediate impact upon current District facilities, requiring upgrades, expansion, or looping of systems, your Development may be charged for the same;

5. You may be obligated to construct off-site facilities to extend services to your Development at your expense as will be determined upon further discussion with the District;

6. Water and Sewer Tap Agreements must be completed and executed by the Developer and the District related to this Development and the District shall have discretion to refuse services until such Agreements are executed; and

7. The Developer must adhere to all District Rules and Regulations and specifications with respect to the Development.

In no event does this letter constitute a promise or guarantee of services. The District reserves the right, at its discretion, to decline to provide services if it is unable to do so or determines that it is not in its best interest to do so.

Thank you for your attention to this matter.

Sincerely,

Albert J. Iosue, P.E.
Director

ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS

781 Science Boulevard
Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

STORMWATER MEMO

Date: July 15, 2026
Re: **The Groves at Jefferson**
By: James Whitacre, P.E.

The Groves at Jefferson is a proposed residential development in Jefferson Township, Ohio. Located on the west side of Reynoldsburg New Albany Road, south of Pinecrest Drive. The site was formerly a Christmas tree farm with a small residence and two existing barns. The site is 30.5 acres with approximately 2.8 acres of existing impervious area. The site drains to an existing 30" culvert at Reynoldsburg New Albany Road that flows east under the roadway.

The proposed development will have 28 residential buildings with associated roads, parking and amenities. The proposed impervious area is approximately 7.6 acres. The site will have a wet retention basin at the northeast portion of the site near the site outlet. This basin will treat all of the stormwater runoff from the site.

The stormwater basin will meet all of the stormwater management requirements of Franklin County using the critical storm method. The post developed peak flow from the critical storm will be less than the pre-developed peak flow from the 1-year storm. The 100-year storm will also be retained, providing a peak release from the post-developed 100-year storm that is less than the pre-developed 10-year storm. Additionally, the stormwater basin will provide stormwater quality controls, releasing the 1-inch storm over a minimum 48 hour period.

The critical storm for the proposed development was determined to be the 5-year storm. The table below provides a preliminary summary of peak flows and the volume required in the wet retention basin. The proposed basin will have approximately 177,000 cubic feet of storage volume.

STORMWATER SUMMARY				
STORM EVENT	PRE-DEVELOPED PEAK FLOW	ALLOWABLE POST-DEVLOPED PEAK FLOW	PROPOSED BASIN OUTLET PEAK FLOW	BASIN VOLUME REQUIRED
	(CFS)	(CFS)	(CFS)	(CF)
1 YEAR	15.00	15.00	1.88	37,908
2 YEAR	22.95	15.00	4.00	50,601
5 YEAR	35.50	15.00	6.46	75,242
10 YEAR	46.47	46.47	12.24	94,451
25 YEAR	62.58	46.47	30.27	113,946
50 YEAR	76.39	46.47	36.29	134,261
100 YEAR	91.22	46.47	42.12	159,306

ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS

781 Science Boulevard
Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

TRAFFIC ACCESS STUDY

Date: July 9, 2026

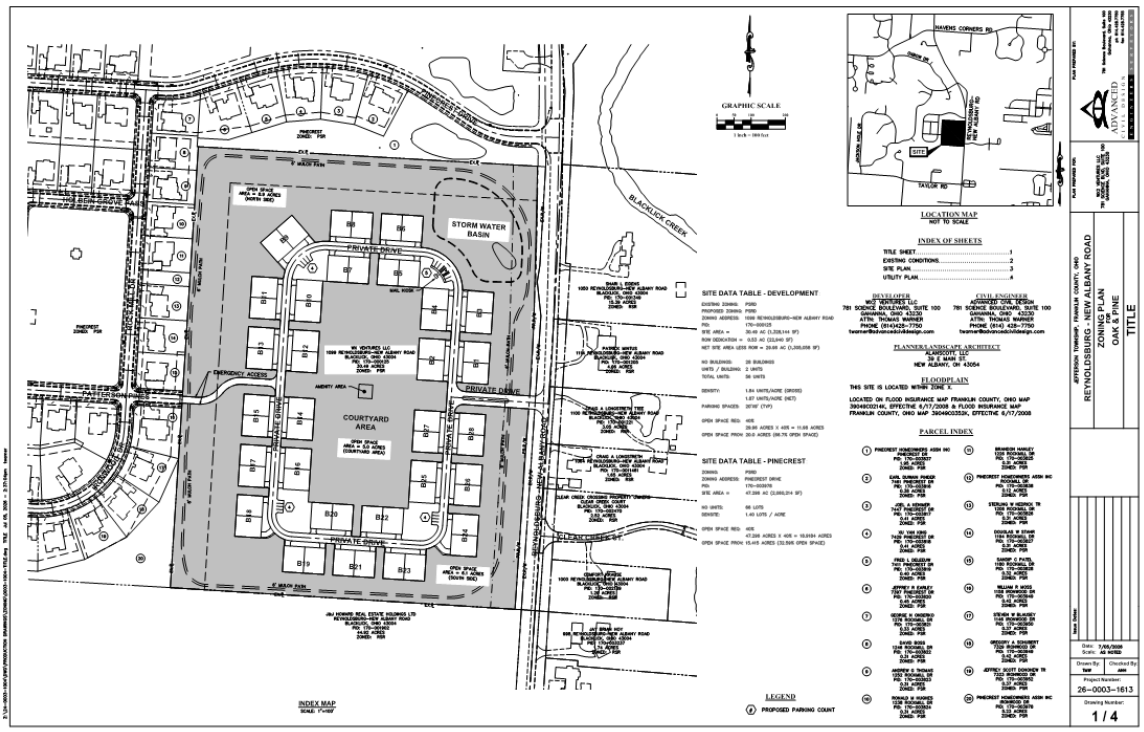
Re: WX2 Ventures LLC – RNA Tree Farm Single Family Development
Reynoldsburg New Albany Road, Franklin County, Ohio

Attn: Franklin County Engineer's Office

WX2 Ventures, LLC is proposing to develop approximately 30.55 acres in Jefferson Township, Franklin County, Ohio. The site is on the westside of RNA with the proposed access approximately 800 feet south of Pinecrest Drive.

The posted speed limit of RNA is 45 MPH.

The site will have 28 Townhome buildings with a total unit count of 56. (see below)



ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS

781 Science Boulevard
Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

Traffic data for this study was provided by the Frankin County Engineers Office from a count conducted on July 24, 2025 at a location just south of the proposed development on RNA. (See attached)

A background traffic growth factor was provided by MORPC. (see attached)

Trip generation for the site was developed using the ITE Trip Generation Manual, 12th Edition. Land Use Code (LUC) 215 was used to determine the total trip volumes for the AM and PM Peak hours of the adjacent street system. The following table identifies the inbound and outbound trips for the development in the AM and PM peak hours.

Trip Generation					
	Land Use Code (LUC)		IN	OUT	Total
Single Family attached Housing (56 Units)	LUC 215	AM	5	14	19
		PM	14	10	24
.					
Total		AM	5	14	19
		PM	14	10	24

Projected Traffic & Turn Lane Warrants

Utilizing the above data and traffic count data collected at the study intersection (attached) traffic was projected to a 2036 design year (see attached).

Left and right turn lane warrants were investigated (see attached).

Using the HCS, the Level of Service (LOS) for the driveway intersection was calculated.

ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS

781 Science Boulevard
Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

Conclusions and Recommendations

With a low volume of turning traffic into the site drive, no turn lane warrants are met. (See attached warrants)

Additionally, the HCS analysis shows the intersection operates within typically accepted operating criteria for both the AM and PM peak periods. (See attached)

Based on the results of the study, no roadway improvements are recommended



Mark I. Mann, PE
Director – Transportation Service

DO NOT EDIT GRAY CELLS				
ADVANCED				
Count Type: (VOLUME)	Location ID			
VOLUME	72425			
TIME INTERVAL:	Direction:			
15	NS			
Sensor Type	Location Description			
Axle/Tube	895 RNA			
COUNT DATA				
DATE	TIME	Number of Cars NB	Number of Cars SB	Total: 2-Way Traffic
7/24/2025	12:00 AM	4	10	14
7/24/2025	12:15 AM	7	4	11
7/24/2025	12:30 AM	4	6	10
7/24/2025	12:45 AM	5	5	10
7/24/2025	1:00 AM	1	7	8
7/24/2025	1:15 AM	0	6	6
7/24/2025	1:30 AM	1	5	6
7/24/2025	1:45 AM	1	6	7
7/24/2025	2:00 AM	0	2	2
7/24/2025	2:15 AM	4	1	5
7/24/2025	2:30 AM	3	1	4
7/24/2025	2:45 AM	2	2	4
7/24/2025	3:00 AM	3	0	3
7/24/2025	3:15 AM	0	2	2
7/24/2025	3:30 AM	0	2	2
7/24/2025	3:45 AM	2	2	4
7/24/2025	4:00 AM	1	2	3
7/24/2025	4:15 AM	5	2	7
7/24/2025	4:30 AM	12	9	21
7/24/2025	4:45 AM	12	18	30
7/24/2025	5:00 AM	21	11	32
7/24/2025	5:15 AM	25	27	52
7/24/2025	5:30 AM	49	29	78
7/24/2025	5:45 AM	39	37	76
7/25/2025	6:00 AM	49	35	84
7/26/2025	6:15 AM	64	40	104
7/27/2025	6:30 AM	62	76	138
7/28/2025	6:45 AM	59	74	133
7/29/2025	7:00 AM	68	44	112
7/30/2025	7:15 AM	69	83	152
7/31/2025	7:30 AM	86	92	178
8/1/2025	7:45 AM	66	109	175
8/2/2025	8:00 AM	84	77	161
8/3/2025	8:15 AM	75	75	150
8/4/2025	8:30 AM	65	75	140
8/5/2025	8:45 AM	91	116	207
8/6/2025	9:00 AM	59	57	116
8/7/2025	9:15 AM	59	76	135
8/8/2025	9:30 AM	64	67	131
8/9/2025	9:45 AM	55	44	99
8/10/2025	10:00 AM	71	44	115
8/11/2025	10:15 AM	43	54	97
8/12/2025	10:30 AM	54	51	105
8/13/2025	10:45 AM	53	56	109
8/14/2025	11:00 AM	197	49	246
8/15/2025	11:15 AM	65	59	124
8/16/2025	11:30 AM	71	81	152
8/17/2025	11:45 AM	55	48	103
8/18/2025	12:00 PM	85	64	149
8/19/2025	12:15 PM	65	71	136
8/20/2025	12:30 PM	67	62	129
8/21/2025	12:45 PM	79	67	146
8/22/2025	1:00 PM	76	75	151
8/23/2025	1:15 PM	62	65	127
8/24/2025	1:30 PM	84	66	150
8/25/2025	1:45 PM	64	81	145
8/26/2025	2:00 PM	85	72	157
8/27/2025	2:15 PM	61	59	120
8/28/2025	2:30 PM	60	60	120
8/29/2025	2:45 PM	85	82	167
8/30/2025	3:00 PM	101	65	166
8/31/2025	3:15 PM	82	82	164
9/1/2025	3:30 PM	160	97	257
9/2/2025	3:45 PM	104	108	212
9/3/2025	4:00 PM	167	103	270
9/4/2025	4:15 PM	98	96	194
9/5/2025	4:30 PM	150	117	267
9/6/2025	4:45 PM	134	138	272
9/7/2025	5:00 PM	141	97	238
9/8/2025	5:15 PM	122	129	251
9/9/2025	5:30 PM	111	110	221
9/10/2025	5:45 PM	95	115	210
9/11/2025	6:00 PM	90	100	190
9/12/2025	6:15 PM	75	102	177
9/13/2025	6:30 PM	71	68	139
9/14/2025	6:45 PM	72	44	116
9/15/2025	7:00 PM	58	69	127
9/16/2025	7:15 PM	67	54	121
9/17/2025	7:30 PM	63	41	104
9/18/2025	7:45 PM	37	53	90
9/19/2025	8:00 PM	34	60	94
9/20/2025	8:15 PM	39	36	75
9/21/2025	8:30 PM	43	37	80
9/22/2025	8:45 PM	40	36	76
9/23/2025	9:00 PM	35	46	81
9/24/2025	9:15 PM	27	29	56
9/25/2025	9:30 PM	35	21	56
9/26/2025	9:45 PM	19	22	41
9/27/2025	10:00 PM	11	12	23
9/28/2025	10:15 PM	13	22	35
9/29/2025	10:30 PM	17	15	32
9/30/2025	10:45 PM	5	17	22
10/1/2025	11:00 PM	9	9	18
10/2/2025	11:15 PM	7	13	20
10/3/2025	11:30 PM	5	11	16
10/4/2025	11:45 PM	8	11	19

	NB	SB	
	258	277	535
	282	293	575
	289	328	617
	305	361	666
	311	353	664
	290	336	626
	315	343	658
	290	323	613
	274	324	598
	273	316	589
	237	244	481
	249	231	480
	NB	SB	
	447	352	799
	513	390	903
	529	404	933
	519	424	943
	549	454	1003
	523	448	971
	547	481	1028
	508	474	982
	469	451	920
	418	454	872
	371	427	798
	331	385	716

Mark Mann

From: Hwashik Jang <hjang@morpc.org>
Sent: Wednesday, September 3, 2025 2:42 PM
To: Mark Mann
Cc: Raj Roy
Subject: Re: Background Traffic Growth Rate

Mark,

We have completed processing growth rates for your traffic study segment.

Please use linear annual growth rates as summarized below.

Location	Linear Annual Growth Rate
Reynoldsburg-New Albany Rd n/o Taylor Rd	0.50%

Note: The above rate was derived based on planning level analysis by using MORPC's regional travel demand model.

If you have any questions, please let me know.

Thanks,

HWASHIK JANG
Senior Planner, Data & Mapping | **Mid-Ohio Regional Planning Commission**
T: 614.233.4145
111 Liberty Street, Suite 100 | Columbus, OH 43215

From: Mark Mann <MMann@advancedcivildesign.com>
Sent: Monday, August 18, 2025 10:49 AM
To: Hwashik Jang <hjang@morpc.org>
Cc: Raj Roy <rroy@morpc.org>
Subject: RE: Background Traffic Growth Rate

Caution: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, contact the IT team

Hwashik

We are currently developing a project on the west side of Reynoldsburg/ New Albany Road in Jefferson Twp.

The project is a 56 unit age targeted townhome development

A traffic study will look at the need for a left turn lane NB into the site the study year will be 2036 and the study will be reviewed by the Franklin County Engineers Office

Attached is a 24 hour MORPC formatted directional traffic volume count

The data were collected adjacent to 895 Reynoldsburg/ New Albany Road on 7/23/25

Please provide an appropriate growth for this project and location

Thanks,

Mark I. Mann, PE
Director – Transportation Services

Advanced Civil Design, Inc.
781 Science Blvd., Suite 100
Gahanna, OH 43230
ph 614.428.7750
fax 614.428.7755
dir 614.944.5035
www.advancedcivildesign.com

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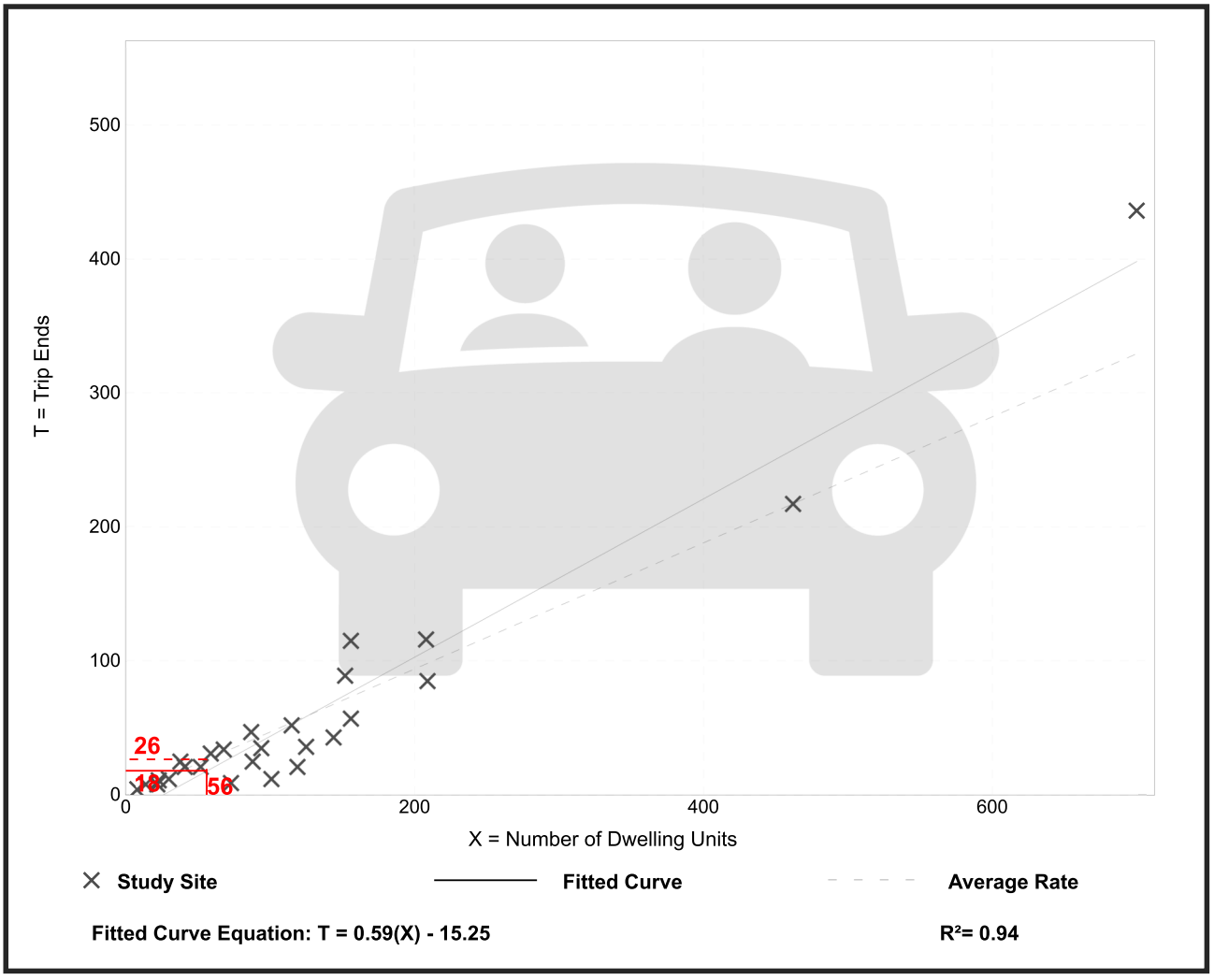
Single-Family Attached Housing
(215)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 26
Avg. Num. of Dwelling Units: 129
Directional Distribution: 25% entering, 75% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.47	0.12 - 0.74	0.16

Data Plot and Equation



Trip Gen Manual, 12th Edition ● Institute of Transportation Engineers

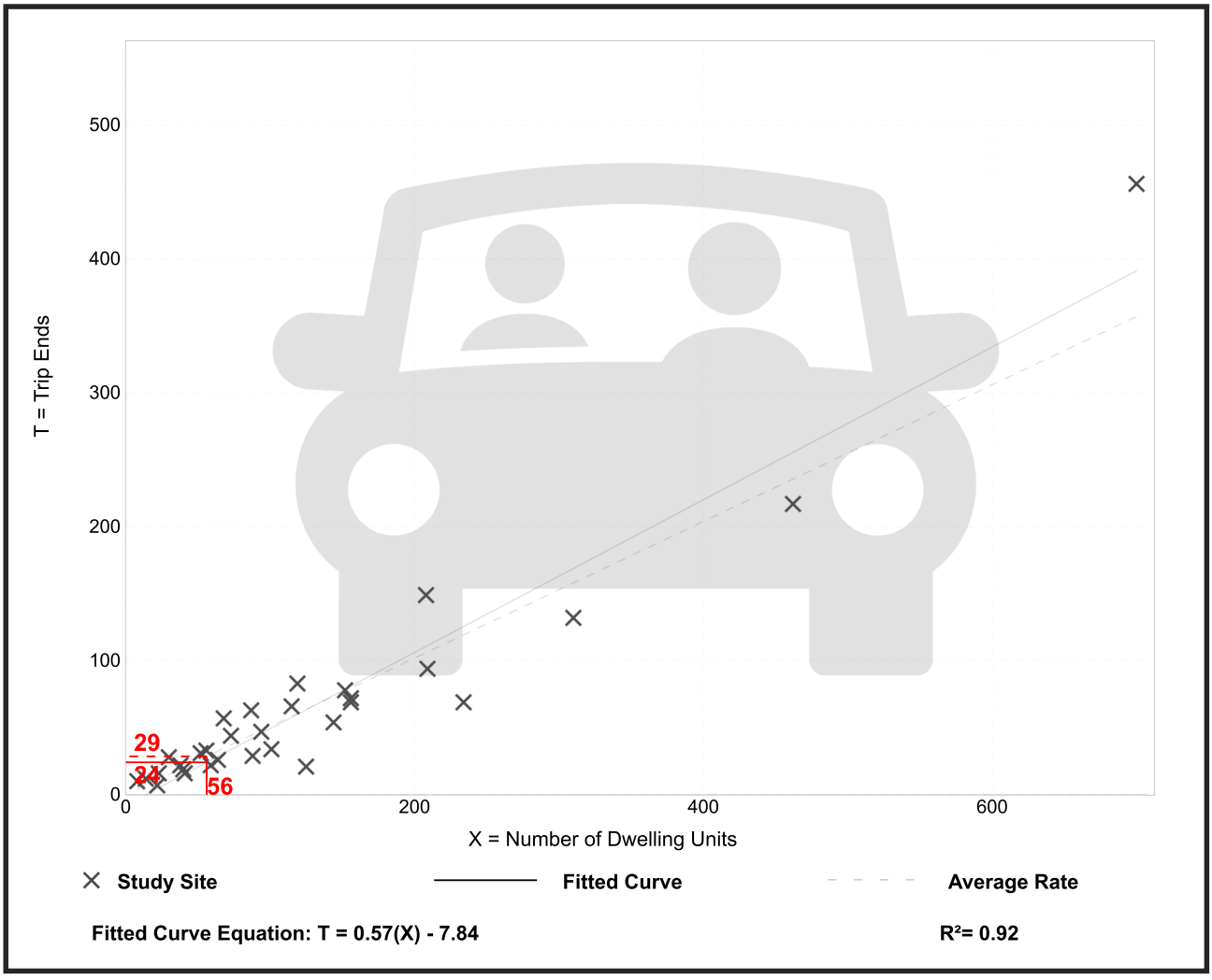
Single-Family Attached Housing
(215)

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	31
Avg. Num. of Dwelling Units:	131
Directional Distribution:	57% entering, 43% exiting

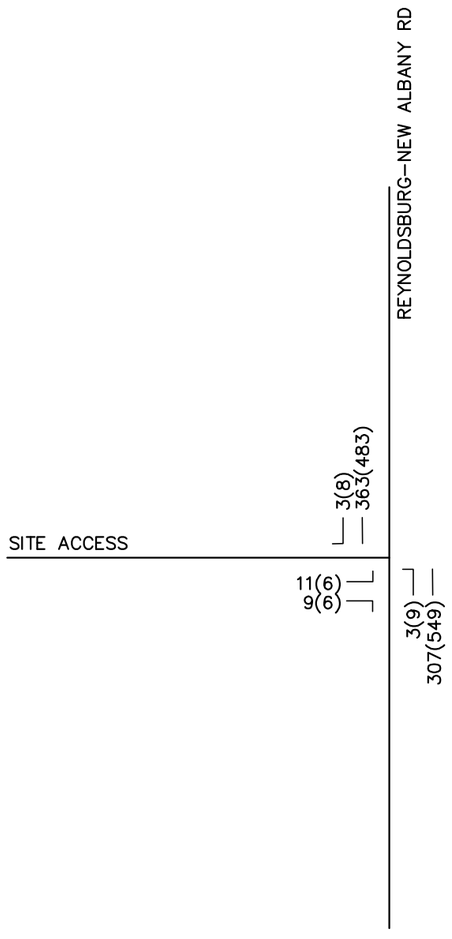
Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.51	0.17 - 1.25	0.16

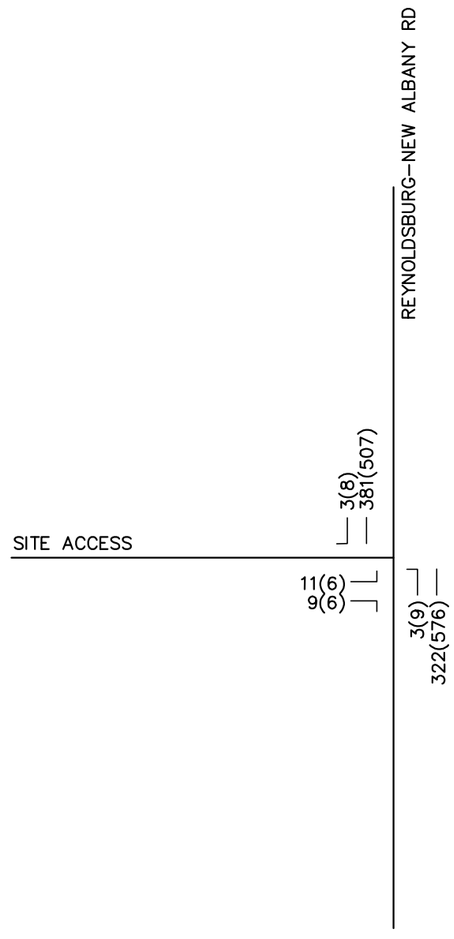
Data Plot and Equation



Trip Gen Manual, 12th Edition ● Institute of Transportation Engineers



2026 BUILD



2036 BUILD

NEW ALBANY, FRANKLIN COUNTY, OHIO

TRAFFIC IMPACT STUDY
FOR
REYNOLDSBURG NEW ALBANY TREE FARM

PLAN PREPARED BY:

ADVANCED CIVIL DESIGN
ENGINEERS SURVEYORS
781 Science Boulevard, Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

SCALE: NTS
DATE: 7/6/2026

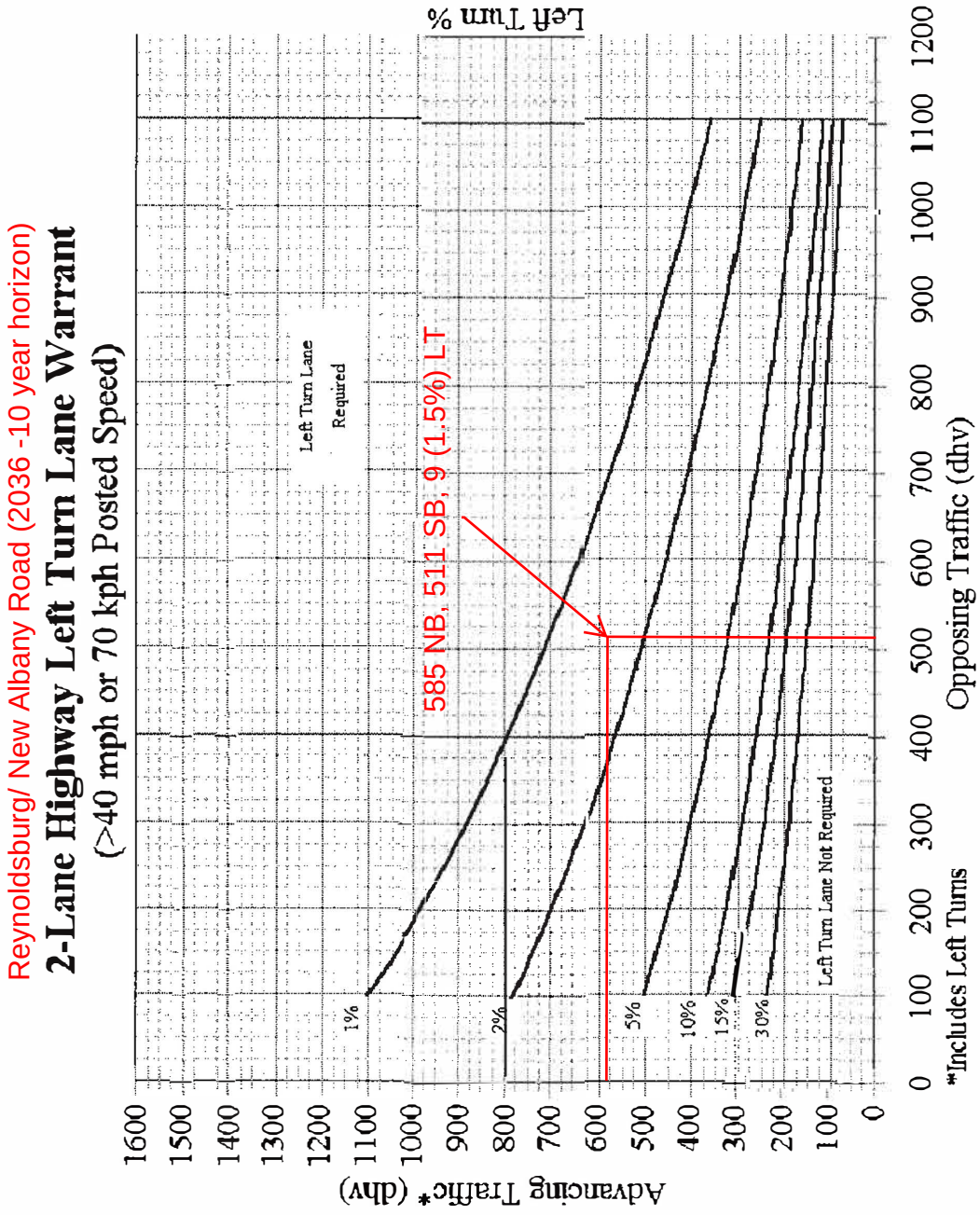
SHEET 1 / 1

Z:\24-0003-1004\DWG\PRODUCTION DRAWINGS\EXHIBIT\Public Roadway\TIS Turning Volume Exhibits.dwg 1 Ex AM(PM) Background Jul 06, 2026 - 10:58:52am Tmann

2-LANE LEFT TURN LANE WARRANT (HIGH SPEED)

401-5b

REFERENCE SECTION
401.6.1



2-LANE RIGHT TURN LANE WARRANT (HIGH SPEED)

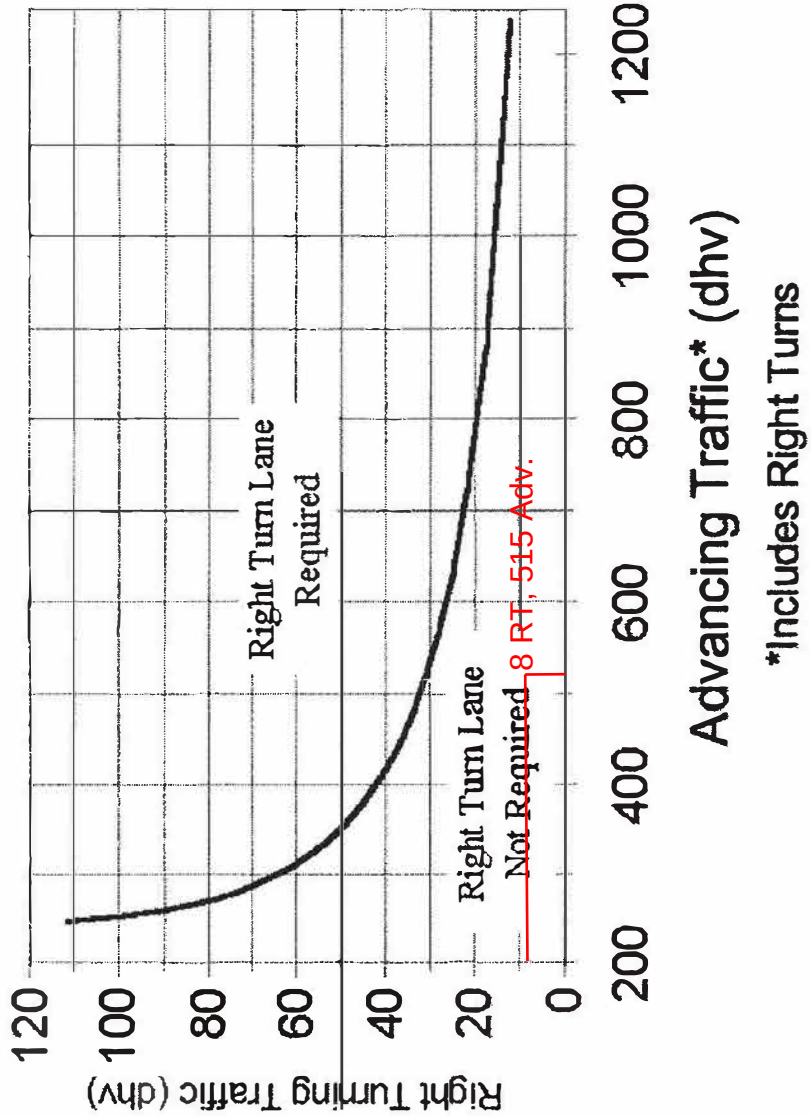
401-6b

REFERENCE SECTION
401.6.3

Reynoldsburg/ New Albany Road (2036 -10 year horizon)

2-Lane Highway Right Turn Lane Warrant

> 40 mph or 70 kph Posted Speed



October 2004

HCS Two-Way Stop-Control Report

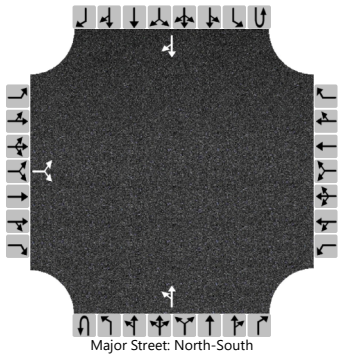
General Information

Analyst	MIM - ACD
Agency/Co.	Franklin County
Date Performed	7/6/2026
Analysis Year	2036
Time Analyzed	AM Peak
Intersection Orientation	North-South
Project Description	Tree Farm Access

Site Information

Intersection	Reynoldsburg New Albany Rd & Site Access
Jurisdiction	Franklin County
East/West Street	Site Access
North/South Street	Reynoldsburg New Albany
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		11		9						3	322				381	3
Percent Heavy Vehicles (%)		3		3						3						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.43		6.23						4.13						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.53		3.33						2.23						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			22							3						
Capacity, c (veh/h)			451							1136						
v/c Ratio			0.05							0.00						
95% Queue Length, Q_{95} (veh)			0.2							0.0						
Control Delay (s/veh)			13.4							8.2	0.0					
Level of Service (LOS)			B							A	A					
Approach Delay (s/veh)		13.4								0.1						
Approach LOS		B								A						

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HCS Two-Way Stop-Control Report

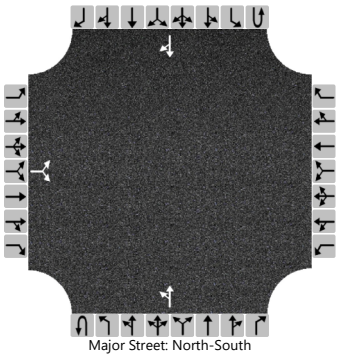
General Information

Analyst	MIM - ACD
Agency/Co.	Franklin County
Date Performed	7/6/2026
Analysis Year	2036
Time Analyzed	PM Peak
Intersection Orientation	North-South
Project Description	Tree Farm Access

Site Information

Intersection	REynoldsburg New Albany Rd & Site Access
Jurisdiction	Franklin County
East/West Street	Site Access
North/South Street	REynoldsburg New Albany
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		6		6						9	576				507	8
Percent Heavy Vehicles (%)		3		3						3						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.43		6.23						4.13						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.53		3.33						2.23						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			13							10						
Capacity, c (veh/h)			290							1006						
v/c Ratio			0.04							0.01						
95% Queue Length, Q_{95} (veh)			0.1							0.0						
Control Delay (s/veh)			18.0							8.6	0.1					
Level of Service (LOS)			C							A	A					
Approach Delay (s/veh)		18.0								0.3						
Approach LOS		C								A						

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Jefferson Township Fire Department
Community Risk Reduction
6767 Havens Corners Rd · Blacklick OH 43004
Phone 614-626-5160 · Fax 614-861-0968

April 14, 2026

Thomas W. Warner, P.E.
Advance Civil Design, Inc.
781 Science Blvd. Suite 100
Gahanna, Ohio 43230

Re: Franklin County Parcel ID 170-000125

Mr. Thomas Warner:

Jefferson Township Fire Department will provide fire and emergency services for the proposed development located at 1099 Reynoldsburg New Albany Road (Parcel ID 170-000125). If you have further questions, feel free to reach out to me.

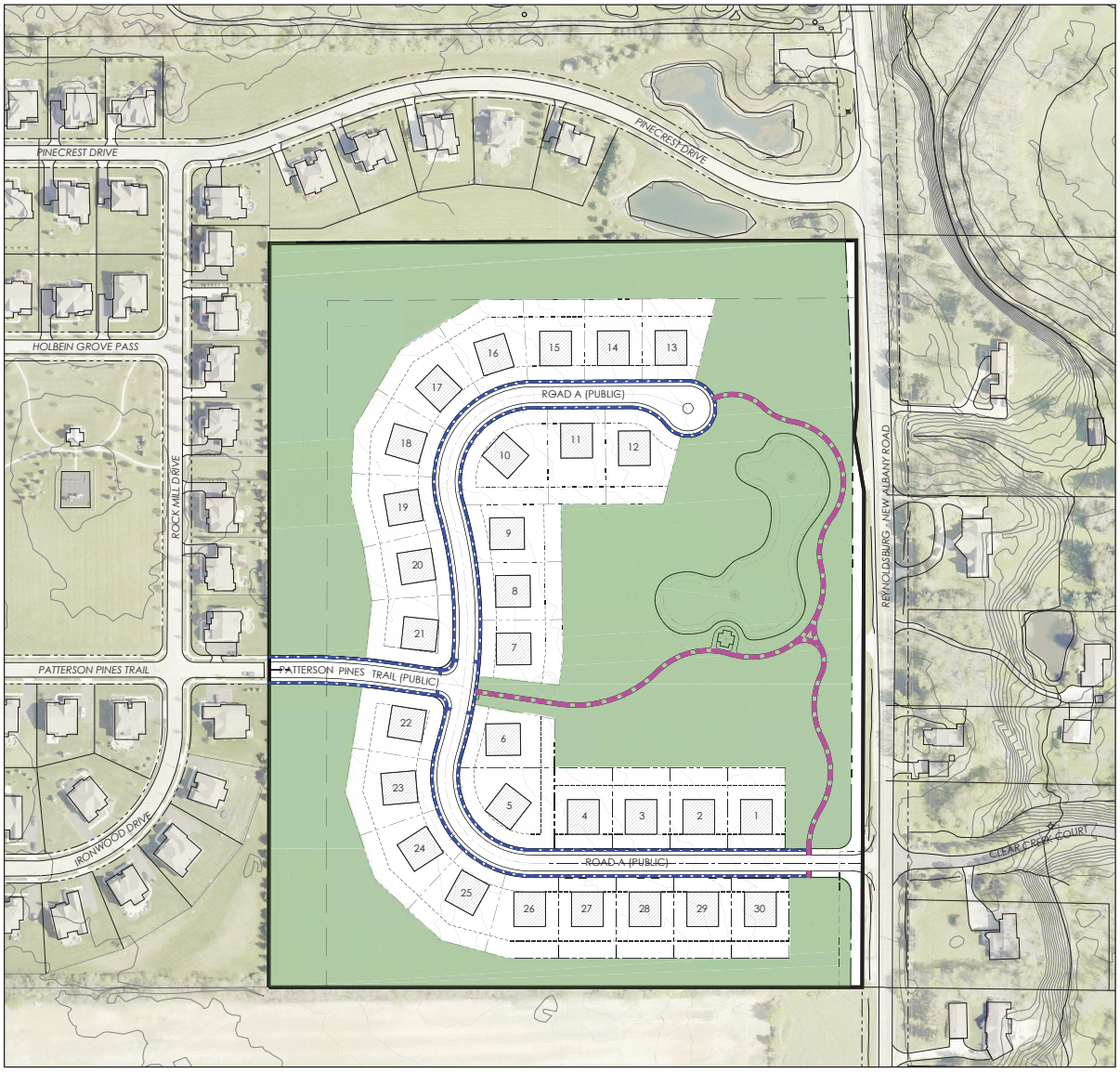
Chad Mast, Fire Marshal
Community Risk Reduction
Jefferson Township Fire
6767 Havens Corners Road
Blacklick, Ohio 43004
Office: (614) 626-5160
Mobile: (614) 588-5880
cmast@jeffersontownship.org

JEPF-22-06
Received by JCEDP 5/17/22

EXHIBIT C - OPEN SPACE PLAN

OPEN SPACE DATA

GROSS AREA:	30.48 AC
OPEN SPACE REQUIRED:	12.19 AC (40%)
OPEN SPACE PROVIDED:	16.4 AC (53%)



OPEN SPACE PLAN LEGEND

- OPEN SPACE PER TEXT
- SIDEWALK - 5' WIDE, CONCRETE
- PATH - 8' WIDE, ASPHALT

NOTE: This concept was developed with publicly available Franklin County GIS information, not a surveyed base. All dimensions and site layout are approximate.

REZONING
PATTERSON FARM - PSR
Jefferson Township, OH
May 12, 2022

PulteGroup

EDGE
www.EDGELA.com

JEFF-22-06
Received by JCRDP 5/17/22

EXHIBIT B - DEVELOPMENT PLAN



DEVELOPMENT DATA

Included Parcels:

Franklin County ID	Ac.	Owner
170-000125	30.48	Barbalee Realty Co. LLC

Gross Area:	30.48 AC.
Total Units:	30
Gross Density:	0.98 D.U./AC.
Open Space:	16.4 AC (53%)

DEVELOPMENT PLAN LEGEND

- EXISTING TREE GROVE TO REMAIN
- EXISTING EVERGREEN TREE TO REMAIN
- PROPOSED SHADE / STREET TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE
- PROPOSED EVERGREEN SHRUB
- PROPOSED FLOWERING SHRUB
- PROPOSED NATURALIZED AREA
- PROPOSED SHRUB AND PERENNIAL PLANTING AREA

NOTE: This concept was developed with publicly available Franklin County GIS information, not a surveyed base. All dimensions and site layout are approximate.

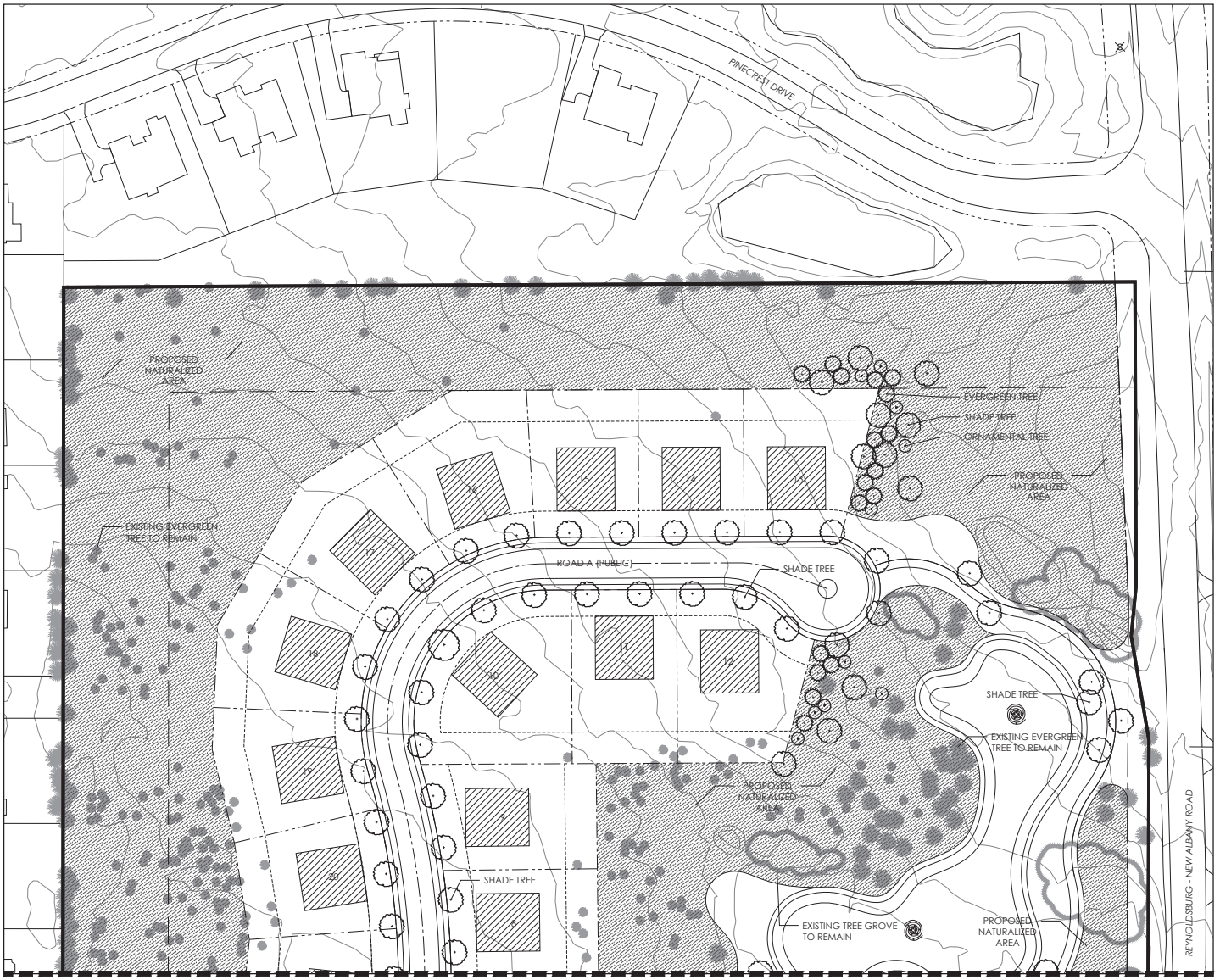
PulteGroup

REZONING
PATTERSON FARM - PSR
Jefferson Township, OH
May 12, 2022

EDGE
www.EDGELA.com

JEFF-22-06
Received ABR/FCEDR 5/17/22

EXHIBIT D - LANDSCAPE PLAN - NORTH



LANDSCAPE PLAN LEGEND

- EXISTING TREE GROVE TO REMAIN
- EXISTING EVERGREEN TREE TO REMAIN
- PROPOSED SHADE / STREET TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE
- PROPOSED EVERGREEN SHRUB
- PROPOSED FLOWERING SHRUB
- PROPOSED NATURALIZED AREA
- PROPOSED SHRUB AND PERENNIAL PLANTING AREA

MATCH LINE - LANDSCAPE PLAN - SOUTH, SEE EXHIBIT E

NOTE: This concept was developed with publicly available Franklin County GIS information, not a surveyed base. All dimensions and site layout are approximate.

REZONING

PATTERSON FARM - PSR

Jefferson Township, OH

May 12, 2022

PulteGroup

EDGE
www.EDGELA.com

JEFF-22-06
Received NFCEDS 5/13/22

EXHIBIT E - LANDSCAPE PLAN - SOUTH



LANDSCAPE PLAN LEGEND

- EXISTING TREE GROVE TO REMAIN
- EXISTING EVERGREEN TREE TO REMAIN
- PROPOSED SHADE / STREET TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE
- PROPOSED EVERGREEN SHRUB
- PROPOSED FLOWERING SHRUB
- PROPOSED NATURALIZED AREA
- PROPOSED SHRUB AND PERENNIAL PLANTING AREA

NOTE: This concept was developed with publicly available Franklin County GIS information, not a surveyed base. All dimensions and site layout are approximate.

REZONING
PATTERSON FARM - PSR
Jefferson Township, OH
May 12, 2022

PulteGroup

EDGE
www.EDGELA.com

Franklin County
Board of Commissioners
ECONOMIC DEVELOPMENT & PLANNING

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

Property Information

Site Address: 5091 Chipman Dr, Columbus, OH 43232

Parcel ID: 180-002324 | Zoning District: R-8

Lot Acreage: .1791 | Township: Madison Twp.

Property Owner Information

Name: CHERYL K SKUNZA

Address: 5091 Chipman Dr, Columbus, OH 43232

Phone # | Fax #

Email:

Applicant Information

☐ Same as property owner

Name: JARED BOCK

Address: 931 STRIMPLE AVE. COLUMBUS, OH 43229

Phone # 6147437271 | Fax #

Email: jaredbock@msn.com

Agent Information

Name:

Address:

Phone # | Fax #

Email:

RECEIVED
JUL 23 2026
Franklin County Planning Department
Franklin County, OH

Staff Use Only

Case # VA-4171

Date Filed: 07/23/2026

Received By: Austin W.

Fee Paid: $350.00

Receipt Number: 26-02357

Hearing Date: 09/21/2026

Technical Review: 08/19/2026

Zoning Compliance #:
RZ-26-133

Checklist

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

Water & Wastewater

Water Supply

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

Wastewater Treatment

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

Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

1803

Application for

Zoning Variance

Pursuant to Section 810
of the Zoning Resolution

Case# VA-

Variance(s) Requested:

Section: Section 502.021(2)

Description: New porch roof is within the R/W and would like a variance to allow new roof. Porch extends into front yard setback

Section:

Description:

Section:

Description:

Describe the project:

Building new porch roof over front door, and over existing concrete pad. Same size as pad.

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. Just a new roof structure above an existing front patio. Other houses in the neighborhood have porch structures.

Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

1803

Application for

Zoning Variance

Pursuant to Section 810
of the Zoning Resolution

Case# VA-

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

Yes. this would not allow them to cover and secure their front patio as they need.

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

NO. This is a proposed front patio roof and no actions have occured.

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 would allow a small cover for a front patio where other porch roofs are within the same neighborhood.

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

No. It is within the property and does not affect other persons.

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

The proposed roof is to cover and provide shelter for outdoor use which is beneficial. Without it there will be no cover or shelter.

Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

1803

Application for

Zoning Variance

Pursuant to Section 810
of the Zoning Resolution

Case# VA-

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

5ft

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?

small porch and is comparible to other houses in the neighborhood that have porch roofs.

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

It will not affect any services.

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

The owner had no knowledge of the zoning restriction.

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

No. The porch roof has to cover the existing patio which is over the R/W limit

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

Yes. This would allow the home owner to provide a needed cover for their front entryway and patio.

Franklin County
Board of Commissioners
ECONOMIC DEVELOPMENT & PLANNING
1803

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

Case# VA-

Affidavit **

I hereby understand and certify that any misrepresentation or omissions of any information required in this application form may result in my application being delayed or not approved by the County. I hereby certify that I have read and fully understand all the information required in this application form and all applicable requireents of the Franklin County Zoning Resolution. The affiant further acknowledges that a Certificate of Zoning Compliance may only be issued for an approved Variance within the period of one (1) year from the date of final approval by the Board of Zoning Appeals, if an approved Variance has not been used within one (1) year of its date of issuance, meaning there has not been active and substantial improvement to a property in accordance with a valid Variance, then the Variance shall expire and no work may commence or continue without either renewing the Variance or receiving a new Variance approval from the Board of Zoning Appeals in accordance with Section 810 of the Franklin County Zoning Resolution.

Applicant/Authorized Agent *

Date

Property Owner (signature must be notarized)

Date 07/15/26

Cheryl K Skunza
Property Owner (signature must be notarized)

07/15/2026
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.

Notary for Mike & Cheryl Skunza, only

Deanna B Brooks 7-15-2026

NOTARIAL SEAL
STATE OF OHIO

Deanna B Brooks
Notary Public, State of Ohio
My Commission Expires 04-03-2027

RECEIVED
JUL 23 2026
Franklin County Planning Department
Franklin County, OH

Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Application for

Zoning Variance

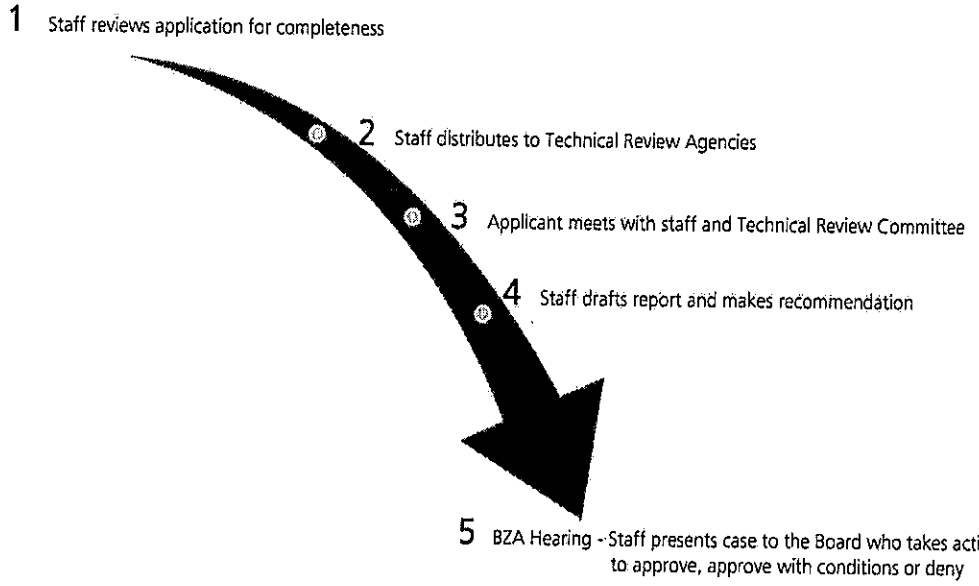
Pursuant to Section 810
of the Zoning Resolution

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
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4. Auditor's Tax Map
   Provide a map showing the subject property and all land within 500 feet of the property.
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5. Site Map - Refer to Page 7
6. Proof of utility service
   Provide proof from the provider of your water and wastewater services

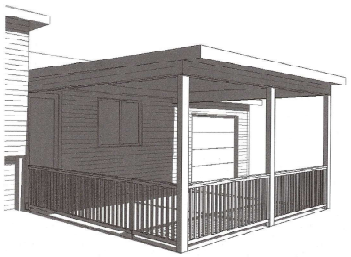
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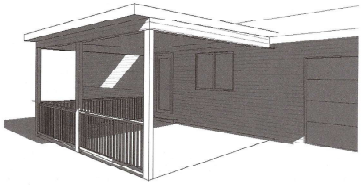


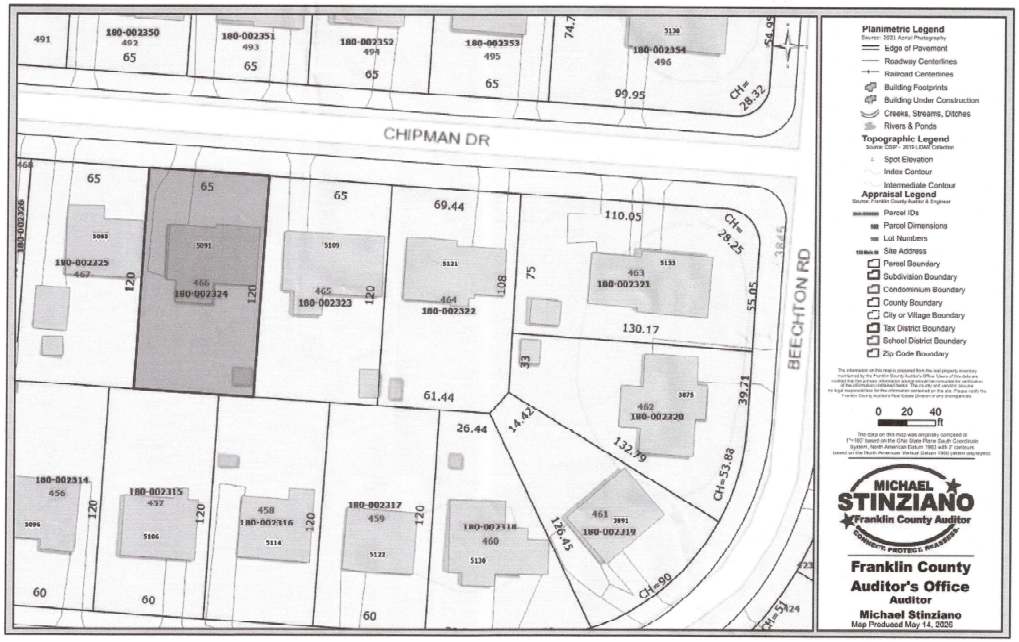
Site Plan Requirements

- The site plan must be prepared by a design professional (i.e. registered surveyor, engineer and/or architect) and include all items required under Sections 705.022 and 810.022 of the Franklin County Zoning Resolution
    - *Site plans which are incomplete and/or not drawn to scale will not be accepted.*
- Two (2) copies - minimum size of 8.5"x11" paper, maxiumum size of 11"x17" paper **Larger size copies are acceptable in addtion to the min./max. sizes required*
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- Property lines, with the exact dimensions of the lot labeled
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- 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
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- Landscaping details - provide the quantity, location, size and plant species (Ohio Native Non-Invasive Only) used
- All open space areas including calculatons (percentage) of impervious vs. pervious surface
- Building elevations and/or architectual renderings
- Parking layout with required parking calculations provided
- Lighting details - location, type of fixture (illustration), height and strength (footcandles/lumens)
- Existing and intended uses of all buildings and structures
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- All easements and above/below ground utilities
- Regulatory floodplain (Floodway and Floodway Fringe) and riparian setback boundaries, when applicable
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    - *Refer to the Franklin County Stormwater Drainage Manual*
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- Screening details - *Refer to Section 521of the Franklin County Zoning Resolution*
- Provisions for water and sanitary services including the the exact location, dimensions and setbacks from property lines and structures of all private/public water and wastewater treatment facilities
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- 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*





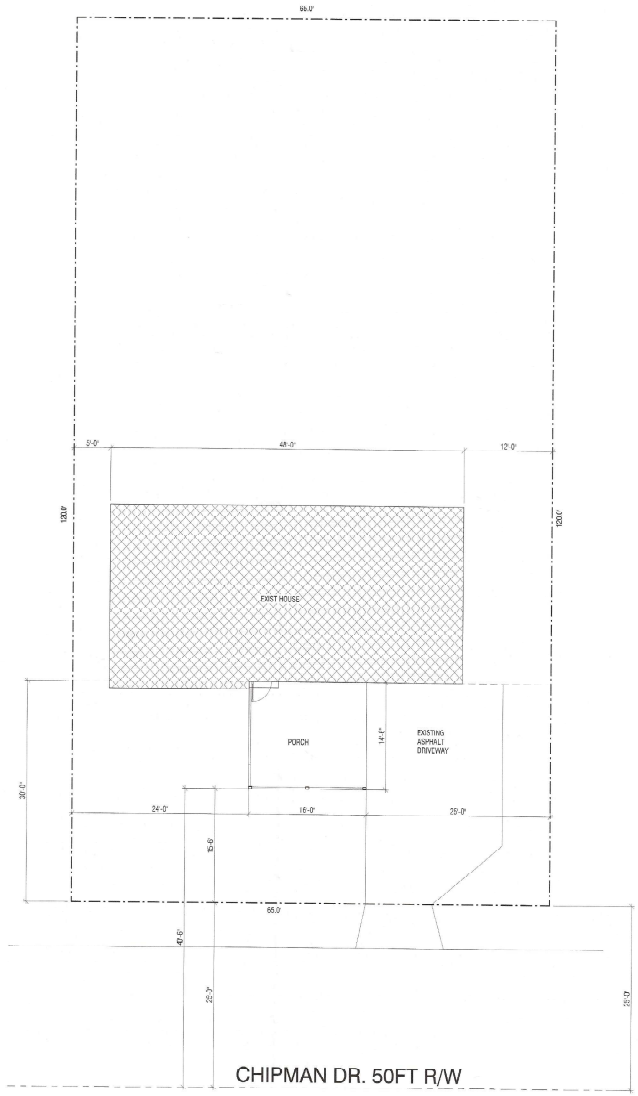




GENERAL CRITERIA

PROJECT	:	NEW PORCH ROOF STRUCTURE
JURISDICTION	:	FRANKLIN COUNTY BUILDING DEPARTMENT
BUILDING CODE	:	RCO 2019
PORCH AREA	:	104 SQ FT
PROJECT TYPE	:	ROOF ADDITION

SCOPE:
INSTALLATION OF NEW PORCH ROOF STRUCTURE OVER EXISTING FRONT CONCRETE PORCH.



1 SITE
SCALE 1/8" = 1'-0"

5091 CHIPMAN DR PORCH

5091 Chipman Dr, Columbus, OH 43232

Drawings
- Preliminary
- Bid Set
- Permit Set
- Construction

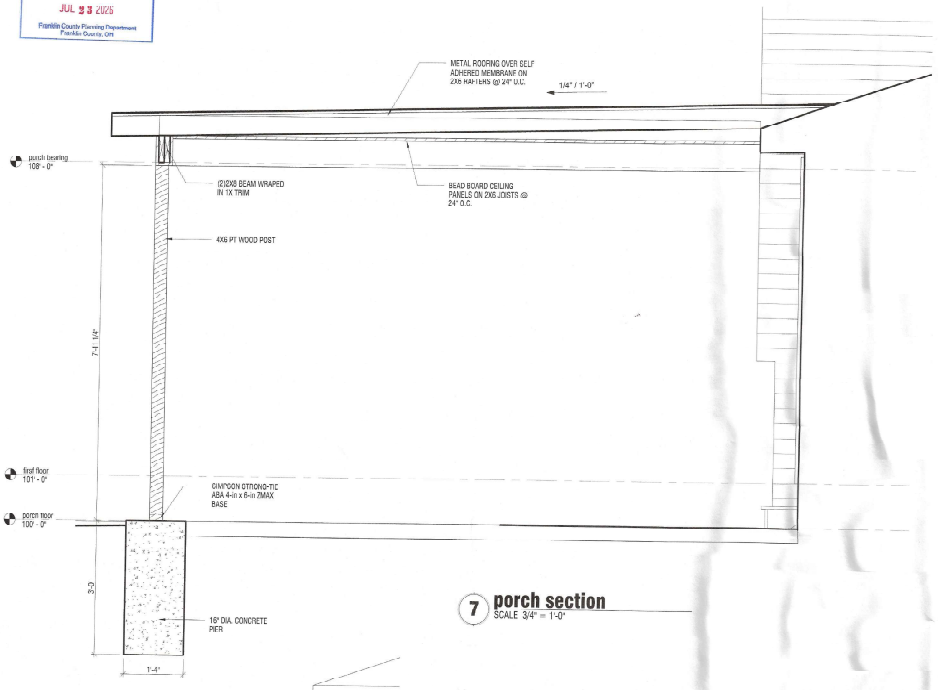
Revisions

#	Date	Description
1		
2		
3		
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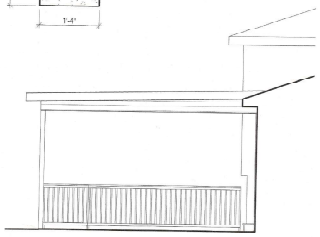
SITE PLAN

A-1C

RECEIVED
JUL 23 2025
Franklin County Planning Department
Franklin County, OH



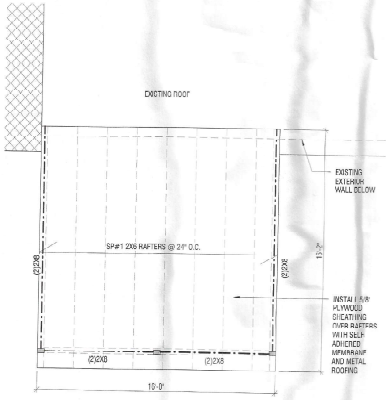
7 **porch section**
SCALE 3/4" = 1'-0"



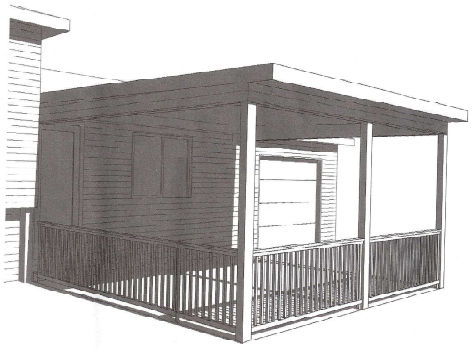
6 **west elevation**
SCALE 1/4" = 1'-0"

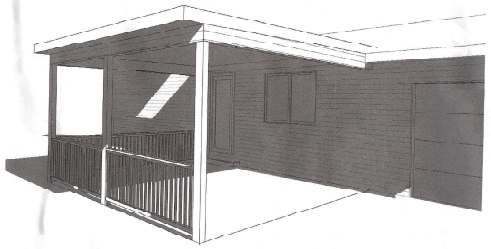


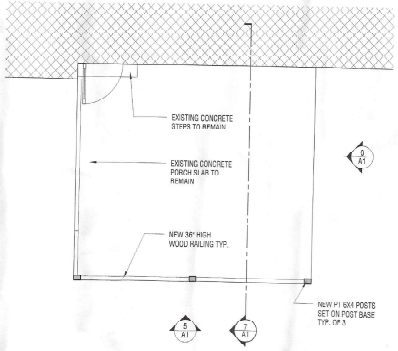
5 **north elevation**
SCALE 1/4" = 1'-0"



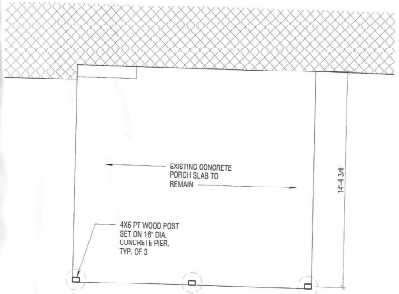
4 **roof framing**
SCALE 1/4" = 1'-0"







3 **porch plan**
SCALE 1/4" = 1'-0"

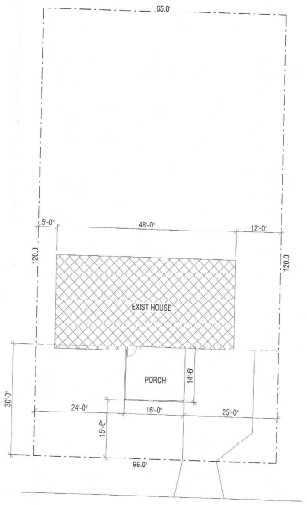


2 **post base plan**
SCALE 1/4" = 1'-0"

GENERAL CRITERIA

PROJECT	:	NEW PORCH ROOF STRUCTURE
JURISDICTION	:	CITY OF COLUMBUS BUILDING DEPARTMENT
BUILDING CODE	:	RCO 2019
PORCH AREA	:	104 SQ FT
PROJECT TYPE	:	ROOF ADDITION

SCOPE:
INSTALLATION OF NEW PORCH ROOF STRUCTURE OVER EXISTING FRONT CONCRETE PORCH.



CHIPMAN DR.

1 **site plan**
SCALE 1/16" = 1'-0"

5091 CHIPMAN DR PORCH

5091 Chipman Dr, Columbus, OH 43232

Drawings
- ☐ Preliminary
- ☐ Bid Set
- ☐ Permit Set
- ☐ Construction

Revisions

#	Date	Description
1		
2		
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10		

PORCH PLAN

A1

Franklin County
Board of Commissioners
ECONOMIC DEVELOPMENT & PLANNING

RECEIVED
AUG 07 2026
Franklin County Planning Department
Franklin County, OH

AREA/USE VARIANCE SUBMITTAL INSTRUCTIONS

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

*****Forward any questions about application, site plan, and/or submittal options and requirements to 614-525-3094 or Planning@franklincountyohio.gov.***

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

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

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

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

Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

1803

Application for

Zoning Variance

Pursuant to Section 810
of the Zoning Resolution

Property Information

Site Address: 8899 Riebel Road, GALLOWAY OH 43119

Parcel ID: 230-001365

Zoning District: 230 - Pleasant Twsh

Lot Acreage: 1.7166

Township: Pleasant

Property Owner Information

Name: Robert & Jacklynn Davis

Address: 8887 Riebel Road
GALLOWAY OHIO 43119

Phone # 614 565 1416

Fax #

Email: jacklynn.davis@yahoo.com

Applicant Information

~~X~~ Same as property owner

Name: Jacklynn W. Davis

Address: 8887 Riebel Rd
GALLOWAY, OHIO 43119

Phone # 614565 1416

Fax #

Email: jacklynn.davis@yahoo.com

Agent Information

Name:

Address:

Phone #

Fax #

Email:

Staff Use Only

Case # VA-4172

Date Filed: 08/07/26

Received By: Austin W.

Fee Paid: $350.

Receipt Number: 26-025741

Hearing Date: 09/21/26

Technical Review: 08/25/26

Zoning Compliance #:
021-26-15

Checklist

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

Water & Wastewater

Water Supply

- [ ] Public (Central)
- [x] Private (On-site) well
- [ ] Other

Wastewater Treatment

- [ ] Public (Central)
- [x] Private (On-site) Septic
- [ ] Other

Franklin County
Board of Commissioners
ECONOMIC DEVELOPMENT & PLANNING

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

Case# VA-

Variance(s) Requested:

Section: 302.021 (a)

Description: Residual Lot must be 5 Acres

Section: 302.041

Description: A. For each dwelling unit there shall be a lot area of less than 2.5-acres.

Section:

Description:

Describe the project:

Tract 1 to the East on Riebel is the same owner. This parcel Absorbs Acreage to the rear and West to Gardner Road. Property line from tract 1 Added to Pole barn perimeter on East for Access. Property looks better. L shape Instead of S

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.

North wall of foundation collapsed in June after heavy rain Not covered by Insurance. House will be demolished if Not Approved. Buyer/contractor waiting to repair. Our income will Not Allow repair. Property will improve. Barn will Also be restored

Franklin County
Board of Commissioners
ECONOMIC DEVELOPMENT & PLANNING

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

Case# VA-

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

5 Near properties are less than 2 Acres, 6 are greater than 3 Acres. No Livestock on property x2014, Small Amount of hay baled. will not change. No building on tract 1 planned.

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

Home built 1965. Always damp basement, below grade of road. Heavy rain event. Structural Failure. I'm glad my tenent had moved.

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 special privlege

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 will increase Value Add improve both of our properties

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

Home will be demolished. Barn would remain. It is salvagable by Licenced Contractor/buyer. It will look better Barn will Also be remodeled, 10,000 Sqft, Some demo of block Driveway repaired.

Franklin County
Board of Commissioners
ECONOMIC DEVELOPMENT & PLANNING
1803

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

Case# VA-

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

20 feet to East At the barn, tapers to Rebel Rd to Allow mobility around barn, But No junk to Accumulate.

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?

It will improve. No Boundries are Changed for Neighbors.
Tract I, Bob & Jackie are main Neighbors.
Both are substancial Lots for their use

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)

No change, Access unchanged.

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

I Knew it had splits before, I did not Know limits
I truly think this is good.
Several homes in Area Abandoned & unkept.

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

Not, considering we Are improving both parcels
This home Needs Attention As soon As possible

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

Absolutely, And greatly Appreciated.

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
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Barn

Ø fence Remove Ø dead Tree

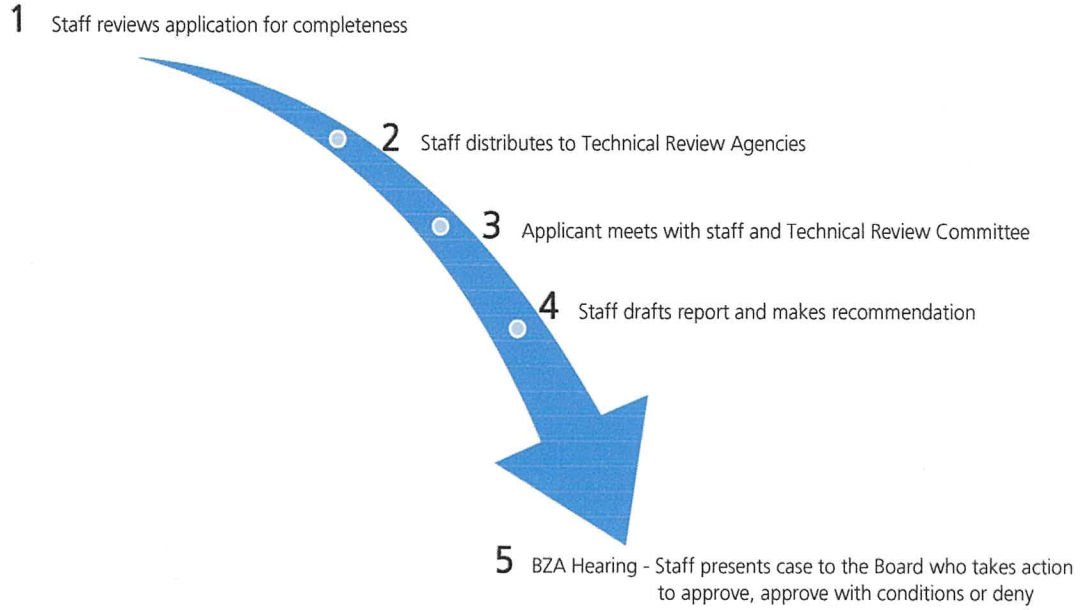
Barn Personal Storage

Application Instructions

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   Completed application form with notarized signatures
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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).



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

1803

Application for

Zoning Variance

Pursuant to Section 810
of the Zoning Resolution

Case# VA-

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Applicant/Authorized Agent *

Date

Jacklynn W Davis

Property Owner (signature must be notarized)

8/7/2026

Date

Robert J Davis

Property Owner (signature must be notarized)

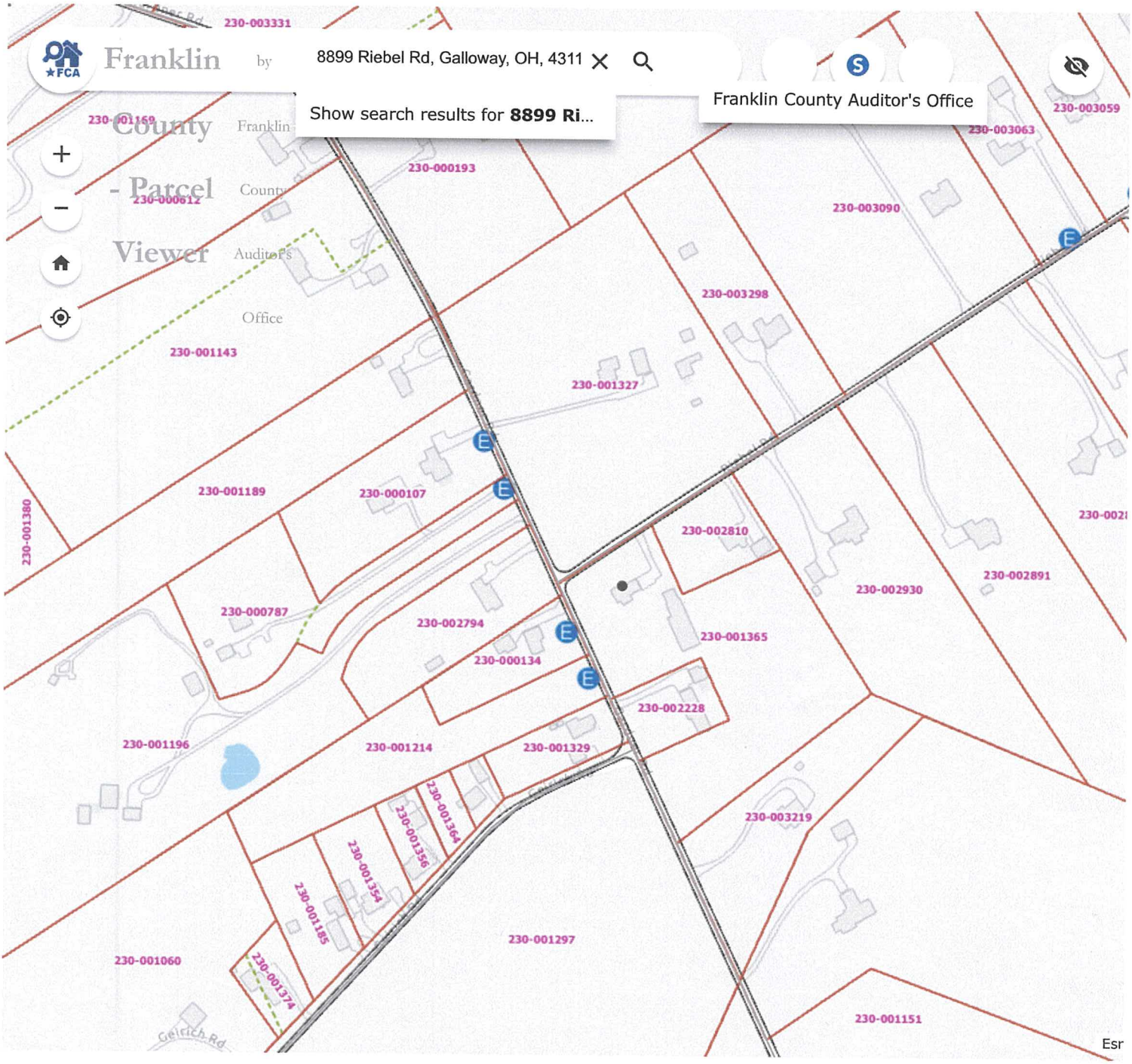
8/7/2026

Date

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

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Franklin County Planning Department
Franklin County, OH



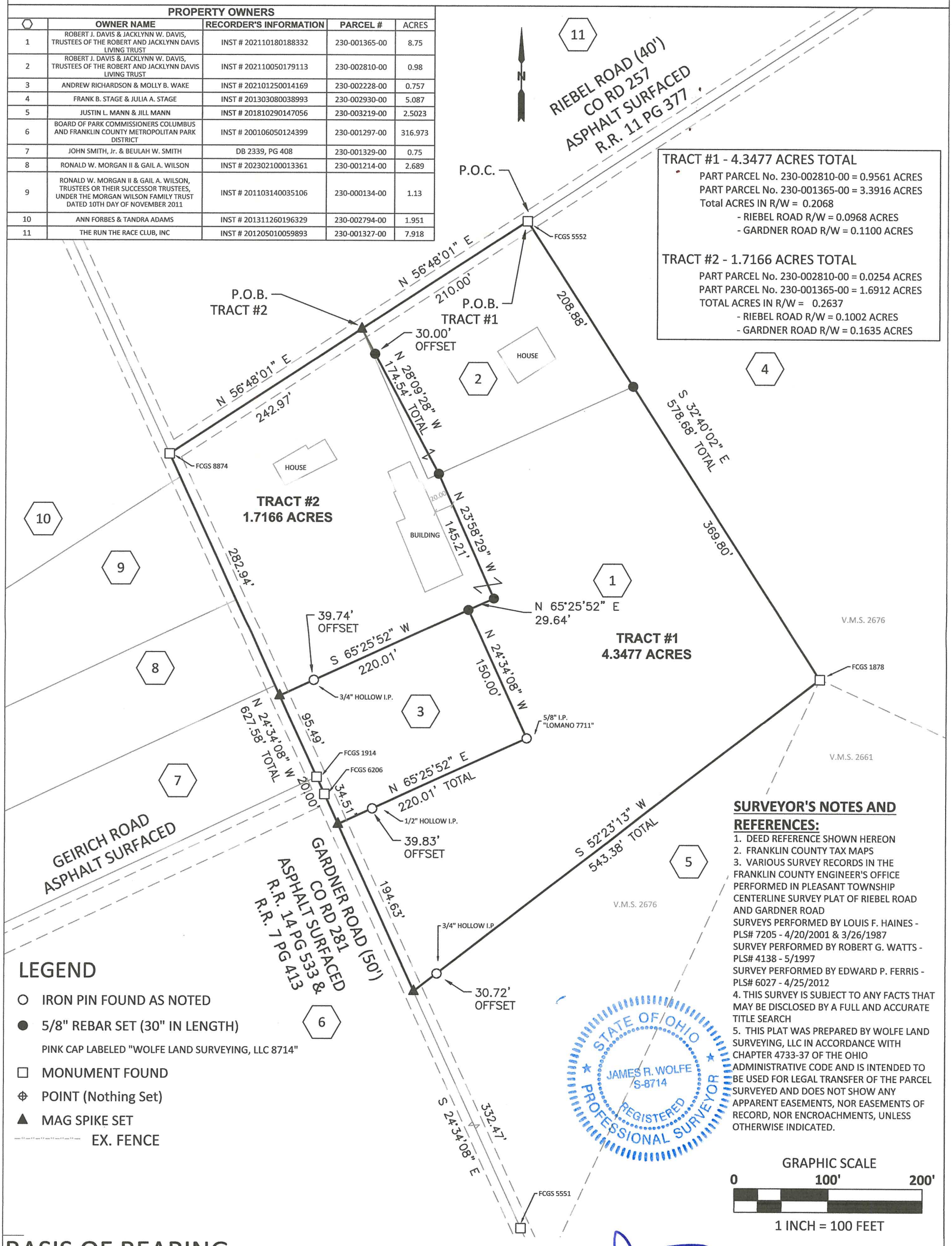
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Franklin County Planning Department
Franklin County, OH

EXHIBIT OF SURVEY

SITUATE IN THE STATE OF OHIO, COUNTY OF FRANKLIN, TOWNSHIP OF PLEASANT, BEING PART OF VIRGINIA MILITARY SURVEY NO. 2676, AND FURTHER BEING PART OF THE ROBERT J. DAVIS AND JACKLYNN W. DAVIS, TRUSTEES OF THE ROBERT AND JACKLYNN DAVIS LIVING TRUST 8.75 ACRE TRACT AND 0.98 ACRE TRACT RECORDED IN INSTRUMENT NOS. 202110180188332 AND 202110050179113, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO AND FURTHER BEING PART OF PARCEL NOS. 230-001365-00 AND 230-002810-00, AUDITOR'S OFFICE, FRANKLIN COUNTY, OHIO

PROPERTY OWNERS

⬡	OWNER NAME	RECORDER'S INFORMATION	PARCEL #	ACRES
1	ROBERT J. DAVIS & JACKLYNN W. DAVIS, TRUSTEES OF THE ROBERT AND JACKLYNN DAVIS LIVING TRUST	INST # 202110180188332	230-001365-00	8.75
2	ROBERT J. DAVIS & JACKLYNN W. DAVIS, TRUSTEES OF THE ROBERT AND JACKLYNN DAVIS LIVING TRUST	INST # 202110050179113	230-002810-00	0.98
3	ANDREW RICHARDSON & MOLLY B. WAKE	INST # 202101250014169	230-002228-00	0.757
4	FRANK B. STAGE & JULIA A. STAGE	INST # 201303080038993	230-002930-00	5.087
5	JUSTIN L. MANN & JILL MANN	INST # 201810290147056	230-003219-00	2.5023
6	BOARD OF PARK COMMISSIONERS COLUMBUS AND FRANKLIN COUNTY METROPOLITAN PARK DISTRICT	INST # 200106050124399	230-001297-00	316.973
7	JOHN SMITH, Jr. & BEULAH W. SMITH	DB 2339, PG 408	230-001329-00	0.75
8	RONALD W. MORGAN II & GAIL A. WILSON	INST # 202302100013361	230-001214-00	2.689
9	RONALD W. MORGAN II & GAIL A. WILSON, TRUSTEES OR THEIR SUCCESSOR TRUSTEES, UNDER THE MORGAN WILSON FAMILY TRUST DATED 10TH DAY OF NOVEMBER 2011	INST # 201103140035106	230-000134-00	1.13
10	ANN FORBES & TANDRA ADAMS	INST # 201311260196329	230-002794-00	1.951
11	THE RUN THE RACE CLUB, INC	INST # 201205010059893	230-001327-00	7.918



TRACT #1 - 4.3477 ACRES TOTAL
- PART PARCEL No. 230-002810-00 = 0.9561 ACRES
- PART PARCEL No. 230-001365-00 = 3.3916 ACRES
- Total ACRES IN R/W = 0.2068
  - RIEBEL ROAD R/W = 0.0968 ACRES
  - GARDNER ROAD R/W = 0.1100 ACRES

TRACT #2 - 1.7166 ACRES TOTAL
- PART PARCEL No. 230-002810-00 = 0.0254 ACRES
- PART PARCEL No. 230-001365-00 = 1.6912 ACRES
- TOTAL ACRES IN R/W = 0.2637
  - RIEBEL ROAD R/W = 0.1002 ACRES
  - GARDNER ROAD R/W = 0.1635 ACRES

LEGEND

- ○ IRON PIN FOUND AS NOTED
- ● 5/8" REBAR SET (30" IN LENGTH)
  PINK CAP LABELED "WOLFE LAND SURVEYING, LLC 8714"
- □ MONUMENT FOUND
- ⌖ POINT (Nothing Set)
- ▲ MAG SPIKE SET
- EX. FENCE

SURVEYOR'S NOTES AND REFERENCES:

1. DEED REFERENCE SHOWN HEREON
2. FRANKLIN COUNTY TAX MAPS
3. VARIOUS SURVEY RECORDS IN THE FRANKLIN COUNTY ENGINEER'S OFFICE PERFORMED IN PLEASANT TOWNSHIP CENTERLINE SURVEY PLAT OF RIEBEL ROAD AND GARDNER ROAD
   SURVEYS PERFORMED BY LOUIS F. HAINES - PLS# 7205 - 4/20/2001 & 3/26/1987
   SURVEY PERFORMED BY ROBERT G. WATTS - PLS# 4138 - 5/1997
   SURVEY PERFORMED BY EDWARD P. FERRIS - PLS# 6027 - 4/25/2012
4. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH
5. THIS PLAT WAS PREPARED BY WOLFE LAND SURVEYING, LLC IN ACCORDANCE WITH CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND IS INTENDED TO BE USED FOR LEGAL TRANSFER OF THE PARCEL SURVEYED AND DOES NOT SHOW ANY APPARENT EASEMENTS, NOR EASEMENTS OF RECORD, NOR ENCROACHMENTS, UNLESS OTHERWISE INDICATED.

STATE OF OHIO
JAMES R. WOLFE
S-8714
REGISTERED
PROFESSIONAL SURVEYOR

GRAPHIC SCALE
0 100' 200'
1 INCH = 100 FEET

BASIS OF BEARING:

THE BASIS OF BEARING ARE BASED ON THE FRANKLIN COUNTY CENTERLINE SURVEY PLAT DRAWING OF THE CENTERLINE OF RIEBEL ROAD AS SHOWN ON THE PLAT AS BEING N 56° 48' 01" E AND ARE USED TO DENOTE ANGLES ONLY.

THIS PLAT WAS PREPARED BY JAMES R. WOLFE P.E., P.S., OHIO REGISTERED SURVEYOR NO. 8714, FROM AN ACTUAL FIELD SURVEY PERFORMED IN JUNE 2026 AND FROM DEEDS AND PLATS OF RECORD ON FILE IN THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

JAMES R. WOLFE, P.E., P.S. — DATE July 21 2026

OHIO REGISTERED SURVEYOR No. 8714

jamesrwolfe@hotmail.com cell: 740-343-3166

DESCRIPTION OF A

1.7166 ACRE TRACT {TRACT #2}

TOWNSHIP OF PLEASANT

FRANKLIN COUNTY, OHIO

Situate in the State of Ohio, County of Franklin, Township of Pleasant, being PART of Virginia Military Survey No. 2676, and further being PART of the Robert J. Davis and Jacklynn W. Davis, Trustees of the Robert and Jacklynn Davis Living Trust 8.75 Acre Tract and 0.98 Acre Tract Recorded in Instrument Nos. 202110180188332 and 202110050179113, Recorder's Office, Franklin County, Ohio and further being PART of Parcel Nos. 230-001365-00 and 230-002810-00, Auditor's Office, Franklin County, Ohio and being more Particularly Bounded and Described as follows:

Commencing for Reference at FCGS Monument No. 5552 (Found), said Monument (Found) being the Northeasterly Corner of the said 0.98 Acre Tract, said Monument (Found) also being the Northwesterly Corner of the Frank B. Stage and Julia A. Stage 5.087 Acre Tract Recorded in Instrument No. 201303080038993, Recorder's Office, Franklin County, Ohio, said Monument (Found) also being on the Southerly Line of The Run The Race Club, Inc 7.918 Acre Tract Recorded in Instrument No. 201205010059893, Recorder's Office, Franklin County, Ohio, said Monument (Found) also being on the Centerline of Riebel Road (AKA County Road No. 257, 40.00 FT Right of Way, Asphalt Surfaced, Franklin County Road Record 11, PG 377);

Thence **SOUTH 56°48'01" WEST** a distance of **210.00 FT** along the Centerline of said Riebel Road, along the Northerly Line of the said 0.98 Acre Tract, along the Southerly Line of the said 7.918 Tract to a Mag Spike (Set), said Mag Spike (Set) being the Northwesterly Corner of the said 0.98 Acre Tract, said Mag Spike (Set) also being the Northeasterly Corner of the said 8.75 Acre Tract, said Mag Spike (Set) also being the **TRUE PLACE OF BEGINNING** of the herein described tract of land;

Thence **SOUTH 28°09'28" EAST** a distance of **174.54 FT** across the said 0.98 Acre Tract, passing an Iron Pin (Set) at 30.00 FT to an Iron Pin (Set), said Iron Pin (Set) being on the Southerly Line of the said 0.98 Acre Tract, said Iron Pin (Set) also being on the Northerly Line of the said 8.75 Acre Tract;

Thence **SOUTH 23°58'29" EAST** a distance of **145.21 FT** across the said 8.75 Acre Tract to an Iron Pin (Set);

Thence **SOUTH 65°25'52" WEST** a distance of **29.64 FT** across the said 8.75 Acre Tract to an Iron Pin (Set), said Iron Pin (Set) being the Northeasterly Corner of the Andrew Richardson and Molly B. Wake 0.757 Acre Tract Recorded in Instrument No. 202101250014169, Recorder's Office, Franklin County, Ohio;

Thence **SOUTH 65°25'52" WEST** a distance of **220.01 FT** along the Southerly Line of the said 8.75 Acre Tract, along the Northerly Lien of the said 0.757 Acre Tract, passing a 3/4" Hollow Iron Pin (Found) at 180.27 FT to Mag Spike (Set) on the Centerline of Gardner Road (AKA County Road No. 281, 50.00 FT Right of Way, Asphalt Surfaced, Franklin County Road Record 14, PG 533 and Franklin County Road Record 7, Page 413), said Mag Spike (Set) being a Southwesterly Corner of the said 8.75 Acre Tract, said Mag Spike (Set) also being the Northwesterly Corner of the said 0.757 Acre Tract, said Mag Spike (Set) also being on the Easterly Line of the John Smith, Jr. and Beulah W. Smith 0.75 Acre Tract Recorded in Deed Book 2339, Page 408, Recorder's Office, Franklin County, Ohio, said Mag Spike (Set)) being Referenced by FCGS Monument 5551 at a Distance of 677.10 FT and a Bearing of SOUTH 24°34'08" EAST;

Thence **NORTH 24°34'08" WEST** a distance of **282.94 FT** along the Centerline of said Gardner Road, along the Westerly Line of the said 8.75 Acre Tract, along the Easterly Line of the said 0.75 Acre Tract, Easterly Line of the Ronald W. Morgan II and Gail A. Wilson 2.689 Acre Tract Recorded in Instrument No. 202302100013361, Recorder's Office, Franklin County, Ohio, Easterly Line of the Ronald W. Morgan II and Gail A. Wilson, Trustees or Their Successor Trustees, Under the Morgan Wilson Family Trust Dated 10th Day of November 2011 1.13 Acre

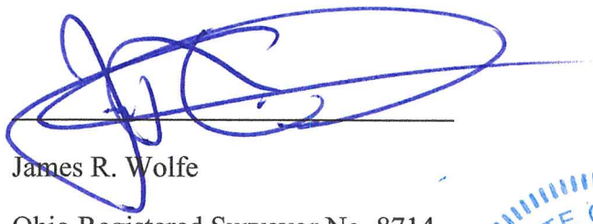
Tract Recorded in Instrument No. 201103140035106, Recorder's Office, Franklin County, Ohio, Easterly Line of the Ann Forbes and Tandra Adams 1.951 Acre Tract Recorded in Instrument No. 201311260196329, Recorder's Office, Franklin County, Ohio to FCGS Monument No. 8874 (Found) at the Intersection of Right of Way of said Gardner Road and said Riebel Road, said Monument (Found) also being the Northwesterly Corner of the said 8.75 Acre Tract, said Monument (Found) also being the Southwesterly Corner of the said 7.918 Tract;

Thence **NORTH 56°48'01" EAST** a distance of **242.97 FT** along the Centerline of said Riebel Road, along the Northerly Line of the said 8.785 Acre Tract to the **TRUE PLACE OF BEGINNING** containing **1.7166 ACRES** more or less, subject to all easements, restrictions, and rights-of-way of record.

In the above described **1.7166 Acre Tract 0.0254 Acres** are PART of Parcel No. **230-002810-00** and **1.6912 Acres** are PART of Parcel No. **230-001365-00**. In the above described **1.7166 Acre Tract, 0.2637 Acres** are within the Franklin County Right of Way, 0.1002 Acres are Part of the Riebel Road Right of Way, and 0.1635 Acres are Part of the Gardner Road Right of Way.

The Bearings are Based on the Franklin County Centerline Survey Plat Drawing of the Centerline of Riebel Road as shown on the Plat as Being **NORTH 56°48'01" EAST** and are used to denote angles only. All Iron Pins set are 5/8" O.D. Rebar, 30 inches in length with pink plastic identification caps labeled "WOLFE LAND SURVEYING, LLC 8714".

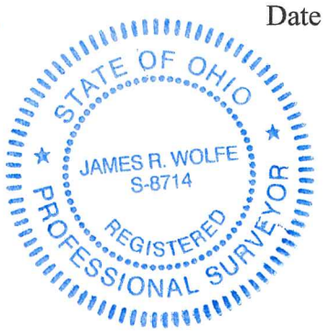
This description was prepared by James R. Wolfe, P.E., P.S., Ohio Registered Surveyor No. 8714, from an actual field survey of the premises made in June 2026 and also from deeds and plats of record, Recorder's Office, Franklin County, Ohio.



July 21, 2026

James R. Wolfe — Date

Ohio Registered Surveyor No. 8714











Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Application for

Zoning Variance

Pursuant to Section 810
of the Zoning Resolution

Property Information

Site Address: 1476 Willowcreek Dr.

Parcel ID: 260-003176-00 | Zoning District: RH

Lot Acreage: .34 | Township: Norwich

Property Owner Information

Name: Nathan Carpenter

Address: 1476 Willowcreek Dr.
Columbus, Oh 43228

Phone #: 614.204.7750 | Fax #: N/A

Email: Natapotata@Gmail.com

Applicant Information

☒ Same as property owner

Name:

Address:

Phone # | Fax #

Email:

Agent Information

Name: N/A

Address:

Phone # | Fax #

Email:

Staff Use Only

Case # VA- 4173

Date Filed: 08/13/2026

Received By: Austin W.

Fee Paid: $350.00

Receipt Number: 26-02689

Hearing Date: 09/21/2026

Technical Review: 08/19/2026

Zoning Compliance #:
RZ-26-236

Checklist

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

Water & Wastewater

Water Supply

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

Wastewater Treatment

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

Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

1803

Application for

Zoning Variance

Pursuant to Section 810
of the Zoning Resolution

Case# VA-

Variance(s) Requested:

Section: 308.042

Description: Lot Coverage

Section: 1050.162

Description: Riparean Setback

Section:

Description:

Describe the project:

Wanting to build a concrete pad for our enclosed trailer. 30' x 15' on the East side of home next to garage.

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

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

Yes. The Riparean Setback extends through a significant portion of the property, substantially limiting areas available for additional improvements.
In addition, portions of the existing residence and garage were added in ≈1999 with county approval. These improvements were not created as part of the current variance request

Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

1803

Application for

Zoning Variance

Pursuant to Section 810
of the Zoning Resolution

Case# VA-

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

This significantly limits the ability to provide an additional compliant parking area on the property. Due to existing improvements, the lot is left with 46% availability. This equals ≈ 735 sq. ft. The Riparian Setback limits where additional improvements can be.

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

The existing improvements + Garage to the residence were constructed in 1999 prior to the Riparian Setback Regulations and prior to ownership

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. It would simply provide limited relief due to the existing limitations of the property. The parking area would be next to the existing driveway and would not change residential use / character of the property.

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 will not change residential use of the property and is not anticipated to adversely affect the neighborhood. The main reason for this improvement is to comply with regulations and make all happy.

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

Yes, but denial would substantially limit ability to establish an additional compliant parking area. The requested variance would allow a reasonable addition and maintain existing residential character.

Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

1803

Application for

Zoning Variance

Pursuant to Section 810
of the Zoning Resolution

Case# VA-

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

The maximum lot coverage is 20%. The lot is currently at ≈ 19.54% and proposed parking area would increase it to 22%. The requested increase is ≈ 2%.

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

No. This would not change character of the neighborhood nor would adjoining properties suffer harm. The goal is to improve the look of the neighborhood.

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

It would not adversely affect any services. If anything, it would be better and more out of the way.

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

NO. I was unaware of any restrictions or build limitations/ setbacks.

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

There does not appear to be another practical location for the proposed pad or my trailer. The existing setbacks, improvement, and boundries limits options. The trailer to be parked on the pad is a custom built for our truck and snow cars and storing elsewhere is high cost and harder to securely store and access. The trailer is used all year around.

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

Yes. The requested variance is limited and would allow a reasonable parking area and allow me to be in compliance with other regulations.

Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Application for

Zoning Variance

Pursuant to Section 810
of the Zoning Resolution

Case# VA-

Affidavit**

I hereby certify that the facts, statements, and information presented within this application form are true and correct to the best of my knowledge and belief. I hereby understand and certify that any misrepresentation or omissions of any information required in this application form may result in my application being delayed or not approved by the County. I hereby certify that I have read and fully understand all the information required in this application form and all applicable requireents of the Franklin County Zoning Resolution. The affiant further acknowledges that a Certificate of Zoning Compliance may only be issued for an approved Variance within the period of one (1) year from the date of final approval by the Board of Zoning Appeals; if an approved Variance has not been used within one (1) year of its date of issuance, meaning there has not been active and substantial improvement to a property in accordance with a valid Variance, then the Variance shall expire and no work may commence or continue without either renewing the Variance or receiving a new Variance approval from the Board of Zoning Appeals in accordance with Section 810 of the Franklin County Zoning Resolution.

Applicant/Authorized Agent *

Date

Property Owner (signature must be notarized)

6/13/26
Date

Property Owner (signature must be notarized)

Date

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

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

Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Application for

Zoning Variance

Pursuant to Section 810
of the Zoning Resolution

Application Instructions

Please submit the following:

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

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



Site Plan Requirements

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



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

Franklin County Auditor's Office

Auditor

Michael Stinziano

Map Produced August 13, 2026

Planimetric Legend

Source: 2021 Aerial Photography

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

Topographic Legend

Source: OSIP - 2019 LiDAR Collection

- Spot Elevation
- Index Contour
- Intermediate Contour

Appraisal Legend

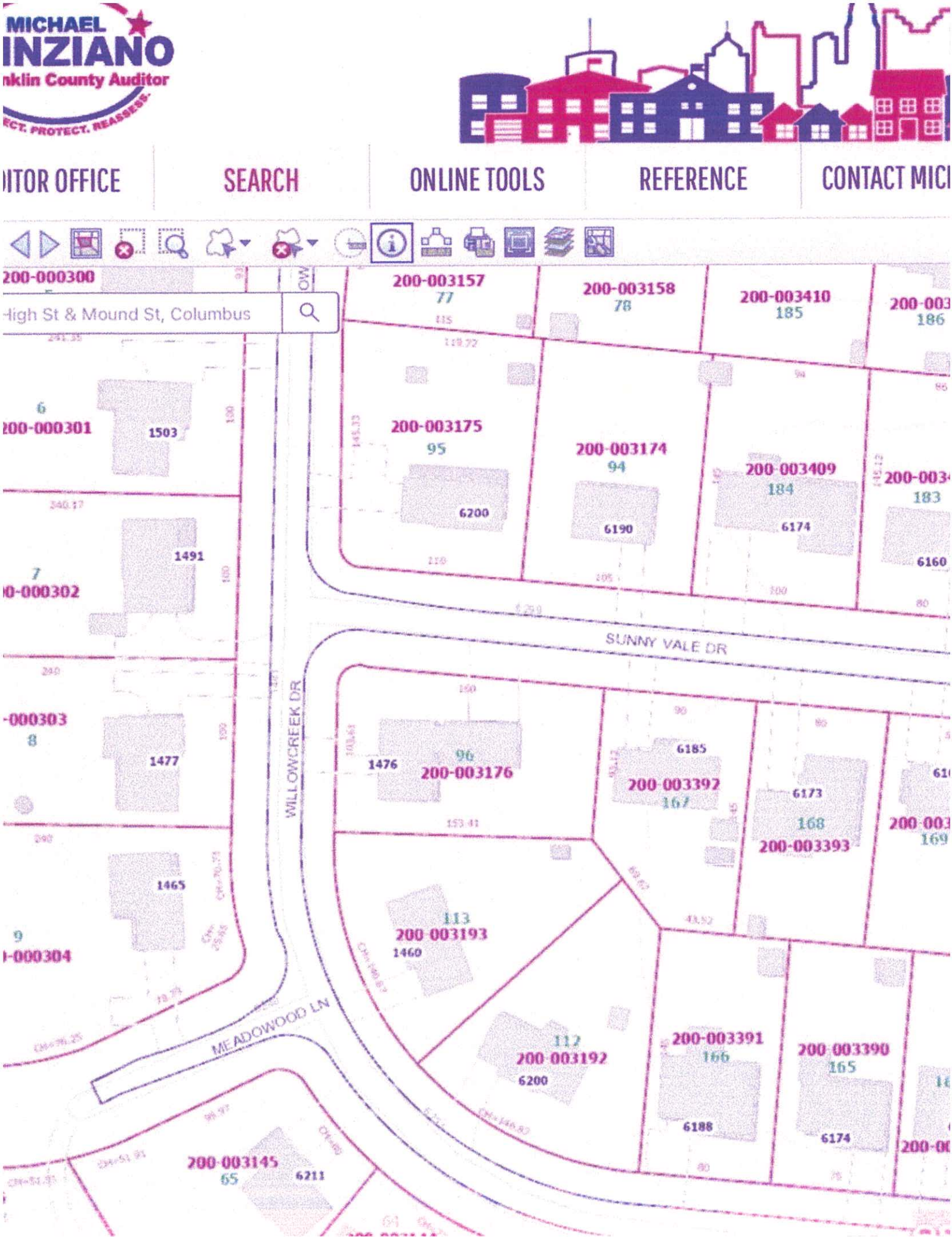
Source: Franklin County Auditor & Engineer

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

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

For scaled maps, please visit the parcel viewer at https://gis.franklincountyohio.gov/parcelviewer

MICHAEL STINZIANO
Franklin County Auditor
CONNECT. PROTECT. REASSESS.


MICHAEL
INZIANO
nklin County Auditor
ECT. PROTECT. REASSESS.
ITOR OFFICE
SEARCH
ONLINE TOOLS
REFERENCE
CONTACT MICI
200-000300
High St & Mound St, Columbus
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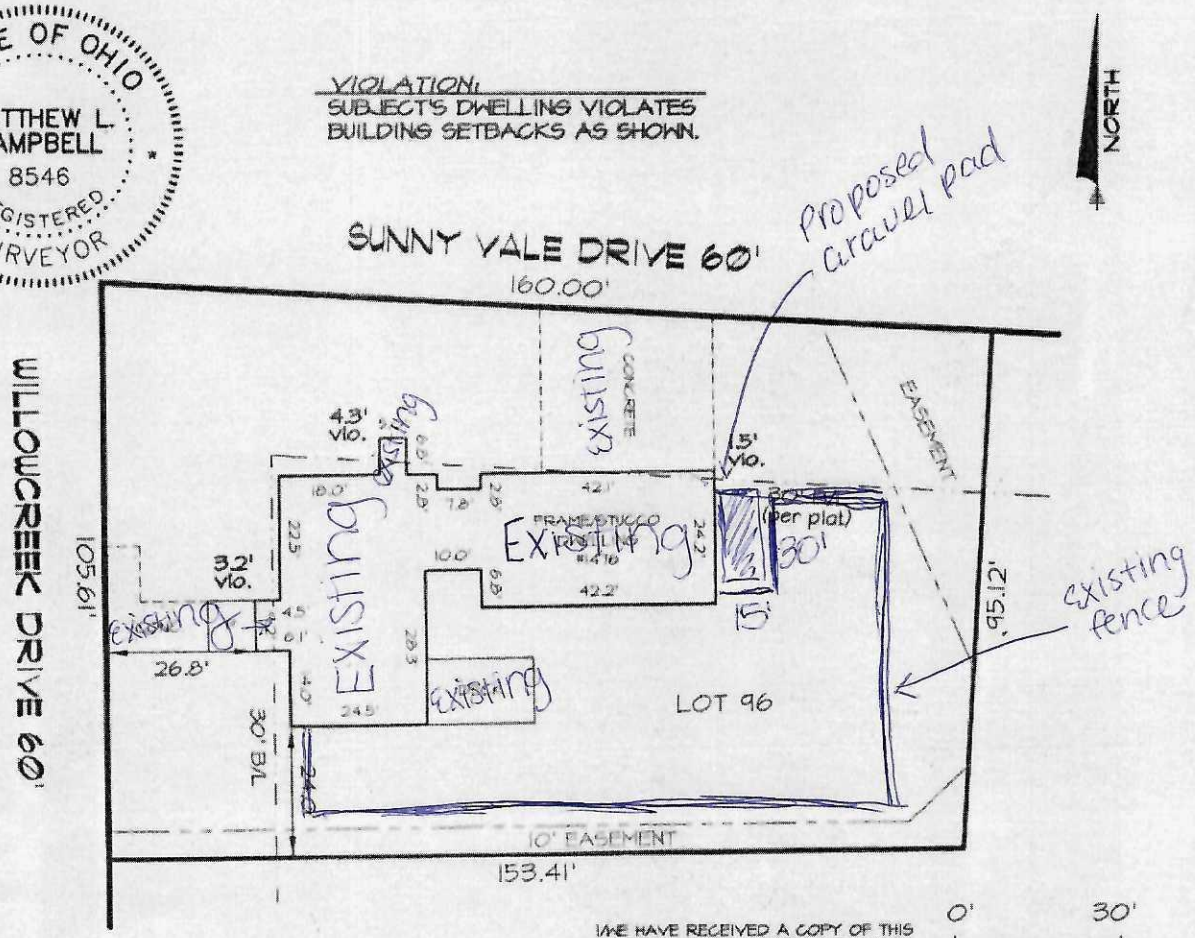
CAMPBELL & ASSOCIATES, INC.
Land Surveying

614 785 9340
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77 E Wilson Bridge Road
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Worthington, OH 43085
http://www.campbellsurvey.com

MORTGAGE LOCATION SURVEY

STATE OF OHIO
MATTHEW L. CAMPBELL
8546
REGISTERED SURVEYOR

VIOLATION:
SUBJECT'S DWELLING VIOLATES BUILDING SETBACKS AS SHOWN.



0' 30'

JRB

SCALE: 1"=30'

WE HAVE RECEIVED A COPY OF THIS SURVEY AND FIND THE CONDITIONS ACCEPTABLE TO ME/US.

BUYER/OWNER

Timberbrook Extension

Plat Book 37 Pages 22-23

Client Order No. 93475

Date October 22, 2020

C & A Order No. CO170439

Present Owner Adam Thomas and Alyx Johnson Thomas

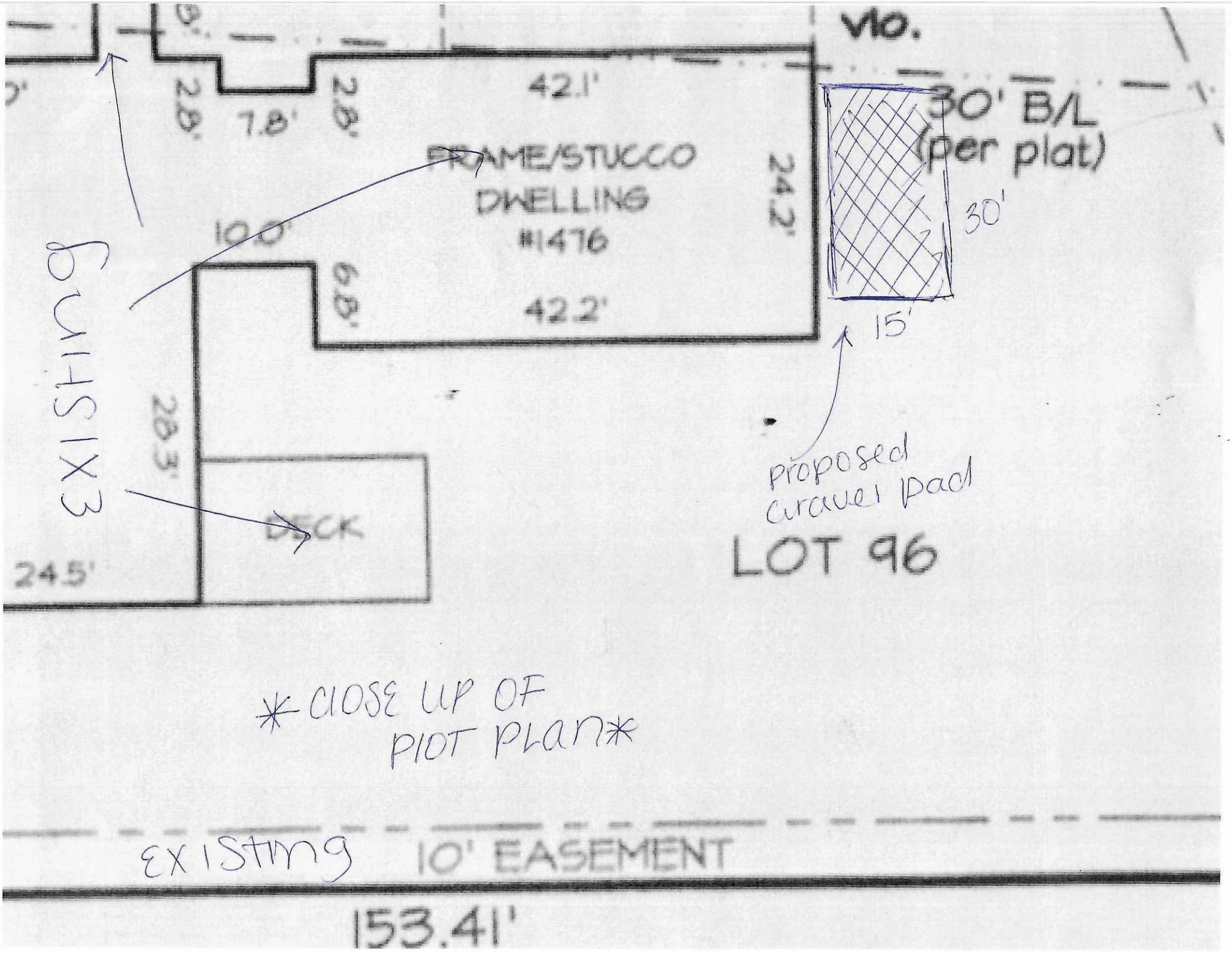
and/or First Ohio Title Insurance Agency, Ltd.

has been made and there are no apparent encroachments or visible easements unless of establishing boundary lines, and is not to be used for that purpose.

Matthew L. Campbell

Matthew L. Campbell - Reg. Surveyor No. 8546

200-003176
-0.36 acres/15681.6 sf
-Existing:19.54% Lot Coverage
-Proposed: 22% lot coverage


VIO.
42.1'
2.0'
7.8'
2.0'
30' B/L
(per plat)
FRAME/STUCCO
DWELLING
#1476
24.2'
30'
10.0'
6.0'
42.2'
15'
EXISTING
28.3'
DECK
proposed
gravel pad
LOT 96
24.5'
* CLOSE UP OF
PLOT PLAN *
EXISTING 10' EASEMENT
153.41'