



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 16, 2025

1:30 p.m.

1. New Business

i. VA-4139

Owner/Applicant:	Gene and Susan Yosick/ Heather Hohman-American Heritage Homes
Township:	Pleasant Township
Site:	7431 Kropp Rd. (PID #230-003436)
Acreage:	6.646-acres
Utilities:	Private water and wastewater
Zoning:	Restricted Suburban Residential (R-1)
Request:	Requesting Variances from Sections 512.01 and 512.02(2) of the Franklin County Zoning Resolution to construct an accessory structure that is larger than the principal structure and the maximum allowed for a property over five (5) acres in an area zoned Restricted Suburban Residential (R1).

ii. VA-4140

Owner/Applicant:	David Armeni /Christopher Cline
Township:	Sharon Township
Site:	252 W. Kanawha Ave. (PID #254-151514)
Acreage:	0.12 -acres
Utilities:	Public water and wastewater
Zoning:	Restricted Urban Residential (R-8)
Request:	Requesting a Variance from Section 110.041 of the Franklin County Zoning Resolution to develop a non-conforming lot in an area zoned Restricted Urban Residential (R-8).

iii. VA-4141

Owner/Applicant:	Daniel & Danielle Huskey
Township:	Norwich Township
Site:	6345 Renner Rd. (PID #200-003198)
Acreage:	0.61 acres
Utilities:	Private water and wastewater
Zoning:	Rural (R) district
Request:	Requesting a Variance from Sections 302.041(c) of the Franklin County Zoning Resolution to construct an addition that exceeds lot coverage in an area zoned Rural (R).

iv. VA-4142

Owner/Applicant:	Amanda & Sarah Erickson
Township:	Mifflin Township
Site:	2151 N. Cassady Ave. (PID #190-000031)
Acreage:	0.61-arces
Utilities:	Private water and wastewater
Zoning:	Rural (R) district
Request:	Requesting Variances from Sections 655.124(a) and 655.142(a) of the Franklin County Zoning Resolution for the construction of a porch and fence in the Alum Creek Riparian Setback in an area zoned Rural (R).

v. VA-4143

Owner/Applicant:	RBM Construction 1, LLC/Brandon Miller
Township:	Mifflin Township
Site:	2810 Baughman (PID #190-001358)
Acreage:	0.39-acres
Utilities:	Public water and wastewater
Zoning:	Rural (R) district
Request:	Requesting Variances from Sections 110.041, 302.021(a)(1), 302.041(a), and 302.042 of the Franklin County Zoning Resolution to subdivide a lot into two non-conforming lots without sufficient residual acreage in an area zoned Rural (R).

vi. ZON-25-02

Owner/Applicant:	Carl and Carline Madison
Township:	Madison Township
Site:	3163 Winchester Pike (PID #180-003838)
Acreage:	2.759-acres
Utilities:	Private water and wastewater
Zoning:	Rural (R) district
Request:	Requesting to rezone 2.759 acres from the Rural (R) district to the Select Commercial Planned District (SCPD) for an eating and drinking place with outdoor activities.



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Economic Development & Planning Department
James Schimmer, Director

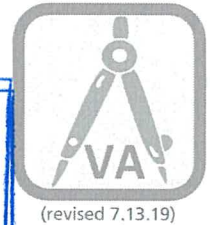
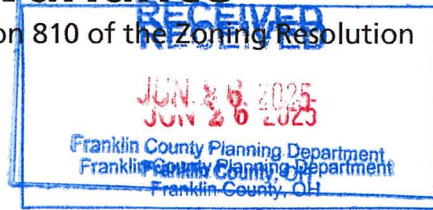


Application for

Zoning Variance

Pursuant to Section 810 of the Zoning Resolution

Page 1 of 7



Property Information

Site Address:	7447 KROPP RD	**See Note Below
Parcel ID:	230-003436-00	Zoning District: FRANKLIN CO
Lot Acreage:	6.6455	Township: PLEASANT

Property Owner Information

Name:	GENE AND SUSAN YOSICK	
Address:	5344 Infinity Ct. Grove, OH 43123	
Phone #	614-571-7424 (GENE)	Fax #
Email:	gyosick@columbus.rr.com (GENE)	

Applicant Information

☐ Same as property owner

Name:	HEATHER HOHMAN - AMERICAN HERITAGE HOMES	
Address:	11143 US Highway 23 S, Lockbourne, OH 43137	
Phone #	614-397-2805	Fax #
Email:	heatherh@ahhcorp.com	

Agent Information

Name:		
Address:		
Phone #		Fax #
Email:		

****Note:** Lot split recorded 5/13/2025 - the address of this parcel was recorded incorrectly. The original parcel of 19 Acres (now 13 - Parcel ID: 230-001514) should be addressed as "7431 Kropp Rd." The 6.6455 acre parcel that was split off for the residence (Parcel ID: 230-003436-00) should be addressed as "7447 Kropp Rd". The County Auditor shows the WRONG address for parcel: 230-001514 and NO address for parcel: 230-003436-00.

Staff Use Only

Case # VA-	4139
Date Filed:	06/26/25
Received By:	Austin W.
Fee Paid:	\$1350.00
Receipt Number:	25-01716.
Hearing Date:	08/18/25
Technical Review:	07/22/25
Zoning Compliance #:	

Checklist

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

Water & Wastewater

Water Supply	
<input type="checkbox"/> Public (Central)	
<input checked="" type="checkbox"/> Private (On-site)	
<input type="checkbox"/> Other	
Wastewater Treatment	
<input type="checkbox"/> Public (Central)	
<input checked="" type="checkbox"/> Private (On-site)	
<input type="checkbox"/> Other	



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Case# VA-

Page 2 of 7

Would need to also get a variance on section
512.01 as the accessory structure is larger than the
principal structure.

Variance(s) Requested:

Section: 512.02

Description: SIZE OF RESIDENTIAL ACCESSORY BUILDING

Section: 512.01

Description: Accessory structure is not subordinate in AREA to Principal.

Section: * Footprint of Principal structure (including attached porch and garage: 3518 sqft.

Description: * Footprint of Accessory structure (Barn): 5000 sqft.

Describe the project:

The homeowners would like to construct a barn to serve the residential property described on this application as well as their adjacent 13 acre property currently being used for agriculture purposes.

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

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

The 6.6455 acre lot noted on the application was a split off from a (now) 13 acre parcel zoned for agriculture use, also owned by Gene and Susan Yosick as "P & L Family Investments, LLC." The homeowners intend to construct a barn that will serve both properties, but are restricted to the accessory structure size requirement of 4,320 sqft. The homeowners are proposing a barn of 5,000 sqft. to accommodate the larger sized farm equipment for the adjacent lot in addition to the storage of the homeowners' historical vehicles and lawn maintenance equipment.



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Zoning Variance

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Page 3 of 7



Case# VA-

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

Yes, in lieu of the lot split necessary for the residential home construction, the literal interpretation of 512.02 would require the construction of an accessory structure on both lots. The homeowners would have to bear the expense of supplying electric service to the adjacent agricultural lot in addition to construction costs associated with an additional accessory structure.

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

The lot split was a requirement for the zoning compliance necessary to construct the primary residence.

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

No, the homeowner will not have any special privileges as many area variances are approved for accessory structures in the rural district.

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

No.

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

The property will maintain its use of being a single family residence.



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Page 4 of 7



Case# VA-

#7 contd.: In addition to the small increase in accessory structure allowable square footage, the requested variance is almost negligible when considering the lot size of 289,478 sqft. If an 'allowable' accessory is added to the building coverage on the lot (4,320 sqft), total building coverage = 2.7%. The additional 680 sqft of accessory coverage merely changes the total building coverage from 2.7% to 2.9% of the total lot area. This is far less than the 20% of allowable building coverage noted in the Franklin County Zoning Ordinance.

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

Section 512.02 grants accessory structure square footage up to 4,320 sqft. for lots of 5 acres and above. The area variance the homeowners are requesting for the accessory structure (barn) on the 6.645 acre residential lot is merely 680 sqft. This amount is less than a quarter of ONE PERCENT of the lot total square footage, and only a 15.7% increase in allowable accessory structure square footage. Cont'd above question 7.

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.

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 services to the property will be affected by increasing the allowable square footage of the proposed barn/accessory structure.

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

No.

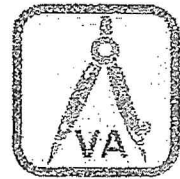
11. Could the applicant's predicament feasibly be obtained through some method other than a variance?

No.

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

Yes, as the homeowners could then have safe and convenient access to necessary farm equipment as well as storage for their historical cars and related mechanical equipment.

Application for
Zoning Variance
Pursuant to Section 810 of the Zoning Resolution
Page 5 of 7



Case# VA-

Affidavit

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

American Heritage Homes Corp by [Signature]
Applicant/Authorized Agent *

06/24/2025

Date

[Signature]
Property Owner (signature must be notarized)

06/24/2025

Date

[Signature]
Property Owner (signature must be notarized)

06/24/2025

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.

Taken, sworn to or affirmed and subscribed before me by Gene & Susan Yosick
this 25th day of June, 2025

[Signature]
Notary Public



Amy Jackson
Notary Public, State of Ohio
My Commission Expires:
02/28/2028

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JUN 26 2025

Franklin County Planning Department
Franklin County, OH



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Economic Development & Planning Department
James Schimmer, Director

Application for

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Page 6 of 7



Application Instructions

Please submit the following:

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

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





Site Plan Requirements

- The site plan must be prepared by a design professional (i.e. registered surveyor, engineer and/or architect) and include all items required under Sections 705.022 and 810.022 of the Franklin County Zoning Resolution
 - *Site plans which are incomplete and/or not drawn to scale will not be accepted.*
- Two (2) copies - minimum size of 8.5"x11" paper, maximum size of 11"x17" paper *Larger size copies are acceptable in addition to the min./max. sizes required
- North arrow and appropriate scale (i.e. 1 inch = 20 feet)
- Property lines, with the exact dimensions of the lot labeled
- Street right-of-way boundaries including street centerline
- The exact dimensions and location of all existing buildings (principal and accessory), structures (decks, patios, pools, paved parking areas, courtyards, etc.) and driveways/access points, indicating setbacks of each from property lines with measurements/distances labeled
- The exact dimensions, height and location of all proposed buildings, structures, additions, or modifications to the property, indicating setbacks from property lines with measurements/distances labeled
- Landscaping details - provide the quantity, location, size and plant species (Ohio Native Non-Invasive Only) used
- All open space areas including calculations (percentage) of impervious vs. pervious surface
- Building elevations and/or architectural renderings
- Parking layout with required parking calculations provided
- Lighting details - location, type of fixture (illustration), height and strength (footcandles/lumens)
- Existing and intended uses of all buildings and structures
 - *If multiple uses are being conducted within one building, the site plan must reflect the area of the building being occupied by each individual use*
- All easements and above/below ground utilities
- Regulatory floodplain (Floodway and Floodway Fringe) and riparian setback boundaries, when applicable
- All existing and proposed above and below ground drainage and stormwater features
 - *Refer to the Franklin County Stormwater Drainage Manual*
- Site topography (two (2) ft. contour intervals)
- Details regarding the location, height, maintenance and screening for any existing or proposed trash dumpster
- Screening details - *Refer to Section 521 of the Franklin County Zoning Resolution*
- Provisions for water and sanitary services including the 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*

BUILDING AREA:

FIRST FLOOR LIVING AREA:	2358 SF
SECOND FLOOR LIVING AREA:	695 SF
TOTAL LIVING AREA:	3053SF
PORCH AREA:	80 SF
GARAGE AREA:	1080 SF

SETBACK & HEIGHT LIMITATIONS

MINIMUM FRONT SETBACK	50 FEET
MINIMUM SIDE SETBACK	8'25' FEET
MINIMUM REAR SETBACK	50 FEET
MAXIMUM BUILDING HEIGHT	38 FEET

COVERAGE CALCULATIONS

SQUARE FOOTAGE OF THE LOT:	289,478 SF
FOOT PRINT:	2358 SF
PORCHES :	80 SF
GARAGE	1080 SF
BUILDING COVERAGE:	3518 SF .012%

Property Description:

7447 Kropp Road
Grove City, Ohio 43123
Franklin County Ohio
Parcel # 230-001514.00
6.6455 acres



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JUN 26 2025

Franklin County Planning Department
Franklin County, OH

PERMIT SET

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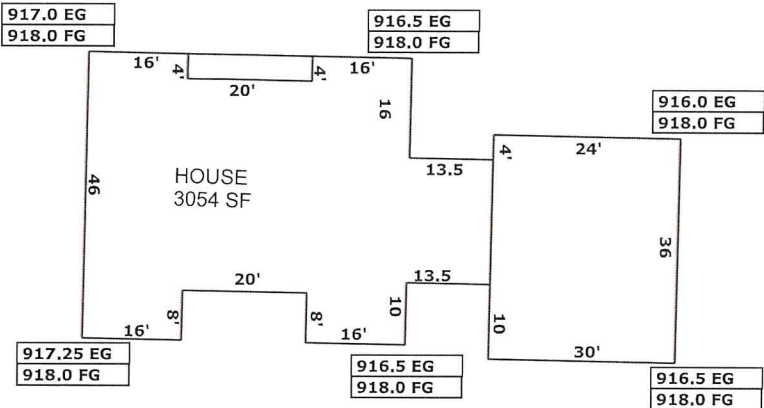
Gene and Susan Yosick
7447 Kropp Road
Grove City Ohio 43123

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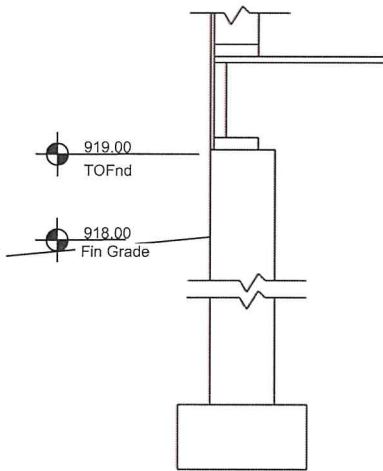
5.30.25

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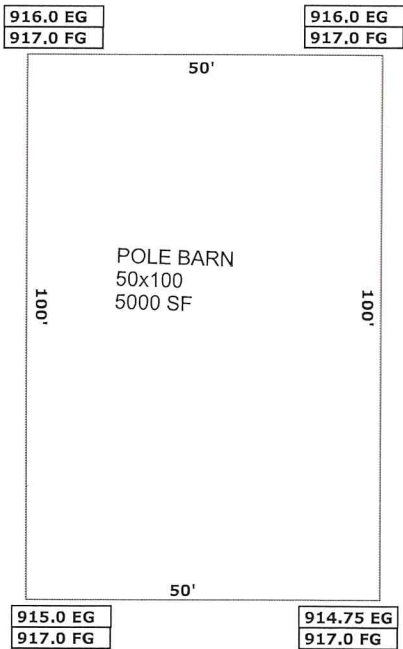
S-1



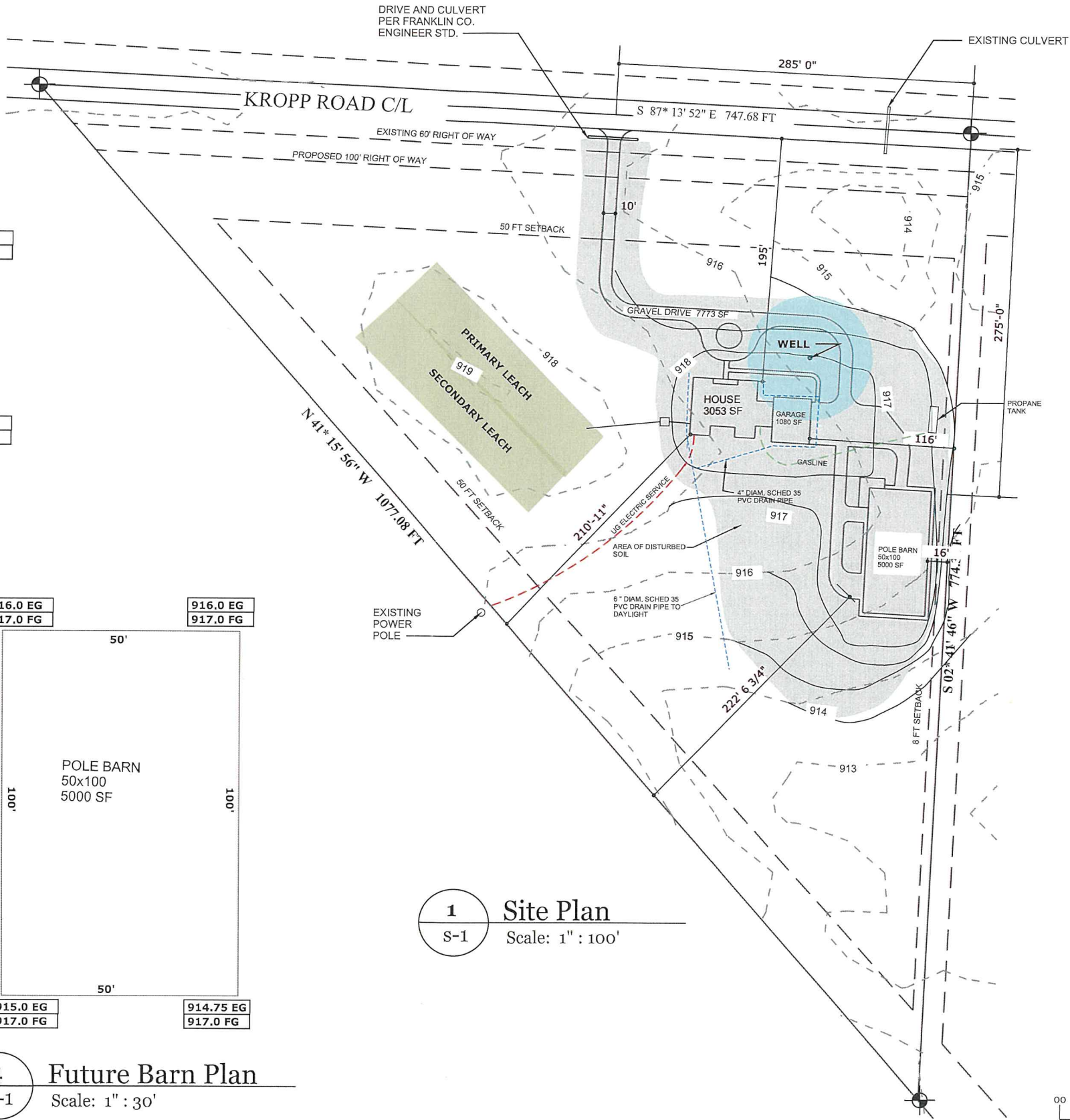
3 House plan
S-1 Scale: 1" : 30'



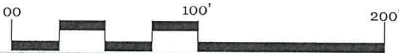
2 House Elevation
S-1 NTS

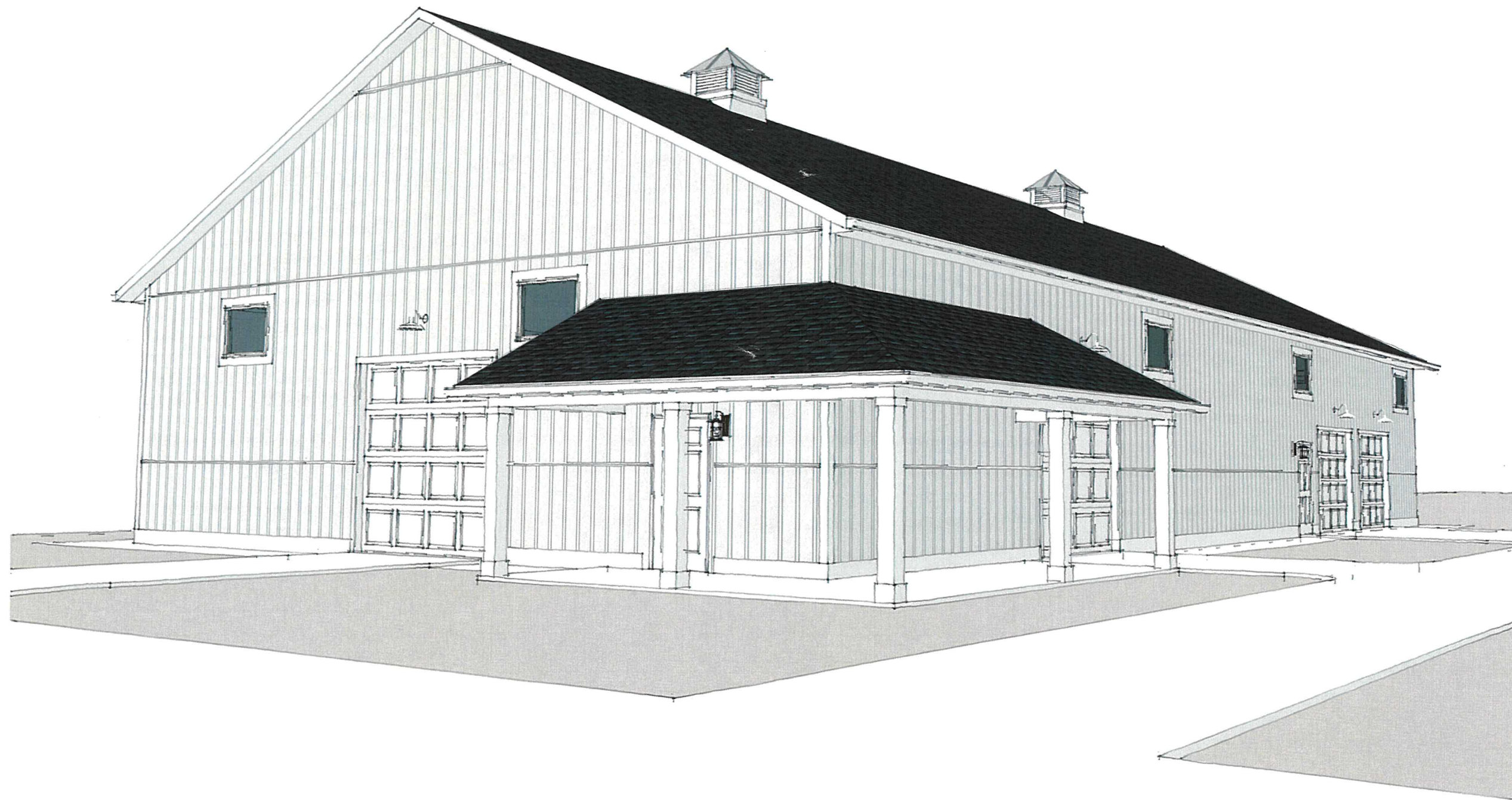


4 Future Barn Plan
S-1 Scale: 1" : 30'



1 Site Plan
S-1 Scale: 1" : 100'





Gene and Susan Yosick
7447 Kropp Road
Grove City Ohio 43123

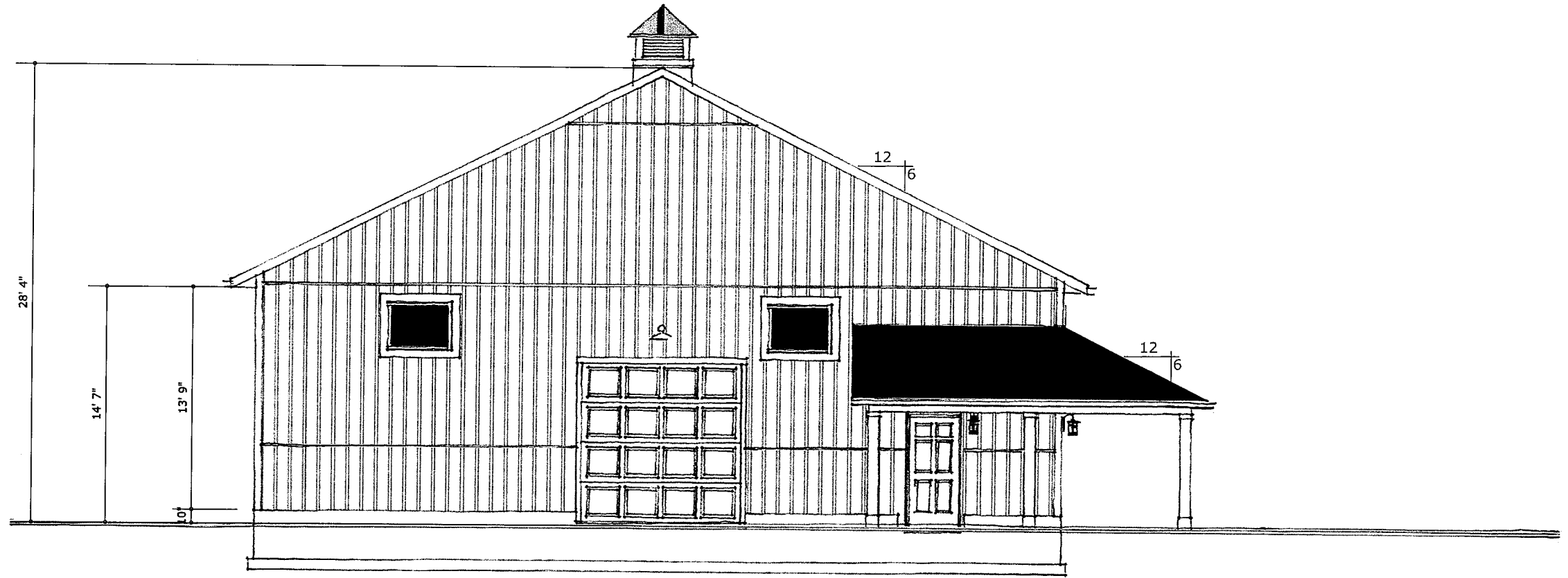
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5.30.25

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



1
A-1 Front Elevation

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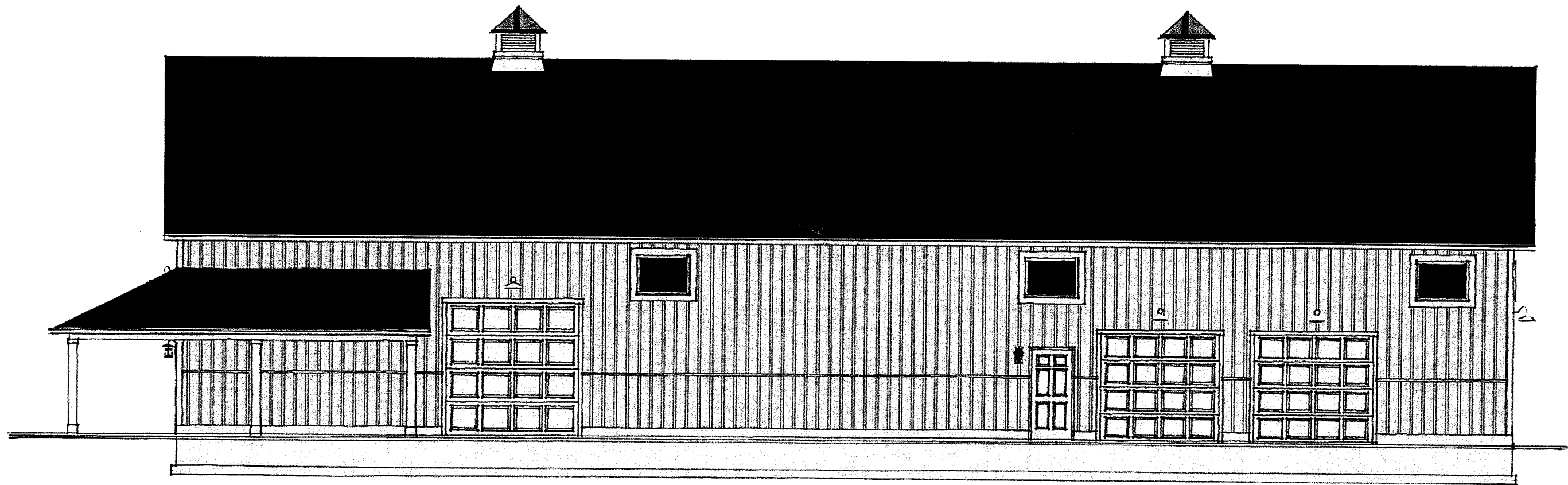
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7447 Kropp Road
Grove City Ohio 43123

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5.30.25

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



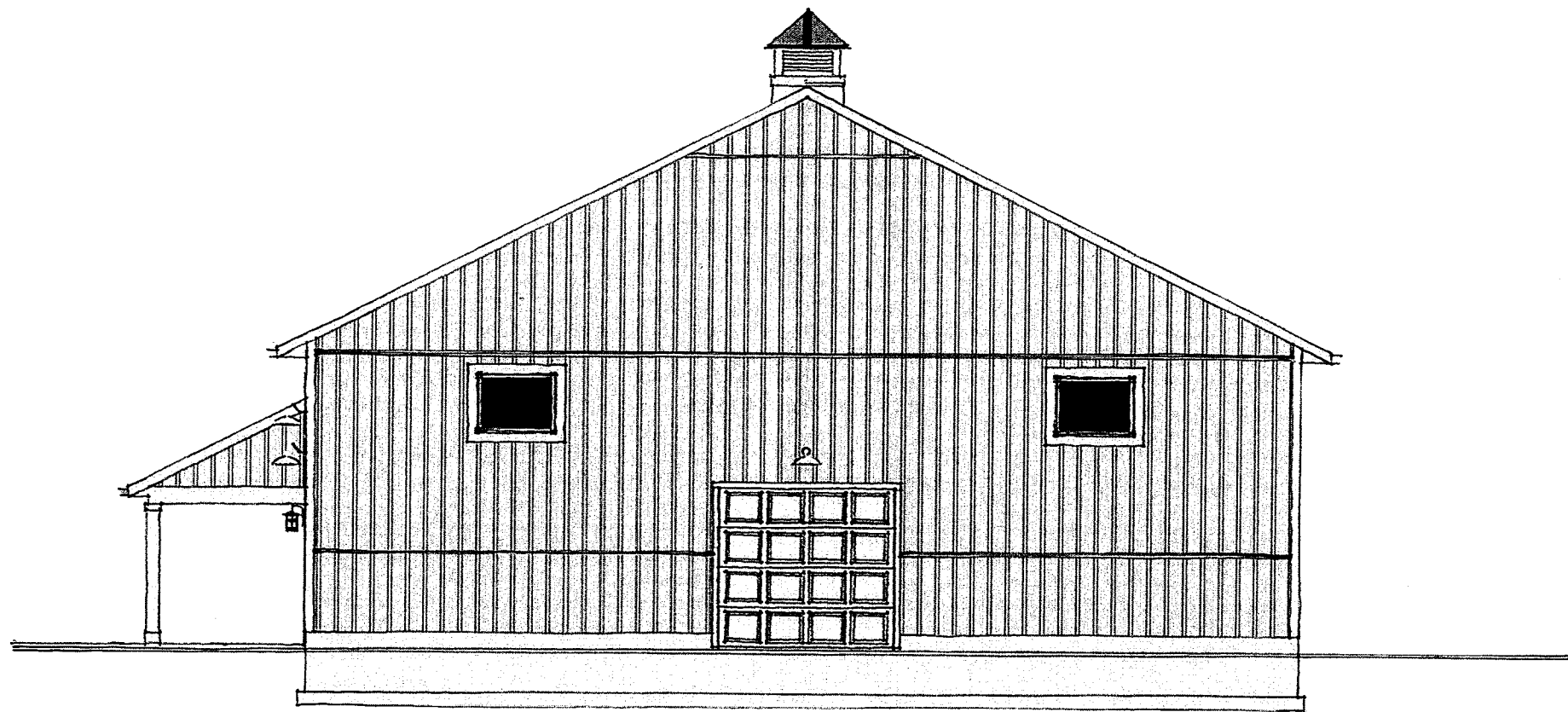
1
A-2 Right Elevation

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1
A-3 Rear Elevation

PERMIT SET

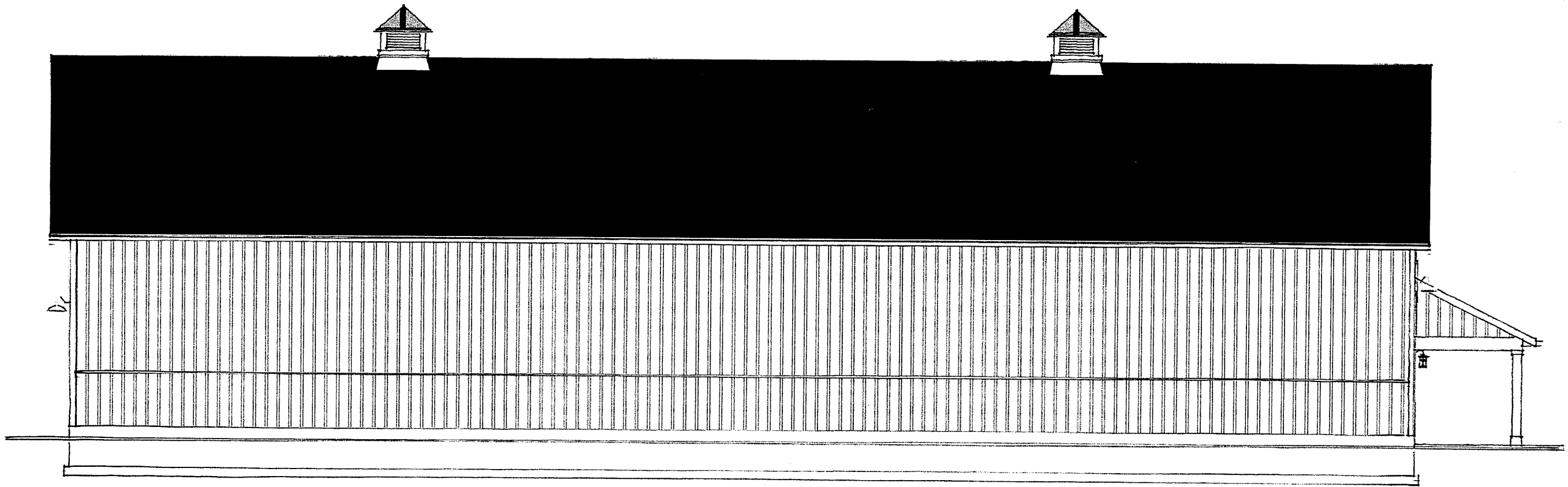
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5.30.25

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



1 Left Elevation
A-4

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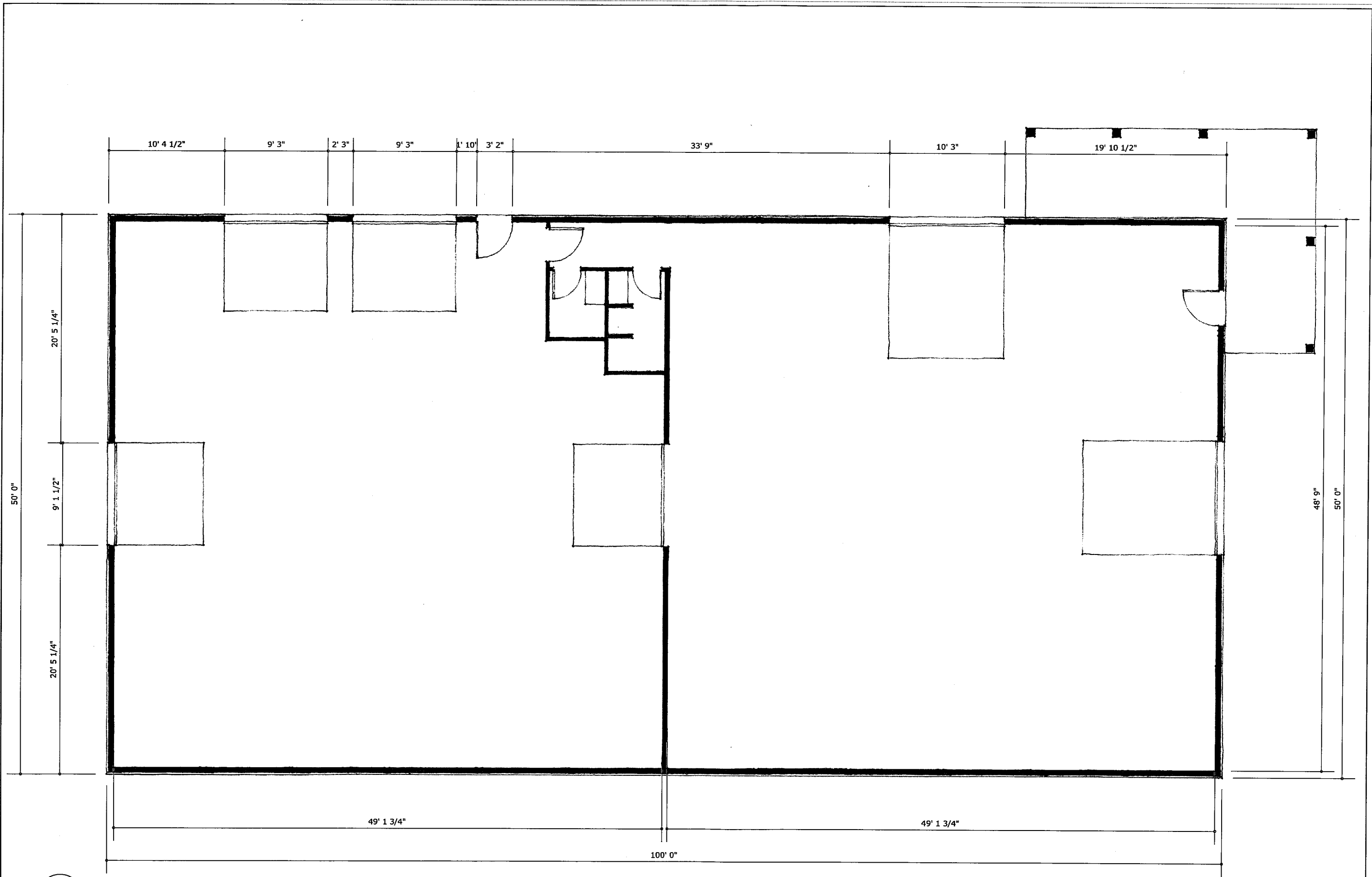
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7447 Kropp Road
Grove City Ohio 43123

DRAWN BY: GAL	JOB NO: 2064
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5.30.25

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



1
A-6 Floor Plan
5000 sf



Gene and Susan Yosick
7447 Kropp Road
Grove City Ohio 43123

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5.30.25
SCALE: 1/8"=1'-0"
A-6

DO NOT DETACH

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<p>Submitted By (Mail): KACIE D. WAUGH</p> <div data-bbox="743 1203 781 1230">Mail</div>									
<p>First Grantor: GENE YOSICK</p>	<p>First Grantee: KACIE D WAUGH , TR</p>								
<p>Fees:</p> <table><tr><td>Document Recording Fee:</td><td>\$34.00</td></tr><tr><td>Total Fees:</td><td>\$34.00</td></tr><tr><td>Amount Paid:</td><td>\$34.00</td></tr><tr><td>Amount Due:</td><td>\$0.00</td></tr></table>	Document Recording Fee:	\$34.00	Total Fees:	\$34.00	Amount Paid:	\$34.00	Amount Due:	\$0.00	<p>Instrument Number: 202405130046559 Recorded Date: 05/13/2024 3:26:07 PM</p>
Document Recording Fee:	\$34.00								
Total Fees:	\$34.00								
Amount Paid:	\$34.00								
Amount Due:	\$0.00								

OFFICIAL RECORDING COVER PAGE

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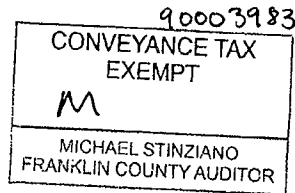
If an error on the cover page appears on our website after review please let our office know.

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

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2/3

TRANSFERRED

MAY 03 2024

MICHAEL STINZIANO
AUDITOR
FRANKLIN COUNTY, OHIO**GENERAL WARRANTY DEED**

Gene Yosick and Susan Yosick, husband and wife, for valuable consideration paid, grant, with general warranty covenants to Kacie D. Waugh, Trustee, whose tax mailing address is 7431 Kropp Road, Grove City, Ohio 43123, the following described real property:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

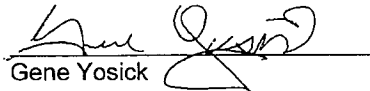
Parcel No. 230-001514

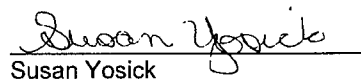
Address: 7431 Kropp Road, Grove City, Ohio 43123

Prior reference: Instrument No. 202303140023712 Official Records,
Franklin County Recorder

Subject to taxes and assessments which are now or may hereafter become liens on said premises and except conditions and restrictions and easements, if any, contained in former deeds of record for said premises, subject to all of which this conveyance is made.

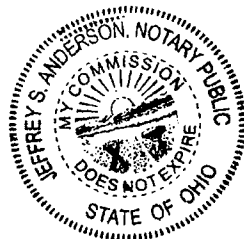
Signed and acknowledged this 30 day of April, 2024

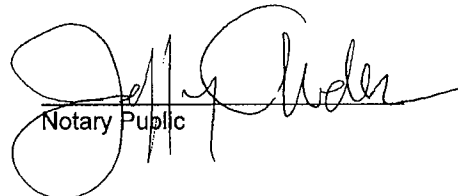

Gene Yosick


Susan Yosick

State of Ohio
County of Franklin, ss:

The foregoing instrument was acknowledged before me this 30 day of April, 2024, by Gene Yosick and Susan Yosick, husband and wife, the Grantors.




Notary Public

This instrument prepared by Waugh Law, LLC, 3083 Columbus Street, Grove City, Ohio 43123

COTTRILL SURVEYING, INC

15882 US Route 62 SE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

6.6455 Acre Tract Surveyed for Yosick

The following described 6.6455 acre tract is situated in the State of Ohio, Franklin County, Pleasant Township, VMS 3809, being part of a 19.673 acre tract (Parcel 230-001514-00) conveyed to Gene and Susan Yosick by Instrument Number 202303140023712, and being more particularly described as follows:

Beginning at a mag nail set in the centerline of Kropp Road (County Road 135, 60 feet right-of-way) at the Northeast corner of a 2.7312 acre tract conveyed to Daniel E Hebble by Instrument Number 200801250012145 and the Northwest corner of said 19.673 acre tract, said mag nail bears South 87° 13' 52" East a distance of 488.28 feet from FCGS 1151 found at the centerline intersection of Kropp Road and Lukens Road (County Road 140, 50 feet right-of-way);

Thence, with the centerline of Kropp Road, **South 87° 13' 52" East** a distance of **747.68 feet** to FCGS 4460;

Thence, with a new line across said 19.673 acre tract, **South 02° 41' 46" West**, passing an iron pin and cap set at 30.00 feet, a total distance of **774.34 feet** to an iron pin and cap set in the Northeast line of a 1.00 acre tract conveyed to MAC by Instrument Number 201509080126231;

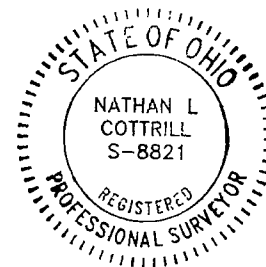
Thence, with the Northeast line of said 1.00 acre tract, **North 41° 15' 56" West**, passing the East corner of a 1.00 acre tract conveyed to Aleksandr and Tetiana Momotok by Instrument Number 202003120036809 at 109.15 feet, passing the East corner of a 1.00 acre tract conveyed to Anthony J Sullivan by Instrument Number 200706080100440 at 233.61 feet passing the East corner of a 1.00 acre tract conveyed to James A and Mary L Mullins by Official Record 4087 page H08 at 358.07 feet, passing the East corner of a 1.00 acre tract conveyed to Diane Stierwalt by Instrument Number 202209010126234 at 482.53 feet, passing a 1/2 inch diameter iron pipe found at the East corner of a 1.205 acre tract conveyed to Joshua O'Brien and Shelby O'Brien by Instrument Number 202307130069541 at 606.99 feet, passing a 1/2 inch diameter iron pipe found at the East corner of a 1.205 acre tract conveyed to Daniel E Hebble by Instrument Number 200103050043817 at 757.00 feet, passing a 1/2 inch diameter iron pipe found at the East corner of a 2.7317 acre tract conveyed to Daniel E Hebble by Instrument Number 200801250012145 at 906.95 feet, passing a 5/8 inch diameter rebar found at 1041.84 feet, a total distance of **1077.08 feet** returning to the **Point of Beginning**, containing **6.6455 Acres** more or less, of which 0.5050 acres more or less is in the PRO of Kropp Road.

Bearings are based on a GPS observation on May 5, 2022, WGS 1984 Geodetic North, the centerline of Kropp Road between FCGS 1151 and FCGS 9965 is South 87° 13' 50" East.

Subject to and with the benefit of all legal highways, restrictions, easements, limitations, and reservations, of record, if any and to zoning restrictions which have been imposed thereon, if any.

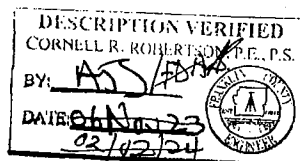
All iron pins set are 5/8-inch diameter rebar with yellow plastic cap stamped "Cottrill Surveying"

This description is based on an actual field survey performed by Nathan L. Cottrill, PS registration #8821 on October of 2023.



Split
6.6455 ac
out of
(230)
1514

Nathan L. Cottrill, PS #8821
(Job #S230505-6.6455)
October 19, 2023



**APPROVED BY FRANKLIN COUNTY
ECONOMIC DEVELOPMENT &
PLANNING DEPARTMENT
NO PLAT REQUIRED**

Authorized By 2/6/24
Date

RECEIVED

JUN 26 2025

Receipt # 116367

Permit # 2024045

Local Health District

~~5500~~

3821

SF01 974

8/6/24

Franklin County Planning Department
Franklin County, OHPermit To Install or Alter
a Sewage Treatment System

The issuance of this permit confirms that all requirements of OAC rule 3701-29-09(B) are complete as documented below.

☒ Site Review Application, associated fees, and the following:☒ Completed Soil Evaluation in accordance with OAC rule 3701-29-07, If waived by the Board of Health, state why: _____☒ Completed STS Design, in accordance with OAC rule 3701-29-10 Estimated System Cost: \$24,000.00☒ If applicable, Incremental replacement plan as per OAC rule 3701-29-09 (C).☒ Application for Permit and associated fees☐ Proof of registration with the Ohio EPA Class V injection well program ☐ N/A

This sewage treatment system permit is being issued to:

Owner's or Designate Representative's Name (printed)

Ed Nolan

Township

Pleasant

Property Street Address, City, OH (location of the installation, replacement or alteration)

7447 7449 Kropp Rd Grove City Ohio

STS Contractor(s) performing the work.

1	Company Name: PFL Construction	Installer Registration #: 2024016
	Company Address: 233 Hamilton Ave westerville OH, 43081	
2	Company Name:	Installer Registration #:
	Company Address:	

Notice to the Owner and STS Contractor:

- The installation, replacement or alteration shall comply with the approved site review, any conditions of this permit, and any conditions of a product approval, the design, and Chapter 3701-29 of the Administrative Code.
- The owner of the STS and/or an authorized agent shall be responsible for all coordination between the local health district, designer, soil evaluator, installer, and Ohio EPA, if applicable.
- The protection of the sewage treatment system area is required prior to, during, and after construction.
- This installation, replacement or alteration permit may be revoked by the board of health prior to its expiration if a change in site conditions, the quality of the work, or if other conditions arise that are not in compliance with Chapter 3701-29 of the Administrative Code.
- This permit is valid for one (1) year from the date issued by the Board of Health.

Sewage Treatment System Permit Requirements ☒ Installation ☐ Replacement ☐ Alteration

Sewage Treatment System:			
1. <input checked="" type="checkbox"/> Soil Absorption	2. <input type="checkbox"/> NPDES System	3. <input type="checkbox"/> Non-NPDES System	4. <input type="checkbox"/> Tank Replacement
Gray Water Recycling System:			
1. <input type="checkbox"/> Type 1	2. <input type="checkbox"/> Type 2	3. <input type="checkbox"/> Type 3	4. <input type="checkbox"/> Type 4
System Description:			
1. <input type="checkbox"/> Septic tank to shallow leach lines	2. <input type="checkbox"/> Pretreatment to shallow leach lines	3. <input type="checkbox"/> Septic tank to 18"-30" leach lines	
4. <input type="checkbox"/> Pretreatment to 18"-30" leach lines	5. <input checked="" type="checkbox"/> Septic tank to sand mound	6. <input type="checkbox"/> Pretreatment to sand mound	
7. <input type="checkbox"/> Septic tank to drip distribution	8. <input type="checkbox"/> Pretreatment to drip distribution	9. <input type="checkbox"/> NPDES System	
10. <input type="checkbox"/> Other _____	11. <input type="checkbox"/> Septic Tank to LPP	12. <input type="checkbox"/> Pretreatment to LPP	
13. <input type="checkbox"/> Spray Irrigation	14. <input type="checkbox"/> Privy or Holding tank	15. <input type="checkbox"/> Sand Lined Systems	
Soil Depth Credit (if applicable)			
1. <input type="checkbox"/> One foot credit allowed	2. <input type="checkbox"/> Two foot credit allowed	<input type="checkbox"/> Six inch credit allowed	
Was a variance granted by the Board of Health prior to this permit being issued? <input type="checkbox"/> Yes <input type="checkbox"/> No			
Date Approved (if Yes):		Variance requested for OAC 3701-29- _____	
Comments:			

PROPERTY OWNER or DESIGNATE REPRESENTATIVE SIGNATURE (if applicable)

ed nolan

DATE OF SIGNATURE:

8/15/2024

THIS PERMIT IS VALID ONE (1) YEAR FROM THE DATE ISSUED.

DATE ISSUED 9-13-24	SIGNATURE Adrian Allen
PERMIT ISSUED BY (RS or SIT only)	
PERMIT EXTENSION	
Approved By	Date Approved
	Date Expires



GENERAL NOTES - MOUND SYSTEM

1. ALL INSTALLATION AND CONSTRUCTION TECHNIQUES SHALL CONFORM TO COUNTY CODES AND STATE BOARD OF HEALTH "SEWAGE HANDLING AND DISPOSAL REGULATIONS" PERTAINING TO ON SITE SEWAGE SYSTEMS AND THE PERMIT FOR THIS SITE.
2. THE INSTALLATION OF THIS SYSTEM SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND PROCEDURES AS SUPPLIED BY THE MANUFACTURER OF THE EQUIPMENT.
3. ALL PVC PIPE AND FITTINGS SHALL BE PVC SCH 40 TYPE 1 RATED FOR PRESSURE APPLICATIONS. ALL GLUED JOINTS SHALL BE CLEANED AND PRIMED WITH PURPLE (DYED) PVC PRIMER PRIOR TO BEING GLUED.
4. ALL CUTTING OF PVC PIPE AND FLEXIBLE PVC TUBING SHALL BE ACCOMPLISHED WITH PIPE CUTTERS APPROVED BY MANUFACTURER. NO SAWING OF PVC, FLEXIBLE PVC OR DRIPPER TUBING ALLOWED.
5. ALL PVC PIPE AND FLEXIBLE PVC TUBING IN THE WORK AREA SHALL HAVE THE ENDS COVERED WITH DUCT TAPE TO PREVENT CONSTRUCTION DEBRIS FROM ENTERING THE PIPE. PRIOR TO GLUING ALL JOINTS SHALL BE INSPECTED FOR AND CLEARED OF ANY CONSTRUCTION DEBRIS.
6. NO WET WEATHER INSTALLATION IS PERMITTED. SOIL (TOP 6"-7") MUST CRUMBLE AND NOT FORM A WIRE WHEN ROLLED BETWEEN PALMS.
7. NO ACTIVITY ON DRAINFIELD AREA OTHER THAN MINIMUM REQUIRED TO INSTALL SYSTEM. DO NOT PARK EQUIPMENT, DRIVE LARGE EQUIPMENT OVER, OR STORE MATERIALS ON DRAINFIELD SITE.
8. HORIZONTAL SPACING BETWEEN LATERAL DISTRIBUTION LINES AND THE DRILLED HOLES SHALL BE AS SPECIFIED.
9. THE BUILDING SEWER SHALL BE 4" SCH 40 WITH A MINIMUM SLOPE OF 1/8" PER FOOT. THERE SHALL BE NO BENDS GREATER THAN 45 DEGREES. CLEANOUTS SHOULD BE PROVIDED EVERY 100 FEET. FOR CONSTRUCTION TECHNIQUES REFER TO THE OAC 3701-29, THE OHIO STATE BULLETINS, AND THE WISCONSIN MOUND MANUALS (FOUND ON INTERNET).
10. IF TREES OR BRUSH ARE REMOVED FROM SITE, FOLLOW LOCAL HEALTH DEPARTMENT REGULATIONS FOR REMOVAL.
11. THE CONTRACTOR SHALL BE CERTIFIED TO INSTALL THIS TYPE OF SYSTEM BY THE MANUFACTURER AND THE CONTRACTOR SHALL HOLD A PRE CONSTRUCTION MEETING WITH THE INDIVIDUALS RESPONSIBLE FOR SOIL EVALUATIONS, SYSTEM DESIGN, PERMITTING, AND INSPECTIONS PRIOR TO SITE WORK BEGINNING TO ENSURE PROTECTION OF SOIL CONDITIONS AND TO ENSURE THE SYSTEM IS INSTALLED ACCORDING TO DESIGN.
12. IF SITE CONDITIONS ARE DETERMINED TO REQUIRE THE INSTALLATION OF THE SYSTEM TO DEVIATE FROM THESE PLANS, ALL SITE WORK SHALL STOP IMMEDIATELY AND THE DESIGNER SHALL BE NOTIFIED. ANY ONGOING WORK SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR, AS-BUILT TO BE COORDINATED WITH DESIGNER AND INSTALLER.
13. THE DISTRIBUTION ORIFICES SHALL BE MECHANICALLY DRILLED WITH A SHARP DRILL BIT ON THE TOP OR BOTTOM OF THE LATERALS, SLIDE A SMALLER DIAMETER PIPE BACK AND FORTH INSIDE THE DISTRIBUTION PIPES TO KNOCK OFF ANY PIECES OF PLASTIC EXTENDING DOWN FROM THE DRILL HOLES. THE LATERALS MUST BE PLACED INSIDE A 4" PERFORATED PIPE(SHIELD).
14. THE DRAINFIELD MAIN SUPPLY LINE AND MANIFOLD SHOULD BE SLOPED BACK TO THE DOSING TANK SO THAT IT DRAINS. THIS WILL PREVENT FREEZING.
15. NEVER ENTER A DOSING TANK. ANY WORK TO REPLACE PUMPS, SWITCHES, OR CONNECTIONS SHOULD BE MADE FROM THE OUTSIDE. THE SEWAGE GASES PRODUCED IN THE TANK CAN KILL A PERSON IN MINUTES.
16. DO NOT PLANT TREES, SHRUBS, OR ANY PLANT WITH AN EXTENSIVE ROOT SYSTEM ON THE MOUND. THE MOUND CAN BE OUTLINED WITH TREES OR SHRUBS, BUT THEY SHOULD BE AT LEAST 25' AWAY.
17. BECAUSE THE MOUND WILL TEND TO DRY ON TOP, PLANT GRASSES AND OTHER GROUND COVER THAT ARE RESISTANT TO WATER STRESS. KEEP TRAFFIC ON THE MOUND TO A MINIMUM. IF YOU PLANT A LAWN, PLAN TO MOW IT ONLY TWO OR THREE TIMES A YEAR TO ASSURE ADEQUATE VEGETATIVE COVER.
18. THE INSTALLER SHALL ASSURE THAT ALL ELECTRICAL WIRING MEETS THE NATIONAL ELECTRIC CODE.
19. IT WILL BE NECESSARY TO CHECK FOR PONDING IN THE DISTRIBUTION AREAS, MONITOR THE DOSE VOLUME AND DISTAL PRESSURE HEAD OF THE DISTRIBUTION SYSTEM, AND FLUSH THE DISTRIBUTION LATERALS ON A ROUTINE BASIS. AREA AROUND MOUND TO BE GRADED TO AVOID PONDING NEAR MOUND.
20. THE HOMEOWNER IS AWARE OF SYSTEM INSTALLATION AND OPERATION COSTS AND OF OTHER SEWAGE SYSTEM OPTIONS.
21. SEE OHIO DEPARTMENT OF HEALTH, PUMP MANUFACTURER, AND PANEL MANUFACTURER WEBSITE FOR OPERATION AND MAINTENANCE INFORMATION.
22. CONTACT THE DESIGNER FOR QUESTION OR CLARIFICATION AT 614-736-0098. SITE VISIT CONDUCTED ON 2/16/2022.
23. YELLOW FLAGS ON SITE REPRESENT THE CENTER OF THE SEWAGE SYSTEM, FLAGS LOCATED AND LEVELED WITH GPS.
24. 24. SEWAGE ABSORPTION AREA TO BE PROTECTED WITH CONSTRUCTION OR SILT FENCING

SYSTEM DESCRIPTION

2,000 GALLON, 2 COMPARTMENT TANK WITH A 1,000 GALLON 1/2 HP LIFT STATION

SAND MOUND TO HAVE A MINIMUM OF 8" OF SAND FILL

IF CHANGES OR QUESTIONS ARISE DESIGNER IS AVAILABLE

DESIGNER ON SITE 8/11/2024 SILT FENCE INSTALLED

ESTIMATED QUANTITIES

4" PVC SCH 40 Pipe (& Fittings)	40 feet
Topsoil	180+ cu. yds.
Concrete Sand C-33	120+ cu. yds.
#57 Washed Gravel (mound)	15 cu. yds.
#57 AGGREGATE (tank backfill)	As Needed
4" PVC SCH 40 Inspection Ports	4 each
4" PVC SCH 40 Clean Outs	1 each
2.0" PVC SCH 40 Pipe (main supply)	300 feet
1.5" PVC SCH 40 Pipe (manifold supply)	100 feet
1.25" PVC SCH 40 Pipe (laterals)	200 feet
4" Triple Wall Drain Pipe For Lat. Shield	200 feet
2000 Gallon 2 Compartment Septic Tank	1
1000 Gallon Pump Tank	1
Effluent Filter	1
Sewage Effluent Pump (Champion CPE5 or Equivalent)	
Control Panel and Alarm Center Timed Dosed w/ Time Meter & Counter	
Misc. (electrical wiring, fittings, etc.)	
Geotextile Fabric or Straw	
Gate Valve or Shut Off for 2" Main 3 each	

TABLE OF CONTENTS

PAGE-1	COVER SHEET & NOTES
PAGE-2	SITE LAYOUT
PAGE-3	HYDRAULIC PROFILE
PAGE-4	PUMP & CONTROL DETAIL
PAGE-5	DISTRIBUTION AREA
PAGE-6	MOUND CROSS SECTION
PAGE-7	CALCULATION SHEET
N/C	SPECIFICATIONS

Notes to Homeowner and Contractor:
CALL BEFORE YOU DIG

It is the Landowner and Contractor's responsibility to coordinate Ohio utility relocation services 48 hours prior to construction. All obstructions should be clearly marked and identified prior to any relocation activities.
CALL 800-368-5878

DESIGN & INSTALL CONTRACTOR

Performance
fields & landscape

614-736-0098
performancefieldslandscape@gmail.com

PROJECT TITLE

NEW RESIDENCE
7449 Kropp Rd.
Grove City Ohio 43123

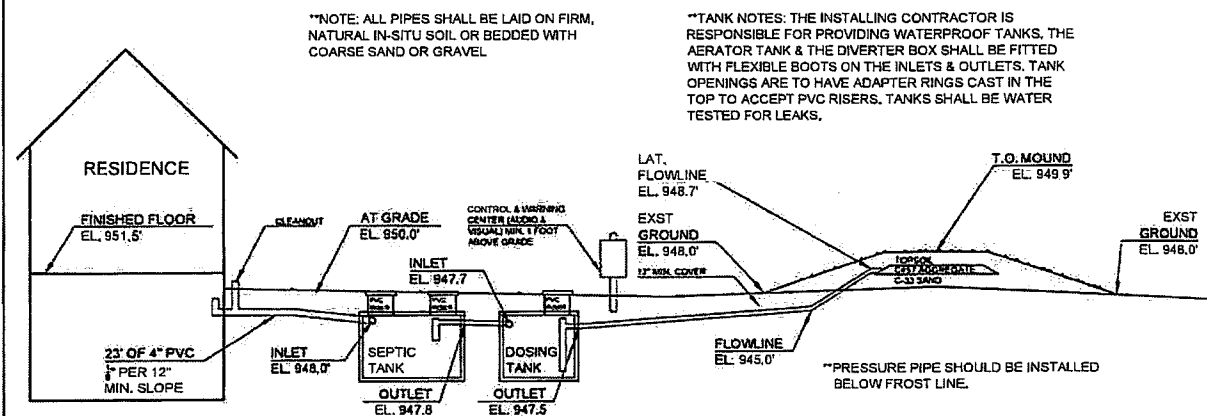
COVER SHEET

DATE 07.11.2024

SHEET NO.

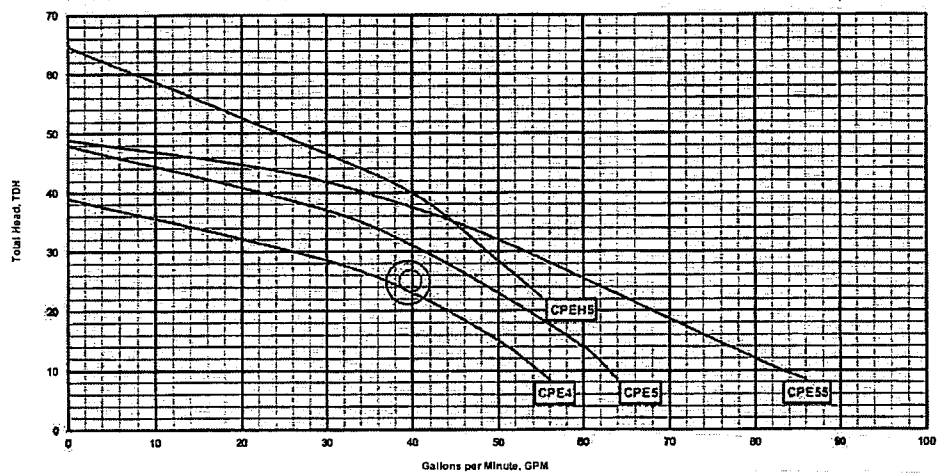
PAGE-1

HYDRAULIC PROFILE (NOT TO SCALE)



SUBMERSIBLE SEWAGE & DEWATERING PUMP

PERFORMANCE CURVE



SECTION 1 INSTALL CONTRACTOR
Performance
fields & landscape
 944.74.0008
 performancefields@gmail.com

PROJECT TITLE

NEW RESIDENCE
 7449 Kropp Rd.
 Grove City Ohio 43123

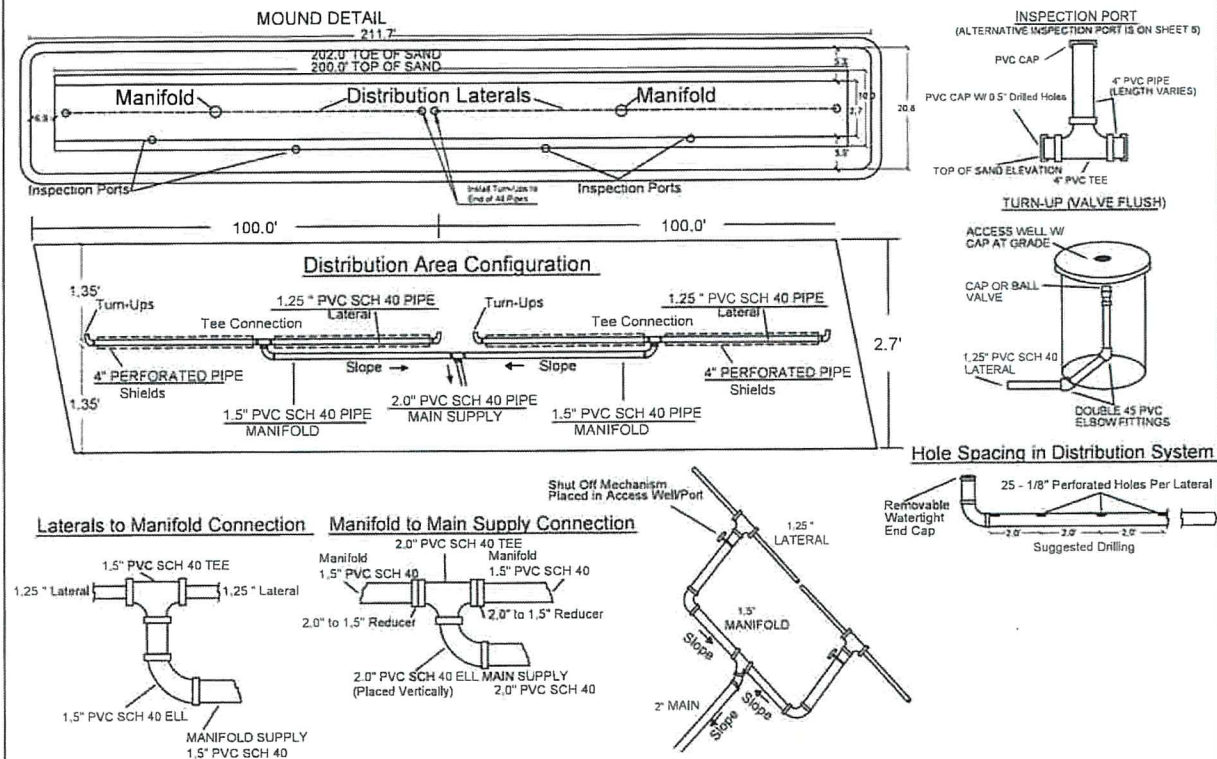
HYDRAULIC PROFILE

DATE 07.11.2024

SHEET NO.

PAGE-3

DISTRIBUTION AREA & LATERAL LINE DETAILS (NOT TO SCALE)



DESIGN & INSTALL CONTRACTOR

Performance
fields & landscape

914 736.0093
info@performancefields.com

PROJECT TITLE

NEW RESIDENCE
7449 Kropp Rd.
Grove City Ohio 43123

DISTRIBUTION AREA &
LATERAL LINE DETAILS

DATE 07.11.2024

SHEET NO.

PAGE-5

GENERAL NOTES - MOUND SYSTEM

480	DESIGN VOLUME (GALLONS PER DAY)	4	NUMBER OF BEDROOMS
2.4	LANDSCAPE LINEAR LOADING RATE (GPD/FT)	0.4	SOIL LOADING RATE (GPD/SQ FT)
1.0	SAND FILL LOADING RATE (GPD/SQ FT)	2.7	DISTRIBUTION WIDTH (FT)
200.0'	DISTRIBUTION AREA LENGTH (FT)		
10.0'	BASAL WIDTH (FT)	3	RUN:(1)RISE 37
8	DEPTH TO SEASONAL WATER	8	SAND FILL UPSLOPE DEPTH (IN)
1	% SLOPE	9	SAND FILL DOWNSLOPE DEPTH (IN)
8	AGGREGATE HEIGHT (IN)	12	TOPSOIL COVER DEPTH AT CROWN (IN)
5.3	UPSLOPE WIDTH (FT)	5.5	DOWNSLOPE WIDTH (FT)
6.9	END SLOPE LENGTH (FT)		
211.7'	OVERALL LENGTH (FT)	20.8	OVERALL WIDTH (FT)
LATERALS			
200.0'	LENGTH (FT)	2.7	WIDTH OF DISTRIBUTION AREA (FT)
4	TOTAL NUMBER OF LATERALS	N/A	DISTANCE BETWEEN LATERALS (FT)
50.0'	LENGTH OF EACH LATERAL (FT)		
100	REQUIRED NUMBER OF HOLES	1/8	HOLE DIAMETER (IN)
25	HOLES PER LATERAL	2.0	HOLE SPACING (FT)
HYDRAULIC INFORMATION			
1.25	MINIMUM LATERAL DIAMETER (IN. I.D.)		
5	HEAD AT THE END OF LATERAL (FT)		
0.412	FLOW RATE PER HOLE (GPM)	10.3	FLOW RATE/LATERAL (GPM)
MANIFOLD			
CONNECTION BETWEEN MAIN AND MANIFOLD - CENTER			
CONNECTION BETWEEN THE MANIFOLD AND THE LATS. - CENTER			
100	MANIFOLD LENGTH EQ.(FT)	1 1/2	MANIFOLD DIAMETER (IN. I.D.)
41.2	SYSTEM FLOW RATE (GPM)	2	MAIN DIAMETER (IN. I.D.)
MAIN			
6.2	STATIC LIFT (FT)	300	MAIN LENGTH EQ. (FT)
5.9	SUPPLY PIPES HEAD LOSS (FT)	14.5	NETWORK HEAD LOSS (FT)
26.6	TOTAL DYNAMIC HEAD (FT)		
PUMP MANUFACTURER AND MODEL Champion CPE5 or Equivalent			
DOSING			
12.75	VOID VOLUME OF LATERALS (GALLONS)	64.75	FIVES TIMES VOID VOLUME (GAL Min Dose)
54.57	VOLUME THAT DRAINS BACK TO THE DOSING TANK THROUGH THE LATRS. & MFL(GAL.)		
124.16	TOTAL DOSE VOLUME (GALLONS)	60	NET DOSE VOLUME (GAL.)(1/8 of Daily Design Flow)
1000	SIZE OF DOSING CHAMBER (GALLONS)	42.43	MAIN VOLUME
16.667	VOLUME PER DEPTH OF TANK (GALLONS PER INCH)	9.18	MANIFOLD VOLUME
60	DEPTH OF TANK (INCHES)		
16.8	DEPTH FROM BOTTOM FOR OFF FLOAT (INCHES)		
24.25	DEPTH FROM BOTTOM FOR ON FLOAT (INCHES)		
38.13	DEPTH FROM BOTTOM FOR ALARM FLOAT (INCHES)		
3.2	% FLOW DIFFERENTIAL BETWEEN FIRST AND LAST ORIFICE (MUST BE LESS THAN 10%)		
TIME DOSING WITH CLOCK SET FOR 8 TIMES PER DAY AT 124.16 GALLONS PER DOSE			
*NOTE - The mound may not follow the natural contour in its entirety; therefore, the depth of sand may need increased in low areas where the elevations vary. This may also cause the side slopes and overall mound width to vary slightly throughout the mound length. All quantities assume the mound will be constructed on the contour. If the mound is not constructed on the natural contour throughout its length, the quantities will need to be adjusted accordingly.			
120	APPROXIMATE CUBIC YARDS OF SAND REQUIRED		
180	APPROXIMATE CUBIC YARDS OF TOPSOIL		
15	APPROX. CUBIC YARDS OF AGGREGATE		

It is the Landowner's and Contractor's responsibility to contact the Ohio Utility Protective Services (UPS) prior to construction. All utilities shall be clearly marked and identified prior to any construction activity.
CALL UPS @ 1-800-552-2764

DESIGN & INSTALL CONTRACTOR
Proformance
fields & landscape
8500 79th
Columbus, OH 43235

PROJECT TITLE

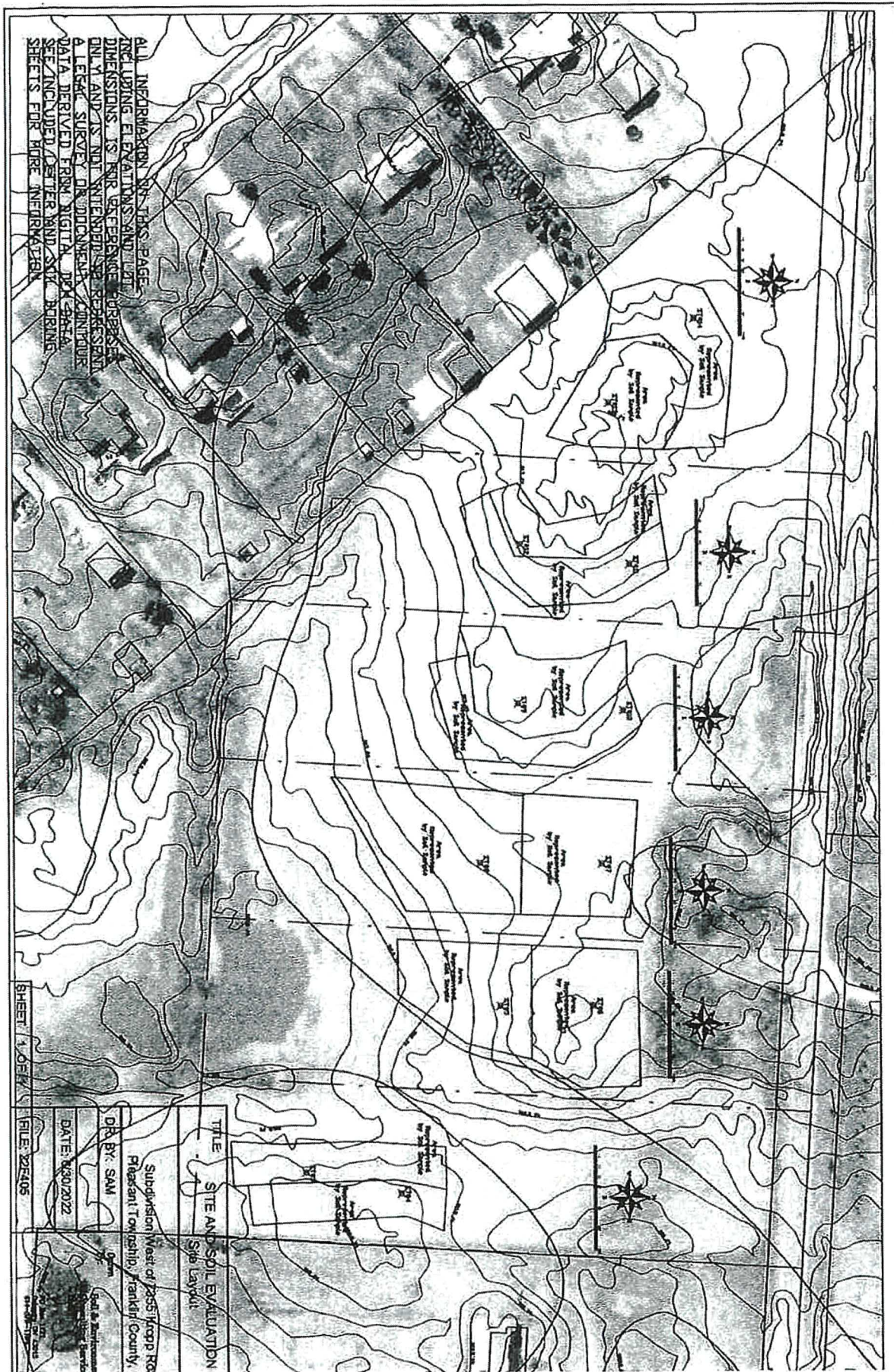
NEW RESIDENCE
7449 Kropp Rd.
Grove City Ohio 43123

CALCULATION PAGE

DATE 07.11.2024

SHEET NO.

PAGE-7



Site and Soil Evaluation for Sewage Treatment and Dispersal

County: Franklin
 Township / Sec: Pleasant
 Property Address Location: Subdivision West of 7355 Kropp Rd
 Applicant Name: Viktor Mowkayuk
 Address: _____
 Phone #: _____
 Lot #: _____
 Test Hole #: 12
 Latitude Longitude: _____
 Method: ☐ Pit ☐ Auger ☒ Probe

Land Use / Vegetation: Forbs & Grasses
 Landform: Till Plain
 Position on Landform: Backslope
 Percent Slope: 0.5 to 1.0%
 Shape of Slope: Linear / Linear
 Bedrooms or GPD: _____
 Date: Monday, June 27, 2022
 Evaluator: Steven Miller, CPSSE
Soil & Environmental Consulting, Inc.
P.O. Box 1121
Delaware OH 43015
 Job Number: 22P405
 Soil Series: _____

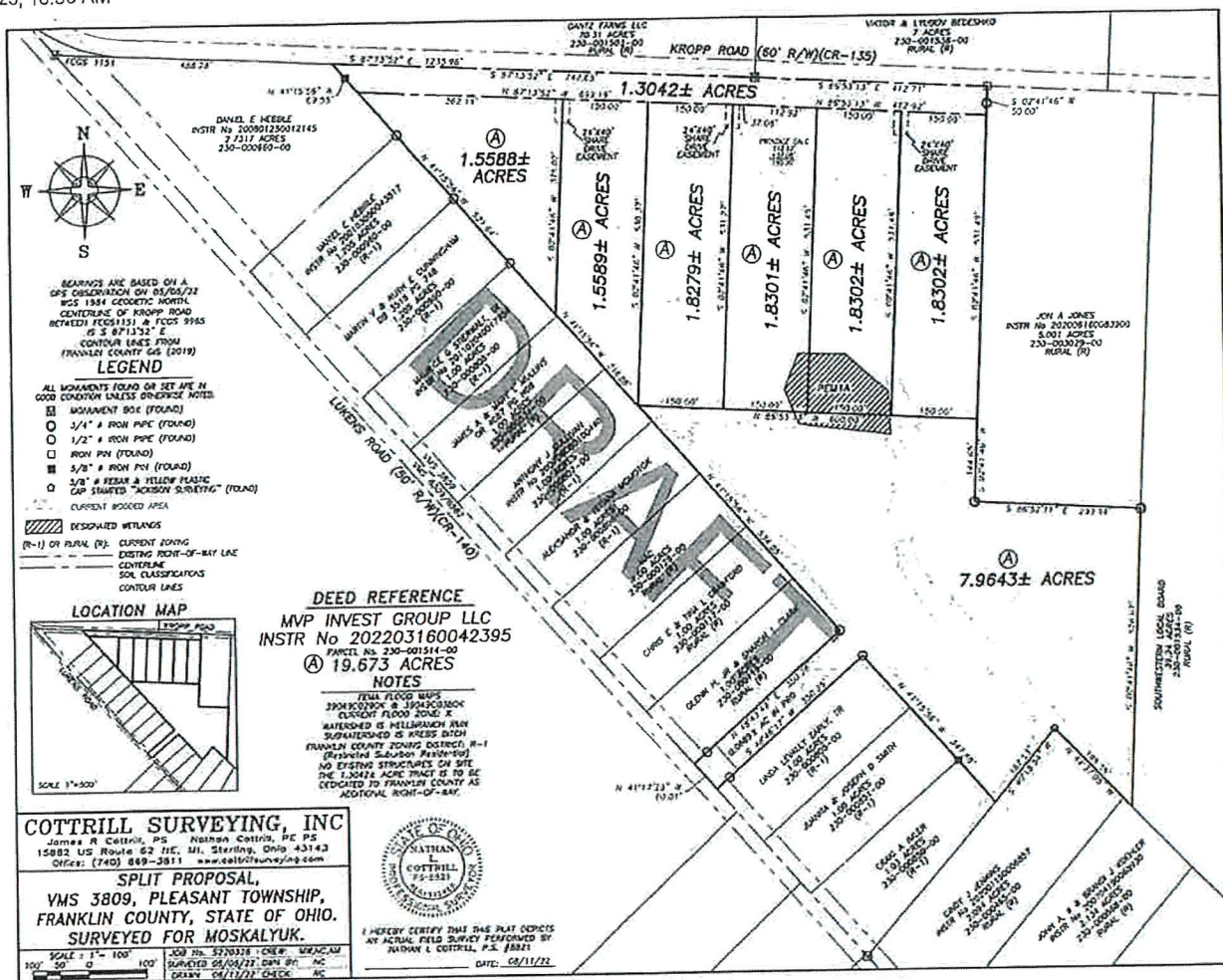
Signature: 
 Phone: p-614.579.1164
soilconsultant@yahoo.com



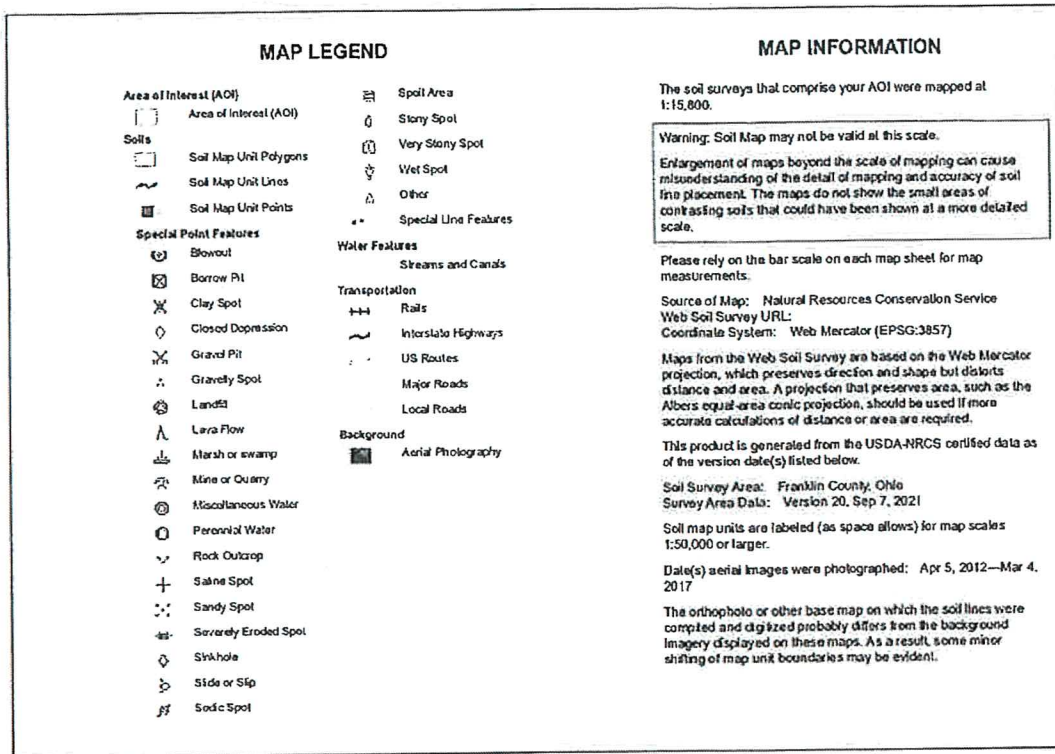
Soil Profile		Estimating Soil Saturation			Estimating Soil Permeability							Other Soil Features
		Munsell Color (hue, value, chroma)										
		Redoximorphic Features			Texture			Structure			Consistence	
Horizon	Depth (inches)	Matrix Color	Concentrations	Depletions	Class	Approx. % Clay	Approx. % Fragments	Grade	Size	Type (shape)		
Ap	0 to 8	10YR 4/3			sil	20	2	2	m	gr	fr	
Bt1	8 to 22	10YR 5/4		20% 10YR 5/2	sic1	32	2	2	m	sbk	fi	
Bt2	22 to 40	10YR 5/4		25% 10YR 5/2	sic1	36	2	2	m	sbk	fi	
Bc	40 to 44	10YR 5/4		15% 10YR 5/2	sic1	34	2	1	m	sbk	fi	
Cd	44+	10YR 5/4		10% 10YR 5/1	cl	30	5	0		m	vfi	
Limiting Conditions		Depth (in)	Description		Remarks / Risk Factors:							
Perched Seasonal Water Table		8	perched on glacial till		Surface water should be diverted around system. Subsurface dg drainage may be present.							
Apparent Water Table		>60										
Highly Permeable Material		>60										
Bedrock		>60										
Restrictive Layer		44	glacial till									

Note: The evaluation shall include a complete site plan or site drawing including all requirements in paragraphs (B)(1) through (B)(4) of OAC 3701-29-08.

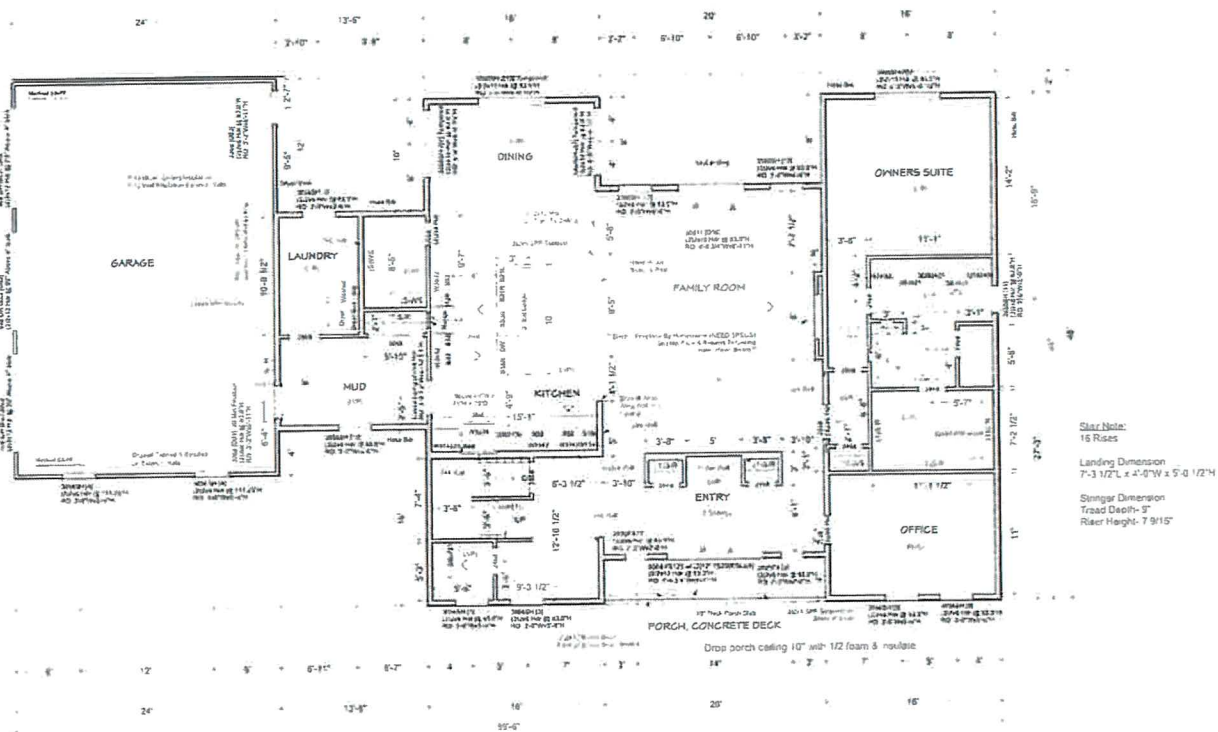
ODH - December 2006



Soil Map—Franklin County, Ohio



MAIN FLOOR PLAN



SHEET NUMBER
9
SCALE: PER VIEW

DESIGNER: KGA
DATE: 3/10/24

CONSTRUCTION SET
Gene & Susan Yosick
148 RIVER RD
ONE CITY OH 43123

2101

American Heritage Homes
16833 S.W. 10th Ave.
Miami, FL 33157
305.432.1212
www.AmericanHeritageHomes.com



Star Note:
18 Rises
Landing Dimension:
7'-3 1/2" L x 4'-0" W x 5'-0 1/2" H
Stinger Dimension:
Tread Depth: 11"
Riser Height: 7 5/16"

[illegible]

Local Health District
Franklin

Local Fee

State Fee

Total Fee Owed

Date Received

Receipt #

Permit #

400

8-23-24

116426

2024101

OHIO DEPARTMENT OF HEALTH

9252

APPLICATION / PERMIT FOR A PRIVATE WATER SYSTEM

The application instructions are available on page 2 of this form.

CHECK ALL BOXES IN THIS SECTION THAT APPLY TO THE PERMIT REQUEST.

Type of Work: <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Replacement Construction <input type="checkbox"/> Emergency Construction <input type="checkbox"/> Conversion to PWS <input type="checkbox"/> Test Well Construction <input type="checkbox"/> Temporary Hauled Water	<input type="checkbox"/> Alteration <input type="checkbox"/> Emergency Alteration <input type="checkbox"/> Alteration - Public Water connection, not sealing <input type="checkbox"/> Sealing or Decommissioning only	Serves, served or will serve: <input checked="" type="checkbox"/> 1, 2, 3 family dwelling <input type="checkbox"/> Other than a 1, 2, 3 family dwelling <input type="checkbox"/> Multiple dwellings <input type="checkbox"/> Building <input type="checkbox"/> Vacant lot (sealing only)	Type of System <input checked="" type="checkbox"/> Well <input type="checkbox"/> Hauled water storage tank <input type="checkbox"/> Cistern <input type="checkbox"/> Pond <input type="checkbox"/> Spring <input type="checkbox"/> Drive point well	Additional components: <input type="checkbox"/> Continuous disinfection and/or filtration system <input type="checkbox"/> Water treatment system - whole house <input type="checkbox"/> Buried pressure tank <input type="checkbox"/> Gas powered pump
--	--	--	--	---

*FLOODPLAIN - Is the property or any portion of the property located within the 100-year floodplain? ☐ YES ☒ NO
*FLOWING WELL AREA - Is the property located in an area known for flowing well conditions? ☐ YES ☒ NO
*LAND APPLICATION - Is this property located within 300 feet of seepage and wastewater land application area? ☐ YES ☒ NO
NOTE: An asterisk (*) denotes the requirement for additional plans and information as required in OAC rule 3701-28-03(F) and (G).

COMPLETE THE FOLLOWING INFORMATION: If there is no phone number or email address, place "none" in the box.

Property address or location (include city and zip code) 7447 Kropp Rd Grove City OH 43123	Parcel # (optional)	Township/City/Village Pleasant
Owner's Name Gene Vosick	Owner's mailing address <input type="checkbox"/> Check if same as property address	Phone number
Owner's Email Address aprls@ahhcorp.com	4YOSICK@COLUMBUS, OH	Alt. phone number

☐ Check this box if the Owner and Applicant Information is the same. If checked do not fill in applicant information.

Applicant's name Bapst Well	Applicant's mailing or email address 9311 SE 762 Orient OH 43146	Phone number 614-877-4844
---------------------------------------	--	-------------------------------------

All persons, including homeowners, performing work on a private water system must be registered with the Ohio Department of Health as required in Ohio Administrative Code Rule 3701-28-18(A). If the contractor information is not known at time of application, it must be provided prior to the commencement of work as per the requirements in Ohio Administrative Code Rule 3701-28-03(A)(1).

1 Private water systems contractor legal company name (as registered) Bapst Well	ODH Registration #	Phone number 614 877 4844
Email address bapstinc@aol.com		
2 Private water systems contractor legal company name (as registered)	ODH Registration #	Phone number
Email address		

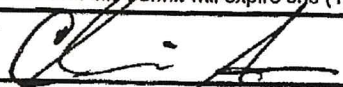
Notice to Applicant: This application will not be processed until the form bears the signature of the applicant and the date (below). This application must be accompanied by the site plan form(s) and the appropriate fee. This application is not approved until it has the date and signature of a registered sanitarian or sanitarian-in-training employed by the local board of health.

I, the undersigned, hereby agree to install, construct, develop or alter the private water system named in this permit application in accordance with the attached site plan and all applicable rules governed by Chapter 3701-28 of the Ohio Administrative Code.

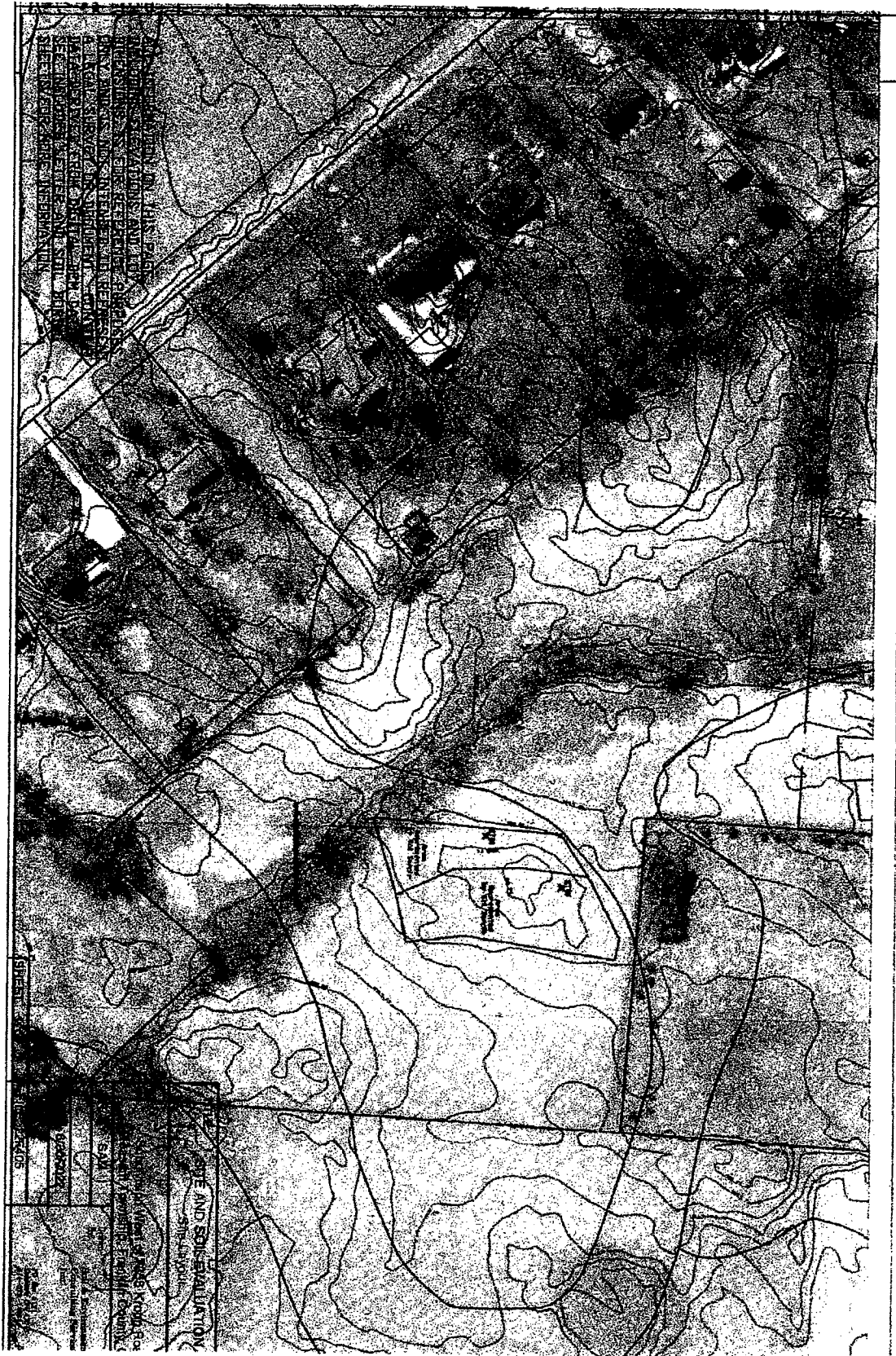
I, the undersigned, also understand that the issuance of this permit is conditioned upon the right of the department to enter upon the premises of the private system named in this permit at any reasonable time prior to, during, or after completion of the work specified in this permit for the purpose of determining compliance with Chapter 3701-28 of the Ohio Administrative Code.

I, the undersigned, agree to contact the local health department upon completion of the private water system in order for the local health department to perform the final inspection and collect the water sample.

I, the undersigned, understand that this permit will expire one (1) year from the date approved and all work must be completed by that date.

Applicant's signature 	Date of signature 8-19-24
--	-------------------------------------

Once issued this permit will expire one (1) year from the date approved. All work must be completed by the date expiration.



County / City

Permit #

2024101

HEALTH DEPARTMENT USE ONLY

This permit is not valid without the sanitarian signature, approval date, and audit number.

Is a variance being requested prior to the permit being issued?

☐ Yes If checked yes, complete the variance section on the Administrative Summary.

APPLICATION APPROVED BY (RS or SIT Only)		DATE APPROVED
JAMES MAY		Permit expires one (1) year from this date. 8/29/2024
PERMIT EXTENSION		
Approved By	Date Approved	Date Extension Expires

See comments on the Administrative Summary



APPLICATION INSTRUCTIONS

1. This is a two part form: APPLICATION and SITE PLAN
2. The form may be completed:
 - a. By computer, then printing; or
 - b. By printing the blank document, and filling all information with a typewriter or pen;
3. Contact the Local Health Department for the following information:
 - a. Fee information;
 - b. Site Plan completion information (some local health districts require staff to complete site plans);
 - c. Rule information.
 - d. Registered private water system contractor information.
 - i. A complete list of registered private water system contractors is available on the Ohio Department of Health website at <http://www.odh.ohio.gov/odhPrograms/eh/water/water1.aspx>.
4. The applicant must sign and date the application prior to submitting to the Local Health District.
5. The applicable FEES must accompany all applications when submitting to the Local Health District. Applications will not be processed until all fees have been received by the Local Health District.
6. The Local Health District will review the application and site plan and notify you as to the application's status.
7. Contact the Local Health District if you do not receive information about the application status within fifteen (15) business days of submitting the application.

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JUN 26 2025

Franklin County Planning Department
Franklin County, OH

BARN USE PHOTOS



**FARM USE
EQUIPMENT**

BARN USE PHOTOS



CLASSIC CARS & TRAILER



LIFT FOR MAINTENANCE



RESIDENTIAL VEHICLES



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Economic Development & Planning Department
James Schimmer, Director

Application for

Zoning Variance

Pursuant to Section 810 of the Zoning Resolution

Page 1 of 7

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JUL 7 2025

Franklin County Planning Department
Franklin County, OH



(revised 7.13.19)

Property Information

Site Address: 252 West Kanawha Ave, Columbus, OH 43214

Parcel ID: 254-151514

Zoning District: R-8 Sec 312

Lot Acreage: .12 Acres

Township: Sharon

Property Owner Information

Name: David J. Armeni

Address: 83 E. Stanton Ave, Columbus OH 43214

Phone # 614-581-8880

Fax #

Email: weareamericanhomes@hotmail.com

Applicant Information

☒ Same as property owner

Name:

Address:

Phone #

Fax #

Email:

Agent Information

Name: Christopher Cline, Attorney at Law

Address: 6060 Post Road, Dublin, OH 43017

Phone # 614-783-6960

Fax # 614-766-2371

Email: chris@ohiolawyersgroup.com

Staff Use Only

Case # VA-

4140

Date Filed:

7/8/2025

Received By:

T.W.

Fee Paid:

\$350.00

Receipt Number:

25-01916

Hearing Date:

8/18/2025

Technical Review:

7/22/2025

Zoning Compliance #:

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

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Page 2 of 7



Case# VA-

The following Area Variances, Section 810.41(b) are requested for Lot 155 Tremont Gardens, PB 10 P.

Variance(s) Requested:

Section: ~~312.042~~

Description: ~~Lot 155 in Tremont Gardens, PB 10 Page 238 has a lot width of 40 feet (60 feet required)~~

Section: ~~312.041(a)~~

Description: ~~Lot 155 Tremont Gardens has an area of 5,007sf (7,200sf required)~~

Section: 110.041

Description: Requires lot width of at least 60 feet on a public right-of way.

Describe the project:

Project is a single family two story house of 1,149 square feet. All R8 standards except lot width and area are met and require variances.

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.

Treemont Gardens Subdivision PB 10 Page 238 is a 1916 developed subdivision platted with 40' X 127' lots.

Lot 155 is generally identical to all other lots in the subdivision, ie like all of the platted lots became nonconforming when the County enacted and applied, to this subndivision, a new zoning code with development standards for lot width and area that were more restrictive than the standards for the lots as platted.



Franklin County
Board of Commissioners

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Economic Development & Planning Department
James Schimmer, Director

Application for

Zoning Variance

Pursuant to Section 810 of the Zoning Resolution

Page 3 of 7



Case# VA-

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

The R8 category the county has placed the subdivision in renders all lots, total lots being 195, undevelopable because the front footage and area do not conform. Use of these lots can only be made by a variance being granted. Otherwise there is a taking by the county and compensation will have to be paid to the landowners. The Tremont Gardens platted lots have continued as platted lots despite changes to the County's zoning code requiring larger lots.

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

The fact that the 195 lots in Tremont Gardens do not conform to the R8 category the county has placed the subdivision in is caused by the county, not by the actions of the owner of this lot or any other lot in the subdivision. Similarly, the enactment of Section 1109.041 requires a lot frontage of at least 60 feet, the same as the R8 category, in contravention of the requirement in RC 519.19 that any "land or premises" as existing and lawful at the enactment of a zoning resolution may be continued.

4. That granting 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.

The variance requested will allow Lot 155 to be used the same as all other lots in Tremont Gardens, whether built on before or after the R8 category was imposed by the county.

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?

Granting the variance will not affect the health or safety of persons residing in or working in the vicinity of the proposed development, be materially detrimental to the public welfare or injurious to property or public improvements in the vicinity; the variances will simply allow Lot to be used as all other lots in the subdivision are used--all lots are the same dimensions.

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

No, the lot is usable only as a single family zoning site. If the variances are not granted the lot has no other beneficial use in the R8 zoning category due to zoning use restrictions and its size (40'X127').



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Economic Development & Planning Department
James Schimmer, Director

Application for

Zoning Variance

Pursuant to Section 810 of the Zoning Resolution

Page 4 of 7



Case# VA-

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

~~The variance reduces the lot frontage and area to the size of the platted lot. Applicant will still be able to construct a home about the same size as other homes in the Tremont Gardens Subdivision but will have greater (ie current) setbacks than lots that were constructed prior to the subdivision's placement in the R8 category. As such, particularly in comparison with all other lots in the subdivision, which are the same size, the variances are not substantial. Arguably, there are no variances when compared to the other platted lots.~~

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?

~~The variances will not alter the essential character of the adjoining properties as the variances will simply allow a home to be constructed which will generally mirror--or improve-- the development standard of adjoining lots since those adjoining lots have smaller setbacks.~~

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)

~~Delivery of governmental services will not be affected. Granting the variances will simply allow Lot 155 have a home constructed that is of similar size to all other homes on the Tremont Gardens subdivision which currently are the recipients of governmental services on lots the same size as that of applicant (40' X 127'). Lot 155 also has access to those same governmental services notably public water and sewer and public roadways.~~

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

~~No. Applicant had no knowledge of the restrictions in the zoning resolution which rendered all lots platted by the Tremont Gardens Subdivision, PB 10 Page 238 to be undevelopable. Applicant was aware of the platted lot size and dimensions and believed lot 155, as well as the other 194 lots in the subdivision, were developable within those lot size limitations.~~

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

~~Applicant is not aware of any way the property can be used without the variances requested.~~

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

~~The spirit and intent of the zoning requirements will be met by granting the variances as doing so will allow Lot 155 to be used the same way as all other lots in the Tremont Gardens Subdivision, which were built on before the subdivision was rezoned by the county to the R8 category. Granting the variances will thus do substantial justice to this lot and will in no way harm anyone else. Applicant also believes that fair treatment and substantial justice also requires that RC 519.19 be followed by the county since the lawful use of any land or premises, "as existing and lawful at the time of enactment of a zoning resolution or amendment thereto, may be continued, although such use does not conform with such resolution or amendment."~~



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Economic Development & Planning Department
James Schimmer, Director

Application for

Zoning Variance

Pursuant to Section 810 of the Zoning Resolution

Page 5 of 7



Case# VA-

Affidavit **

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

Applicant/Authorized Agent * Christopher Cline, Attorney at Law

6 July 25

Date

Property Owner (signature must be notarized) David J. Armeni

7/7/2025

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.

See attached Notary Certificate



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Economic Development & Planning Department
James Schimmer, Director

Application for

Zoning Variance

Pursuant to Section 810 of the Zoning Resolution

Page 6 of 7



Application Instructions

Please submit the following:

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

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

- 1 Staff reviews application for completeness
- 2 Staff distributes to Technical Review Agencies
- 3 Applicant meets with staff and Technical Review Committee
- 4 Staff drafts report and makes recommendation



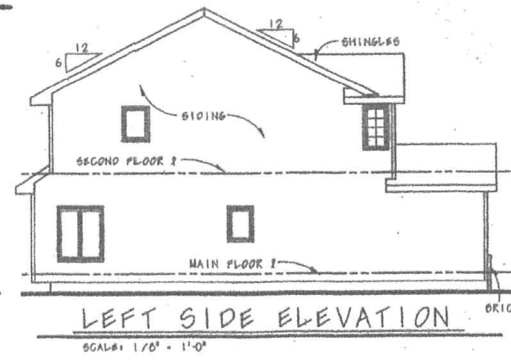
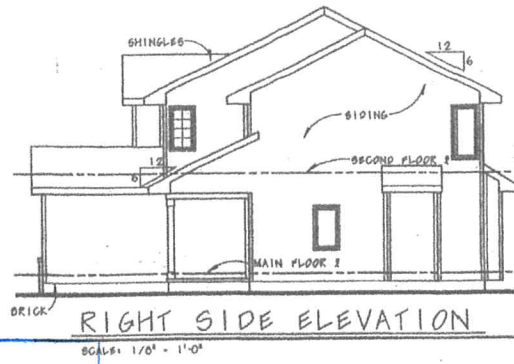
Site Plan Requirements

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

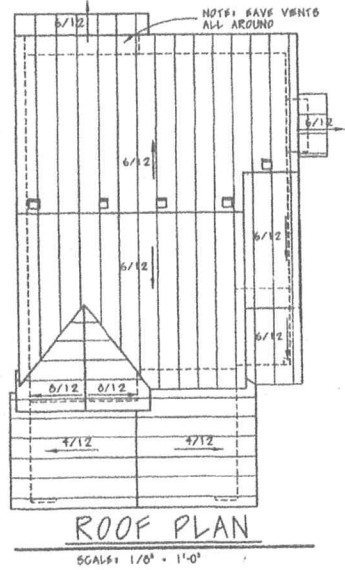
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JUL 7 2025

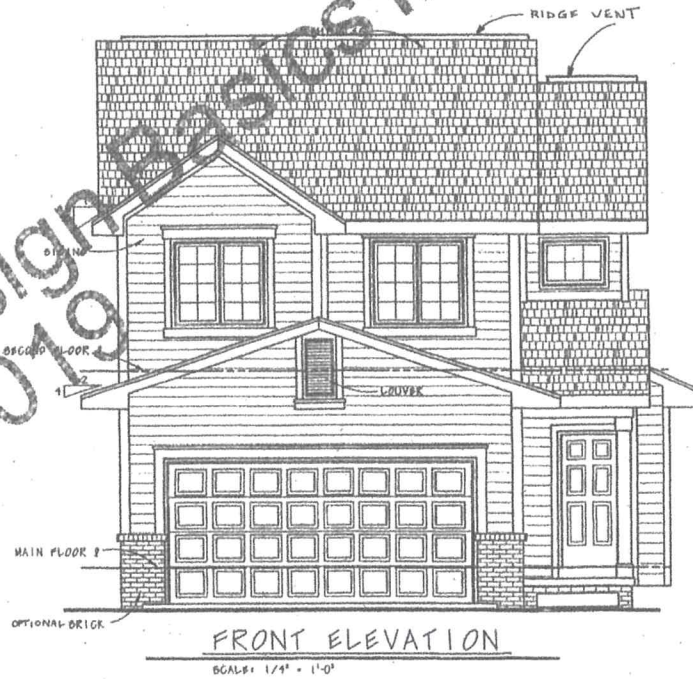
Franklin County Planning Department
Franklin County, OH



DESIGN CRITERIA BASED UPON
THE 2019 RESIDENTIAL CODE
OF OHIO (RCO)



Design Basics Inc.
336019



REV	DESCRIPTION	DATE	BY

252 W. KANAWHA

DATE	DESCRIPTION	DATE	DESCRIPTION

252 W. KANAWHA
COLUMBUS, OHIO
ARCHITECTURE
252 W. KANAWHA
COLUMBUS, OHIO 43214

2

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JUL 7 2025

Franklin County Planning Department
Franklin County, OH



690 LAKEVIEW PLAZA BLVD. SUITE A
WORTHINGTON OH. 43085
PHONE: (614) 485-9000
WWW.LANDMARKSURVEY.COM

ORDER NO. AMRH001-JOB01

REVISIONS DESCRIPTION	
06/20/25	CORRECTION 3 (NV)

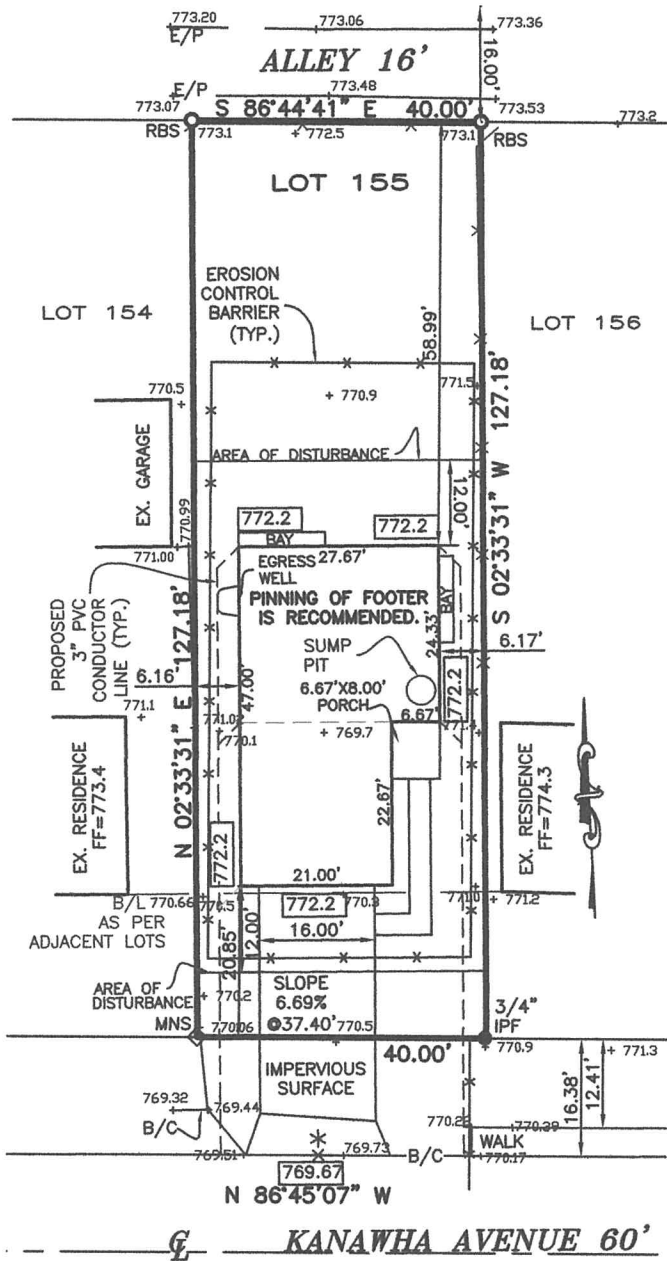
DATE: 06/13/25

FOR DAVID ARMENI HOUSE STYLE 29079 BETTER LIVING COUNTY OF FRANKLIN
LOT/SUBDIVISION LOT 155/TREMONT GARDENS TOWNSHIP OF SHARON
ADDRESS 252 W KANAWHA AVENUE SCALE 1"= 20' DRAWN BY: NV
MINIMUMS: R: 20% UPTO <30' S: 6' BK: 10' PG: 239
ZONING (R-8) RESTRICTED URBAN RESIDENTIAL

HEIGHT OF HOUSE =29.50'
MAXIMUM BUILDING HEIGHT =35'
(SECTION 315.047)
MAXIMUM OF 35% HOUSE COVERAGE PERMITTED
(SECTION 315.041D)

THE CONTRACTOR SHALL CONTACT
UTILITIES COORDINATOR STEVE BUSKIRK
AT (614) 525-3063 TO SECURE A
WRITTEN PERMIT FROM THE FRANKLIN
COUNTY ENGINEER'S OFFICE, 970
DUBLIN ROAD. A MINIMUM OF FIVE
WORKING DAYS PRIOR TO BEGINNING
WORK WITH FRANKLIN COUNTY RIGHT
OF WAY.

ROW PERMIT REQUIRED FOR ANY
CONSTRUCTION IN PUBLIC ROW AND FOR
THE FINAL DRIVEWAY. DRIVE MUST BE
BUILT TO COUNTY STANDARDS.
CONTACT STEVE BUSKIRK AT
614-525-3063 FOR ROW PERMIT



* STABILIZE CONSTRUCTION ENTRANCE.
LOT CALCULATIONS ARE FOR
ESTIMATING PURPOSES ONLY,
AND SHOULD BE VERIFIED BY
THE BUILDER OR CONTRACTOR.

LOT CALCULATIONS	
LOCATION	AREA S.F.
LOT	5087
HOUSE	1149
DRIVE	336
APPROACH	N/A
SER WALK	80
WALK	N/A
SOD	3410
LOT COV	22.59%

THIS PROPERTY IS LOCATED
IN FLOOD ZONE X.
MAP NO. 39041C 0159K.
EFF. DATE: 06/17/2008.

GENERAL STANDARD	
POURED WALL	= 8'
FINISH FLOOR	= 774.20
TOP OF FOUNDATION	= 773.20
FINISH GRADE	= 772.20
GARAGE PAD	= 772.20
BASEMENT FLOOR	= 765.70
TOP OF FOOTER	= 765.20
DRIVE SLOPE DISTANCE	= 37.40



BUILDER TO INSTALL AND MAINTAIN
EROSION CONTROL THROUGHOUT ALL
PHASES OF CONSTRUCTION. FIELD
MODIFICATIONS MAY BE NECESSARY.
WE HEREBY CERTIFY THAT THE FOREGOING
PLOT PLAN WAS PREPARED FROM
INFORMATION PROVIDED BY THE CLIENT
AND DATA OBTAINED FROM ENGINEERED
SUBDIVISION PLANS. THIS PLOT PLAN IS
TO BE USED BY THE CLIENT FOR THE
SOLE PURPOSE OF OBTAINING A BUILDING
PERMIT. THE USE OF THE PLOT PLAN FOR
ANY OTHER USE IS STRICTLY PROHIBITED.
Scott D. Grundei 06/20/25
SCOTT D. GRUNDEI, P.S. DATE
REGISTERED SURVEYOR NO. 8047

RECEIVED

JUL 7 2025

Franklin County Planning Department
Franklin County, OH

LANDSCAPE PLAN FOR 252 W. KANAWHA AVE

REVISIONS	DESCRIPTION
06/20/25	CORRECTION 3 (NV)

DATE: 06/13/25

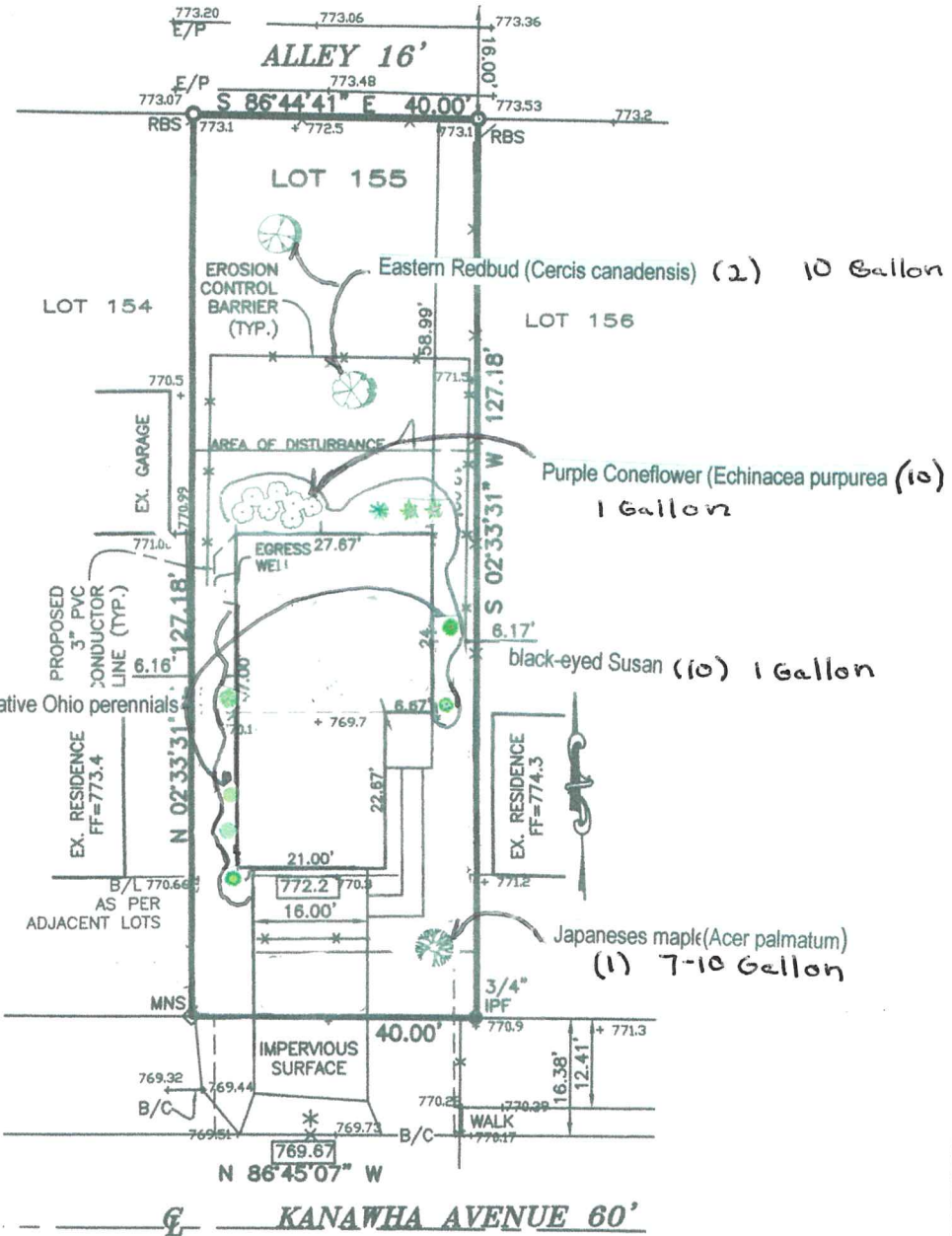
FOR DAVID ARMENI HOUSE STYLE 29079 BETTER LIVING COUNTY OF FRANKLIN
LOT/SUBDIVISION LOT 155/TREMONT GARDENS TOWNSHIP OF SHARON
ADDRESS 252 W KANAWHA AVENUE SCALE 1"= 20' DRAWN BY: NV
MINIMUMS: R: 20% UPTO <30' S: 6' BK: 10' PG: 239
ZONING (R-8) RESTRICTED URBAN RESIDENTIAL

HEIGHT OF HOUSE =29.50'
MAXIMUM BUILDING HEIGHT =35'
(SECTION 315.047)

MAXIMUM OF 35% HOUSE COVERAGE PERMITTED
(SECTION 315.041D)

THE CONTRACTOR SHALL CONTACT
UTILITIES COORDINATOR STEVE BUSKIRK
AT (614) 525-3063 TO SECURE A
WRITTEN PERMIT FROM THE FRANKLIN
COUNTY ENGINEER'S OFFICE, 970
DUBLIN ROAD, A MINIMUM OF FIVE
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ROW PERMIT REQUIRED FOR ANY
CONSTRUCTION IN PUBLIC ROW AND FOR
THE FINAL DRIVEWAY. DRIVE MUST BE
BUILT TO COUNTY STANDARDS.
CONTACT STEVE BUSKIRK AT
614-525-3063 FOR ROW PERMIT



Raised beds to contain A VARIETY OF Native Ohio perennials
(15) 1 Gallon

* STABILIZE CONSTRUCTION ENTRANCE.
LOT CALCULATIONS ARE FOR
ESTIMATING PURPOSES ONLY,
AND SHOULD BE VERIFIED BY
THE BUILDER OR CONTRACTOR.

LOT CALCULATIONS	
LOCATION	AREA S.F.
LOT	5087
HOUSE	1149
DRIVE	336
APPROACH	N/A
SER WALK	80
WALK	N/A
SOD	3410
LOT COV	22.59%

THIS PROPERTY IS LOCATED
IN FLOOD ZONE X.
MAP NO. 39041C 0159K.
EFF. DATE: 06/17/2008.

GENERAL STANDARD	
POURED WALL	= 8'
FINISH FLOOR	= 774.20
TOP OF FOUNDATION	= 773.20
FINISH GRADE	= 772.20
GARAGE PAD	= 772.20
BASEMENT FLOOR	= 765.70
TOP OF FOOTER	= 765.20
DRIVE SLOPE DISTANCE	= 37.40

BUILDER TO INSTALL AND MAINTAIN
EROSION CONTROL THROUGHOUT ALL
PHASES OF CONSTRUCTION. FIELD
MODIFICATIONS MAY BE NECESSARY.
WE HEREBY CERTIFY THAT THE FOREGOING
PLOT PLAN WAS PREPARED FROM
INFORMATION PROVIDED BY THE CLIENT
AND DATA OBTAINED FROM ENGINEERED
SUBDIVISION PLANS. THIS PLOT PLAN IS
TO BE USED BY THE CLIENT FOR THE
SOLE PURPOSE OF OBTAINING A BUILDING
PERMIT. THE USE OF THE PLOT PLAN FOR
ANY OTHER USE IS STRICTLY PROHIBITED.



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Economic Development & Planning Department
James Schimmer, Director

Application for

Zoning Variance

Pursuant to Section 810 of the Zoning Resolution

Page 1 of 7



(revised 7.13.19)

Property Information

Site Address: 6345 Renner Rd

Parcel ID: 200-603198-00

Zoning District:

Lot Acreage: .61

Township: Norwich

Property Owner Information

Name: Daniel Huskey

Address: 6345 Renner Rd
Columbus, OH 43228

Phone # 614-736-8028

Fax #

Email: Danhuskey11@gmail.com

Applicant Information

☒ Same as property owner

Name:

Address:

Phone #

Fax #

Email:

Agent Information

Name:

Address:

Phone #

Fax #

Email:

Staff Use Only

Case # VA- 4141

Date Filed: 7/9/25

Received By: T.W.

Fee Paid: \$350

Receipt Number: 25-01937

Hearing Date: 8/18/2025

Technical Review: 7/22/2028

Zoning Compliance #:

R2-25-147

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

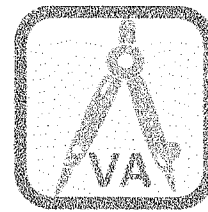
Economic Development & Planning Department
James Schimmer, Director

Application for

Zoning Variance

Pursuant to Section 810 of the Zoning Resolution

Page 2 of 7



Case# VA-

Variance(s) Requested:

Section: 302.041(w)

Description: Lot coverage

Section:

Description:

Section:

Description:

Describe the project:

The proposed project involves a modest home addition to accommodate the evolving need of our growing family. We are requesting a variance increase to the lot coverage to construct additional living space. This space will provide an extra bedroom and dedicated home office. As a family with three children and both parents working from home, our current space is no longer sufficient to meet our daily needs. Building outward is the most feasible and cost effective solution. Due to financial constraints, a second story is not viable. The proposed addition is designed to be compatible with the existing structure and neighborhood and will not negatively impact other properties.

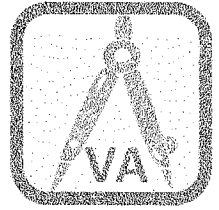
NOTE: To receive a variance, you must meet all the variance requirements in Section 810.04 of the Franklin County Zoning Resolution. Your answers to the following questions will help the Board of Zoning Appeals determine whether you meet the requirements for a variance. If you don't answer the questions,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

Our lot doesn't have unique physical features, however, because we have a growing family with 3 children and both adults work from home we have a need for additional space that is not typical of all properties in the district.



Zoning Variance



Case# VA-

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

A literal interpretation would prevent us from making a modest addition that is essential for maintaining a livable and functional home environment.

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

Our need for additional space is due to family growth and shift to remote work. When purchasing our home we were not informed of the lot coverage being exceeded nor the inability to add on in the future.

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.

We are not seeking a special privilege but rather a modest increase in lot coverage to accomodate reasonable and necessary living space for our family.

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

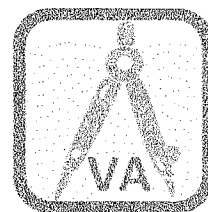
No, the proposed addition is modest in scale and will be designed to match the existing structure and neighborhood character. It will not negatively impact neighboring properties, traffic, drainage or public utilities.

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

While the property is technically usable without the variance, the proposed addition is essential for making a truly functional and sustainable residence for our families long term needs.



Zoning Variance



Case# VA-

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

The variance is not substantial given the size of the lot and the fact that a large portion of the calculated coverage is swimming pool and development to the rear. We have a large lot and quite a bit of green space is being maintained. proposed addition of 763 square feet (2.7% of total lot)

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

NO, the design would match the existing structure and neighborhood character and neighboring properties will not be negatively impacted.

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

This addition would have no impact on these governmental services.

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

No, we were unaware of the zoning restrictions and the property was over the approved lot coverage percent at the time of purchase.

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

Due to our financial limitations an addition of necessary living and work space would need to be added to the front of the house rather than an additional story on top of the house.

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

The proposed addition respects the zoning code to ensure orderly development and protect the character of the neighborhood. The increase in lot coverage is minimal and will not compromise the overall integrity of the zoning plan.



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Economic Development & Planning Department
James Schimmer, Director

Application for

Zoning Variance

Pursuant to Section 810 of the Zoning Resolution

Page 5 of 7



Case# VA-

Affidavit **

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

Applicant/Authorized Agent *

7/9/25

Date

Property Owner (signature must be notarized)

7/9/25

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.**



Courtney Mae Walters
Notary Public, State of Ohio
My Commission Expires 08/13/2029

7/9/25



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

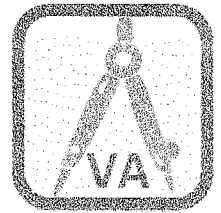
Economic Development & Planning Department
James Schimmer, Director

Application for

Zoning Variance

Pursuant to Section 810 of the Zoning Resolution

Page 6 of 7

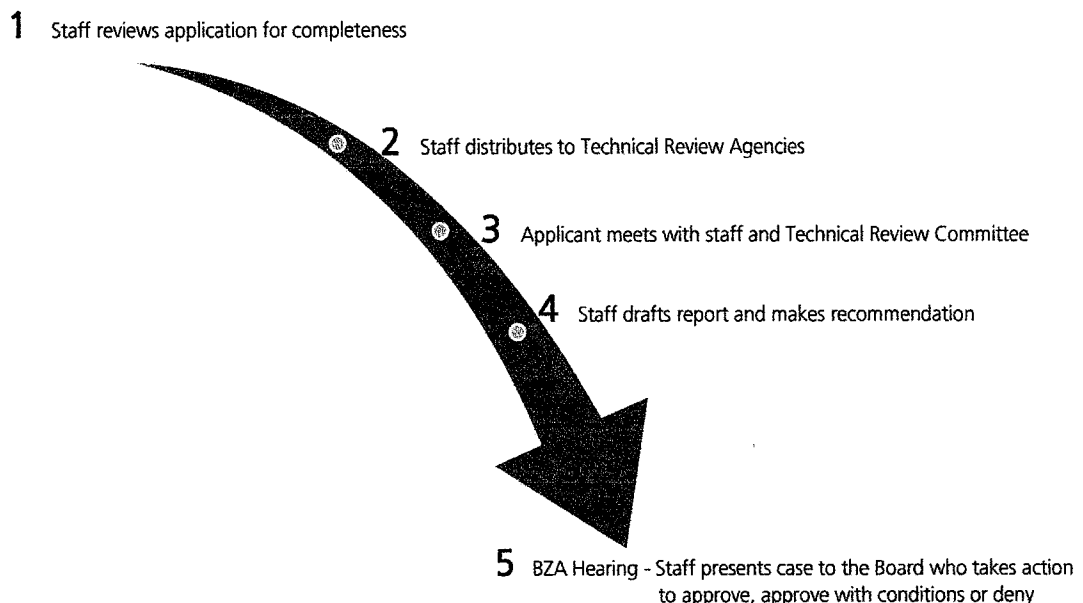


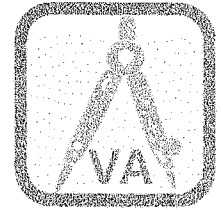
Application Instructions

Please submit the following:

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

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





Site Plan Requirements

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

DO NOT DETACH



Instrument Number: 201908060098277

Recorded Date: 08/06/2019 3:07:47 PM



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

Return To (Box):

CROWN SEARCH SERVICES

Box

Transaction Number: T20190046421

Document Type: DEED

Document Page Count: 3

Submitted By (Walk-In):

CROWN SEARCH SERVICES

Walk-In

First Grantor:

RENNER RD REALTY LLC

First Grantee:

DANIEL HUSKEY

Fees:

Document Recording Fee: \$28.00

Additional Pages Fee: \$8.00

Total Fees: \$36.00

Amount Paid: \$36.00

Amount Due: \$0.00

Instrument Number: 201908060098277

Recorded Date: 08/06/2019 3:07:47 PM

OFFICIAL RECORDING COVER PAGE

DO NOT DETACH

THIS PAGE IS NOW PART OF THIS RECORDED DOCUMENT

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

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

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

3
3/4

TRANSFERRED

AUG - 6 2019

MICHAEL STINZIANO
AUDITOR
FRANKLIN COUNTY, OHIO

Conveyance
Mandatory: 16975 360.00
Permissive: 360.00 RD
MICHAEL STINZIANO FRANKLIN COUNTY AUDITOR

Order Number: 2562019-00152/KC

CROWN SEARCH SERVICES / QCT

GENERAL WARRANTY DEED

Renner Rd Realty, LLC, an Ohio limited liability company, an Ohio Limited Liability Company, of Franklin, County, Ohio, for valuable consideration paid, grants, with general warranty covenants to **Daniel Huskey and Danielle Huskey** Husband and Wife for their joint lives remainder to the survivor of them, whose tax mailing address is NFM Lending, 1190 Winterson Road, Ste 300, Linthicum, MD 21090, the following property:

"See Exhibit "A" attached hereto and made a part hereof...."

Parcel Number: 200-003198-00

Property Address: 6345 Renner Road, Columbus, OH 43228

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

Prior Instrument Reference: Instrument No. 201605100058117 and Instrument No. 20121220019647, and Instrument No. 200404150084431, Recorder's Office, Franklin, County, Ohio.

Witness his hand(s) this 1 day of August, 2019.

Renner Rd Realty, LLC, an Ohio limited liability
company, an Ohio Limited Company

Anthony B. Bolognone

By: Anthony B. Bolognone, Member

State of Ohio

County of Franklin ss:

Be It Remembered, that on this 1 day of August, 2019, before me, the subscriber, a Notary Public in and for said State, personally appeared the above named **Renner Rd Realty, LLC, an Ohio limited liability company**, an Ohio Limited Liability Company, by Anthony B. Bolognone, its Authorized Member, the grantor in the foregoing deed and acknowledged the signing thereof to be his voluntary act and deed, and the voluntary act and deed of said company.

In Testimony Thereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Chester A. Sharp Jr.
Notary Public



CHESTER A. SHARP JR.
Notary Public, State of Ohio
My Commission Expires FEB. 1st, 2024

This instrument prepared by Magnuson & Barone, Attorneys at Law

EXHIBIT 'A'

File Number: 2562019-00152

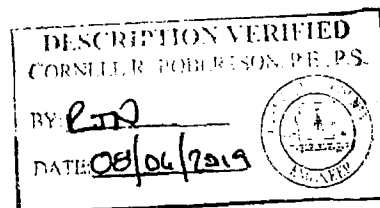
LEGAL DESCRIPTION

Situated in the State of Ohio, County of Franklin and in the Township of Norwich:

Being a part of Virginia Military Lands Survey 6635 and being part of Tract No. 2 described in a Deed to Arthur and Kathryn Fisher, of record in Deed Book 1645, page 539, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning a point in the center line of Renner Road, said point being N. 88 deg. 40 min. W., a distance of 449.17 feet from a railroad spike set at a point of curve in said Renner Road, said point being S. 88 deg. 40 min. E., a distance of 1,344.73 feet from the center line intersection of said Renner Road and Alton-Darby Creek Road; thence from said place of beginning S. 1 deg. 20 min. W., a distance of 250 feet to an iron pin; thence N. 88 deg. 40 min. W., and parallel to the center line of Renner Road, a distance of 125 feet to an iron pin; thence N 2 deg. 20 min. E, a distance of 250 feet to a point in the center line of Renner Road; thence S. 88 deg. 40 min. E., along the center line of Renner Road, a distance of 125 feet to the place of beginning. Containing 0.717 acre, more or less.

Parcel ID#: 200-003198-00



ALLOF
(200)
003198



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Application for

Certificate of Zoning Compliance

Residential Construction

Page 1 of 3

Property Information

Site Address: 6345 Renner Rd

Parcel ID(s): 200-003198-00

Zoning District:
Rural (R)

Lot Acreage: .61

Township: Norwich

Property Owner Information

Name: Daniel Huskey

Address: 6345 Renner Rd
Columbus OH 43228

Phone # 614-736-8028

Fax #

Email: Danhuskey11@gmail.com

Applicant Information

☒ Same as property owner

Name:

Address:

Phone #

Fax #

Email:

Development Proposal

☐ New Residence

☒ Room Addition

☐ Patio/Deck

☐ Swimming Pool

☐ Detached structure (pole barn, shed, etc.)

☐ Home Occupation

☐ Pond

☐ Driveway, parking pad, etc.

☐ Interior remodel, fire rehab, etc.

☐ Land Disturbance (grading, filling, etc.)

☐ Roofing, siding and/or window replacement

☐ Minor Subdivision (lot split, etc.)

☐ Community Garden

☐ Apiaries

☐ Other (please describe):

Staff Use Only

RZ#25-167

Date Filed: 06/11/2025

Fee Paid: \$75.00

Receipt: # 25-01611

Received By: TreBion W.

Water Supply

☐ Public (Central)

☒ Private (On-site)

☐ Other

Wastewater Supply

☐ Public (Central)

☒ Private (On-site)

☐ Other

Submittal Checklist

☐ Completed Application Form

☐ Fee Payment
(check/money order only)

☐ Site Plan (max. 11"x17")
see pg. 2

☐ Proof of Public Water/
Wastewater

☐ Supporting Documents
(Home Occupation, Pond,
Apiaries, etc.)

Applicant Signature

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

Dan Huskey
Applicant's Signature

6/11/25
Date

Applications may be submitted online at <https://co-franklin-oh.smartgovcommunity.com/ApplicationPublic/ApplicationHome> or delivered to 150 South Front Street, FSL Suite 10, Columbus, Ohio, 43215-7104, ATTN: Tre Wolf, Planning Project Coordinator. Forward any questions to the project coordinator at 614-525-3904 or Planning@franklincountyohio.gov.



Site Plan Requirements

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

- **Preparation & Submittal**

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

- **Basic Content**

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

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

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

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

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

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

- **Additional Content**

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

Please note that the requirements mentioned above, or portions of, may be waived by the Administrative Officer when, in his/her opinion the applicant has satisfactorily demonstrated that all aspects relative to the above have been suitably addressed.



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Certificate of Zoning Compliance

Residential Construction

Page 3 of 3

RZ# 25-167

Staff Use Only

Development Standards

Zoning District:	Rural (R)	
Subdivision Name		
Non-Conforming:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Floodplain:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Riparian Setbacks:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
VACU Required:	<input type="checkbox"/> Yes, Case #:	<input type="checkbox"/> No

	Required	Proposed
Lot Width:	150 ft	125 ft
Road Frontage:	150 ft	125 ft
Lot Area:	2.5 acre/s	.61 acre/s
Lot Coverage:	20 %	32.78 %
Front Yard:	103 ft	166.33 ft
Side Yard (Left)*:	12 ft	88.09 ft
Side Yard (Right)*:	8 ft	10.8 ft
Rear Yard:	42 ft	N/A ft
Distance from house	10 ft	N/A ft
Building Height:	38 ft	15.5 ft
Parking Setback:	ft	ft

*As viewed from the street

Area Calculations

Principal Structure:	3,420.15 ft ²
Garage Accessory Structure:	744 ft ²
Pool area Accessory Structure:	2,973.86 ft ²
parking area Accessory Structure:	815.32 ft ²
Proposed Structure:	763.64 ft ²
Proposed Structure:	ft ²
Area of Disturbance:	0.2 acre/s

Technical Agencies

Public Health/OEPA	<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Date Submitted:		
Date of Action:		
County Engineer	<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Date Submitted:		
Date of Action:		
FSWCD	<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Date Submitted:		
Date of Action:		
ODOT	<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Date Submitted:		
Date of Action:		
	<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Date Submitted:		
Date of Action:		

Staff Action

☐ Approved ☐ Approved with Conditions ☒ Denied

Signature

7/2/2025

Date

Comments/Conditions of Approval

Over lot coverage, proposed addition will cause the lot to be at 32.78% lot coverage. A variance is required on section 302.041(c).

**Franklin County
Auditor's Office
Auditor
Michael Stinziano**

Map Produced July 8, 2025

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

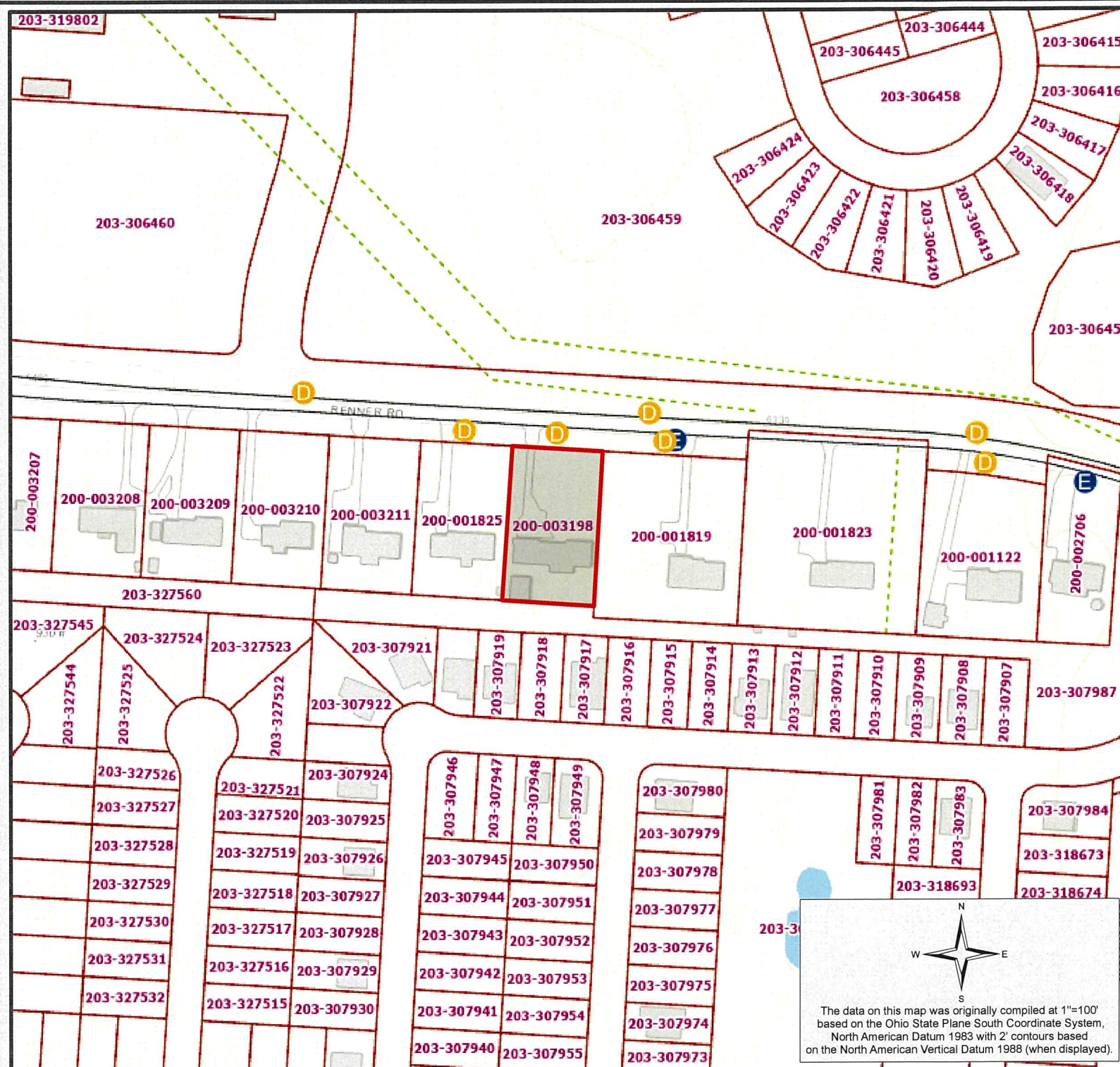
Appraisal Legend

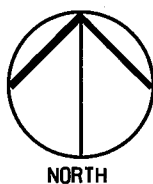
Source: Franklin County Auditor & Engineer

- Parcel IDs
- Parcel Dimensions
- Lot Numbers
- 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>





SCALE: 1" = 20'-0"

7/7/25
HUSKEY RESIDENCE
6345 RENNER ROAD
COLUMBUS OHIO

INDEX TO DRAWINGS

SHEET 1 SITE PLAN
SHEET 2 ASBUILT FIRST FLOOR PLAN
SHEET 3 PROPOSED BASEMENT FOUNDATION
SHEET 4 PROPOSED FIRST FLOOR PLAN
SHEET 5 PROPOSED FIRST FLOOR MEP PLAN
SHEET 6 EXTERIOR ELEVATIONS
SECTION
SHEET 7 S-1 STRUCTURAL

BUILDING CODE INFORMATION

ONE STORY BEDROOMS/BATH ADDITION
AFFECTED AREA 1484 SF

ZONING INFORMATION

PARCEL ID 200-00158-01
ZONED R-RURAL
NORWICH TOWNSHIP TO BE REVIEWED BY
FRANKLIN COUNTY

GENERAL NOTES

DO NOT SCALE THE DRAWINGS AS THE PRINTING PROCESS CAN DISTORT THE DRAWINGS.
THE CONTRACTOR IS RESPONSIBLE TO CHECK AND VERIFY ALL DIMENSIONS AND SITE CONDITIONS AND NOTIFY THE ARCHITECT OF ANY ERRORS/OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
THE ARCHITECT IS RESPONSIBLE FOR ONLY THOSE ITEMS SHOWN ON THE DRAWINGS.
THE GENERAL CONTRACTOR IS TO CONFORM TO ALL APPLICABLE CODES, ORDINANCES AND APPROVED CONSTRUCTION PRACTICES FOR ALL ITEMS NOT DETAILED OR OTHERWISE INDICATED.
THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL PLUMBING, HVAC AND ELECTRICAL SYSTEMS. THESE SYSTEMS SHALL BE DESIGNED AND INSTALLED IN CONFORMANCE WITH ALL APPLICABLE CODE REQUIREMENTS AND ACCEPTABLE ENGINEERING PRACTICES.
NO WORKS SHALL COMMENCE UNTIL THE UTILITY COMPANIES HAVE LOCATED AND MARKED UNDERGROUND UTILITIES AND THAT THEY POTENTIALLY BE A HAZARD.
ALL ROOF WATER FROM ANY BUILDING SHALL BE CARRIED FROM DOWNSPOUTS TO THE STREET GUTTER OR STORM SEWER AS APPLICABLE THROUGH THIN WALLED PVC CORRUGATED ADS OR OTHER APPROVED EQUIVALENT HAVING MINIMUM DIAMETER OF 4" BEDDED IN SAND AND LAD TO PROPER GRADE.
ANY EXTERIOR MODIFICATIONS TO THE PLANS AS DRAWN ARE TO BE REVIEWED AND APPROVED BY THE APPROPRIATE AREA COMMISSION AS APPLICABLE.

GENERAL PLAN NOTES

VERIFY INTERIOR FINISHES WITH THE OWNER, INCLUDING FLOOR COVERINGS, CABINETRY, FIXTURES, DOORS AND TRIM.
CONFIRM TRIM SPECIFICATIONS WITH OWNER.
ELEVATIONS ON FLOOR PLANS ARE FOR GENERAL REFERENCE ONLY.
NEW FINISH SECOND FLOOR TO ALIGN WITH EXISTING FIELD VERIFY EXACT HEIGHT.
CONTRACTOR TO VERIFY ALL WINDOWS MEET ALL LOCAL SAFETY AND EGRESS CODES.
NEW FLOOR FRAMING TO BE DESIGNED FOR 40 PSF LIVE LOAD. ROOF FRAMING DESIGNED FOR 25 PSF.
PROVIDE SOUND BATT AT ALL BATHROOM AND LAUNDRY WALLS AND FLOORS.
VERIFY ALL CLOSET INTERIOR REQUIREMENTS WITH OWNERS FOR BLOCKING AND LOCATIONS OF SPECIFIC WALL HUNG STORAGE.
20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY LISTED AFCI PACT CIRCUIT INTERRUPTER, COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.
CHILD PROOF RECEPTACLES ARE TO BE PROVIDED AS REQUIRED BY CODE.



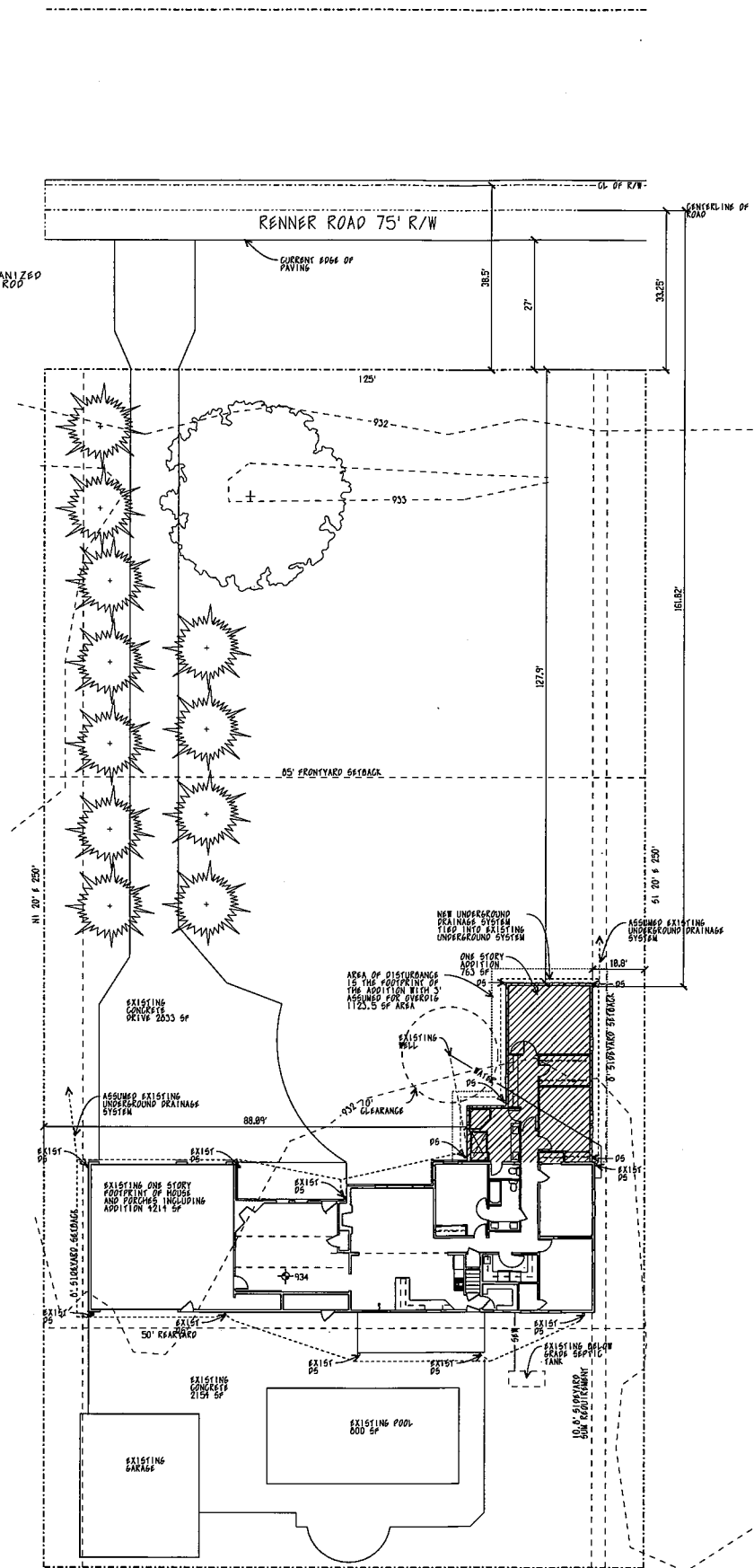
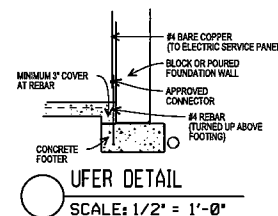
REVISED 6/12/25
3/20/25

HUSKEY RESIDENCE
6345 RENNER ROAD
COLUMBUS OHIO

SHEET 1

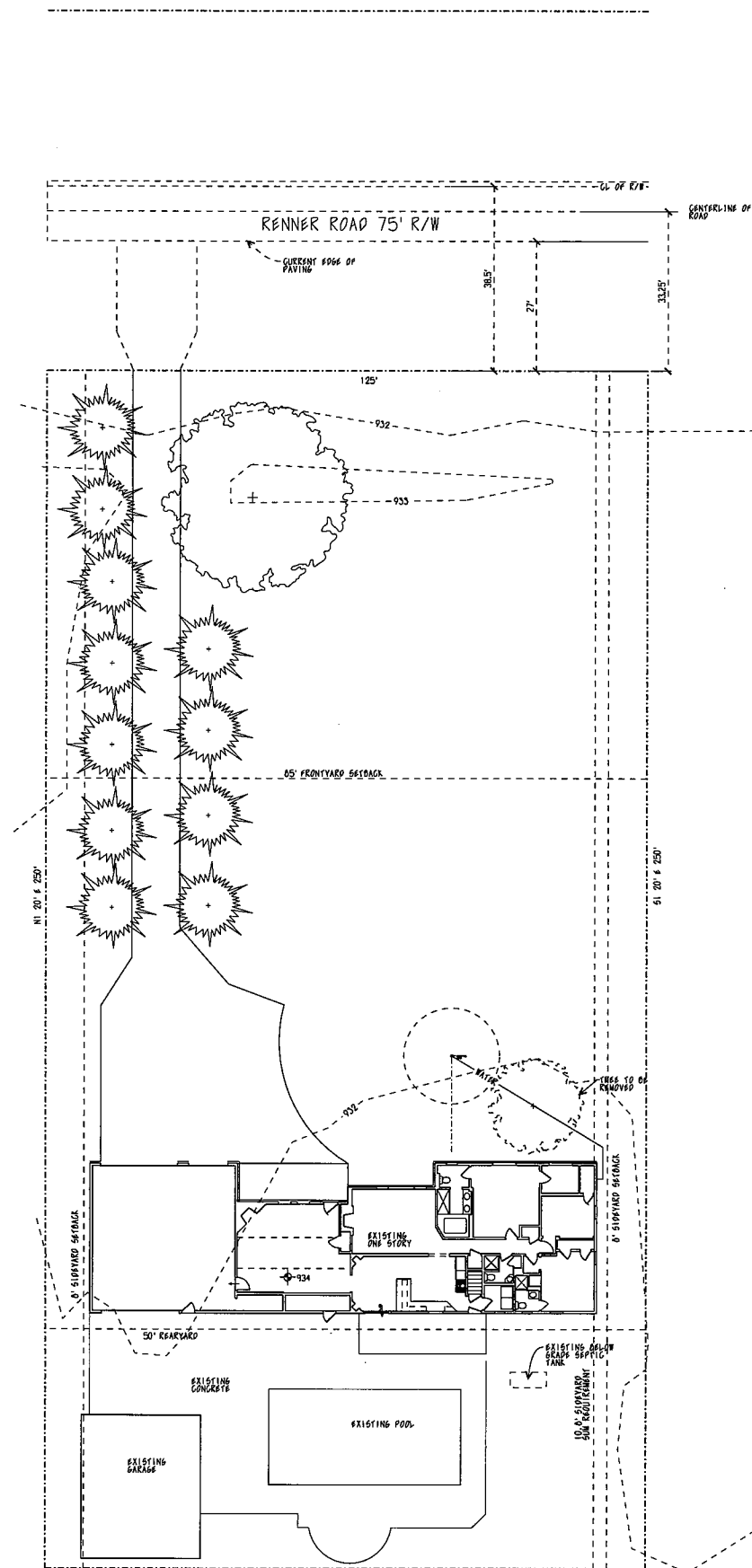
ELECTRICAL SCHEDULE			
CONFIRM ALL SELECTIONS WITH OWNER			
MARK	DESCRIPTION	MANUFACTURER/TYPE	MODEL NUMBER
A	2" RECESSED CAN (NET LISTED)	ELITE ROUND LED RL271, WHITE TRIM	RL271-800-XX-86-SH2-WH (NET LISTED)
B	4" RECESSED CAN (NET LISTED)	ELITE LED RETROFIT DIE-CAST ALUMINUM LENSED BAFFLE RL431, WHITE	RL431-650L-DIMT-120-XX-86-W-WH (NL)
C	3" SLOPED CEILING CAN	ELITE RECESSED GIMBAL SLIM LED RL373, WHITE	RL373-800L-DIMTR-120-XX-86-XX-XX
D	3" SLOPED CEILING CAN	ELITE LED ADJUSTABILITY SLOPED CEILING BAFFLE RL384, WHITE	RL384-1000L-DIMTR-AD-VOLT-XX-86-W-WH
E	3" SLOPED CEILING CAN (NET LOCATION)	ELITE LED ADJUSTABILITY SLOPED CEILING BAFFLE RL384, PLASTIC LENS	RL384-1000L-DIMTR-AD-VOLT-XX-86-W-WH (NL)
F	STANDARD CLOSET LIGHT	ELITE ELV LED UNDERCABINET SERIES	ELV-LED-18-600L-DIMTR-XX-WH
G	STANDARD GARAGE LIGHT	ORACLE BY ELITE, ARCHITECTURAL LED SURFACESUSPENDED LINEAR/DIRECT OCH-LED 4"	4-0CH-LED-4000L-DIM10-AD-VOLT-XX-86
H	UNDERCABINET LIGHTING	PRECISE LUMINAIRE MINI	LUMI-MINI-XX-86-24V-50K
J	PUCK LIGHT	ELITE LED PORTABLE CABINET LIGHT	LED-HA22-3-130L-30W-XX
K	SINGLE FLOOD LIGHT	ELITE LED ARCHITECTURAL SMALL FL SERIES, BUILDING MOUNT W/ 1/2" KO CANOPY BY EC	ORL-101-LED-XXX-DIM10-AD-VOLT-XX-86
L	DECORATIVE FIXTURE	TBD	
T	PORCELAIN BRAB HOLDER	ELECTRICIAN'S CHOICE	
Z	EXISTING FIXTURE		

ELECTRICAL LEGEND	
⊕ DUPLEX OUTLET	⊕ CEILING LIGHT FIXTURE
⊕ 220V OUTLET	⊕ WALL LIGHT FIXTURE
⊕ 4 PRONG OUTLET	⊕ FLOOD LIGHTS
⊕ FLOOR OUTLET	⊕ FAN/FAN LIGHT
⊕ HALF SWITCHED OUTLET	⊕ IN-JAMB SWITCH
⊕ SWITCH	⊕ JUNCTION BOX
⊕ TV CABLE	⊕ GROUND MONOXIDE DETECTOR
⊕ PHONE	⊕ SMOKE ALARM
⊕ THERMOSTAT	
⊕ GAS CONNECTION	
⊕ WALL VACUUM OUTLET	



PROPOSED
SITE PLAN

SCALE: 1/16" = 1'-0"



ASBUILT
SITE PLAN

SCALE: 1/16" = 1'-0"





Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Economic Development & Planning Department
James Schimmer, Director

Application for

Zoning Variance

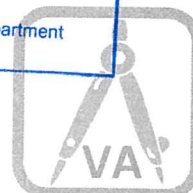
Pursuant to Section 810 of the Zoning Resolution

Page 1 of 7

RECEIVED

JUL 10 2025

Franklin County Planning Department
Franklin County, OH



(revised 7.13.19)

Property Information

Site Address: 2151 N. Cassady Ave.
Parcel ID: 190-000031 Zoning District: Rural
Lot Acreage: .61 Township: Mifflin

Property Owner Information

Name: Amanda + Sarah Erickson
Address: 2151 N. Cassady Ave.
Columbus, OH 43219
Phone # 989.430.7942 Fax # —
Email: amandabuchert@gmail.com

Applicant Information

Name: X Same as property owner
Address: _____
Phone # _____ Fax # _____
Email: _____

Agent Information

Name: _____
Address: _____
Phone # _____ Fax # _____
Email: _____

Staff Use Only

Case # VA- 4142
Date Filed: 7/10/25
Received By: Kayla J.
Fee Paid: \$350
Receipt Number: _____
Hearing Date: _____
Technical Review: _____
Zoning Compliance #: PZ-25-161
PZ-25-191

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 needed?
- ☐ Copy of denied Zoning Certificate
- ☐ Copy of denial letter unofficially denied.

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

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James Schimmer, Director

Application for

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Pursuant to Section 810 of the Zoning Resolution

Page 2 of 7



Case# VA-

Variance(s) Requested:

Section: 055.124 a

Description: Permitted Uses Requiring a Zoning Certificate: Fences + Walls

Section: 055.142 a

Description: List of Prohibited Uses: Construction

Section: 055.144 a

Description: Exceptions to Prohibited Uses

Describe the project:

Three part project to add finishing touches to 2024 new build.

1) a 6' wood privacy fence from the front (Northeast) corner of the residence to the driveway. The fence will set 2" off the surface of the ground, and is 48' long. Constructed of 4x4x8' post, 2x4x16' rails, and 3/4x6' dog ear pickets.

2) a 4'x6' covered stoop at the rear door (west) of the residence, including 3 steps to the ground along the exterior wall. Detailed drawing is attached.

3) a 10' x 20' pre-built storage shed to be placed on an existing 20'x24' concrete 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.

Nearly the entire property is within the Alum Creek riparian setback.

*The shed will include a gutter on the North wall, connected to a downspout which drains into a rainbarrel. (This third piece of the project is included with the variance request for the fence and stoop pending Zoning Compliance application RZ-25-191 submitted on 7/7/25.)



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Economic Development & Planning Department
James Schimmer, Director

Application for

Zoning Variance

Pursuant to Section 810 of the Zoning Resolution

Page 3 of 7



Case# VA-

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

Yes - other properties within the Zoning District are able to add steps, privacy fences, and accessory buildings via a simple Zoning compliance process. We currently cannot use our back door, as we do not have a stoop or steps.

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

The riparian setback is naturally occurring.

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.

We are requesting nothing more than what other homes in the same Zoning District are able to build in regards to the size, dimension, location, and distance to the property lines.

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. Denying the variance would adversely affect the safety of persons residing in the development because there is no access to one of the only two exterior doors without a stoop and steps. Additionally the erosion control installed in 2024 for the primary residence construction is still in place and effective.

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

No - the existing 20' x 24' concrete pad (location of former garage) has no use, and cannot be removed without substantial harm to the environment. Adding a privacy fence and accessory building (with gutters and rain barrel) allows the homeowners to use what is otherwise unusable space and to use the natural rainfall to water the 100+ native perennial plants that have been added to the property.



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

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Page 4 of 7



Case# VA-

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

1) Fence: not substantial. Zoning Resolution states that fences are allowed if they do not impact surface water flow. This fence sits 2" off the ground. 2) Stoop: 4'x6' addition to the 884 sq.ft. residence; combined area is still smaller than previous residence. 3) Accessory Bldg: not substantial - the building is being placed on an existing impervious surface, and rainwater will be diverted appropriately.
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.

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

This variance would not affect the delivery of services.

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

Yes, and we completed a similar variance for the initial build (VA-4095)

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

No, because the riparian setback covers the majority of the property.

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

Yes. Besides being in a riparian setback, all other requirements of the Zoning Resolution are met, including size, location related to neighboring properties, location on the property, etc. The only reason a variance is needed is because the property is within a riparian setback. Erosion control strawbales are still in place, and a rainwater catchment system will be utilized to lessen stormwater runoff from the accessory building. Much of the Zoning Resolution regarding riparian setbacks is related to the native flora and fauna of the area. As homeowners, we have already planted over 100 native perennials and shrubs, and have begun working to remove invasive species. These building projects allow us to enjoy all the hard work we've been putting into making our property.

Zoning Variance



Case# VA-

Affidavit **

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

Amanda Erickson

Applicant/Authorized Agent *

7/9/25

Date

Su [Signature]

Property Owner (signature must be notarized)

7/9/25

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.

Amanda & Sarah Erickson appeared before me, Conner Fry.
on July 9th, 2025.

[Signature]
Conner Fry



CONNER FRY
Notary Public State of Ohio
My Comm. Expires May 11, 2026

My commission expires 5/11/2026

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

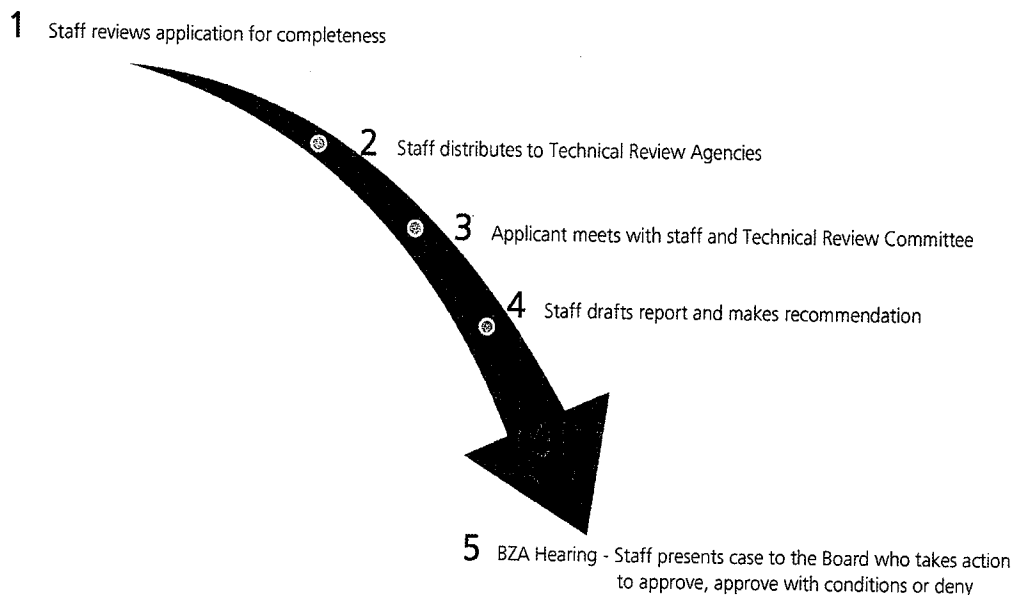


Application Instructions

Please submit the following:

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

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

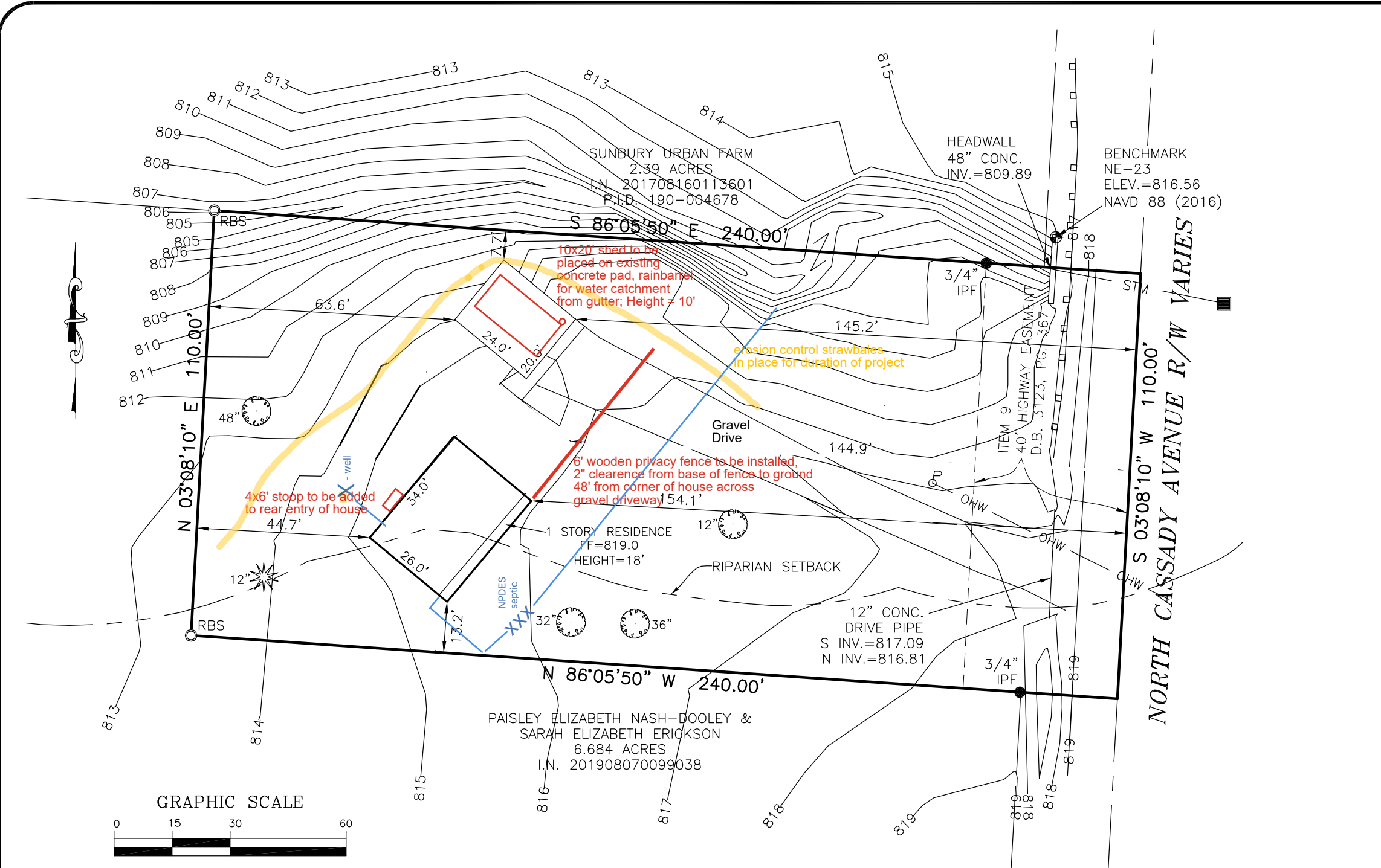


Application for
Zoning Variance
 Pursuant to Section 810 of the Zoning Resolution
 Page 7 of 7



Site Plan Requirements

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



LEGEND	
●	IPF IRON PIN FOUND
○	RBF REBAR FOUND
○	RBS REBAR SET
⊙	BENCHMARK
⊕	UTILITY POLE
■	CATCH BASIN
⊙	DECIDUOUS TREE
⊙	CONIFEROUS TREE
---	EXISTING CONTOUR LINE
TBR	TO BE REMOVED

BASIS OF BEARINGS:
THE FOLLOWING ITEMS ARE PER SCHEDULE B OF TITLE COMMITMENT NUMBER GH-32316 ISSUED BY CHICAGO TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF MAY 4, 2017.

ITEM 9 EASEMENT APPEARING IN D.B. 3123, PG. 367, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. AFFECTS, SHOWN.

BASIS OF BEARINGS:
THE BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (CORS). SAID BEARINGS ORIGINATED FROM A FIELD TRAVERSE WHICH WAS REFERENCED TO SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE OHIO DEPARTMENT OF TRANSPORTATION REAL-TIME-NETWORK.

NOTE:
THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS THAT MAY AFFECT THIS TRACT AND DOES NOT REPRESENT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THIS TRACT. ALL REBAR SET ARE 5/8" DIA. 30" LONG, W/ RED PLASTIC CAP STAMPED "LANDMARK SURVEY"

FLOOD NOTE:
THE SUBJECT PROPERTY LIES IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN), AS DETERMINED BY GRAPHIC INTERPOLATION FROM THE FLOOD INSURANCE RATE MAP NUMBER 39049C0193K, WITH AN EFFECTIVE DATE OF 6/17/2008, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

BOUNDARY & TOPOGRAPHIC SURVEY OF
0.606 ACRES
LYING IN
QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 17
UNITED STATES MILITARY LANDS
TOWNSHIP OF MIFFLIN, COUNTY OF FRANKLIN
STATE OF OHIO

LS GI LANDMARK SURVEY GROUP, INCORPORATED
690 LAKEVIEW PLAZA BLVD, SUITE A, WORTHINGTON OH.43085
PHONE: (614) 485-9000 WWW.LANDMARKSURVEY.COM
REV: 3/8/23 DATE: 3/2/23 FILE NO. SELFPY-JOB70-BTP
REV: 3/3/23

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY IN FEBRUARY OF 2023 MADE UNDER MY SUPERVISION AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

Scott D. Grunde 3/8/23
SCOTT D. GRUNDEI, P.S. DATE
REGISTERED SURVEYOR NO. 8047



DEED REFERENCE:
SUNBURY URBAN FARM
0.606 ACRES
I.N. 201708160113601
P.I.D. 190-000031

Stoop plan

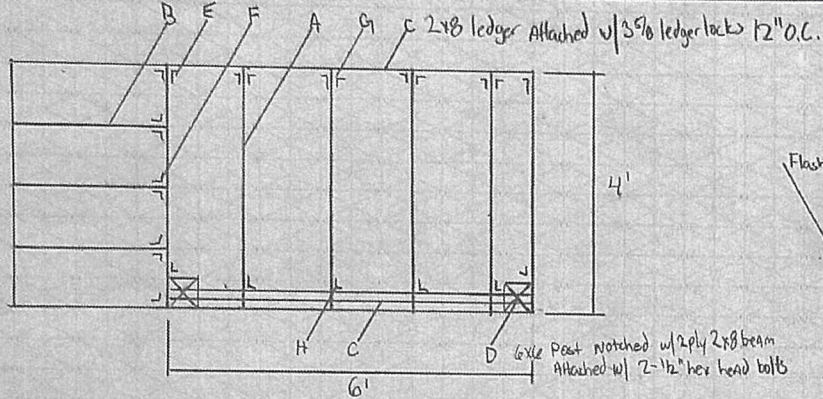
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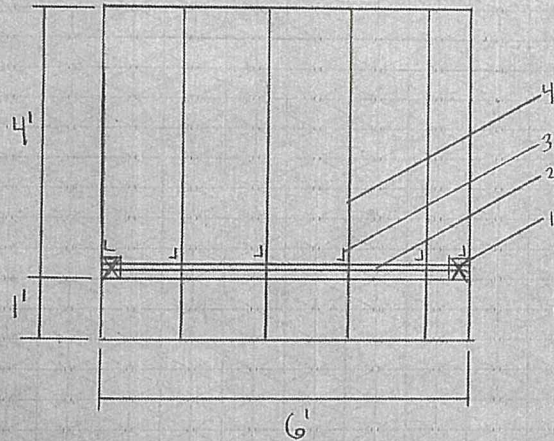
#A-4142

Franklin County Planning Department
Franklin County, OH

DECK structural Detail

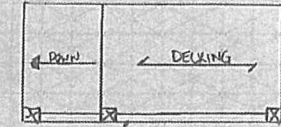


ROOF structural Detail

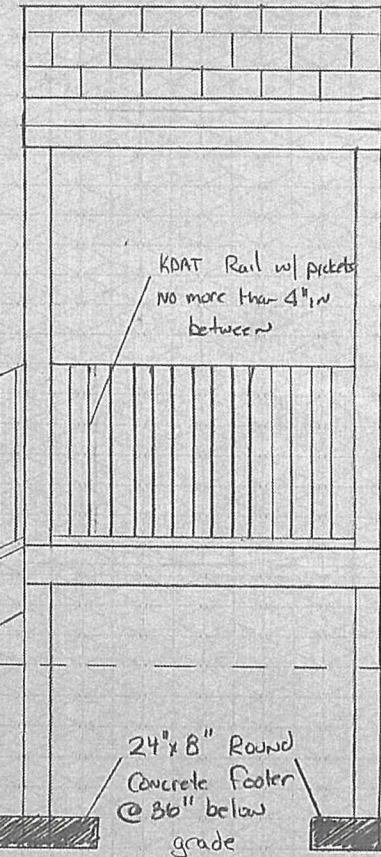


DECKING/RAIL

- 11 KDAT DECKING
- 4 2x4-8' (KDAT)
- 26 Pickets (KDAT)



Flashing where new roof meets house



NOTES

DECK (KDAT)

- A 2x8 Joists @ 16" O.C.
- B 2x12 Stringers @ 12" O.C.
- C 2x8 ledger w/ flashing
- D 6x6 Posts
- E LUC 2x8
- F LSE (stair Hanger)
- G LVS 2x8
- H H2SA hurricane ties

Roof

- 1 Roof Pests
- 2 2ply 2x8 beam
- 3 H2SA hurricane ties
- 4 2x8 Rafters

COMPANY SHLY DECK & FENCE

CUSTOMER SARAH ERICKSON

SUBJECT 2151 N. Casady Ave. Columbus OH 43219

DATE

May 31, 2025

DWG. NO.

DRAWN BY Scott Greenich

SHEET NO. OF

REV.

OTHER

Accessory Building Plan



8720 Amish Pike
Plain City, OH 43064
Ph. 614-873-4193
1-800-238-BARN (2276)

Opening doors in your backyard

SERIAL #

ORDER#

Fax 614-873-4133

www.BeachyBarns.com

NAME Sarah Erickson

DATE July 1, 2025

ADDRESS

PRIMARY PH.

CITY Columbus

STATE OH

ZIP 43219

ALTERNATE PH.

MAILING ADDRESS

E-Mail fife135@yahoo.com

HOW DID YOU HEAR ABOUT US?

SIZE 10 x 20

STYLE Modern Studio/Poolhouse

SIDING ☒ SmartSide ☐ Vinyl ☐

BUILT ON SITE ☐ Y ☒ N

ROOF COLOR Burnished Slate

Shingle ☐
Metal ☒

VENT/D-EDGE COLOR White

APPROXIMATE LEAD TIME Mid August

QTY	OPTION	EACH	TOTAL
1	Building Includes Shop Paint		\$6,965.00
1	Trex on Porch Floor	Color?	\$550.00
	Critter Guard		
2	22x27 Window White	100	\$200.00
	30x36 Window		
1	30x54 Window White		\$165.00
	2' Transom Window		
1	6' Transom Window White		\$120.00
	Flower Box		
	Shutters		
	Loft		
	Shelves		
	Workbench		
	Higher Walls		
	Extra Doors		
	8'x7' White Overhead Door		
	Railing		
	Ramp		
	Ridge Vent		
	Drop Rods		
	Piers		
	Inspected Building Print		
	On Site Construction		
	On Site Paint Fee		
	Delete Shop Paint		
1	Bar Package 72" w/Overhead Door		\$1,750.00
1	Smartside + trim on porch ceiling & interior wall		\$500.00
	Quote good for 30 days		
	SUBTOTAL		\$10,250.00
	TAX 7.00%		\$717.50
	DEPOSIT		\$ 0.00
	TOTAL DUE		\$10,967.50

☒ PAINT ☐ VINYL SIDING

Siding Color: Pine Needle

Trim Color: Sand

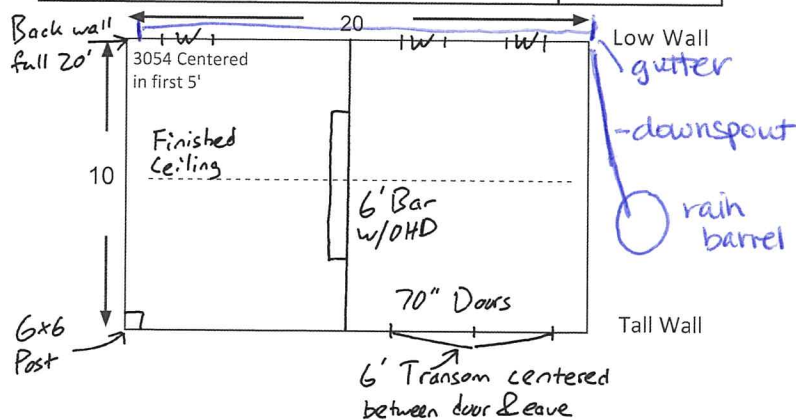
Corner Color: Sand

DOORS

Modern

T Handle

6 Inch



Customer is responsible for all permits.

Carrying charges accrue after 150' from delivery vehicle. We are not responsible for yard damage.

Due On Delivery: Cash or Check (Credit Card 1% Fee) Rent to Own

Delivery Notes:

Payment Type:

Date: _____ Time: _____

Load door to _____

Site: _____

Special Instructions: _____

Customer Signature _____

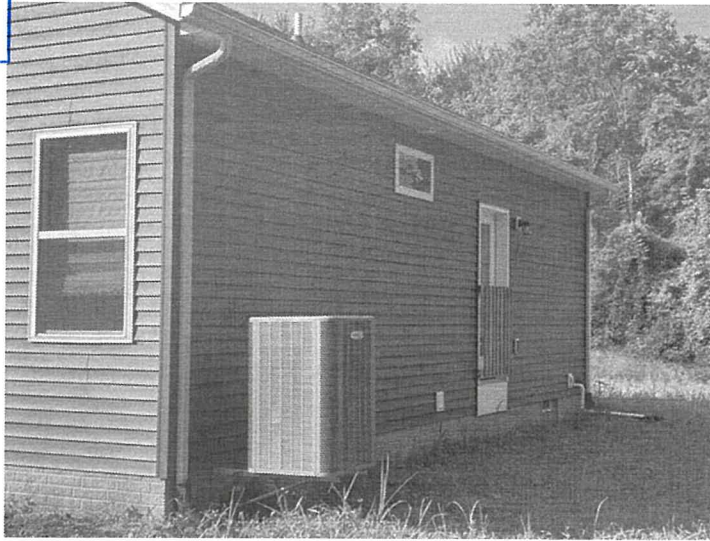
Please contact us immediately to make any changes or corrections.
Thank you for your order!

RECEIVED

JUL 10 2025

Franklin County Planning Department
Franklin County, OH

#VA-4142



location of stoop



existing cement
pad (20' x 24');
location of
accessory bldg (10' x 20')



location of
fence

Example Fence Design:

The fence is 48 feet long (from corner of house, across driveway, to treeline before ditch) and will set 2" off the surface of the ground, which allows for surface water movement.

Materials: 4x4x8' post, 2x4x16' rails fastened to post, 3/4 x 6' dog ear pickets nailed to the rails.

There is normally no spacing between pickets but we can adjust spacing if required by code.



Front (facing Cassady Rd)



Back (facing existing cement pad)



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

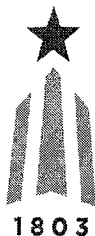


AREA/USE VARIANCE SUBMITTAL INSTRUCTIONS

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

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

1. **COMPLETED APPLICATION FORM** – Please confirm all application form requirements are complete.
 - a. Include all Property, Owner, Applicant, and Agent Information
 - i. Site address, Parcel ID, Acreage, Township, Zoning District
 - ii. Name(s) Address(es), Phone Number(s), Email Address(es)
 - b. Mark all checklist boxes on application form to confirm all required documents have been provided.
 - c. Describe the Variance requested and list the relevant section(s) of the Zoning Resolution
 - d. Provide a detailed description of the project
 - e. Provide detailed answers to the Variance questions 1 – 12.
2. **COMPLETED SITE PLAN**
 - a. Confirm ALL Site Plan requirements have been provided.
 - i. Refer to Plan checklist in application packet for general requirements.
 - ii. Requirements may vary depending on the proposed use and/or site conditions.
 - iii. Contact Planning Project Coordinator to confirm site specific plan requirements.
 - b. Missing items may cause the application to be rejected until the required information is provided and confirmed by Staff. (Refer to checklist in application)
3. **APPLICATION SUBMITTAL**
 - a. Applications should be delivered to 150 South Front Street, FSL Suite 10, Columbus, Ohio, 43215-7104, ATTN: Tre' Wolf, Planning Project Coordinator.
 - b. Incomplete applications may be rejected and/or returned to the owner/applicant.
 - c. Complete applications must be received by noon on the 2nd Thursday of each month to be scheduled for the Board of Zoning Appeals (BZA) hearing on the 3rd Monday of the following month. Confirm with Planning Project Coordinator for monthly hearing schedules.
4. **TECHNICAL REVIEW COMMITTEE REFERRAL**
 - a. Applications must comply with applicable local and state requirements and regulations. These may include, but are not limited to, the Franklin County Public Health Regulations, Franklin County Sanitary Engineer requirements, Franklin County Drainage Engineer requirements, Franklin County Engineer requirements.
 - b. Referral agencies must confirm compliance with applicable regulations prior to approval.
 - c. Additional permits may be required from the Townships for access or from technical review agencies.



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Application for

Zoning Variance

Pursuant to Section 810
of the Zoning Resolution

Page 1 of 7

Property Information

Site Address: 2810 Baughman Ave

Parcel ID: 190-001358

Zoning District: Rural (R)

Lot Acreage: 8500 sq. ft.

Township: Mifflin

Property Owner Information

Name: Brandon Miller

Address: 4121 Ridgely Tract Rd
Heath OH 43056

Phone # 614-288-3014

Fax #

Email: Brandon@exclusiveresults.com

Applicant Information

☒ Same as property owner

Name: Brandon Miller

Address: 4121 Ridgely Tract Rd.,
Heath OH 43056

Phone # 614-288-3014

Fax #

Email: Brandon@exclusiveresults.com

Agent Information

Name:

Address:

Phone #

Fax #

Email:

Staff Use Only

Case # VA- 4143

Date Filed: 07/10/2025

Received By: Austin W.

Fee Paid: \$350.00

Receipt Number: 25-01950

Hearing Date: 08/18/2025

Technical Review: 07/22/2025

Zoning Compliance #:

014-25-LS

Checklist

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

Water & Wastewater

Water Supply

☐ Public (Central)

☐ Private (On-site)

☐ Other

Wastewater Treatment

☐ Public (Central)

☐ Private (On-site)

☐ Other



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Application for

Zoning Variance

Pursuant to Section 810
of the Zoning Resolution

Page 2 of 7

Case# VA-

Variance(s) Requested:

Section: 302.41(a)

Description: minimum lot size of 2.5 acres

Section: 302.04a

Description: minimum lot width 150 ft.

Section:

Description:

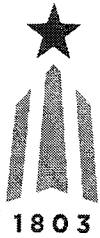
Describe the project:

Applying for variance approval for an affordable house to be built after the lot split is completed. This will help improve the neighborhood with more affordable housing and will make it look nicer. We are in need of more houses at a lower cost for families that are first time owners or want a new house at affordable cost.

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.

As The owner there are no special conditions or circumstances to this variance of my knowledge. This is to build an affordable house for lower income family.



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Application for

Zoning Variance

Pursuant to Section 810
of the Zoning Resolution

Page 3 of 7

Case# VA-

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

No I believe that it would not deprive
and would improve the area in the zoning District.

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

No It does not result in any action of question
#1.

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.

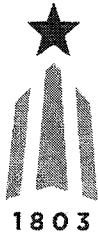
Approving this variance does not require any
special privilege to build an affordable house.

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 would help improve the area and
it will provide an affordable house to families
that work hard and deserve a new home at
affordable cost.

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

No, without the approval of this variance
the affordable house will not be able to be
constructed providing a new safe environment for
a family.



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Application for

Zoning Variance

Pursuant to Section 810
of the Zoning Resolution

Page 4 of 7

Case# VA-

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

This variance is needed to construct a home on this parcel of land. Drawings provided with all measurements.

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 disrupt the essential character of neighborhood and no adjoining properties would suffer.

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)

From the best of my knowledge this would not adversely affect the delivery of governmental services.

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

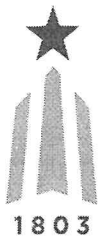
I did not ^{purchase} ~~purchase~~ this property with the knowledge of the zoning restrictions.

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

Would need a variance approval to complete the new affordable construction home.

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

Yes, The spirit + intent would be completed properly for affordable housing new home if this variance is granted.



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Application for

Zoning Variance

Pursuant to Section 810
of the Zoning Resolution

Page 5 of 7

Case# VA-

Affidavit **

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

Applicant/Authorized Agent *

Property Owner (signature must be notarized)

Date

7/3/2025

Date

Property Owner (signature must be notarized)

Date

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

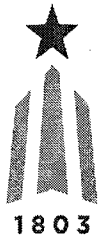
****Approval does not invalidate any restrictions and/or covenants that are on the property.**

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.



CANDACE DENISE WOODSON-LEVEY
Notary Public
State of Ohio
My Comm. Expires
January 12, 2026

7-12-26



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Application for

Zoning Variance

Pursuant to Section 810
of the Zoning Resolution

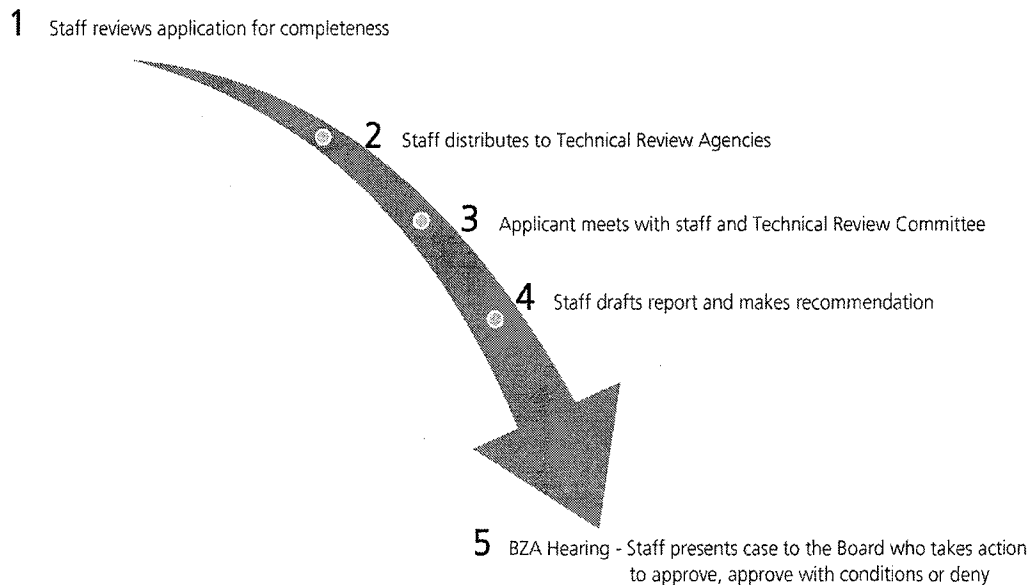
Page 6 of 7

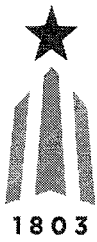
Application Instructions

Please submit the following:

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

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





Franklin County
Board of Commissioners

**ECONOMIC DEVELOPMENT
& PLANNING**

Application for

Zoning Variance

Pursuant to Section 810
of the Zoning Resolution

Page 7 of 7

Site Plan Requirements

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



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

- Parcel IDs
- Parcel Dimensions
- Lot Numbers
- Site Address
- Parcel Boundary
- Subdivision Boundary
- Condominium Boundary
- County Boundary
- City or Village Boundary
- Tax District Boundary
- School District Boundary
- Zip Code Boundary

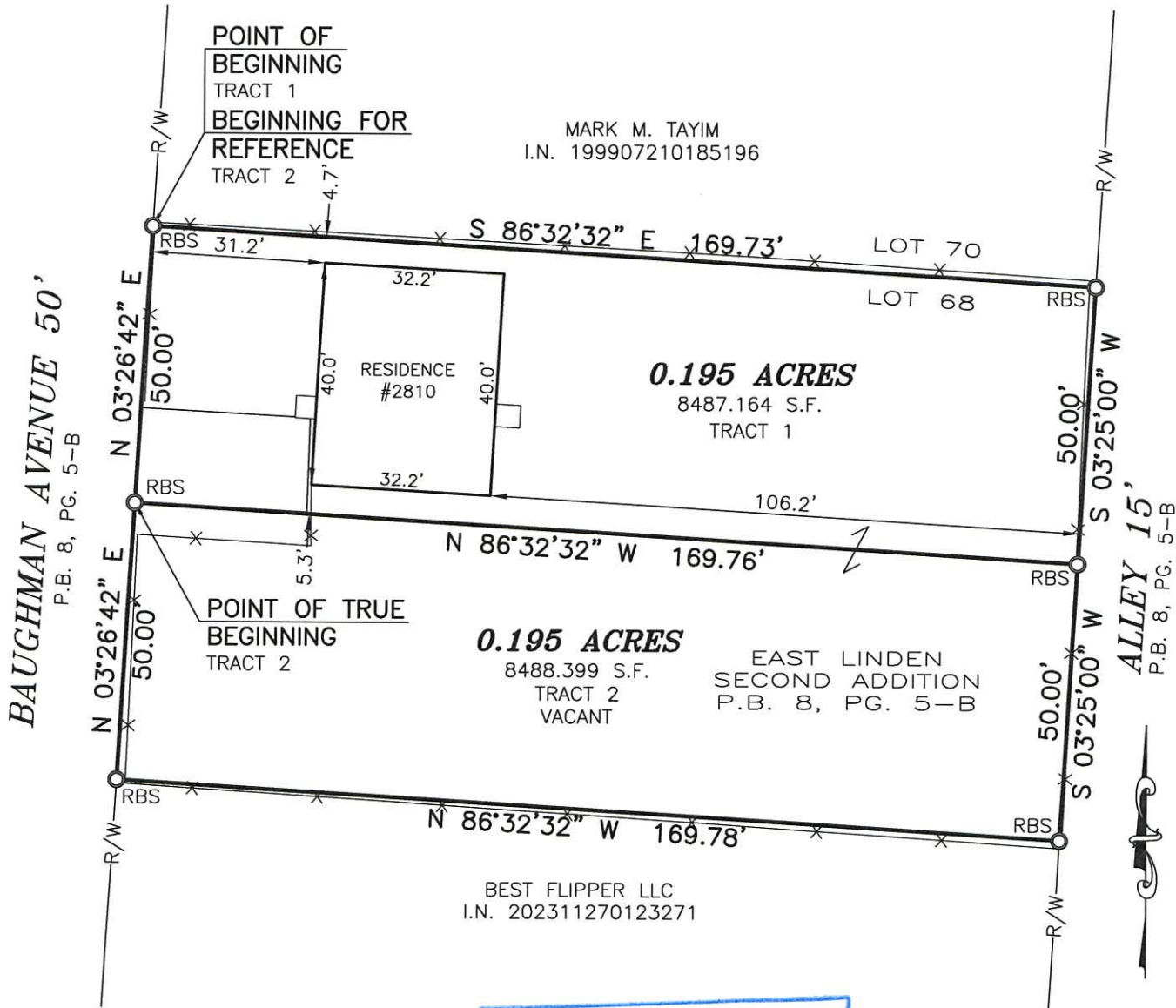
This map is prepared for the real property inventory within the county. It is compiled from record deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be considered for verification of the information contained on this 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).



**Franklin County
Auditor's Office
Auditor**

Michael Stinziano
Map Produced July 10, 2025



LEGEND

- IPF IRON PIN FOUND
- RBF REBAR FOUND
- RBS REBAR SET
- x- EXISTING FENCE LINE

RECEIVED

JUN 4 2025

Franklin County Planning Department
Franklin County, OH

DEED REFERENCE:

RBM CONSTRUCTION 1 LLC
I.N. 202502260018486
P.I.D. 190-001358

BASIS OF BEARINGS:

THE BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011) EPOCH 2010. SAID BEARINGS ORIGINATED FROM A FIELD TRAVERSE WHICH WAS REFERENCED TO SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE OHIO DEPARTMENT OF TRANSPORTATION REAL-TIME-NETWORK. THE PORTION OF THE EASTERLY LINE OF BAUGHMAN AVENUE, HAVING A BEARING OF NORTH 03°26'42" EAST AND MONUMENTED AS SHOWN HEREON, IS DESIGNATED THE "BASIS OF BEARING" FOR THIS PLAT.

FLOOD NOTE:

THE SUBJECT PROPERTY LIES IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN), AS DETERMINED BY GRAPHIC INTERPOLATION FROM THE FLOOD INSURANCE RATE MAP NUMBER 39049C0189K, WITH AN EFFECTIVE DATE OF 6/17/2008, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

NOTE:

THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS THAT MAY AFFECT THIS TRACT AND DOES NOT REPRESENT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THIS TRACT. ALL REBAR SET ARE 5/8" DIA. 30" LONG, W/ RED PLASTIC CAP STAMPED "LANDMARK SURVEY"

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY IN APRIL OF 2025 MADE UNDER MY SUPERVISION AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

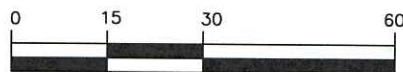
Scott D. Grundei 5/16/25

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

DATE



GRAPHIC SCALE



(IN FEET)

1 inch = 30 ft.

SURVEY OF
TWO (2) 0.195 ACRE TRACTS

LYING IN
PART OF LOT 68
EAST LINDEN SECOND ADDITION
PLAT BOOK 8, PAGE 5-B
QUARTER TOWNSHIP 2, TOWNSHIP 1, RANGE 17
UNITED STATES MILITARY LANDS
TOWNSHIP OF MIFFLIN,
COUNTY OF FRANKLIN
STATE OF OHIO



690 LAKEVIEW PLAZA BLVD. SUITE A
WORTHINGTON OH. 43085
PHONE: (614) 485-9000
WWW.LANDMARKSURVEY.COM

DATE: 4/30/25

FILE NO. SLF25-JB038-SPL

**DESCRIPTION OF 0.195 ACRES
LYING SOUTH OF AGLER ROAD
AND EAST OF BAUGHMAN AVENUE
TRACT 1**

Situated in the State of Ohio, County of Franklin, Township of Mifflin, being part of Quarter Township 2, Township 1, Range 17, United States Military Lands, and being part of lot 68 of East Linden Second Addition, of record in Plat Book 8, Page 5-B, and being conveyed to RBM Construction 1 LLC, by deed of record in Instrument Number 202502260018486, Recorder's Office, Franklin County, Ohio, and being bounded and more particularly described as follows:

Beginning, at a rebar set, at the northwesterly corner of said lot 68, the southwesterly corner of lot 70 of said East Linden Second Addition, at the southwesterly corner of a tract of land conveyed to Mark M. Tayim, by deed of record in Instrument Number 199907210185196, and on the easterly line of Baughman Avenue (50 feet wide, P.B. 8, Pg. 5-B);

Thence South 86°32'32" East, a distance of 169.73 feet, along the line common to said lots 68 and 70, and along the southerly line of said Tayim tract, to a rebar set, at the easterly common corner of said lots 68 and 70, the southeast corner of said Tayim tract, and on the westerly line of a 15 feet wide alley (P.B. 8, Pg. 5-B);

Thence South 03°25'00" West, a distance of 50.00 feet, along the line common to said lot 68 and said alley, to a rebar set;

Thence North 86°32'32" West, a distance of 169.76 feet, across said lot 68, and across said RBM Construction 1 LLC tract, to a rebar set, on the westerly line of said lot 68, and on the easterly line of said Baughman Avenue;

Thence North 03°26'42" East, a distance of 50.00 feet, along the line common to said lot 68 and said Baughman Avenue, to the **Point of Beginning**, containing 0.195 acres more or less, and being subject to all easements, restrictions and rights-of-way of record.

The bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011) Epoch 2010. Said bearings originated from a field traverse which was referenced to said Coordinate System by GPS observations and observations of selected stations in the Ohio Department of Transportation Real-Time-Network. The portion of the easterly line of Baughman Avenue, having a bearing of North 03°26'42" East and monumented as shown hereon, is designated the "basis of bearing" for this description.

All rebar set are 5/8 inch DIA. 30 inches in length, with a red plastic cap stamped with the name "Landmark Survey".

The above description is based on an actual field survey performed in April of 2025.



LANDMARK SURVEY GROUP, INC.

Scott D. Grundei 5/16/25

Scott D. Grundei, P.S. Date
Registered Surveyor No. 8047

* PENDING DEED *

PRELIMINARY APPROVAL
ADAM W. FOWLER, P.E., P.S.
FRANKLIN COUNTY ENGINEER

BY: FDA DATE: 06/04/25

**DESCRIPTION OF 0.195 ACRES
LYING SOUTH OF AGLER ROAD
AND EAST OF BAUGHMAN AVENUE
TRACT 2**

Situated in the State of Ohio, County of Franklin, Township of Mifflin, being part of Quarter Township 2, Township 1, Range 17, United States Military Lands, and being part of lot 68 of East Linden Second Addition, of record in Plat Book 8, Page 5-B, and being conveyed to RBM Construction 1 LLC, by deed of record in Instrument Number 202502260018486, Recorder's Office, Franklin County, Ohio, and being bounded and more particularly described as follows:

Beginning for reference, at a rebar set, at the northwesterly corner of said lot 68, the southwesterly corner of lot 70 of said East Linden Second Addition, at the southwesterly corner of a tract of land conveyed to Mark M. Tayim, by deed of record in Instrument Number 199907210185196, and on the easterly line of Baughman Avenue (50 feet wide, P.B. 8, Pg. 5-B);

Thence South 03°26'42" West, a distance of 50.00 feet, along the line common to said lots 68 and said Baughman Avenue, to a rebar set, and the **Point of True Beginning**;

Thence South 86°32'32" East, a distance of 169.76 feet, across said lot 68, and across said RBM Construction 1 LLC tract, to a rebar set, on the easterly line of said lot 68, and on the westerly line of a 15 feet wide alley (P.B. 8, Pg. 5-B);

Thence South 03°25'00" West, a distance of 50.00 feet, along the line common to said lot 68 and said alley, to a rebar set, at the southeasterly corner of said RBM Construction 1 LLC tract, and the northeasterly corner of said tract of land conveyed to Best Flipper LLC, by deed of record in Instrument Number 202311270123271;

Thence North 86°32'32" West, a distance of 169.78 feet, along the line common to said RBM Construction 1 LLC and Best Flipper LLC tracts, and across said lot 68, to a rebar set, on the westerly line of said lot 68, at the westerly common corner of said RBM Construction 1 LLC and Best Flipper LLC tracts, and on the easterly line of said Baughman Avenue;

Thence North 03°26'42" East, a distance of 50.00 feet, along the line common to said lot 68 and said Baughman Avenue, to the **Point of True Beginning**, containing 0.195 acres more or less, and being subject to all easements, restrictions and rights-of-way of record.

The bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011) Epoch 2010. Said bearings originated from a field traverse which was referenced to said Coordinate System by GPS observations and observations of selected stations in the Ohio Department of Transportation Real-Time-Network. The portion of the easterly line of Baughman Avenue, having a bearing of North 03°26'42" East and monumented as shown hereon, is designated the "basis of bearing" for this description.

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The above description is based on an actual field survey performed in April of 2025.



LANDMARK SURVEY GROUP, INC.

Scott D. Grunde 5/16/25

Scott D. Grunde, P.S. Date
Registered Surveyor No. 8047

* PENDING DEED *

PRELIMINARY APPROVAL

ADAM W. FOWLER, P.E., P.S.

FRANKLIN COUNTY ENGINEER

BY: FDA DATE: 06/04/25

DO NOT DETACH



Instrument Number: 202502260018486

Recorded Date: 02/26/2025 9:01:45 AM



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

Return To (Simplifile):

PM Title, LLC
3800 BROADWAY

GROVE CITY, OH 43123

Simplifile

Transaction Number: T20250013247

Document Type: DEED

Document Page Count: 2

Submitted By (Simplifile):

PM Title, LLC
3800 BROADWAY

GROVE CITY, OH 43123

Simplifile

First Grantor:

SHANE L MOTT

First Grantee:

RBM CONSTRUCTION 1 LLC

Fees:

Document Recording Fee: \$34.00

Total Fees: \$34.00

Amount Paid: \$34.00

Amount Due: \$0.00

Instrument Number: 202502260018486

Recorded Date: 02/26/2025 9:01:45 AM

OFFICIAL RECORDING COVER PAGE

DO NOT DETACH

THIS PAGE IS NOW PART OF THIS RECORDED DOCUMENT

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

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

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

2529

TRANSFERRED
02-26-2025
MICHAEL STINZIANO
AUDITOR
FRANKLIN COUNTY, OHIO

Conveyance
Mandatory: \$100.00
Permissive: \$200.00 NF
MICHAEL STINZIANO FRANKLIN COUNTY AUDITOR

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That **Shane L. Mott, and Malgorzata H. Baran-Mott, husband and wife**, of Franklin County, and the State of Ohio, for valuable consideration paid, grants, with general warranty covenants, to **RBM Construction 1 LLC, an Ohio Limited Liability Company**, whose tax mailing address is 5121 Aldersgate Drive, Dublin, OH 43016, the following real property:

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

Being the North half of Lot No. Sixty-Eight (68) in JB Denune's Second East Linden Addition as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 8, Page 5-B, records of the Recorder of Franklin County, Ohio.

Parcel No.: 190-001358-00

Property Address: 2810 Baughman Avenue, Columbus, Ohio 43211

Prior Deed Reference: Instrument Number 200307110211911

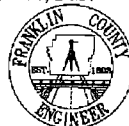
ALL OF
(190)
001358

DESCRIPTION VERIFIED

ADAM W. FOWLER, P.E., P.S.

BY: JRW


DATE: Feb 26, 2025



Executed by hand this 11th day of February, 2025.

~~None 2 Mwt~~

Shane L. Mott

Melgouche H Bara. 

Malgorzata H. Baran-Mott

STATE OF OHIO

)

) SS.

COUNTY OF FRANKLIN

)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the above named Shane L. Mott, and Malgorzata H. Baran-Mott, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal, at Dublin, Ohio, this 14th day of February, 2025.



DANIELLE JOY CONRAD
Notary Public, State of Ohio
My Commission Expires
January 14, 2026


Notary Public

Notary Public

This instrument prepared by:
Mark S. Miller, Attorney at Law
232 East Market Street
Washington CH, Ohio 43160
2024-1-25463

CARL MADISON

2369 Holt Road
Columbus, Ohio 43219
Tel: 614-778-4251
Email: carlmadison173@gmail.com

February 11, 2025

Kevin Craig
Water Quality - Commercial Septic Systems
Franklin County Public Health
280 East Broad Street
Columbus, Ohio 43215-4562
Tel: 614-561-3321
Email: kevincraig@franklincountyohio.gov

Re: Rezoning of 3163 Winchester Pike

Mr Craig

Per your request we are sending you the septic report attached.

The house on site is approximately 550 sq ft, with a capacity of 8 persons inside comfortably. This address is almost 3 acres, for the purposes of this request the site will have no more than 50 people on site outside at any given time.

The Septic system currently on site has a capacity of 1500 gallons. For any event, we will rent a minimum of 3 portable units – 2 regular portable toilets and 1 handicap accessible toilet.



Carl Madison

Wells Log Number

DNR 7802.05e

Ohio Department of Natural Resources
Division of Geological Survey, 2045 Morse Road, Columbus, Ohio 43229-6605
Phone (614) 265-6576

3012488

Page 1 of 2 for this record.

[illegible]

Completion of this form is required by section 1521.05, Ohio Revised Code - file within 30 days after completion of drilling.
Distribute copies of this record to Customer, and Local Health Department.

Ace Septic Services Inc
4210 Groveport Rd
Obetz, OH 43207 USA
+16144912121
rachelh.acesepctic@gmail.com

Invoice

BILL TO

Carl Madison
3163 Winchester Pk
Columbus, OH 43232

SHIP TO

Carl Madison
Carl Madison
3163 Winchester Pk
Columbus, OH 43232

INVOICE #	DATE	TOTAL DUE	DUE DATE	ENCLOSED
33621	09/01/2022	\$0.00	09/01/2022	

SHIP DATE

09/01/2022

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Franklin County 1500 Gal	Franklin County 1500 Gal Pumped septic 1 hose, center lid	1	425.00	425.00
	Service Contract and Inspection	Septic inspection Jay	1	75.00	75.00

PAYMENT

500.00

BALANCE DUE

\$0.00

PAID

BAPST INC

9311 State Route 762

Orient, OH 43146

(614)877-4844

bapstinc@aol.com

INVOICE

INVOICE # 18953**DATE** 12/28/2023**DUE DATE** 12/28/2023**TERMS** DUE**BILL TO**

MADISON, CARL

3470 COMPTON DR

COLUMBUS, OH 43219

PLEASE DETACH TOP PORTION AND RETURN WITH YOUR PAYMENT.

JOB SITE

3163 WINCHESTER PIKE

DATE	DESCRIPTION	QTY	RATE	AMOUNT
12/28/2023	WELL DRILLED(100'min.)	100	34.00	3,400.00
12/28/2023	SHALE TRAP + COUPLING	1	150.00	150.00
12/28/2023	DRILLING FUEL CHARGE	1	395.00	395.00
12/28/2023	TRIP AND SET UP CHARGE	1	500.00	500.00
12/28/2023	GROUT WORK	1	450.00	450.00
12/28/2023	SEALED CAP	1	85.00	85.00
12/28/2023	PVC SCREEN	4	75.00	300.00
12/28/2023	INITIAL WELL CHLORINATION	1	35.00	35.00
12/28/2023	PERMIT	1	575.00	575.00
01/02/2024	1/2 HP PUMP PKG.	1	3,000.00	3,000.00
01/02/2024	EXTRA TRENCH	45	4.50	202.50
01/02/2024	PVC OR PEX INSIDE	2	4.50	9.00
01/02/2024	SEAL OLD WELL	1	650.00	650.00

PAID

**** INVOICE DUE ****

After 15 days 2% will be added to bill and new invoice sent out. Bills turned in to Collections after 30 days will have an additional 35% added.

PAYMENT

9,751.50

BALANCE DUE

\$0.00

Bapst Inc. will never ask you to pay by ACH or wire transfer. If you receive a request for this information please contact us immediately.

GLEN A. DUGGER
JACKSON B. REYNOLDS, III

SMITH & HALE LLC
ATTORNEYS AND COUNSELORS AT LAW
37 WEST BROAD STREET
COLUMBUS, OHIO 43215-4199
www.smithandhale.com
614/221-4255

HARRISON W. SMITH, JR.
1926-2009
BEN W. HALE, JR.
1944-2015
OF COUNSEL
JEFFREY L. BROWN

July 11, 2025

Mr. Raimere Fitzpatrick
Franklin County Economic Development and Planning
150 South Front Street
Columbus, OH 43215

RE: ZON-25-02 / 3163 Winchester Pike

Dear Mr. Fitzpatrick:

I hereby request the amendment of the above case from a request to rezone the property from Neighborhood Commercial (NC) to a Select Commercial Planned District (SCPD). I have attached a new rezoning application reflect the revised request to SCPD. If you have any questions about the amendment please contact me.

Very truly yours,


Jackson B. Reynolds, III

JBR/nct

Enclosure

fitzpatrick-madison-winchester.ltr (nct)
7/2/25 S:Docs



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Economic Development & Planning Department
James Schimmer, Director

Application for Rezoning

Page 1



Property Information

Site Address: 3163 Winchester Pike

Parcel ID(s): 180-003838

Total Acreage: 2.759 acres

Township: Madison

Property Description

Acres to be rezoned: 2.759

Current Land Use:

Surrounding Land Uses:

North	City of Columbus - Homes (R-2)
South	Madison Twp. - Agricultural land (R)
East	Madison Twp. - Home (R)
West	Madison Twp. - Home (R)

Rezoning Request

Current Zoning: Rural (R)

Proposed Zoning: Select Commercial Planned District (SCPD)

Proposed Land Use: Eating & Drinking Establishment (SIC - 581X)

Purpose for Request: To allow an eating drinking establishment and related accessory activities to take place on the property.

Staff Use Only

Case #

Date Filed:

Fee Paid:

Receipt #

Received By:

Technical Review Date:

Big Darby Panel Date:

Planning Commission Date:

Rural Zoning Commission Date:

Commissioners Date:

Checklist

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

Water & Wastewater

Water Supply

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

Wastewater Treatment

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



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Economic Development & Planning Department
James Schimmer, Director

Application for Rezoning

Page 2



Property Owner Information

Name: Carl & Carline Madison

Address: 2212 Hiawatha Park Drive

Columbus, OH 43211

Phone # 614-778-4251

Fax #

Email: CarlMadison173@gmail.com

Applicant Information

☐ Same as property owner

Name: Carl Madison

Address: 2212 Hiawatha Park Drive

Columbus, OH 43211

(Jack Reynolds 614-221-4255 x15) - attorney

Phone # 614-778-4251

Fax #

Email: CarlMadison173@gmail.com



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Economic Development & Planning Department
James Schimmer, Director

Application for Rezoning Page 3



Signatures

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

Carl Madison
Applicant

07/03/25
Date

Carl Madison
Property Owner (Signature must be notarized)

07/03/25
Date

N/A
Property Owner (Signature must be notarized)

07/03/25
Date

[Signature] 7/3/25
exp: 12/15/29



Jack Reynolds

From: Todd Stanhope <TStanhope@smartservices-inc.com>
Sent: Tuesday, June 10, 2025 12:52 PM
To: Steve Fox
Cc: Jack Reynolds; Carl Madison
Subject: FW: 3163 Winchester Pike Trip Generation

FYI

From: Kristen M. Mastalski, P.E. <kmastalski@franklincountyengineer.org>
Sent: Tuesday, June 10, 2025 12:03 PM
To: Todd Stanhope <TStanhope@smartservices-inc.com>
Cc: Bill S. Hebble, P.E. <webble@franklincountyengineer.org>; carl.madison173@gmail.com; jreynolds@smithandhale.com; Fitzpatrick, Raimere S <RaimereFitzpatrick@franklincountyohio.gov>; Matt Brown <mbrown@franklincountyengineer.org>; sbrobst <sbrobst@madisontownship.org>; Mike Andrako, P.E. <mandrako@franklincountyengineer.org>; Ennist, Tamara J <tamaraennist@franklincountyohio.gov>; KaylaJohnson <KaylaJohnson@franklincountyohio.gov>
Subject: RE: 3163 Winchester Pike Trip Generation

Todd,

Please see Franklin County's comment below.

- Based on the proposed use in the submitted trip generation memo, a traffic study will not be required with this development.
- Winchester Pike is listed as a Minor Arterial per the Franklin County Thoroughfare Plan. Additional right-of-way is required to meet the Thoroughfare Plan width of 50' from the centerline. This shall be quit claim deeded to the Franklin County Commissioners.
- Any proposed parking will need moved outside of the Thoroughfare Plan right-of-way.
- A shared use path is required along the frontage of this site. Franklin County holds the right to require a fee in lieu of the developer constructing this improvement based on an Engineer's Estimate submitted and review by FCEO. This fee would go toward regional improvements.

Thank you,
Kristen



Kristen M. Mastalski, P.E.
Mobility Design Engineer
970 Dublin Road
Columbus, Ohio 43215
(614) 525-3042
kmastalski@franklincountyengineer.org
www.franklincountyengineer.org



From: Todd Stanhope <TStanhope@smartservices-inc.com>
Sent: Monday, May 19, 2025 1:14 PM
To: Kristen M. Mastalski, P.E. <kmastalski@franklincountyengineer.org>



May 19, 2025

Ms. Kristen M. Mastalski, P.E.
Franklin County Engineer's Office
970 Dublin Road
Columbus, OH 43215

Re: 3163 Winchester Pike (Parcel 180-003838) Trip Generation
Madison Township, Franklin County, Ohio

Dear Kristen:

Please consider this letter a summary of trip generation for the subject site.

BACKGROUND

The subject 2.76 acre site is proposed to be developed with an 800 SF bar with ancillary outdoor activities on the site. The site is located on the south side of Winchester Pike between Markwick Road and Remington Ridge Road. Figure 1 attached shows the site location. The site has one access to Winchester Pike. Figure 2 attached shows the site plan. The permitting agency for the existing access is the Franklin County Engineer's Office (FCEO). The FCEO has requested to review trip generation information in order to determine if any further study of traffic is necessary.

TRIP GENERATION

The accepted method for computing trip generation in the traffic engineering profession is *Trip Generation Manual, 11th Edition* published by the Institute of Transportation Engineers (ITE). This report provides trip rates for different land uses based on data from sample sites in each category. The land use used to represent the site is "Drinking Place" (ITE Code #975). The description of drinking place is as follows:"

"A drinking place contains a bar, where alcoholic beverages and food are sold, and possibly some type of entertainment, such as music, television screens, video games, or pool tables. Establishments that specialize in serving food but also have bars are not included in this land use."

This land use includes ancillary activities such as what is proposed but most are indoor and would affect the size of the "drinking place". To represent that the proposed activities are outdoors and not reflected in the size of the building, an assumption that the "drinking place" is 50% larger. Therefore, a total of 1,200 SF was used in the calculation of trips. Table 1 attached shows the trip generation calculations.

CONCLUSION

Per the FCEO's request, the following is a summary of the estimated trips generated by the site.

PEAK HOUR	SITE TRIPS
AM Adjacent Street Peak	Not Open
PM Adjacent Street Peak	14

Please let me know if you have any questions. Thank you.

Sincerely,

SMART SERVICES, INC.



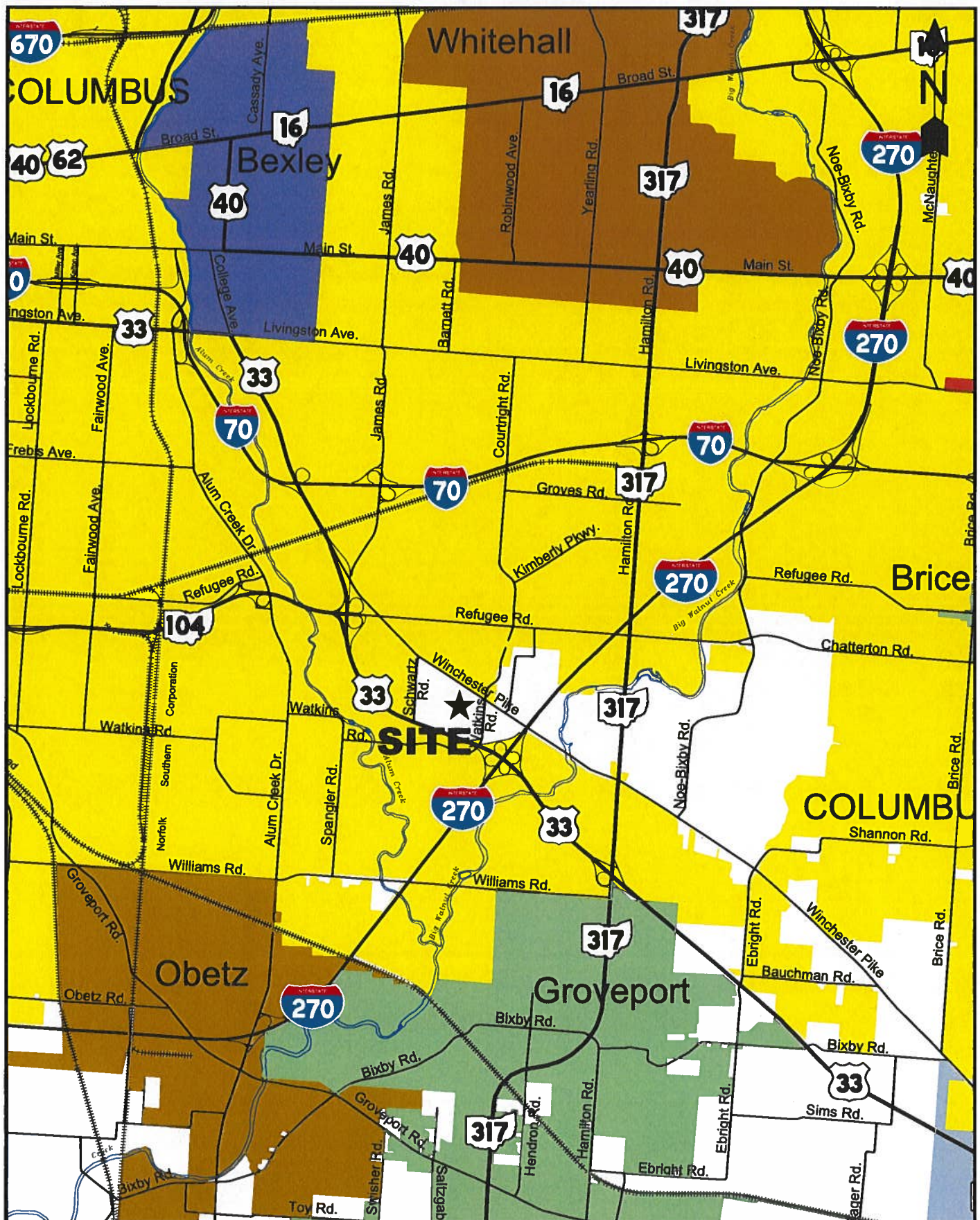
Registered Engineer No. E-64507, Ohio
Todd J. Stanhope, PE, PTOE
Director of Traffic Engineering

5-19-2025
Date



Submitted: One electronic copy (PDF format) via e-mail

Cc: C. Madison



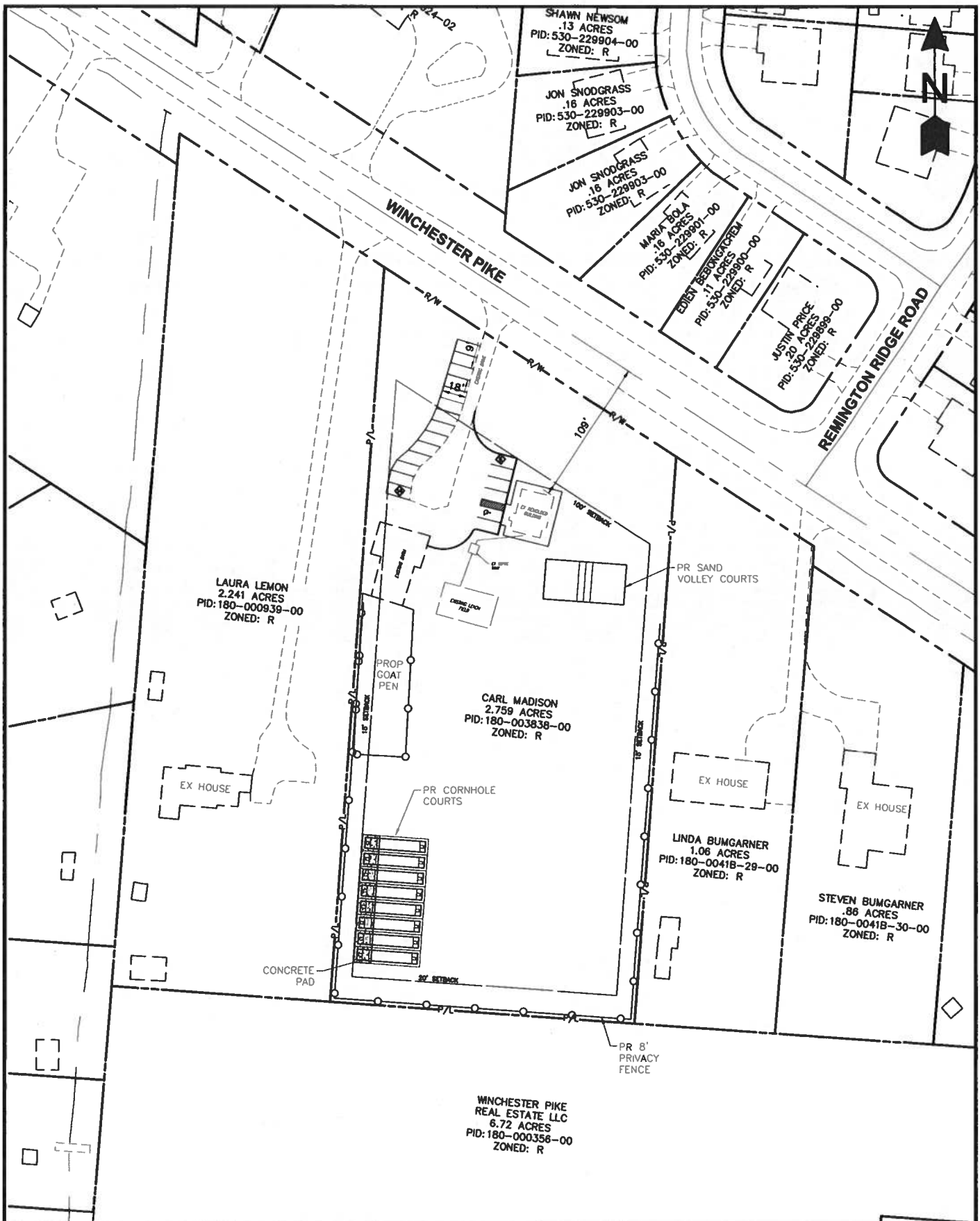
3163 WINCHESTER PIKE TRIP GENERATION

PREPARED BY: **SMART**
SERVICES

5/2025

FIGURE 1

SITE LOCATION



3163 WINCHESTER PIKE TRIP GENERATION

PREPARED BY: **SMART**
SERVICES

5/2025

FIGURE 2

SITE LAYOUT

TIS SUBAREA	LAND USE	TIME OF DAY	DATA SET <i>Trip Generation Manual, 11th Edition</i> (Unless noted Otherwise)	RATE OR EQUATION FROM: <i>Trip Generation Manual, 11th Edition</i> <i>(Unless noted Otherwise)</i>	ENTERING		EXITING	
					%	TOTAL TRIPS	%	TOTAL TRIPS
1	Drinking Place (ITE Code #975) Ind. Variable (X) = 1,200 1000 SF Gross Floor Area	PM Peak	Peak Hour of Adj. Street Traffic, One Hour between 4 & 6 PM	Average Rate= 11.36	66%	14	34%	5
TOTALS		PM Peak				14		5

3163 Winchester Pike Traffic Impact Study - 5/2025

TABLE 1 - SITE TRIP GENERATION SUMMARY

SELECT COMMERCIAL PLANNED DISTRICT
(SCPD)
MADISON TOWNSHIP
3163 WINCHESTER PIKE
MADISON PROPERTY
ZON No. 25-_____

BACKGROUND:

The subject property is located on the south side of Winchester Pike, next to single family homes to the west and to the east, north and to south is agricultural ground. The property is currently zoned Rural and has an existing single family home and accessory building on the property. The proposed SCPD will allow the existing house to become a small bar with outdoor activity areas.

PERMITTED USES:

The property shall be used for eating and drinking places set forth in SIC 581 Section and in Franklin County Resolution Section 325.021 (Neighborhood Commercial) and an accessory structure.

There are two (2) existing buildings on the site. One is a single family home which will be used as a small bar, and a barn. There is also planned two (2) outdoor activity areas as shown on the site plan as well as a goat pen.

The hours of operation shall be 10 am to 12 am Monday thru Saturday and 10 am to 10 pm Sundays.

DEVELOPMENT STANDARDS:

Unless otherwise indicated in the submitted drawing or in the written text, the applicable standards for the site shall be those standards contained in Section 332.03 Community Service (CS) conditional use specifications of the Franklin County Zoning Resolution.

1. An 8' high fence is provided and a waiver is requested for the 8' height.
2. A fifteen (15) foot wide front "greenbelt" or landscaped area is provided between the existing street right-of-way line, or the proposed right-of-way line on the Franklin County Thoroughfare Plan, whichever is greater, and any structure or paved area. Provided on site plan.
3. All lighting shall be directed downward. No lighting shall be directed outward from the buildings toward surrounding properties.

LIGHTING:

All wall lighting on the subject property that is visible from residentially used or zoned neighboring property shall be a cut-off type fixtures (down lighting) attached to the buildings. The wall lighting will be limited to the house and the barn.

SIGNAGE AND GRAPHICS:

- A. A freestanding sign and wall signage will be permitted on site that meet code requirements.
- B. No off-premise graphics shall be permitted on-site, nor any illumination which flashes, travels, animates or intermittently illuminates shall be allowed.

ENVIRONMENTAL TREATMENT:

- A. No banners, pennants, streamers or other similar obnoxious displays shall be permitted on the site.
- B. There shall be only one curb cut allowed on this site, as permitted by the County Engineer's Office.

SITE PLAN:

- A. The property shall be used in accordance with the submitted site plan. The attached site plan illustrates where the building(s) and parking areas are located.
- B. Parking requirements shall be as shown on the site plan.

ARCHITECTURAL DESIGN:

All of the buildings are existing and no others are proposed for the site. The tallest building is 35'.

STORMWATER DRAINAGE:

Drainage and run-off from the proposed development shall not cause property damage to off-site areas and shall meet standards set by the Franklin County Engineer's Office.

SEWAGE DISPOSAL AND WATER SUPPLY:

The site (both the existing single family house and the commercial building) will utilize the well and the on site septic system that is routinely inspected by the Franklin County Board of Health.

POLLUTION:

- A. Smoke: No smoke shall be emitted from any structure in the SCPD.
- B. Noise: The noise level shall be no greater than sixty (60) decibels at the lot line.
- C. Odor: No odorous gases or other obnoxious odor shall be permitted at any point beyond the SCPD boundary.
- D. Any trash or waste is removed from the site to an appropriate facility by the employees of the operation.

OUTSIDE STORAGE:

- A. Outside storage shall be permitted on the lot and a waiver is requested to Section 521.09 to waive the screening and buffering requirements found in this Section. See Screening and Landscaping Plan.

TRAFFIC & CIRCULATION:

The subject property shall have one (1) curb cuts which is shown on the Site Plan. Circulation within the subject property shall be in the area as indicated surrounding the office and the individual buildings. A traffic access study was done by the applicant and submitted to the Franklin County Engineer and approved.

Jackson B. Reynolds, III
Attorney for _____
(614) 221-4255

