



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)

June 24, 2025

i. VA-4137

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

ii. VA-4138

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

iii. JACK-25-03

Owner/Applicant:	Rebecca Gibboney/Mayers Properties, Ltd
Township:	Jackson Township
Site:	1796 White (PID #160-001508)
Acreage:	3.684 acres
Zoning:	Suburban Residential (SURB) district
Request:	A recommendation from the Franklin County Planning Commission to the Jackson Township Zoning Commission on a request by Rebecca Gibboney to rezone 3.684 acres from the Jackson Township Suburban Residential (SURB) district to Exceptional Use (EU) district to develop a performance training facility.



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Economic Development & Planning Department
James Schimmer, Director

Application for

Zoning Variance

Pursuant to Section 810 of the Zoning Resolution

Page 1 of 7

RECEIVED

JUN 2 2025



(revised 7.13.19)

Property Information

Site Address: 2195 ALBERT AVENUE

Parcel ID: 130-001046

Zoning District:

Lot Acreage: .39

Township: CLINTON

Property Owner Information

Name: AL RAHMA MOSQUE

Address: 2195 ALBERT AVENUE

COLUMBUS, OH 43224

Phone #

Fax #

Email:

Applicant Information



Is the applicant owner?

Name: AL RAHMA MOSQUE

Address: 2195 ALBERT AVENUE

COLUMBUS, OH 43224

Phone #

Fax #

Email:

Agent Information

Name: UGO NWOKE

Address: 39 EAST MAIN STREET

NEW ALBANY, OH 43054

Phone # 614 537 0261

Fax #

Email: ugonwoke@aol.com

Staff Use Only

Case # VA-

Date Filed:

Received By:

Fee Paid:

Receipt Number:

Hearing Date:

Technical Review:

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

Type text here



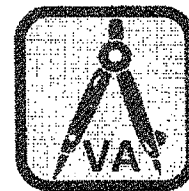
Franklin County
Board of Commissioners
**ECONOMIC DEVELOPMENT
& PLANNING**
Economic Development & Planning Department
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Page 2 of 7



Case# VA-

EXISTING PROPOSED

Section: 302.041(c)

Description: Maximum lot coverage of 33% required

Section:

Description:

Section:

Description:

NEW DRIVEWAY PAVING FOR A NEW HOME CONSTRUCTION

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

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

No



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Case# VA-

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

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

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

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

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

No this does not grant the applicant any special privileges

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

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

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

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



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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)

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

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

No, the character of the neighborhood will not be adversely affected

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

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

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

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

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

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

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

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



Franklin County
Board of Commissioners

**ECONOMIC DEVELOPMENT
& PLANNING**

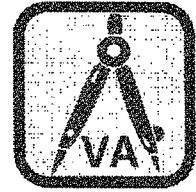
Economic Development & Planning Department
James Schimmer, Director

Application for

Zoning Variance

Pursuant to Section 810 of the Zoning Resolution

Page 5 of 7



Case# VA-

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

Abdulahi A. Warsame
Applicant/Authorized Agent *

4/28/2025
Date

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

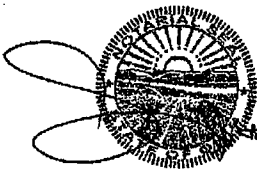
4/28/2025
Date

X _____
Property Owner (signature must be notarized)

Date

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

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


SHIRWA M. ABDI
Notary Public, State of Ohio
COMMISSION # 2015-RE-519084
My Commission Expires JANUARY 19, 2030
April 28, 2025



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

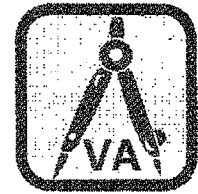
Economic Development & Planning Department
James Schimmer, Director

Application for

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Pursuant to Section 810 of the Zoning Resolution

Page 6 of 7

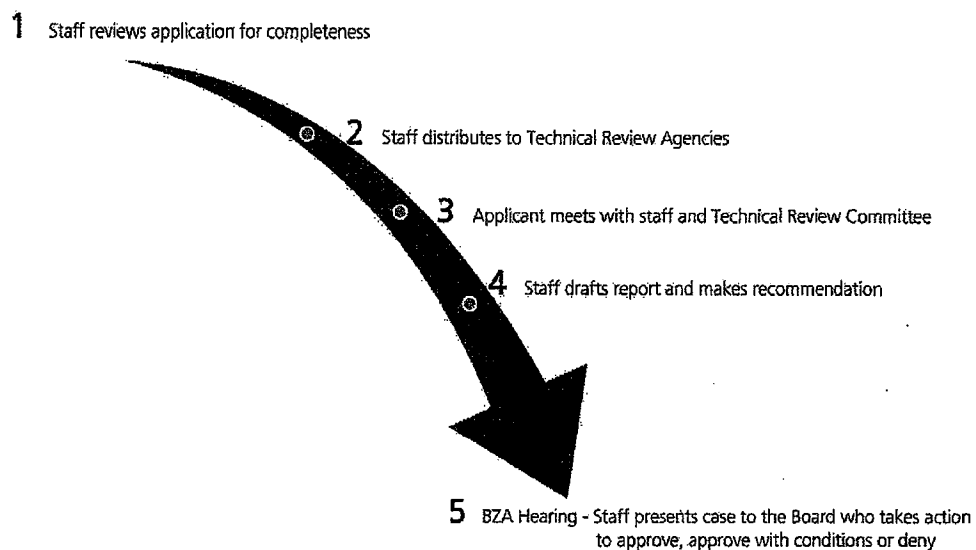


Application Instructions

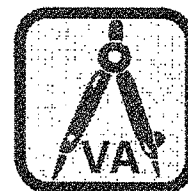
Please submit the following:

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*



 Messages

910 Dublin Rd
Columbus, OH 43215-1169

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

10025

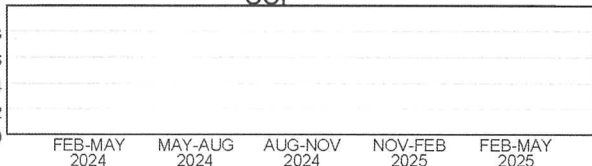
SEWER and WATER

Account Number	490249-1001809	
Customer Name	ALRAHMA MOSQUE	
Service Address	2195 ALBERT AVE	
Service Period	02/10/2025 to 05/09/2025	
Bill Date	05/13/2025	
Previous Balance		\$277.52
Payment Received		\$0.00
Balance Forward		\$249.70
New Charges Due	06/10/2025	\$77.95

\$327.65

New charges due 06/10/2025. A 10% penalty may be added if not paid by this date. This date does not extend the due date for any past due billing charges.

Detail of New Charges

Service Period				02/10/2025 to 05/09/2025				88 Days				WATER PENALTY				\$4.77			
Service Type	Meter Serial Number	Current Reading	*	Previous Reading	Mult.	Usage	Units	WTR SERV NON CONTRCT				\$46.43							
								SEWER SERV CHARGE				\$16.19							
WRES	10386880	1245	*	1245	1	0	CCF	CLEAN RIVER FUND				1.000 ERU				\$8.04			
								SEWER PENALTY				\$2.52							
								Sewer Certification				\$27.82 CR							
								New Charges Total				\$77.95							
Usage History		Number of Days		Total CCF		Average CCF		<div>CCF</div> 											
Current Quarter		88		0.000		0.0000													
Previous Quarter		94		0.000		0.0000													
One Year Ago		89		0.000		0.0000													



910 Dublin Rd
Columbus, OH 43215-1169



Return this portion with your payment.

SEWER and WATER	
Account Number	490249-1001809
Service Address	2195 ALBERT AVE
Total Amount Due by 06/10/2025	\$327.65
Amount Enclosed	\$

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



2756

ALRAHMA MOSQUE
PO BOX 248096
COLUMBUS OH 43224-8096



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

000490249100180910513202500000327653



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

10025

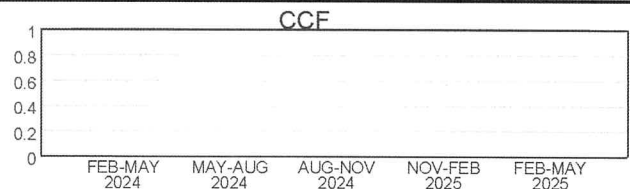
SEWER and WATER

Total Amount Due	\$327.65
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[illegible]

New Charges Total	\$77.95
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Usage History	Number of Days	Total CCF	Average CCF
Current Quarter	88	0.000	0.0000
Previous Quarter	94	0.000	0.0000
One Year Ago	89	0.000	0.0000



SEWER and WATER

Account Number	490249-1001809
Service Address	2195 ALBERT AVE

Total Amount Due by 06/10/2025	\$327.65
--------------------------------	----------

Amount Enclosed \$

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



2756

ALRAHMA MOSQUE
PO BOX 248096
COLUMBUS OH 43224-8096





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

000490249100180910513202500000327653

DO NOT DETACH

RECEIVED

 Instrument Number: 201908150103597 Recorded Date: 08/15/2019 11:42:56 AM		JUN 2 2025 Franklin County Planning Department Franklin County, OH
 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		
Transaction Number: T20190048886 Document Type: DEED Document Page Count: 1		Return To (Box): HIGHTOWER BOX
Submitted By (Walk-In): HIGHTOWER BOX		
First Grantor: SHERYLE E DAVIS		
First Grantee: AL RAHMA MOSQUE		Box
Fees: Document Recording Fee: \$28.00 Total Fees: \$28.00 Amount Paid: \$28.00 Amount Due: \$0.00		
Instrument Number: 201908150103597 Recorded Date: 08/15/2019 11:42:56 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.

Permissive: 36.00 MWD

MICHAEL STINZIANO
FRANKLIN COUNTY AUDITOR

AUG 14 2019

MICHAEL STINZIANO
AUDITOR
FRANKLIN COUNTY, OHIO

GENERAL WARRANTY DEED

GRANTOR, SHERYLE E. DAVIS, unmarried, for valuable consideration paid, grants, with general warranty covenants, to GRANTEE, AL RAHMA MOSQUE, an Ohio Non-Profit Corporation, whose mailing address is P.O. Box 248096, Columbus, Ohio 43224-8096, the following **REAL PROPERTY**:

Situated in the County of Franklin, in the State of Ohio and in the Township of Clinton and further described as follows:

Being the west one-half of Lot Number Seven (7) of the Minerva M. Burwell and Everal G. Burwell Subdivision, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 15, page 4, Recorder's Office, Franklin County, Ohio. Beginning at an iron pin the northwest corner of Lot No. 7, 30' east 83.50 feet; thence south 4 degrees 30' west and parallel with the west line of said Lot No. 7, 231.84 feet to the south line of said subdivision; thence along the south line of said subdivision north 85 degrees 30' west 83.50 feet to an iron pin in the southeast corner of Lot No. 6 of said subdivision; thence with the east line of said Lot 6 north 4 degrees 30' east 231.93 feet to the place of beginning, containing .444 of an acre of land.

thence along the south line of Albert Avenue,
south 85 degrees
Parcel No.: 130-1046

Also known as: 2195 Albert Avenue, Columbus, Ohio 43224

Prior Instrument Reference: Book 17365, Page A03, of the Deed Records of Franklin County, Ohio.

AND that Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of the Property in fee simple; that it has good right and lawful authority to sell and convey the Property; that the Grantor hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever.

Together with any and all interest the
Grantor(s) may have in that portion of right
of way as vacated by the Franklin
County Commissioners
by R.R. 31 PG 405

Witness his hand this 20 day of JUNE, 2019.


SHERYLE E. DAVIS

STATE OF OHIO:
COUNTY OF FRANKLIN: ss

DESCRIPTION VERIFIED
CORNELL R. ROBERTSON, P.E., P.S.

BY JBW
DATE: 8/14/2019




BE IT REMEMBERED, before me the subscriber, a Notary Public in and for said county, personally came, SHERYLE E. DAVIS Grantor, who acknowledged the signing thereof to be his voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal on this 20 day of June, 2019, aforesaid.



KYLE J. STROH
ATTORNEY AT LAW


Notary Public

This instrument was prepared by: METZ, BAILEY & MCLOUGHLIN, 33 East Schrock Road, Westerville, Ohio 43081.
My Commission Has No Expiration Date
Notary Public, State of Ohio

17819

Conveyance	36.00
Mandatory:	36.00 mwd
Permissive:	
MICHAEL STINZIANO FRANKLIN COUNTY AUDITOR	

TRANSFERRED

AUG 14 2019

MICHAEL STINZIANO
AUDITOR
FRANKLIN COUNTY, OHIO

GENERAL WARRANTY DEED

GRANTOR, SHERYLE E. DAVIS, unmarried, for valuable consideration paid, grants, with general warranty covenants, to GRANTEE, AL RAHMA MOSQUE, an Ohio Non-Profit Corporation, whose mailing address is P.O. Box 248096, Columbus, Ohio 43224-8096, the following **REAL PROPERTY**:

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AND that Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of the Property in fee simple; that it has good right and lawful authority to sell and convey the Property; that the Grantor hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever.

Together with any and all interest the Grantor(s) may have in that portion of right of way as vacated by the Franklin

Witness his hand this 20 day of JUNE, 2019.

County Commissioners
by R.R. 31 PG 405

SHERYLE E. DAVIS

STATE OF OHIO:
COUNTY OF FRANKLIN: ss

DESCRIPTION VERIFIED
CORNELL R. ROBERTSON, P.E., P.S.

BY: JRW
DATE: 8/14/2019



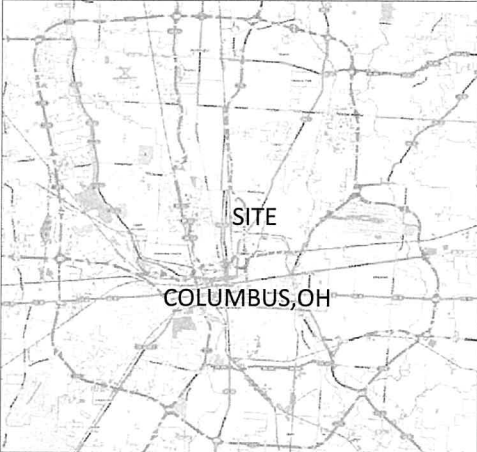
BE IT REMEMBERED, before me the subscriber, a Notary Public in and for said county, personally came, SHERYLE E. DAVIS Grantor, who acknowledged the signing thereof to be his voluntary act and deed.

RECEIVED

JUN 2 2025

Franklin County Planning Department
Franklin County, OH

LOCATION MAP

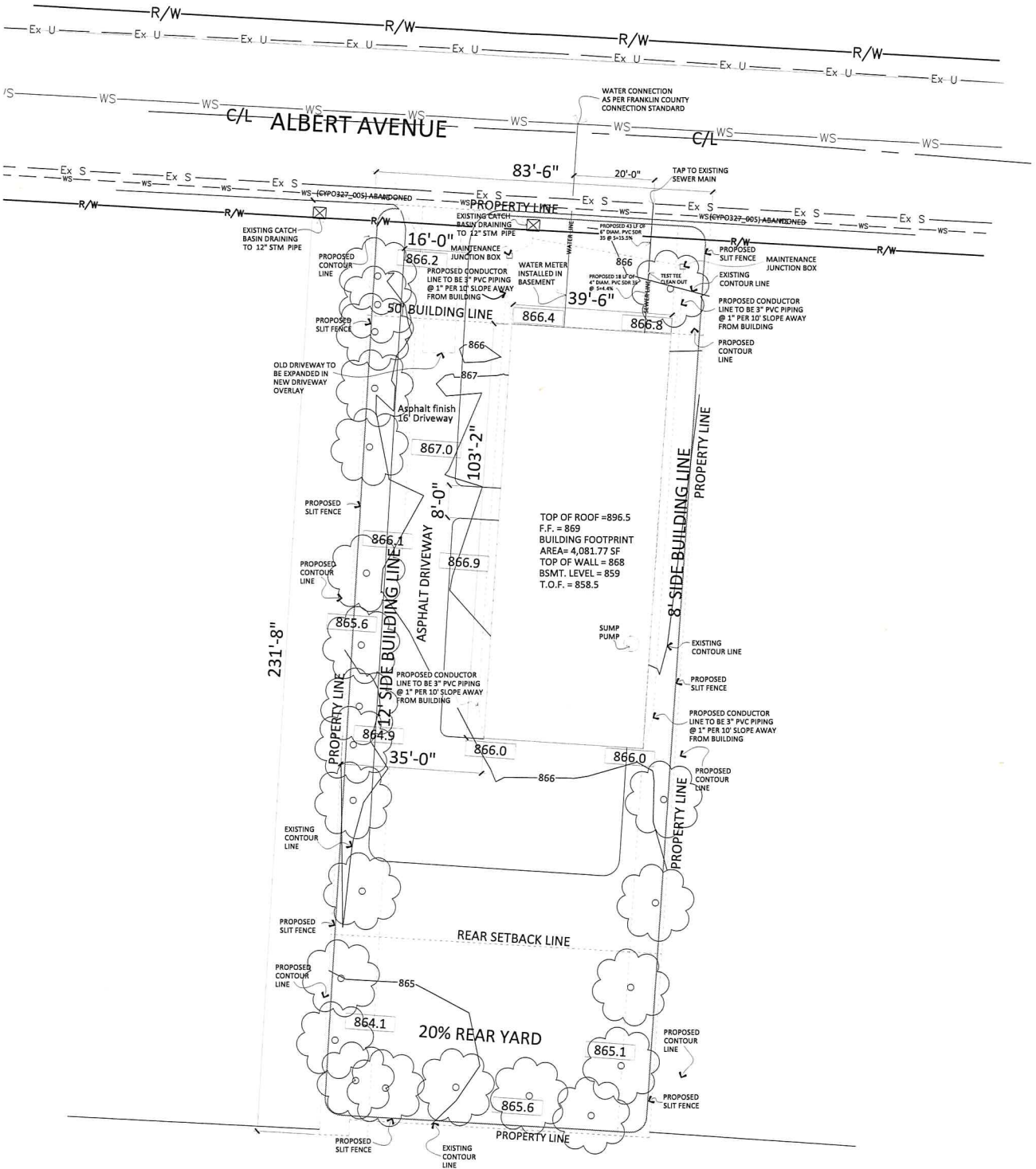


VICINITY MAP



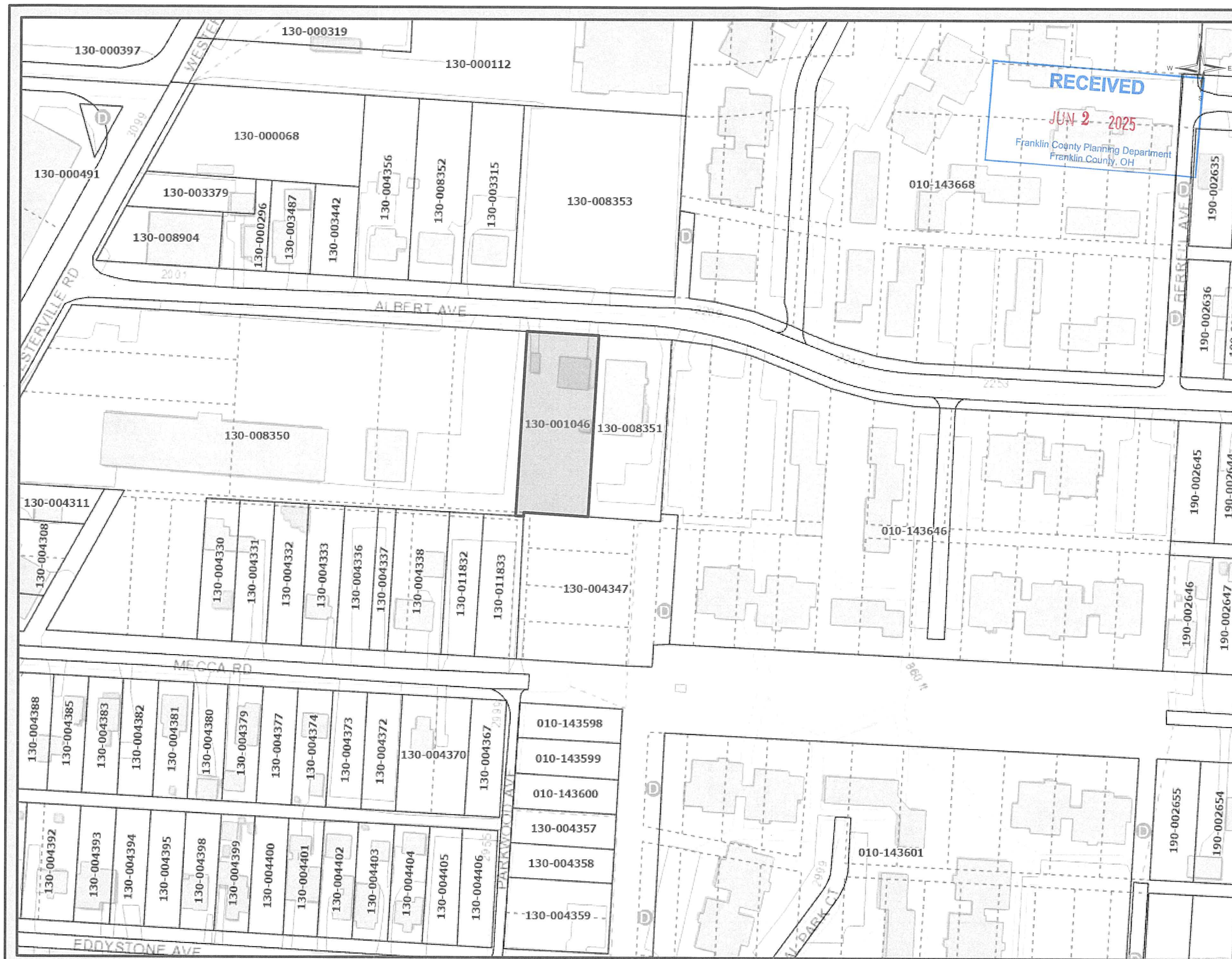
ZONING AND CODE INFORMATION

PARCEL NUMBER: 130-001046-00
ZONING CLASS / LAND USE: R- RESIDENTIAL
SIZE OF SITE: .39 ACRES
LEGAL DESCRIPTION: 2195 ALBERT AVENUE
COLUMBUS OH 43224
EXISTING USE GROUP: 510 - ONE FAMILY DWLG
NEW USE GROUP: NO CHANGE
OCCUPANT LOAD: NOT APPLICABLE
BUILDING CODE USED: 2024 RCO
CONSTRUCTION CLASSIFICATION: 5B
SPRINKLER: NOT APPLICABLE
NUMBER OF FLOORS: ONE
AREA OF EXISTING BUILDING: 3,674 SQ. FT.
AREA TO BE ADDITION: NOT APPLICABLE
PROPERTY CLASS: RESIDENTIAL
TAX DISTRICT: 130 - CLINTON TOWNSHIP
SCHOOL DISTRICT: 2503 - COLUMBUS CSD
NEIGHBORHOOD: 04900000



Mr Warsame Residence

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



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.

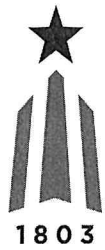
The data on this map was originally compiled at 1"=100' based on the Ohio State Plane South Coordinate System, North American Datum 1983 with 2' contours based on the North American Vertical Datum 1988 (when displayed).



**Franklin County
Auditor's Office
Auditor**

Michael Stinziano

Map Produced June 1, 2025



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Application for

Zoning Variance

Pursuant to Section 810
of the Zoning Resolution
Page 1 of 7

RECEIVED
JUN 12 2025
Franklin County Planning Department
Franklin County, OH

Property Information

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

Property Owner Information

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

Applicant Information

☐ Same as property owner

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

Agent Information

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

Staff Use Only

Case # VA-**4138**

Date Filed:

Received By: **Kayla J.**

Fee Paid: **\$350**

Receipt Number:

Hearing Date:

Technical Review:

Zoning Compliance #:

R7-25-129

Checklist

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

Water & Wastewater

Water Supply

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

Wastewater Treatment

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



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Application for

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Page 2 of 7

Case# VA-4138

Variance(s) Requested:

Section:

308.042

Description:

286 SF ADDITION INCREASES LOT COVERAGE TO 23.7%.

Section:

513.012(2)

Description:

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

Section:

—

Description:

—

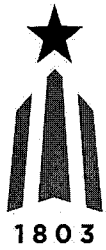
Describe the project:

286 SF ADDITION TO INCREASE ~~THE~~ PRIMARY
BEDROOM, PRIMARY BATH, AND GUEST BEDROOM.

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

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

NO



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-41380

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 CURRENT PRIMARY BATH IS THE SMALLEST IN
THE HOME (5'-0" x 5'-6"). THE OWNER SHOULD HAVE
THE RIGHT TO A FUNCTIONAL BATH AND CODE
COMPLIANT BATH ROOM.

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

NO

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

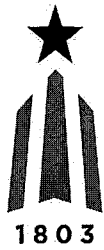
NO

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

NO

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

YES



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

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Zoning Variance

Pursuant to Section 810
of the Zoning Resolution
Page 4 of 7

Case# VA-4178

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

INCREASE OF LOT COVERAGE BY 2.5% - FROM
21.2% TO 23.7%. REDUCTION OF CLEARANCE
FROM DOOL TO HOUSE BY 2'-9" - 10'-0" REQUIRED
AND 7'-3" PROPOSED.

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 IMPACT TO GOVERNMENTAL SERVICES

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?

NOT THE LOT COVERAGE VARIANCE.

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

YES



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Application for

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Page 5 of 7

Case# VA-4138

Affidavit

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


Applicant/Authorized Agent

6/7/2025
Date


Property Owner (signature must be notarized)

06/03/2025
Date

N/A
Property Owner (signature must be notarized)

Date

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

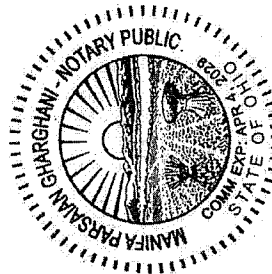
**Approval does not invalidate any restrictions and/or covenants that are on the property.

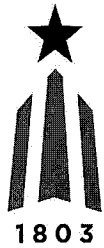
Applications may be delivered to 150 South Front Street, FSL Suite 10, Columbus, Ohio, 43215-7104, ATTN: Tre' Wolf, Planning Project Coordinator. Forward any questions to the project coordinator at 614-525-3904 or Planning@franklincountyohio.gov.

Acknowledged and subscribed before me by

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


Notary Public





Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Application for

Zoning Variance

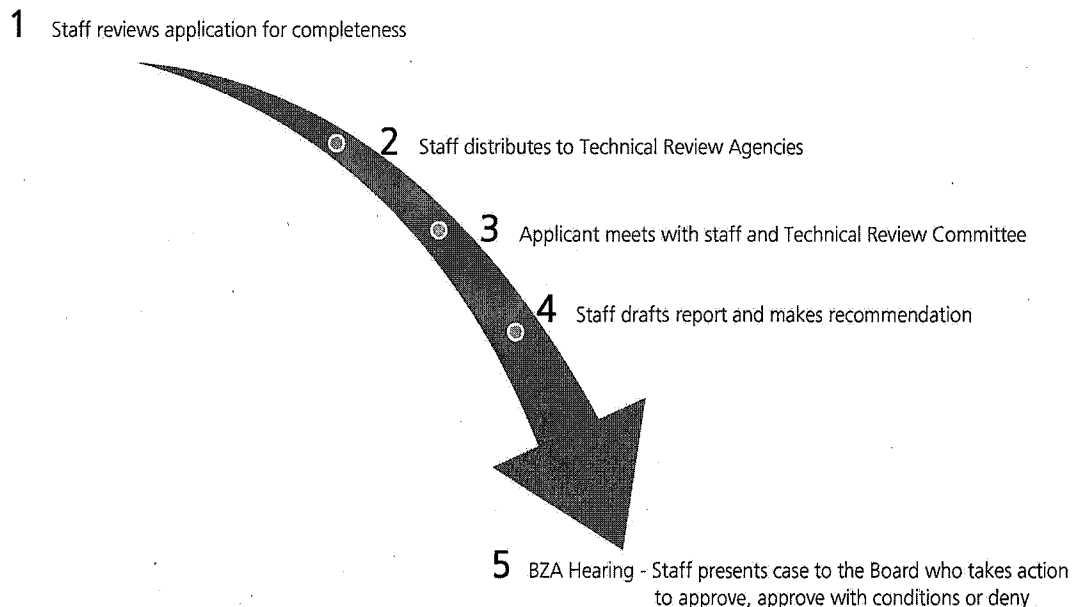
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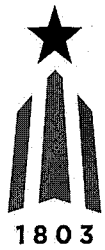
Application Instructions

Please submit the following:

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

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





Site Plan Requirements

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

3712 DARBYSHIRE DRIVE

RECEIVED

JUN 12 2025

Franklin County Planning Department
Franklin County, OH

#1A-4138

PROJECT CRITERIA

LOCATION: 3712 DARBYSHIRE DRIVE
HILLIARD, OHIO 43026

PROJECT TYPE: ADDITION

USE GROUP: R-2

CONSTRUCTION TYPE: V8

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

PARCEL ID: 200-002470-00

BUILDING CODE: 2019 OHIO RESIDENTIAL CODE

GENERAL NOTES

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

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

MAINTAIN A CURRENT AND COMPLETE SET OF CONTRACT DOCUMENTS ON SITE

DRAWINGS ARE NOT TO BE SCALED FOR INFORMATION

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

NARRATIVE

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

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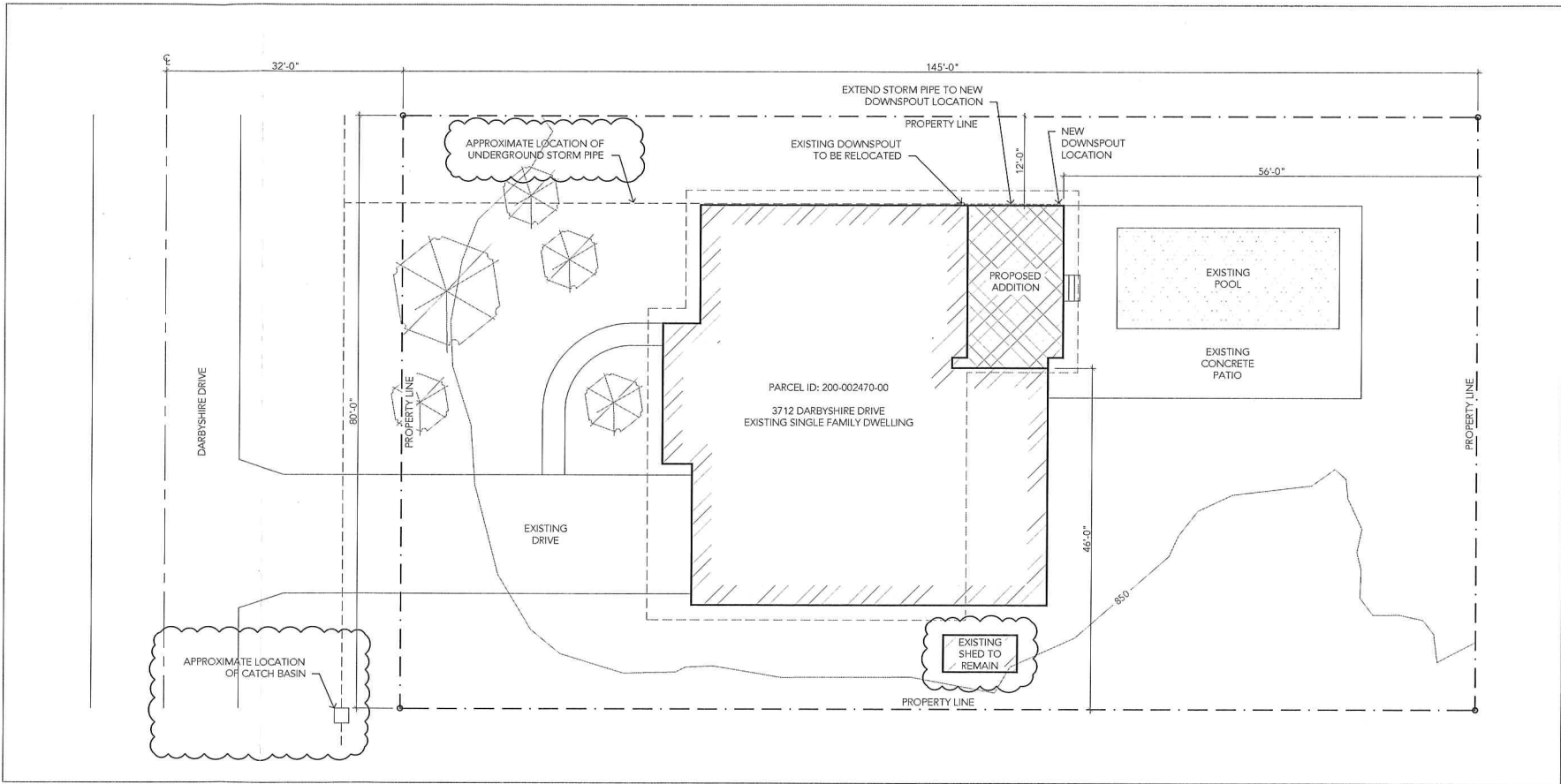
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SYMBOL LEGEND

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



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

ARCHITECT

moad

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

STAMP

VARIANCE REQUEST
JUNE 11, 2025

COVER SHEET

G001



910 Dublin Rd
Columbus, OH 43215-1169

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

RECEIVED

JUN 12 2025

Franklin County Planning Department
Franklin County, OH

± M-4/30

LEAD-UK

10044

Account Summary		SEWER and WATER
Account Number	2849745-1057148	
Customer Name	REBEKAH A. BORCHERS	
Service Address	3712 DARBYSHIRE DR	
Service Period	12/05/2024 to 03/06/2025	
Bill Date	03/12/2025	
Previous Balance		\$300.49
Payment Received		\$300.49
Balance Forward		\$0.00
New Charges Due	04/09/2025	\$294.89
Total Amount Due		\$294.89
New charges due 04/09/2025. A 10% penalty may be added if not paid by this date. This date does not extend the due date for any past due billing charges.		

Meter Reading Details								Detail of New Charges															
Service Period		12/05/2024 to 03/06/2025				91 Days		WATER USAGE 4.000 CCF @ 4.5760000 \$18.30															
Service Type WRES WRES	Meter Serial Number 32827422 36298786	Current Reading 1636 86.95	*	Previous Reading 1622 86.95	Mult. 1 1	Usage 14 0	Units CCF CCF	WATER USAGE 10.000 CCF @ 4.9010000 \$49.01															
								WATER BASE CHARGE \$81.68															
								WATER SURCHARGE \$27.58															
								SEWER USAGE 4.000 CCF @ 5.8500000 \$23.40															
								SEWER USAGE 10.000 CCF @ 6.2000000 \$62.00															
								SEWER SERV CHARGE \$16.47															
								CLEAN RIVER FUND 2.000 ERU \$8.19															
								SWR SURCHG RIDGEWOOD 14.000 CCF @ 0.5900000 \$8.26															
								New Charges Total \$294.89															
Usage History		Number of Days		Total CCF		Average CCF		<div>CCF</div> <table><thead><tr><th>Quarter</th><th>CCF</th></tr></thead><tbody><tr><td>DEC-MAR 2024</td><td>14.000</td></tr><tr><td>MAR-JUN 2024</td><td>15.000</td></tr><tr><td>JUN-SEP 2024</td><td>14.000</td></tr><tr><td>SEP-DEC 2024</td><td>15.000</td></tr><tr><td>DEC-MAR 2025</td><td>14.000</td></tr></tbody></table>				Quarter	CCF	DEC-MAR 2024	14.000	MAR-JUN 2024	15.000	JUN-SEP 2024	14.000	SEP-DEC 2024	15.000	DEC-MAR 2025	14.000
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Current Quarter		91		14.000		0.1538																	
Previous Quarter		91		15.000		0.1648																	
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3712 DARBYSHIRE DRIVE

PROJECT CRITERIA

LOCATION:	3712 DARBYSHIRE DRIVE HILLIARD, OHIO 43026
PROJECT TYPE:	ADDITION
USE GROUP:	R-2
CONSTRUCTION TYPE:	VB
BUILDING AREA	
EXISTING:	2,408 SQUARE FEET
ADDITION:	268 SQUARE FEET
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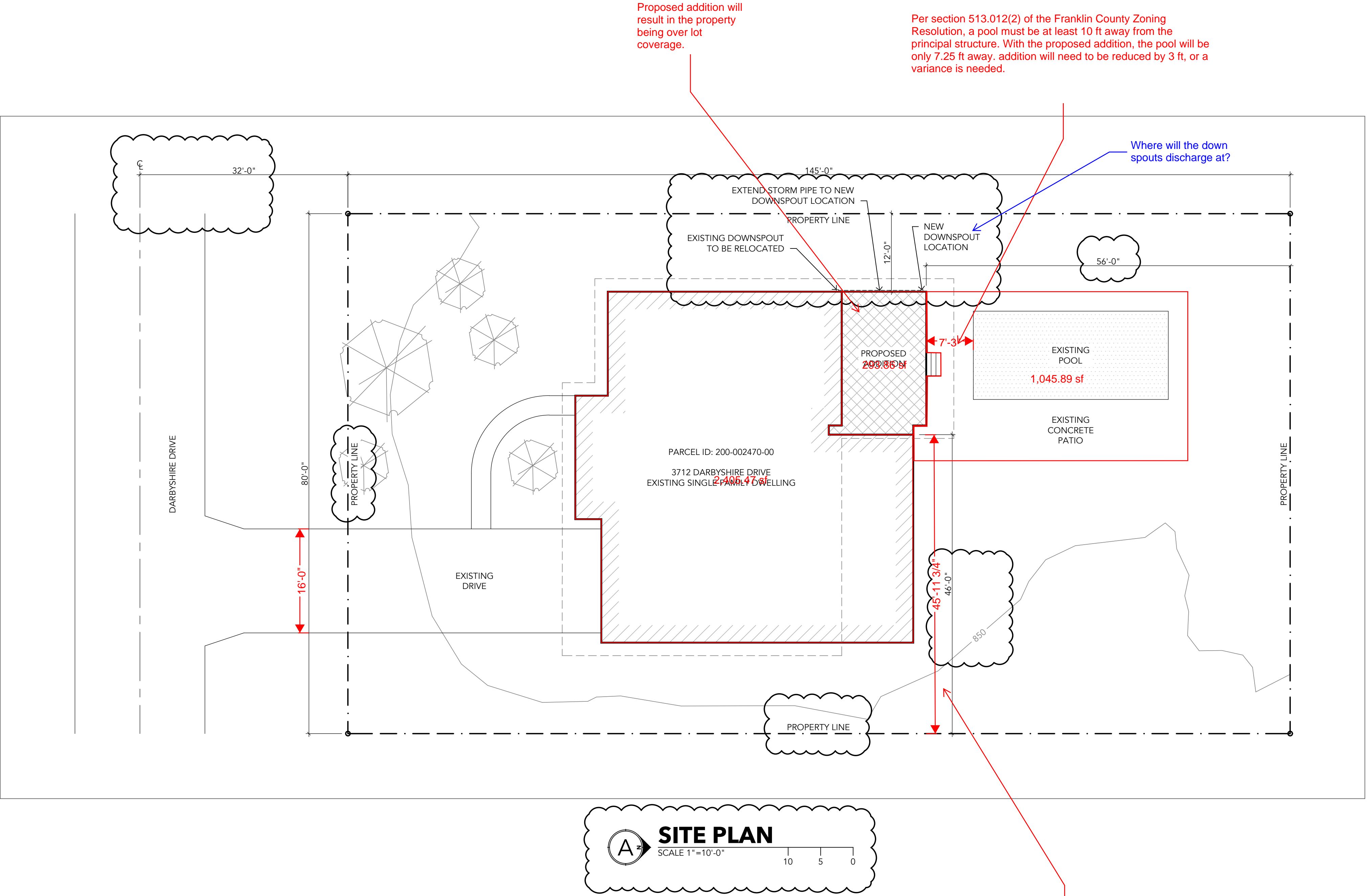
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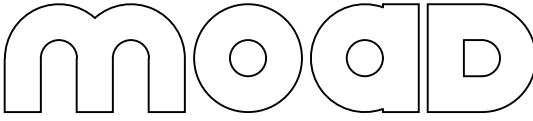
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	EXHAUST FAN
	SUPPLY AIR REGISTER
	RETURN AIR REGISTER



ARCHITECT



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

STAMP

SHEET #

SHEET TITLE

SET + DATE

PERMIT SET
MAY 13, 2025

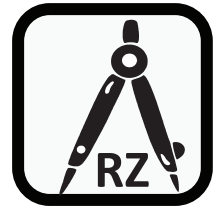
COVER SHEET

G001

Subject	Page Label	Comments	Author	Date	Response
Callout	[1] G001	Per section 513.012(2) of the Franklin County Zoning Resolution, a pool must be at least 10 ft away from the principal structure. With the proposed addition, the pool will be only 7.25 ft away. addition will need to be reduced by 3 ft, or a variance is needed.	Alworkma	5/19/25 09:18	Variance requested.
Callout	[1] G001	Proposed addition will result in the property being over lot coverage.	Alworkma	5/19/25 09:19	Variance requested.
Callout	[1] G001	Aerial imagery shows that there is shed in this location, that will need to be shown in the site plan. If the shed was removed just add a note to the plans that the shed was removed.	Alworkma	5/19/25 09:31	Shed is now shown on site plan.
Callout	[1] G001	Where will the down spouts discharge at?	bkoehler	5/27/25 07:53	The new downspout will replace an existing downspout, which currently discharges into an underground pipe which I believe ties into the city storm drain. There is a catch basin near the southeast corner of the property and it looks as though the downspouts lead to that. The underground pipe from the downspout to be relocated will need to be extended roughly 12' for the new downspout to tie in.

Certificate of Zoning Compliance

Residential Construction



(revised 11.18.15)

Property Information

Site Address: 3712 Darbyshire	
Parcel ID(s): 200-002470-00	Zoning District: Franklin R-4
Lot Acreage: Less than an acre .27	Township: Norwich

Property Owner Information

Name: REBEKAH BORCHERS	
Address: 3712 Darbyshire Drive Hilliard, OH 43206	
Phone # 614-735-6506	Fax #
Email: bekah.borchers@gmail.com	

Applicant Information

☒ Same as property owner

Name:	
Address:	
Phone #	Fax #
Email:	

Development Proposal

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

Applicant Signature

I, Rebekah Borchers (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.

REBEKAH BORCHERS
Applicant's Signature

Staff Use Only

RZ# 25-129

Date Filed: **5/13/2025**

Fee Paid: **\$75.00**

Receipt: # **25-01297**

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.)

4/4/2025

Date

Certificate of Zoning Compliance

Residential Construction

Page 2 of 3



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) as provided per Section 705.022 of the Franklin County Zoning Resolution
- ☐ Two (2) copies: Minimum size = 8.5"x11" paper, Maximum size = 11"x17" paper
 - Larger size and digital copies are acceptable in addition to the required paper sizes

- **Basic Content**

- ☐ North arrow and appropriate scale (i.e. 1 inch = 20 feet)
- ☐ Property lines labeled with exact dimensions
- ☐ 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)
- ☐ 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.
- ☐ Setback distance of all proposed development from the house, street centerline and all property lines
- ☐ Building elevations and/or architectural renderings (if applicable)
- ☐ Impervious and pervious surface location and dimensions with total lot coverage calculations provided
- ☐ Grading and drainage plan showing proposed above and below ground drainage and stormwater features
- ☐ Area of disturbance (i.e. grading, filling, clearing and excavating, etc.) labeled with precise dimensions and limits
- ☐ Landscaping details: location, quantity, size and plant species used (if applicable)
- ☐ Label buildings and/or structures to be demolished or removed from the property

- **Additional Content**

- ☐ Site topography (two (2) ft. contour intervals)
- ☐ 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.

Certificate of Zoning Compliance

Residential Construction

Page 3 of 3

RZ# 25-129

Staff Use Only

Development Standards

Zoning District:	R-4	
Subdivision Name	Ridgewood Estates	
Non-Conforming:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Floodplain:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Riparian Setbacks:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
VA/CU Required:	<input type="checkbox"/> Yes, Case #:	<input type="checkbox"/> No

Pool and patio

	Required	Proposed
Lot Width:	80 ft	80 ft
Road Frontage:	60 ft	80 ft
Lot Area:	.19 acre/s	.27 acre/s
Lot Coverage:	20 %	31.85 %
Front Yard:	60 ft	N/A ft
Side Yard (Left)*:	12 ft	12 ft
Side Yard (Right)*:	8 ft	46 ft
Rear Yard:	29 ft	56 ft
Distance from house	10 ft	7.25ft
Building Height:	38 ft	12.5 ft
Parking Setback:	ft	ft

*As viewed from the street

Area Calculations

Principal Structure:	2,405.47 ft ²
Accessory Structure:	1,048.89 ft ²
Accessory Structure:	ft ²
Accessory Structure:	ft ²
Proposed Structure:	ft ²
Proposed Structure:	293.86 ft ²
Area of Disturbance:	0.086 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

Date

Comments/Conditions of Approval

Fee Paid by Cash / Check # Credit Card \$ 400.00

Application # 3-ZC-2005

ZONING COMMISSION APPLICATION

REQUEST FOR HEARING BEFORE ZONING COMMISSION

3756 Hoover Road Grove City, OH 43123 614-875-2742

Property Owner: REBECCA L. GIBBS 442, TRUST Applicant: MAYERS PROPERTIES, LTD

Address: 1796 WHITE ROAD Zoned: RESIDENTIAL

Property Location: JACKSON TWP - EAST OF 71, WEST OF BUCKEYE PKWY

PID: 160- 001508 Area/Acres: 3.684 Acres Floodplain: _____

(Home): _____ (Work): _____ (Cell): 614-207-4321

Email Address: mmayers@columbus.rr.com

Summary of Zoning Commission: It is the responsibility of the Zoning Commission to review and recommend a change in how land is zoned as well as the specific regulations and requirements of the Township Zoning Resolution. It is the responsibility of applicants appearing before the Zoning Commission to have all required site plans, drawings, descriptions and all facts ready for public review and discussion. The schedule of required hearings may be extended by actions of continuance at any step in the procedures.

To the Township Zoning Commission, the applicant requests the following:

☐ Re-Zoning / PUD

☐ Map/Text Amendment

☒ Exceptional Use

A change in zoning from the existing RESIDENTIAL District to the proposed EXCEPTIONAL USE District

A change in use from the existing SIC _____ to the proposed SIC _____

General Description of the Request

CHANGE THE ZONING OF 1796 WHITE RD FROM RESIDENTIAL
TO EXCEPTIONAL USE FOR THE DEVELOPMENT OF PERFORMANCE TRAINING

1. Describe in specific detail the proposed request noting special and unique conditions of the proposed use. Attach development text as required.

DEVELOP THIS PROJECT IN 4 PHASES TO ALLOW FOR
GROWTH OF THE BUSINESS. ALLOW THE DEVELOPMENT
OF ATHLETES IN VARY SPORT SPECIFIC TRAINING.
PROVIDE PROPER SCREENINGS AND LANDSCAPE
TO BE AESTHETICALLY PLEASING TO THE
NEIGHBORS.

APPLICANT'S AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

I/We MARK MAYERS, MEMBER MAYERS PROPERTIES, LTD.
(Name)

2787 ANNABELLE CT, GROVE CITY, OH Home: _____
(Address) (City, State, Zip Code) 43123 (Phone)

Cell: 614-207-4321 Business: _____
(Phone) (Phone)

"the above named Owner Applicant being duly sworn, depose and say that I/We are the owner(s) of the land included in the application and that the foregoing statement herein contained and attached, and information or attached exhibits thoroughly and to the best of my ability. By filing this application, I/We do hereby grant permission to Jackson Township and its employees to enter upon my property and to observe, photograph and document all conditions observed therein and to post all application materials upon the Township's website for public information purposes."

[Signature] Member
(Owner Signature)

(Co-Owner Signature)

Subscribed and sworn before me this 6th day of June 2025
(Day) (Month) (Year)



[Signature]
(Notary Signature)

ACTION BY TOWNSHIP

Application Received & Accepted by: _____ Date: _____

Hearing Date: _____ 7:00pm at the Jackson Township Hall, Grove City, Ohio



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

Request for

Township Zoning Recommendation

Franklin County Planning Commission

I (TRE WOLF) FILLED
THIS OUT SO IT
COULD BE WRONG

Township

☐ Blendon

☐ Plain

☒ Jackson

☐ Prairie

☐ Jefferson

☐ Washington

☐ Perry

Amendment Type

☒ Map Amendment

Rezoning

☐ Text Amendment

☐ Land Use Plan Amendment

Case Number

JACK-25-03

Meeting Dates

Tech Review: 6/18/2025

Planning Commission: 7/9/2025

Amendment Information

Amendment Type	Information Required	
Map amendment	List all parcel IDs to be amended 160-001508	Zoning District Current: Residential Proposed: Exceptional Use
Text amendment	List sections of zoning resolution to be amended	
Plan amendment	Document type: <input type="checkbox"/> New plan <input type="checkbox"/> Existing Plan Plan name:	

Reason for amendment:

Township Zoning Inspector Information

Name:

Address:

Phone #

Fax #

Email:

Exceptional Use

District Jackson

1796 White Rd

Jackson Township, Franklin County, Ohio

BACKGROUND: 1796 White Rd. located in Jackson Township is currently zoned Residential (0-9.99 acres). The property was most recently used by Dr. Richard Jeffries for his Veterinary Practice. It is currently held by the family after his passing. The property consists of a two story home with a detached garage that has his office and practice area attached to it. There is a second detached garage located behind the office.

The subject property is located on the north side of white rd. It is the third parcel east of the I-71 underpass on white rd and the AEP substation is directly to the east of the property. There is commercial property (hotels) to the north of the property. South of the property are several residential houses along white rd and then further south is the Berry Hill residential development.

PROPOSED USES:

This property would house the business of Apex Performance. This is a performance and specific sport training facility. The clientele would range from 10 years old to pro athletes with each receiving individual or small group training.

- **This project would be developed in Four Phases.**
 - **Phase 1 – 100'x100' building**
 - **Activities in this building would include workout facilities, sports training and sport specific performance training.**
 - **Retractable netting would also allow for individual and small group pitching or hitting lessons and instruction.**
 - **This building would also house offices and restrooms until the completion of Phase 3.**
 - **Phase 2 – 30'x40' building located on the southwest corner of Phase 1 with a 6' fire rated opening to Phase 1 building.**
 - **This building would be used for storage of mounds, screens, etc for baseball or other activities equipment along with equipment to maintain the property.**
 - **Phase 3 – 3000 sq ft structure located to the north of the Phase 1 building**
 - **This will house the offices, restrooms and additional meeting and gathering areas.**
 - **This will allow for more training and equipment in the Phase1 building.**

- Phase 4 – 100’100’ building located to the north of Phase 3 building
 - The structure would be an all turf surface for larger training activities.
 - Netting (cages) would be retractable from the walls or ceilings for pitching and hitting instruction.

LIGHTING:

- All new lighting on the subject property shall be cut-off type fixtures (down lighting) and limited to the buildings or parking areas.
- All types of building, parking or other exterior lighting to be on poles shall be from the same “family” from the same manufacturer’s type and style.
- All lighting poles shall be either wood or metal construction and be dark or bronze in color. Pole lighting shall not exceed 12 feet in height.
- The exterior lighting for the site shall minimize the off-site glare and reflection by utilizing screening, wattage or type of lighting.

SIGNAGE AND GRAPHICS:

- One building illuminated graphic shall be permitted on the Phase 1 structure. The total size of the sign shall not exceed 150 square feet and the bottom of the graphic shall be no higher than 10 feet on the building.
- No off-premise graphic shall be permitted on site nor any illumination that flashes, travels, animates or intermittently illuminates shall be allowed.

ENVIRONMENTAL TREATMENT:

- The parking lot will be landscaped along the southern edge with a variety of shrubs to produce a height of 3’ and 60% opacity within 2 years.
- The western side of each building except for Phase 4 will have screening with a variety of shrubs to produce a height of 8’ and 50% opacity within 2 years.
- The southern and eastern side of Phase 1 and 3 will have landscape for the 3 foot area that abuts the building except at points of egress.
- The existing tree canopy will be preserved where possible.

SITE PLAN:

- The property shall be used in accordance to the submitted site plan. The attached site plan illustrates the area where the building and parking areas will be located. The site plan may be slightly adjusted to reflect engineering, topographical or other site data developed at the time final development and engineering plans are completed. Any slight adjustment to the site plan shall be reviewed and approved

by the Zoning Officer or his designee, upon submission of the appropriate data regarding the proposed adjustment. The general layout and site concept shall conform to the site plan.

- Parking requirements shall conform to those found in Section 531 of the Jackson Township Zoning Code.

BUILDING ELEVATIONS:

- The new buildings shall conform to the submitted elevations.

STORMWATER DRAINAGE:

- Drainage and run-off from the proposed development shall not cause property damage to off-site areas. All drainage improvements shall be designed in conformance with the requirements for the Franklin County Development Regulations. The new buildings will be guttered and the down spouts will tie into a drainage system that routes the water to the retention area. The parking lot catch basins will also direct water to the retention area.
- The site will also conform to the requirements of Franklin County Development Regulations and will utilize the retention basin for stormwater drainage. The stormwater detention plan will accompany the site plan for detailing the methods to be used to handle stormwater drainage off the site.

SEWAGE DISPOSAL AND WATER SUPPLY:

- A well is currently on site for the water supply.
- A new septic system will be installed in accordance with Franklin County Board of Health to serve the various utilities permitted on the property.

OPERATION HOURS:

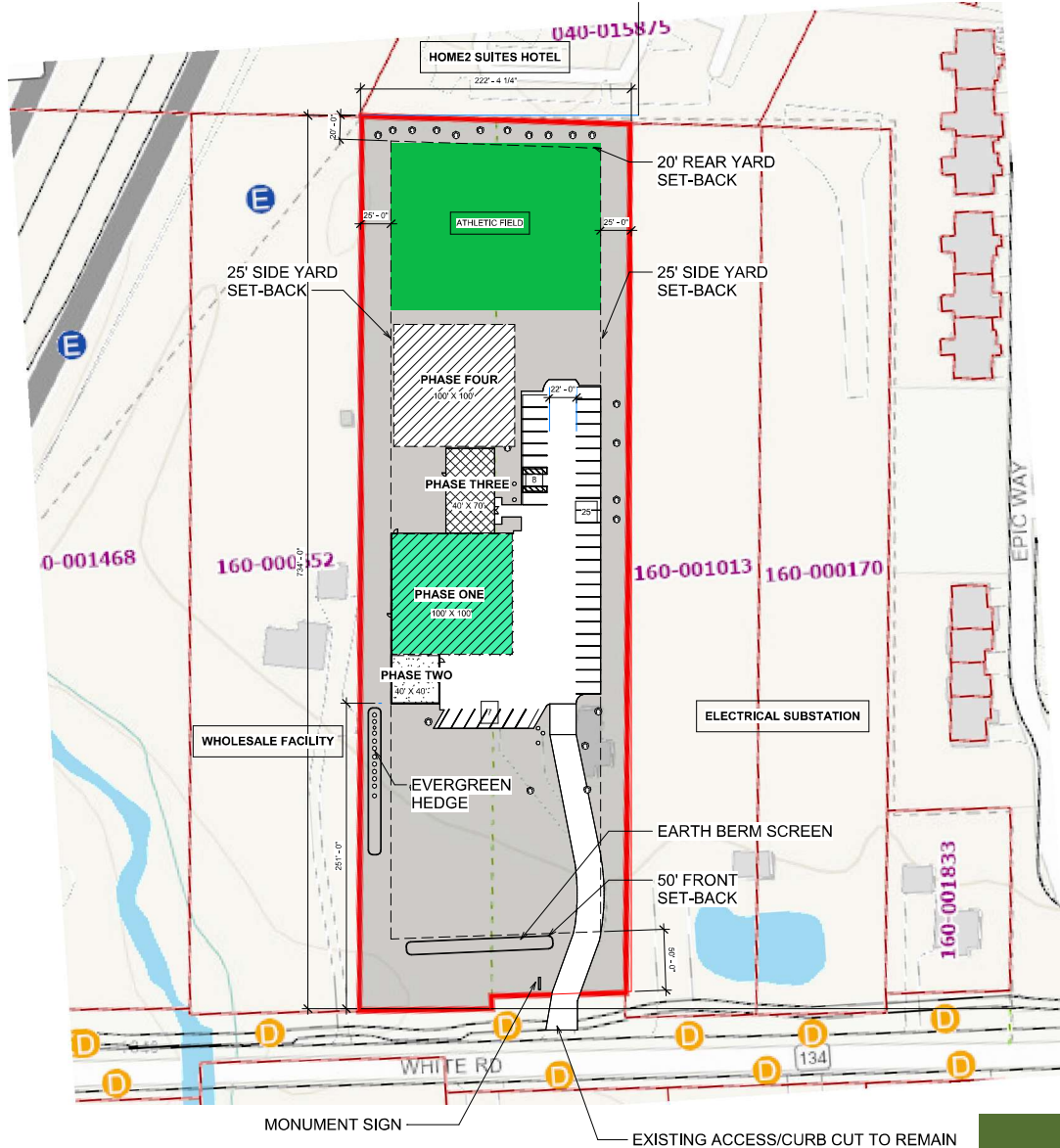
- Individualized or small group training (less than 3 normally) may start as early as 5am.
- Most small group work is completed by 8pm in the evening. Minimal, if any use after 9pm.
- Saturday is a very morning oriented schedule and no Sunday schedule.

POLLUTION:

- **Smoke:** No smoke shall be emitted from any structure in the Exceptional Use District.
- **Noice:** The noise level shall be no greater than 80 decibels at the lot line.
- **Odor:** No odorous gases or other odorous matter in any quantities as to be offensive at any point on or beyond the Exceptional Use District boundary.

ARCHITECUTRAL DESIGN:

- The building lot coverage shall not exceed 35% of the lot and the parking lot coverage (excluding access drives) shall no exceed an additional 30% for a total of 65% coverage of the site.
- No outside storage shall be permitted on the site. No rubbish or debris of any kind shall be placed or permitted to accumulate on any portion of the lot.
- All utilities will be placed underground.
- The proposed buildings shall be constructed of steel/wood and have a roof pitch of not more than 4:12.
- Construction Type: II-B
- Maximum Height: 40'



GENERAL NOTES

LOT SIZE: 3.684 ACRES

PROPOSED SITE COVERAGE
AT PHASE 4 BUILDOUT:
STRUCTURE=15.2 %
PARKING= 13.91%

PARKING: 40 SPACES
PROPOSED (10'X20')

PROJECT
APEX PERFORMANCE
NEW TRAINING FACILITY
1000 WHITE ROAD
ATLANTA, GEORGIA 30301
CLIENT
APEX PERFORMANCE

CONSULTANT
David V. Mancino
ARCHITECT
378 Shawnee Loop S
Pittsburgh, OH 43062



APEX PERFORMANCE
NEW TRAINING FACILITY
1796 WHITE ROAD, GROVE CITY, OH

REGISTRATION

REVISION

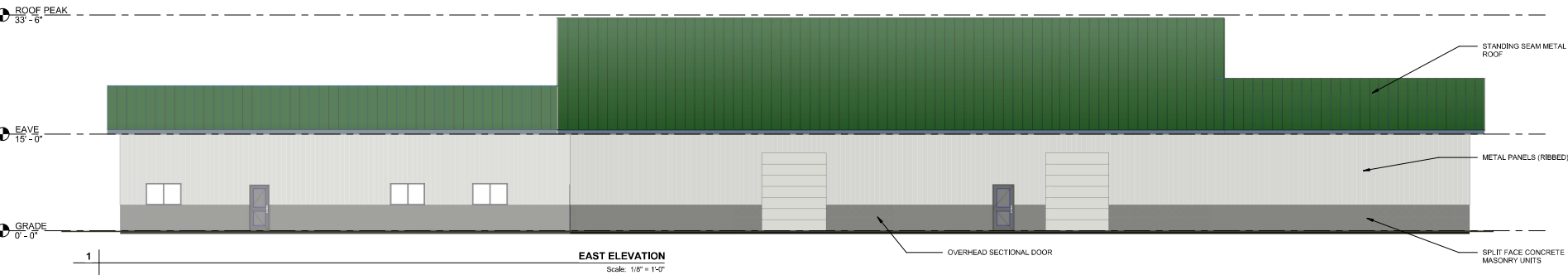
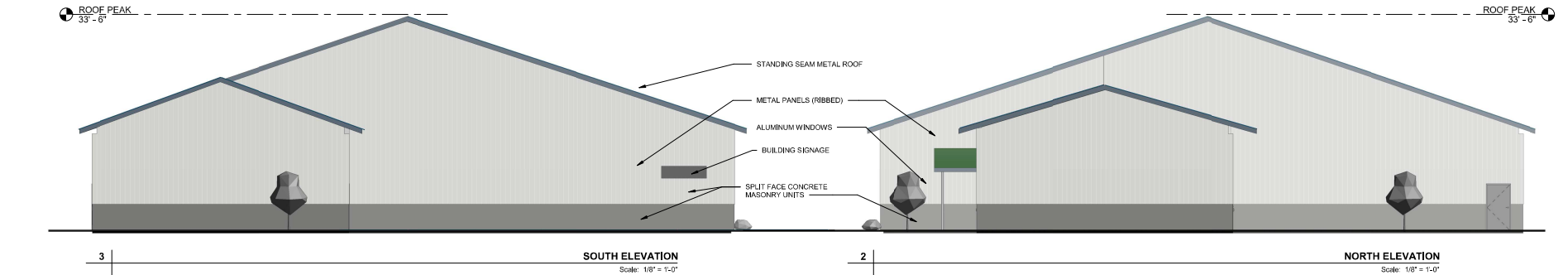
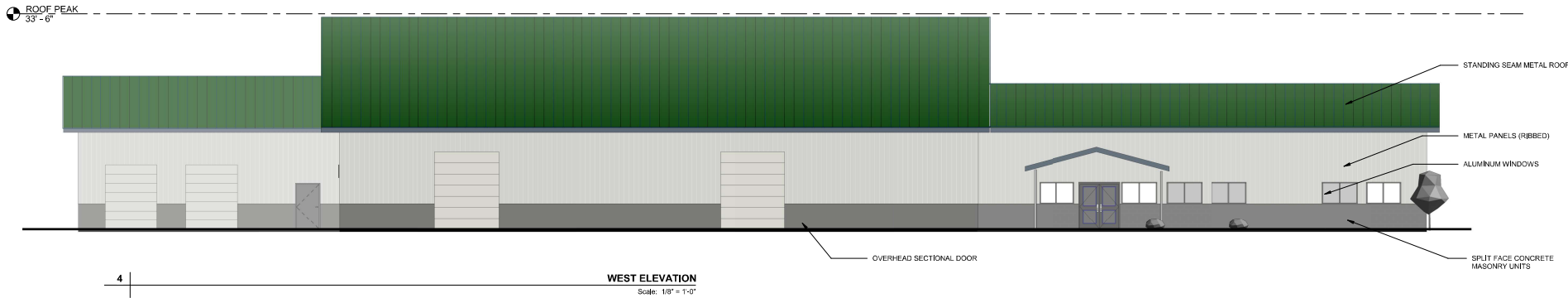
NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10/1/2020

PROJECT NUMBER
001_001

SHEET TITLE
PLAN-OVERALL

SHEET NUMBER

A101



PROJECT
APEX PERFORMANCE
NEW TRAINING FACILITY
1100 ARDEN ROAD
ATC/DCE TURNBERRY CIRCLE
ATC/DCE FACILITY
CLIENT
APEX PERFORMANCE

CONSULTANT
David V. Mancino
ARCHITECT
378 Shawnee Loop S
Pataskala, OH 43062

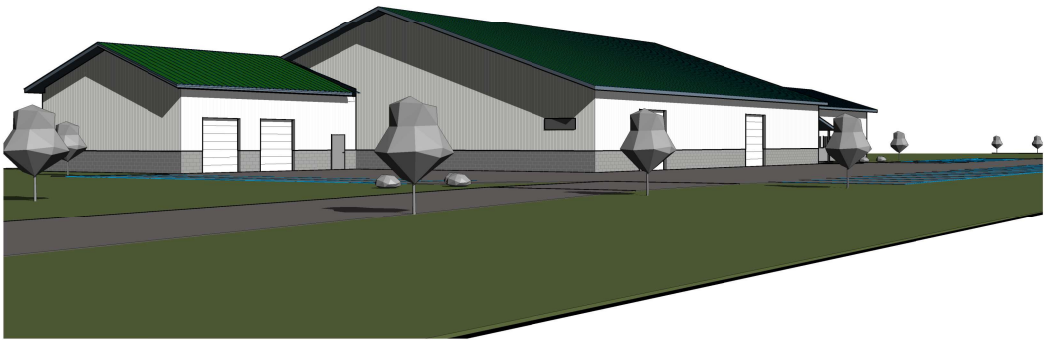


APEX PERFORMANCE NEW TRAINING FACILITY

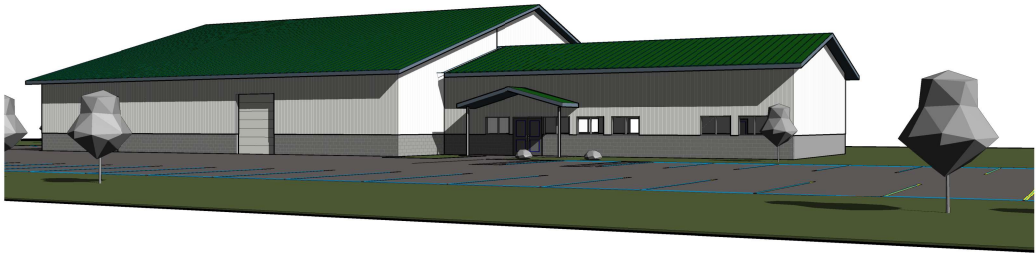
REGISTRATION

REVISION	
NO.	DESCRIPTION

PROJECT NUMBER
SHEET TITLE
EXTERIOR ELEVATIONS
SHEET NUMBER
A200



PHASE THREE BUILD-OUT NORTHWEST



PHASE THREE BUILD-OUT SOUTHWEST

PROJECT
APEX PERFORMANCE
NEW TRAINING FACILITY
1100 ARCADE ROAD
ATLANTA, GEORGIA 30308
CLIENT
APEX PERFORMANCE

CONSULTANT
David V. Mancino
ARCHITECT
378 Shawnee Loop S
Pataskala, OH 43062



APEX PERFORMANCE NEW TRAINING FACILITY

REGISTRATION

NO.	REVISION	DATE
1	ISSUED FOR PERMITS	10/1/2020
2	ISSUED FOR PERMITS	10/1/2020
3	ISSUED FOR PERMITS	10/1/2020
4	ISSUED FOR PERMITS	10/1/2020
5	ISSUED FOR PERMITS	10/1/2020
6	ISSUED FOR PERMITS	10/1/2020
7	ISSUED FOR PERMITS	10/1/2020
8	ISSUED FOR PERMITS	10/1/2020
9	ISSUED FOR PERMITS	10/1/2020
10	ISSUED FOR PERMITS	10/1/2020

PROJECT NUMBER
001_001
SHEET TITLE
PERSPECTIVE VIEWS

SHEET NUMBER
A300