



Franklin County Board of Zoning Appeals

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

Monday, October 20, 2025
1:30 pm

1. Call to Order (Chair)
2. Call roll for board members (Planning Admin Assistant)
 - a. Acknowledgement of Quorum
 - b. Identification of Absent Members
3. Introduction of staff (Planning Administrator)
4. Approval of minutes from the September 15, 2025, meeting
 - a. Motion to Approve Minutes (Chair)
 - b. Discussion of Minutes
 - c. Roll Call on Vote to Approve Minutes (Planning Admin Assistant)

5. New Business:

i. Administrative Matter: VA-4144 Kayla Johnson

Owner/Applicant:	LP Cleveland LLC/Yeong T. Jiang
Township:	Clinton Township
Site:	3317 Cleveland Avenue (PID #130-005036)
Acreage:	0.54 acres
Utilities:	Public water and wastewater
Zoning:	Community Service (CS) and Smart Growth Overlay (SGO)
Request:	Requesting a Variance from Section 670.083(a) of the Franklin County Zoning Resolution to construct a convenience store with an increased minimum front yard setback in an area zoned Community Service (CS) and Smart Growth Overlay (SGO).

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

ii. Administrative Matter: VA/CU-4146 Austin Workman

Owner/Applicant:	ARV INVESTOR LLC/Paul Fatkins
Township:	Franklin Township
Site:	1852 Little Ave. (PID #140-003233)
Acreage:	0.15-acres
Utilities:	Public water and wastewater
Zoning:	Restricted Urban Residential (R-8)
Request:	Requesting a Conditional Use per Section 312.031(a) of the Franklin County Zoning Resolution (FCZR) for a two-family dwelling structure in an area zoned Restricted Urban Residential (R-8). Requesting a Variance from Sections 312.041, 312.042 and 312.043 of the FCZR for a two-family dwelling not meeting the required lot size, width, and side yard setback in an area zoned Restricted Urban Residential (R-8).

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

iii. Administrative Matter: VA-4151 Austin Workman

Owner/Applicant:	Board of Trustees of Mifflin Township/Mohamad Jama
Township:	Mifflin Township
Site:	2116 Myrtle (PID #190-001406)
Acreage:	0.12-acres
Utilities:	Public water and wastewater
Zoning:	Rural (R)
Request:	Requesting Variances from Sections 110.041, 302.041(a), and 302.43 to bring a non-conforming property into compliance in an area zoned Rural (R).

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

6. Call for Motion to Adjourn of Meeting to November 17, 2025 (Chair)

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

MINUTES OF THE
FRANKLIN COUNTY BOARD OF ZONING APPEALS
Monday, September 15, 2025

The Franklin County Board of Zoning Appeals convened at the Franklin County Government Center, Board of Commissioners Hearing Room, 369 South High Street, First Floor, Columbus, Ohio 43215, on Monday, September 15, 2025, at 1:30 p.m.

Present were:

Christopher Baer, Chairman
Nancy Hunter
Joe Martin

Franklin County Economic Development and Planning Department members:

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

Franklin County Prosecutor's Office members:

Devin Bartlett, Assistant Prosecuting
Attorney
Sarah Pomeroy, Deputy Director -
Nuisance Abatement
Jeanine Hummer, First Assistant
Prosecuting Attorney
Other Franklin County staff:
Sharon Lynch, Administrative Secretary

Other attendees:

David Teyber
Andrey Karamiantes
Timothy Dorn
Danielle Huskey
Daniel Huskey
Nick Coughlin
Leo Neal, Jr.
Jamie Dick
Frank Pharazyn

Chairman Baer opened the hearing. The first order of business was the roll call of the members and introduction of staff and members of the Prosecutor's Office. The next order of business was approval of the minutes of the August 18, 2025, meeting.

A correction was made to the minutes so that they reflected that Christopher Baer was Chairman, not Nancy Hunter. A motion was made by Mr. Martin, seconded by Ms. Hunter, to approve the minutes. The motion passed by a vote of three yeses, zero nos, and zero abstentions.

NEW BUSINESS:

The first order of business was to hear Case No. VA-4129. The owner was 1275 Mound Holdings, LLC, Kelly Basinger (Sunbelt Rentals), the applicant was CESO Inc, David Teyber. The site is located in Franklin Township at 1275 West Mound Street. It is 14.556 acres in size and served by public water and wastewater. The applicant was requesting an area variance from Section 501.012 and a use variance from Section 501.028 of the Franklin County Zoning Resolution to construct a fence that exceeds the maximum height permitted and to construct a battery charged fence in an area zoned Limited Industrial with a Smart Growth Overlay.

Staff recommended conditional approval with the following conditions: No. 1: The perimeter fencing along the Mound Street frontage shall not exceed 6 feet in height. No. 2: The battery charged fence shall not exceed 7 feet 6 inches along Mound Street and 9 feet 9 inches along the rear and side boundaries of the property.

A motion was made by Chairman Baer, seconded by Mr. Martin, to admit the presentation, staff report, exhibits, and testimony from the applicant. The motion passed by a vote of three yeses, zero nos, and zero abstentions. A motion was made by Mr. Martin, seconded by Ms. Hunter, to conditionally approve a variance from Section 501.012 of the Franklin County Zoning Resolution, as outlined in the request from the applicant identified in Case No. VA-4129, with staff's conditions. The motion passed by a vote of three yeses, zero nos, and zero abstentions.

A motion was then made by Mr. Martin, seconded by Ms. Hunter, that the basis for approving the applicant's request for the variance from Section 501.012 of the Franklin County Zoning Resolution, as outlined in the request from the applicant identified in Case No. VA-4129, results from the applicant satisfying the criteria for granting a variance under Section 810.041(b). The motion passed by a vote of three yeses, zero nos, and zero abstentions.

A motion was then made by Mr. Martin, seconded by Ms. Hunter, to conditionally approve a variance from Section 501.028 of the Franklin County Zoning Resolution, as outlined in the request from the applicant identified in Case No. VA-4129, with staff's recommendations. The motion passed by a vote of three yeses, zero nos, and zero abstentions. A motion was then made by Mr. Martin, seconded by Ms. Hunter, that the basis for approving the applicant's request for the variance from Section 501.028 of the Franklin County Zoning Resolution, as outlined in the request from the applicant identified in Case No. VA-4129, results from the applicant satisfying the criteria for granting a variance under Sections 810.041(a). The motion passed by a vote of three yeses, zero nos, and zero abstentions.

The next order of business was to hear Case No. VA/CU-4132. The owner/applicant was Trapper John's Real Estate LTD/Nick Coughlin. The site is located in Pleasant Township at 7141 London Groveport Road. It is 3.10 acres in size. The applicant was requesting variances from Sections 325.045, 531.011(2), 650.162(a), 12 650.162(b), 650.162(f), and 650.162(g) of the Franklin County Zoning Resolution to construct a commercial building and a gravel parking area in the Big Darby Creek Watershed Riparian Setback. The applicant was also requesting a conditional use per Sections 610.06(2), 610.06(4), and 610.06(7) to construct a building, parking area, and grading in the floodway fringe in an area zoned Neighborhood Commercial.

Staff recommended conditional approval of variances from Sections 325.045, 531.011(2), 650.162(a), 650.162(b), 650.162(f), and 650.162(g) of the Franklin County Zoning Resolution. The conditions of approval were as follows: No. 1: Obtain a landscaping plan for the mitigation strategies of the site's development subject to the approval of Franklin Soil & Water Conservation District prior to commercial zoning compliance approval. No. 2: Provide the information requested for and approval of the NFIP permit and associated floodplain review of the site's development prior to commercial zoning compliance approval. Staff recommended approval for a conditional use per Sections 610.06(2), 610.06(4), and 610.06(7) to construct a building, parking area, and grading in the floodway

fringe in an area zoned Neighborhood Commercial.

A motion was made by Chairman Baer, seconded by Mr. Martin, to admit the presentation, staff report, exhibits, and testimony from the applicant. The motion passed by a vote of three yeses, zero nos, and zero abstentions. A motion was made by Ms. Hunter, seconded by Mr. Martin, to approve the variances from Sections 325.045, 531.011(2), 650.162(a), 650.162(b), 650.162(f), and 650.162(g) of the Franklin County Zoning Resolution, as outlined in the request from the applicant identified in Case No. VA-4132, and to include the two staff recommendations. The motion passed by a vote of three yeses, zero nos, and zero abstentions.

A motion was then made by Ms. Hunter, seconded by Mr. Martin, that the basis for the applicant's request for the variances from Sections 325.045, 531.011(2), 650.162(a), 650.162(b), 650.162(f), and 650.162(g) of the Franklin County Zoning Resolution, as outlined in the request from the applicant identified in Case No. VA/CU-4132, results from the applicant satisfying the criteria for granting a variance under Section 810.041(b). The motion passed by a vote of three yeses, zero nos, and zero abstentions.

A motion was then made by Ms. Hunter, seconded by Mr. Martin, to approve a conditional use per Sections 610.06(2), 610.06(4), 610.06(7), 610.04(4) of the Franklin County Zoning Resolution as outlined in the request from the applicant identified in Case No. VA/CU-4132. The motion passed by a vote of three yeses, zero nos, and zero abstentions. A motion was then made by Ms. Hunter, seconded by Mr. Martin, that the basis for approving the applicant's request for the conditional use for Sections 610.06(2), 610.06(4), 610.06(7), 610.04(4) of the Franklin County Zoning Resolution, as outlined in the request from the applicant identified in Case No. VA/CU-4132, results from the applicant satisfying the criteria for granting a conditional use under Section 815.041. The motion passed by a vote of three yeses, zero nos, and zero abstentions.

The next order of business was to hear Case No. VA-4141. The owners/applicants were Daniel & Danielle Huskey. The site is located in Norwich Township at 6345 Renner Road. It is 0.61 acres in size and served by private water and wastewater. The applicants were requesting a variance from Section 302.041(c) of the Franklin County Zoning Resolution to construct an addition that exceeds lot coverage in an area zoned Rural.

Staff recommended conditional approval. The condition of approval was as follows: No. 1: Applicant shall apply for and receive approval of a Certificate of Zoning Compliance and building permit from the Franklin County Economic Development and Planning Department prior to installation/construction of the proposed addition.

A motion was made by Chairman Baer, seconded by Mr. Martin, to admit the presentation, staff report, exhibits, and testimony from the applicant. The motion passed by a vote of three yeses, zero nos, and zero abstentions. A motion was made by Mr. Martin, seconded by Ms. Hunter, to conditionally approve a variance from Section 302.041(c) of the Franklin County Zoning Resolution as outlined in the request from the applicant identified in Case No. VA-4141 with the staff condition. The motion passed by a vote of three yeses, zero nos, and zero abstentions.

A motion was then made by Mr. Martin, seconded by Ms. Hunter, that the basis for approving the applicant's request for the variance from Section 302.041(c) of the Franklin County Zoning Resolution, as outlined in the request from the applicant identified in Case No. VA-4141, results from the applicant satisfying the criteria for granting the variance under Section 810.041(b). The motion passed by a vote of three yeses, zero nos, and zero abstentions.

The next order of business was to hear Case No. VA-4145. The owner/applicant was A&T Property Management, LLC/Andrey Karamiantes. The site is located in Mifflin Township on Parkwood Avenue. It is 0.12 acres in size and served by public water and sewer. The applicant was requesting variances from Sections 110.041, 302.041(a), and 302.042 of the Franklin County Zoning Resolution to bring a non-conforming lot into conformity. Staff recommended approval. A motion was made by Chairman Baer, seconded by Mr. Martin, to admit the presentation, staff report, exhibits, and testimony from the applicant.

The motion passed by a vote of three yeses, zero nos, and zero abstentions. A motion was made by Ms. Hunter, seconded by Mr. Martin, to approve a variance from Section 110.041, 302.041(a), and 302.042 of the Franklin County Zoning Resolution as outlined in the request from the applicant identified in Case No. VA-4145(a). The motion passed by a vote of three yeses, zero nos, and zero abstentions. A motion was then made by Ms. Hunter, seconded by Mr. Martin, that the basis for approving the applicant's request for the variance from Section 110.041 and 302.041(a) and 302.042 of the Franklin County Zoning Resolution, as outlined in the request from the applicant identified in Case No. VA-4145, results from the applicant satisfying the criteria granting a variance under Section 810.041(b).

The next order of business was to hear Case No. VA-4147. The owner/applicant was Timothy Dorn. The site is located in Franklin Township at 3689 Plainview Drive. It is 0.50 acres in size and served by private water and wastewater. The applicant was requesting a variance from Section 501.012 of the Franklin County Zoning Resolution for a fence that exceeds the maximum height between a principal structure and the side street in an area zoned Rural. Staff recommended denial due to the applicant not demonstrating the existence of a practical difficulty in the use of the property.

A motion was made by Chairman Baer, seconded by Mr. Martin, to admit the presentation, staff report, exhibits, and testimony from the applicant. The motion passed by a vote of three yeses, zero nos, and zero abstentions. A motion was made by Mr. Martin, seconded by Ms. Hunter, to approve a variance from Section 512.012 of the Franklin County Zoning Resolution, as outlined in the request from the applicant identified in Case No. VA-4147. The motion passed by a vote of three yeses, zero nos, and zero abstentions. A motion was then made by Mr. Martin, seconded by Ms. Hunter, that the basis for approving the applicant's request for the variance from Section 512.012 of the Franklin County Zoning Resolution, as outlined in the request from the applicant identified in Case No. VA-4147, results from the applicant satisfying the criteria for granting a variance under Section 810.041(b). The motion passed by a vote of three yeses, zero nos, and zero abstentions.

The next order of business was to hear Case No. VA-4148. The owner/applicant was Heather Koontz/Leo Neal, Jr. The site is located in Clinton Township at 2084 Albert Avenue. It is 0.12 acres in size and served by public water and wastewater.

The applicant was requesting variances from Sections 302.041(c), 302.043, and 302.044 for an addition that exceeds the maximum lot coverage, reduces the minimum side yard setback, and reduces the minimum rear yard setback in an area zoned Rural. Staff recommended approval with conditions. The conditions of approval were as follows: The development must have a lot coverage not exceeding 30 percent, a minimum side yard setback no less than 5 feet from the western property line, and a minimum rear yard setback of 14 feet.

A motion was made by Chairman Baer, seconded by Mr. Martin, to admit the presentation, staff report, exhibits, and testimony from the applicant. The motion passed by a vote of three yeses, zero nos, and zero abstentions. A motion was made by Ms. Hunter, seconded by Mr. Martin, to conditionally approve variances from Sections 302.041(c), 302.043, and 302.044 of the Franklin County Zoning Resolution, as outlined in the request from the applicant identified, and to include the three staff conditions. The motion passed by a vote of three yeses, zero nos, and zero abstentions.

A motion was then made by Ms. Hunter, seconded by Mr. Martin, that the basis for approving the applicant's request for the variances from Sections 302.041(c), 302.043, and 302.044 of the Franklin County Zoning Resolution, as outlined in the request from the applicant identified in Case No. VA-4148, results from the applicant satisfying the criteria for granting a variance under Section 810.041(b). The motion passed by a vote of three yeses, zero nos, and zero abstentions.

The next order of business was to hear Case No. VA-4150. The owner/applicant was Darby Creek Community Church. The site is located in Brown Township at 1145 Amity Road. It is 5 acres in size and served by private water and wastewater. The applicant was requesting a variance from Sections 512.02(1) and 512.02(2) of the Franklin County Zoning Resolution for an accessory structure that exceeds the maximum number allowed on a property over 5 acres in an area zoned Rural. Staff recommended denial due to the applicant not demonstrating the existence of a practical difficulty in the use of the property.

A motion was made by Chairman Baer, seconded by Ms. Hunter, to admit the presentation, staff report, exhibits, and testimony from the applicant and any witnesses. The motion passed by a vote of three yeses, zero nos, and zero abstentions. A motion was made by Mr. Martin, seconded by Ms. Hunter, to approve a variance from Sections 512.02(1) and 512.02(2) of the Franklin County Zoning Resolution, as outlined in the request from the applicant identified in Case No. VA-4150 with the condition that two of the accessory structures be removed within 120 days. The motion passed by a vote of three yeses, zero nos, and zero abstentions.

A motion was then made by Mr. Martin, seconded by Ms. Hunter, that the basis for approving the applicant's request for the variance from Sections 512.02(1) and 512.02(2) of the Franklin County Zoning Resolution, as outlined in the request from the applicant identified in Case No. VA-4150, results from the applicant satisfying the criteria for granting a variance under Section 810.041(b). The motion passed by a vote of three yeses, zero nos, and zero abstentions.

There being no further business to come before the Board of Zoning Appeals, a motion was made by Chairman Baer, seconded by Mr. Martin, to adjourn the meeting. The motion passed by a vote of three yeses, zero nos, and zero abstentions. The hearing was adjourned at 4:00 p.m.

The minutes of the September 15, 2025, Franklin County Board of Zoning Appeals were approved this _____ day of _____, 2025.

Chair's Signature



STAFF REPORT

Board of Zoning Appeals
10/20/2025

Case: VA-4144
Prepared by: Kayla Johnson

I. Summary

Owner/Applicant:	LP Cleveland LLC/Yeong T. Jiang
Township:	Clinton Township
Site Location:	3317 Cleveland Avenue (parcel #130-005036)
Acreage:	0.54 acres
Utilities:	Public water and wastewater
Zoning:	Community Service (CS), Smart Growth Overlay (SGO)
Request:	Requesting a Variance from Section 670.083(a) of the Franklin County Zoning Resolution to construct a convenience store with an increased minimum front yard setback in an area zoned Community Service (CS) and Smart Growth Overlay (SGO).
Recommendation:	Staff recommends <u>approval</u> .

II. Property Background/History

The property is located on the southeast corner of the Northern Lights Shopping Center fronting the intersection of Cleveland Avenue and Huy Road.

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

- 1959 - the current convenience store and gas station were constructed.
- 2011 - the Smart Growth Overlay (SGO) was adopted and applied to properties bordering Westerville Road in the county's zoning jurisdiction.
- 2019 - various sign permits were applied for.
- 2020 - the current property owner obtained the lot.
- 2025 - the applicant applied for Commercial Zoning Compliance for the reconstruction of the convenience store.

III. Surrounding Land Use/Zoning

Location	Jurisdiction	Zoning	Land Use
North	Clinton Twp.	Community Service (CS) / (SGO)	Bank, restaurant
South	Clinton Twp.	Community Service (CS) / (SGO), Neighborhood Commercial (NC), Urban Residential (R-12)	Laundromat, mixed use apartments with retail, single- family, apartments
East	Columbus	Commercial Planned Development	Retail
West	Clinton Twp.	Community Service (CS) / (SGO)	Drive-through and liquor store, other retail

IV. Comprehensive Plan

The Clinton-Mifflin Land Use Plan (2009) recommends the property for “Commercial: Full Range + Multifamily”. Land uses within this category includes retail, office, multifamily housing, and townhomes. A maximum density of 24 units per acre is recommended.

The proposal meets the Plan’s recommendations.

Franklin County Zoning Resolution Review

Variance from Section 670.083(a) – Frontage Building Front Setback:

[670.082(a)] If less than 60 percent of the width of the frontage zone is occupied by one or more primary buildings, to a depth of at least 20 feet, Section 670.083 applies.

[670.083(a)] Along a primary street, the front building line setback for a building or structure shall be 25 +/- two (2) feet, however, a maximum of one-third (1/3) the overall width of such building or structure may be located up to five (5) feet in advance of and/or up to 15 feet beyond the 25 +/- two (2) foot line. Minor architectural accents will not be considered as part of the building for the purposes of front setback.

- The lot does not have 60 percent of the width of its frontage zone occupied by primary buildings and the proposed building is located 100% outside of the frontage zone boundary.
- A Variance is required to increase the minimum setback to approximately 66 feet as measured from the front property line.

V. Technical Review Committee Agency Review

The case was referred to the informal Technical Review Committee for comments on 8/20/2025 and 9/17/2025.

The following comments were provided by the respective agencies:

- 1) **Franklin County Planning:** *A surveyed site plan is required at the time of the zoning compliance resubmission accurately identify all existing and proposed site features.*
- 2) **Franklin County Sanitary Engineer:** *A cap off permit is required prior to demolishing the existing convenience store. Proposed connections for water and sewer require a permit from the Sanitary Engineer’s Office.*
- 3) **Franklin County Engineer’s Office (Mobility):** *Obtain a R/W permit from the Franklin County Engineer’s Office for work done in the R/W.*

VI. Area Variance Review Criteria

Section 810.041(b) – Area Variance:

The Board of Zoning Appeals shall only authorize a request for an area variance where the applicant demonstrates the existence of a practical difficulty in the use of the property. In determining whether a practical difficulty exists, the Board of Zoning Appeals shall consider and weigh the following factors, among others when appropriate, to determine if practical difficulties exist:

- 1) *Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;*
 - a) **Applicant’s Response/Summary:**

No, the property will remain with the existing gas station and convenience store. The size and shape of the parcel creates a difficulty with abiding by the zoning standard.

- b) Staff's Response
The property is currently developed with a fueling station and convenience store in operation. The Variance may mitigate some of the impacts to internal access or underground infrastructure in further development of the gas station on site.
- 2) *Whether the variance is substantial;*
- a) Applicant's Response/Summary:
The current zoning code requires a primary building to be at a minimum of 25 feet setback from the right-of-way. The proposed building will be at 69 feet from the right-of-way which is a 44-foot difference.
 - b) Staff's Response
The Variance is substantial. The project is observing a 66-foot setback for 100% of the building located outside of the frontage zone boundary.
- 3) *Whether the essential character of the neighborhood would be substantially altered or adjoining properties would suffer a substantial detriment as a result of the variance;*
- a) Applicant's Response/Summary:
No, the proposed building will maintain a similar appearance as the existing building due to the gas company standards. The parcel is located on the corner of and far away from the adjacent shopping center buildings and parking lot.
 - b) Staff's Response
The property has a historical use as a commercial gas station. The proposal will reconstruct and increase the size of the retail structure on site. No conflicts to adjacent properties are anticipated.
- 4) *Whether the variance would adversely affect the delivery of governmental services (e.g. water, sewer, garbage);*
- a) Applicant's Response/Summary:
No, the proposed building will require the same governmental services.
 - b) Staff's Response
No conflicts to governmental services are anticipated. Additional permits are required for the development utilizing sanitary sewer and the right-of-way of Huy Road.
- 5) *Whether the property owner purchased the property with knowledge of the zoning restriction;*
- a) Applicant's Response/Summary:
The property owner was not aware of the zoning restrictions of the lot.
 - b) Staff's Response
The lot was acquired by the current property owner after the Smart Growth Overlay (SGO) was enacted in the neighborhood. The property owner may have been unaware of this standard given that subject and adjacent commercial structures were developed without conformance to that overlay's development standards.
- 6) *Whether the property owner's predicament feasibly can be obviated through some method other than a variance; and*
- a) Applicant's Response/Summary:
No, by placing the proposed building at the minimum setback it will leave a 14-foot distance from the existing gas pump canopy. Observing that setback will hinder traffic flow and be a safety concern for pedestrians entering and exiting the building.

- b) Staff's Response
Relocation of the fueling canopy, fueling stations, internal access, and other infrastructure to the site may be infeasible to the property owner to abide by the required front setback.

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

- a) Applicant's Response/Summary:
Besides the location, the proposed building will be designed and constructed to the zoning requirements. There are no other visual obstacles to block its appearance from the street.
- b) Staff's Response
The use is dependent on internal access intended for automobiles. The proposed location of the convenience store will face challenges because of the existing infrastructure and access surrounding the site. The property is otherwise abiding by the development standards intended under Smart Growth Overlay. The proposal meets the spirit and intent of the zoning requirement to the extent practicable.

VII. Recommendation:

Based on Staff's Analysis, Staff's recommendation is that the Board of Zoning Appeals approve a Variance from Section 670.083(a) of the Franklin County Zoning Resolution to construct a convenience store with an increased minimum front yard setback.

If approval is granted, the applicant will be required to:

1. Apply for and receive approval of a certificate of Commercial Zoning Compliance from the Franklin County Planning Department prior to lot development [FCZR Sec. 705.02]
 - a. This will require submittal of a revised site plan that complies with the requirements of Section 705.022.
2. Apply for and receive approval of a building permit from the state.
3. Obtain any other required permits to comply with regulations.

VIII. Resolution

For your convenience, the following is a proposed resolution:

Proposed Resolution for Request:

_____ moves to approve a Variance from Section 670.083(a) of the Franklin County Zoning Resolution as outlined in the request for the applicant identified in Case No. VA-4144.

Seconded by: _____

Voting:

Findings of Fact

For your convenience, the following are proposed findings of fact:

_____ move that the basis for approving/denying the applicant's request for the Variance from Section 670.083(a) of the Franklin County Zoning Resolution as outlined in the request for the applicant identified in Case No. VA-4144 results from the applicant satisfying/failing to satisfy the criteria for granting a Variance under Section 810.041(b).

Seconded by: _____

Voting:

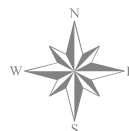
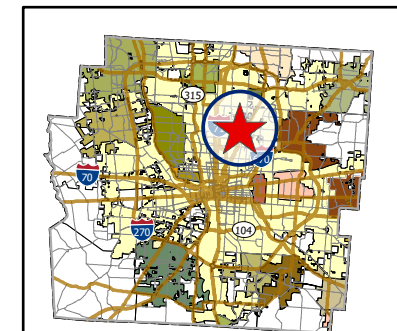


VA-4144

Requesting a Variance from Section 670.083(a) of the Franklin County Zoning Resolution to construct a convenience store with an increased minimum front yard setback in an area zoned Community Service (CS) and Smart Growth Overlay (SGO).

Acres: 0-54 acres
Township: Clinton

- Streets
- Parcels
- 3317 Cleveland Ave.



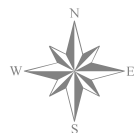


VA-4144

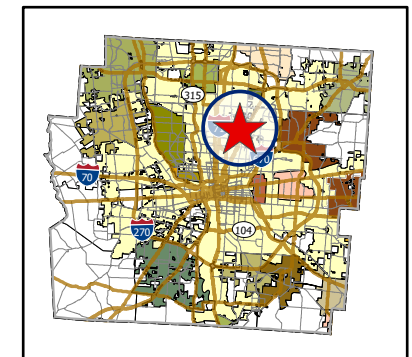
Requesting a Variance from Section 670.083(a) of the Franklin County Zoning Resolution to construct a convenience store with an increased minimum front yard setback in an area zoned Community Service (CS) and Smart Growth Overlay (SGO).

Acres: 0-54 acres
Township: Clinton

- Streets
- Parcels
- 3317 Cleveland Ave.



0 15 30
Feet
1 inch = 30 feet





Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Economic Development & Planning Department
James Schimmer, Director

Application for

Zoning Variance

Pursuant to Section 810 of the Zoning Resolution

Page 1 of 7



(revised 7.13.19)

Property Information

Site Address: 3317 Cleveland Avenue, Columbus, Ohio 43224

Parcel ID: 130-005036

Zoning District: CS-Community Service

Lot Acreage: 0.54

Township: Clinton

Property Owner Information

Name: LP Cleveland LLC

Address: 3317 Cleveland Avenue, Columbus Ohio 43224

Phone # (219) 308-3778

Fax #

Email: LPgasstation@gmail.com

Applicant Information

☐ Same as property owner

Name: L. P. Singh

Address: 3317 Cleveland Avenue, Columbus, Ohio 43224

Phone # (219) 308-3778

Fax #

Email: LPgasstation@gmail.com

Agent Information

Name: Yeong T. Jiang P.E. / Innovative Construction Concept

Address: 2390 Klibourne Avenue, Columbus, Ohio 43229

Phone # (614) 313-4780

Fax #

Email: ytj0717@gmail.com

Staff Use Only

Case # VA- 4144

Date Filed: 9/17/25

Received By: Kayla J.

Fee Paid: Resubm.

Receipt Number: Resubm.

Hearing Date: 10/20/25

Technical Review: 9/23/25

Zoning Compliance #:

ZC-25-004

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: 670.083(a) Front setback along a primary street

Description: The primary building will not be in the frontage zone due to lot size limitation

Section:

Description:

Section:

Description:

Describe the project:

The existing convenience store building (960 s.f.) has become too small for business operation. The owner wishes to demolish the existing convenience store building and to construct a larger convenience store building (2,269 s.f.) on the same lot for a better business operation. The existing gas pump canopy structure will remain on site.

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 size and shape of the existing parcel provide limited options for the size and location of the proposed new building.

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 current zoning code requires the primary building to be constructed in the frontage zone from Cleveland Avenue. Placing the proposed new building within the required frontage zone will hinder the desired traffic flows in and around the existing gas pump canopy and also will be a safety concern for customers coming in and out of the building.

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

The difficulties are due to the size and shape of the existing parcel; not result from any actions of the applicant.

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.

The variance requested is due to the limited size and shape of the existing parcel resulting in difficulty in meeting the zoning requirements. We are not aware of any other lands or structures in the same zoning district been denied by this zoning resolution.

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, granting the variance will provide a better traffic flow through this property and will not impact any other structures and business around this parcel.

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

No. The property will remain as a gas station and a convenience store.

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 current zoning code requires the primary building to be at a minimum 25 feet setback from the right-of-way.
The proposed building will at 69 feet from the right-of-way; which is 44 feet difference.

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 proposed building will maintain similar appearance as the existing building due to the gas company standards.
The parcel is located in the corner of and far away from the adjacent shopping center buildings and parking lot.

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, the proposed new building will require the same 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?

No, by placing the proposed building along the required minimum building setback line of 25 feet from the right-of-way will leave only 14 feet distance from the existing gas pump canopy. This will hinder the traffic flow in and around the gas pump canopy and also will be a safety concern for customers coming in and out of the proposed building.

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

Besides the location, the proposed building will be designed and constructed according all other zoning requirements such as building orientation, building entrance and facade, etc.. Also, there are no other structures or obstacles between the proposed building and primary street to block the appearance of the new building from the street view.

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 *

Date

Property Owner (signature must be notarized)

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.



Lindsay M Penley
Notary Public
State of Ohio
My Comm. Expires
November 14, 2026

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

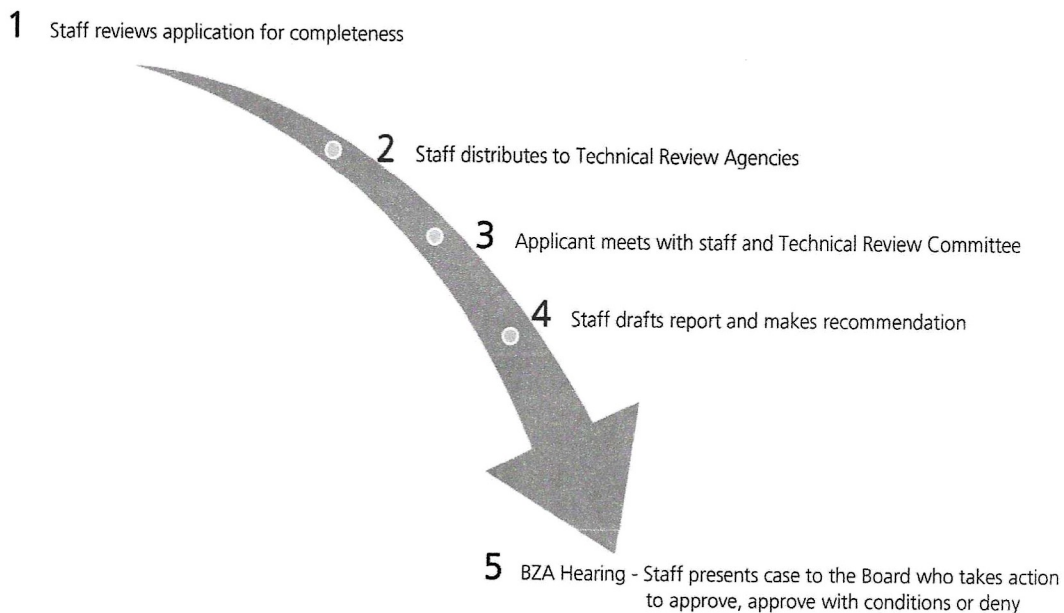


Application Instructions

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).

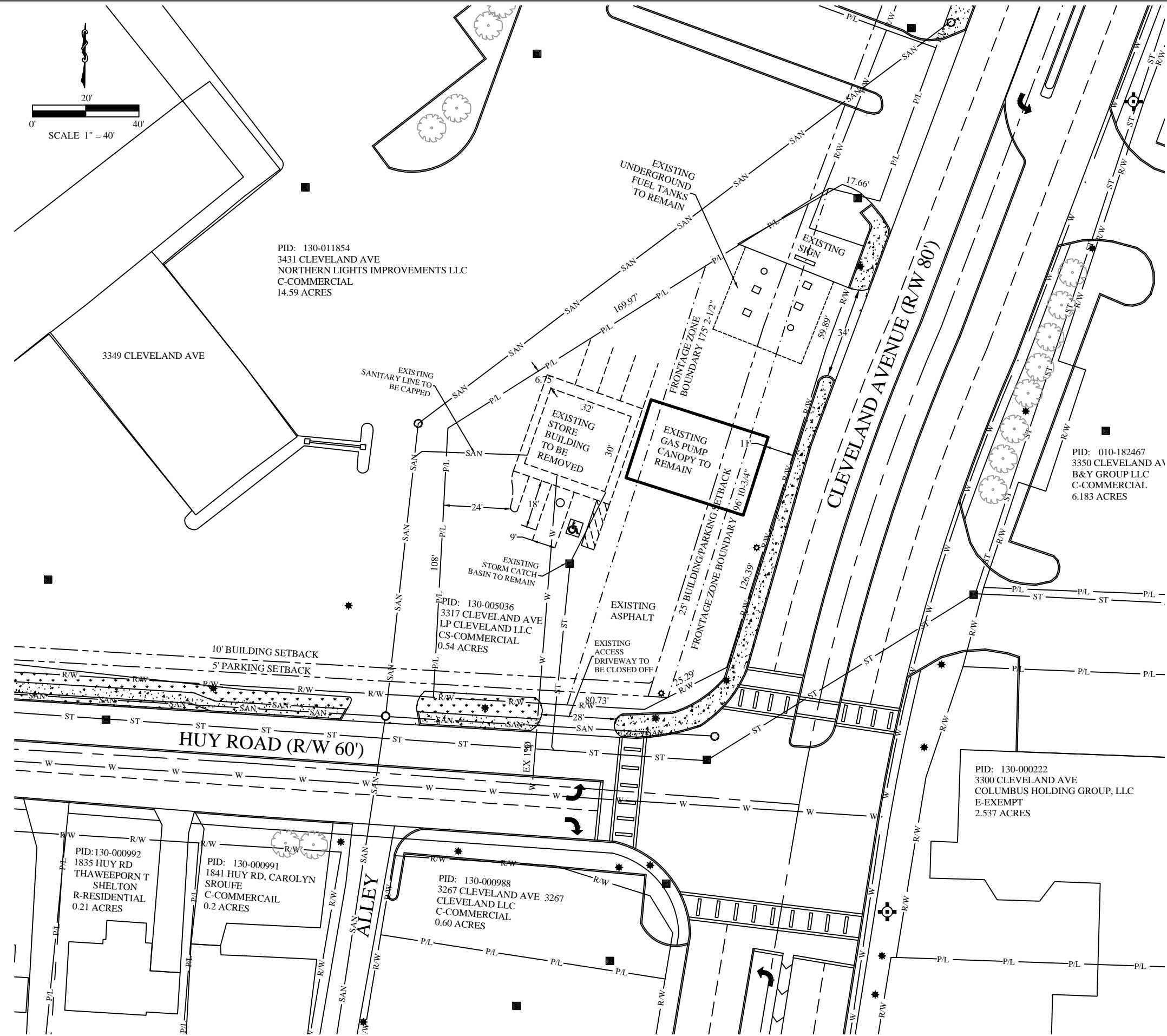


Zoning Variance



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*



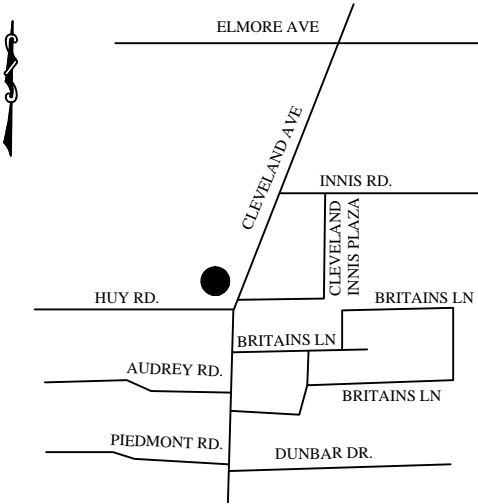
EXISTING SITE PLAN
SCALE: 1" = 40'

PROPOSED SITE PLAN FOR L P GAS STATION

3317 CLEVELAND AVENUE
COLUMBUS, OHIO 43224

PARCEL: 130-005036

SITE VICINITY PLAN (NO SCALE)



DRAWING INDEX:

1. EXISTING SITE PLAN AND CONDITIONS
2. PROPOSED SITE PLAN AND CONDITIONS
3. PROPOSED BUILDING FLOOR PLAN & DUMPSTER PLAN
4. PROPOSED BUILDING ELEVATIONS

LEGEND:

- | | |
|-----------|-------------------------------|
| — R/W — | RIGHT-OF-WAY LINE |
| — P/L — | PROPERTY OR LOT LINE |
| — — — | FRONTAGE ZONE BOUNDARY LINE |
| — — — | STREET CENTER LINE |
| — W — | EXISTING WATER LINE |
| - - - - - | BUILDING/PARKING SETBACK LINE |
| ■ — ST — | EXISTING STORM MANHOLE & LINE |
| ○ — SAN — | EXISTING SANITARY MANHOLE |
| ⊕ | EXISTING FIRE HYDRANT |
| ⊛ | EXISTING OVERHEAD POWER POLE |
| ⊙ | EXISTING OVERHEAD POLE LIGHT |
| ▨ | EXISTING GRASS AREA |
| ▩ | EXISTING CONCRETE SURFACE |

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REVISIONS:

- | | |
|-------|------------|
| NO. 1 | 04/05/2025 |
| NO. 2 | 09/08/2025 |
| NO. 3 | 09/11/2025 |

ISSUED DATE:

01/14/2025

SCALE:

AS SHOWN

DRAWING TITLE:

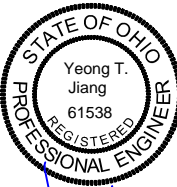
EXISTING SITE PLAN
& CONDITIONS

PROJECT:

NEW STORE BUILDING
3317 CLEVELAND AVENUE
COLUMBUS, OHIO 43224

OWNER:

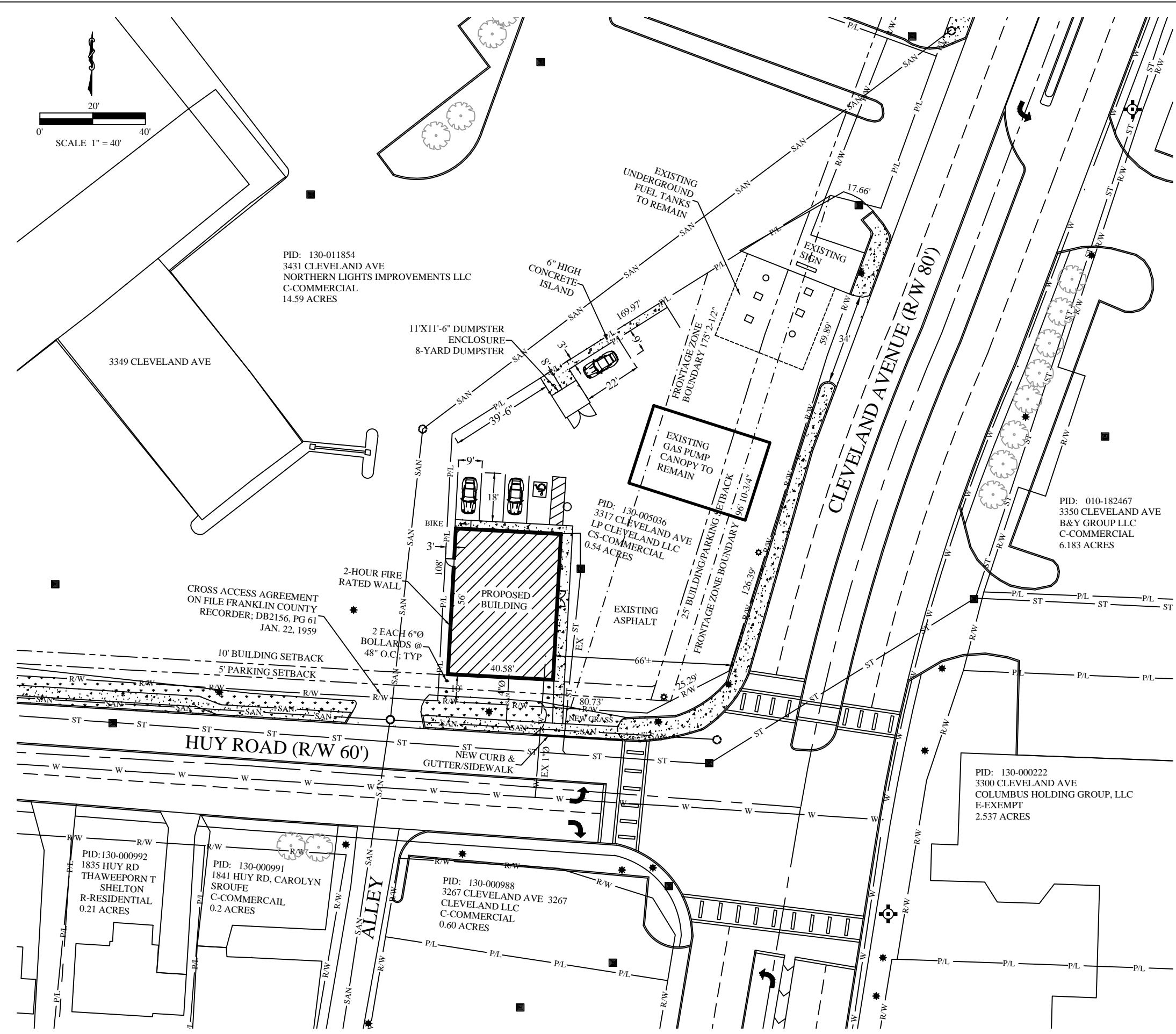
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2390 KILBOURNE AVENUE,
COLUMBUS, OHIO 43229 TEL:(614) 377-1434

SHEET NO.

1



PROPOSED SITE PLAN
SCALE: 1" = 40'

PROPOSED SITE PLAN AND CONDITIONS		
GENERAL ZONING INFORMATION:		
ADDRESS	3317 CLEVELAND AVENUE	
PARCEL ID NO.	130-005036	
ZONING CLASS	CS - COMMUNITY SERVICE	
COMMERCIAL OVERLAY	SMART GROWTH (SGO)	
BZA VARIANCE	NONE	
FIRM MAP NO.	39049C0187K ZONED "X"	
FIRM MAP EFFECTIVE	06/17/2008	
PARKING SPACE CALCULATION:		
USE OCCUPANCY	S.F.	MINIMUM
RETAIL (GAS STATION)	2,269	1:250 = 9.076 (§531.02)
TOTAL REQUIRED PARKING (§670.0812)	9.076 @ 65% = 5.899	
TOTAL PROPOSED PARKING	6	
TOTAL REQUIRED ADA PARKING	1 VAN / 1 TOTAL	
TOTAL PROPOSED ADA PARKING	1 VAN / 1 TOTAL	
SITE DATA TABLE		
TOTAL SITE AREA	0.54 ACRES	
TOTAL DISTURBED AREA	2,269 SF = 0.052 AC	
TOTAL DISTURBED IMPERVIOUS AREA	2,269 SF = 0.052 AC	
PRE-DEVELOPED IMPERVIOUS AREA	0.532 ACRES	
POST-DEVELOPED IMPERVIOUS AREA	0.532 ACRES	
PROPOSED BUILDING INFORMATION		
PROPOSED NEW BUILDING AREA	2,269 S.F.	
EXISTING CANOPY AREA	1,429 S.F.	
TOTAL BUILDING COVERAGE AREA	3,698 S.F.=0.085 ACRES	
PROPOSED BUILDING COVERAGE %	15.96% OF THE LOT	
PROPOSED BUILDING HEIGHT	16' TO ROOF DECK	
PROPOSED PARKING LOT AREA	1,062 S.F.	
PROPOSED CONCRETE SIDEWALK	EXISTING	
SECTION 670.083 COMPLIANCE		
BUILDING IN FRONTAGE ZONE	SEEK VARIANCE	
FRONT SETBACK @ PRIMARY STREET	SEEK VARIANCE	
SETBACK @ NON-PRIMARY STREET	10'	
PARKING SETBACK @ PRIMARY ST.	25'	
PARKING SETBACK @ NON-PRIMARY ST.	10'	
BUILDING ORIENTATION @ PRIMARY ST.	13°	
BUILDING WIDTH ALONG PRIMARY ST. MIN. 60% OF THE LOT WIDTH	87' / 202' = 43.07%	
	OUTDOOR ACTIVITY	
PRIMARY ENTRANCE DOOR	WILL PROVIDE	
FACADE: VERTICAL PIERS	WILL PROVIDE	
CLEAR GLASS @ BUILDING FRONT	42' / 56' = 75%	
PICK UP WINDOW LOCATION	SIDE OF BUILDING	

LEGEND:	
— R/W —	RIGHT-OF-WAY LINE
— P/L —	PROPERTY OR LOT LINE
— — —	FRONTAGE ZONE BOUNDARY LINE
— — — — —	STREET CENTER LINE
— — — — —	BUILDING/PARKING SETBACK LINE
— — — — —	STREET TRAFFIC LANE LINE
— W —	EXISTING WATER LINE
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▨	EXISTING/NEW GRASS AREA
▩	EXISTING/NEW CONCRETE SURFACE

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REVISIONS:

NO. 1	04/05/2025
NO. 2	09/08/2025
NO. 3	09/11/2025
NO. 4	09/29/2025

ISSUED DATE:

01/14/2025

SCALE:

AS SHOWN

DRAWING TITLE:

PROPOSED SITE PLAN & CONDITIONS

PROJECT:

NEW STORE BUILDING
3317 CLEVELAND AVENUE
COLUMBUS, OHIO 43224

OWNER:

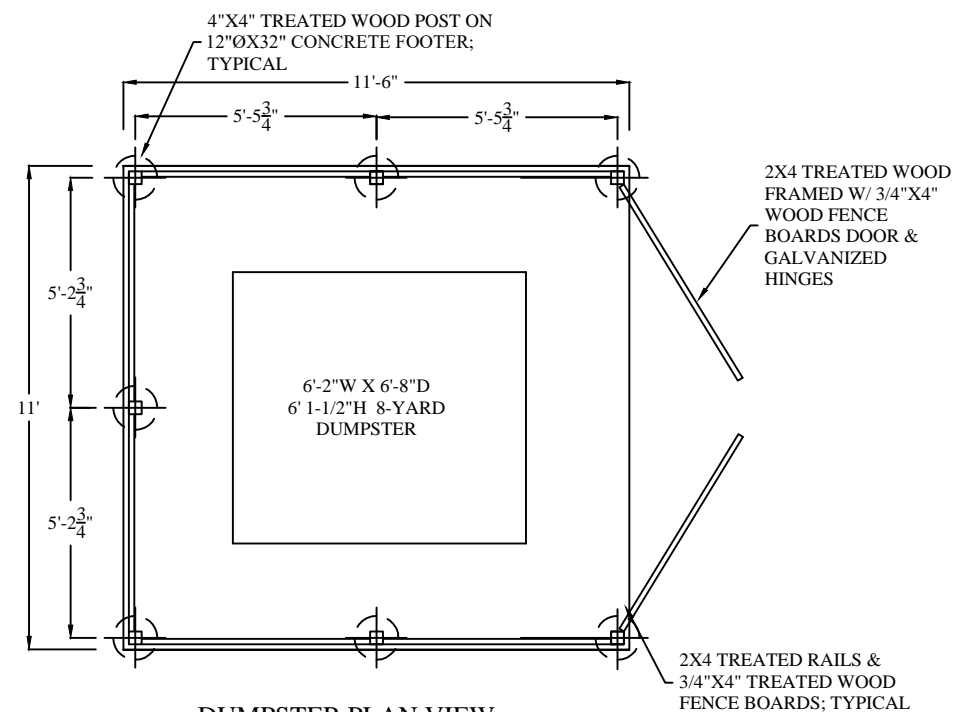
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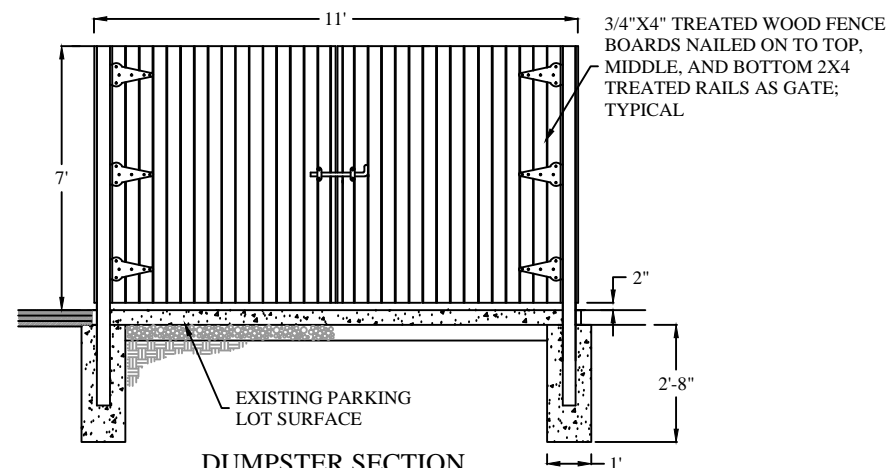
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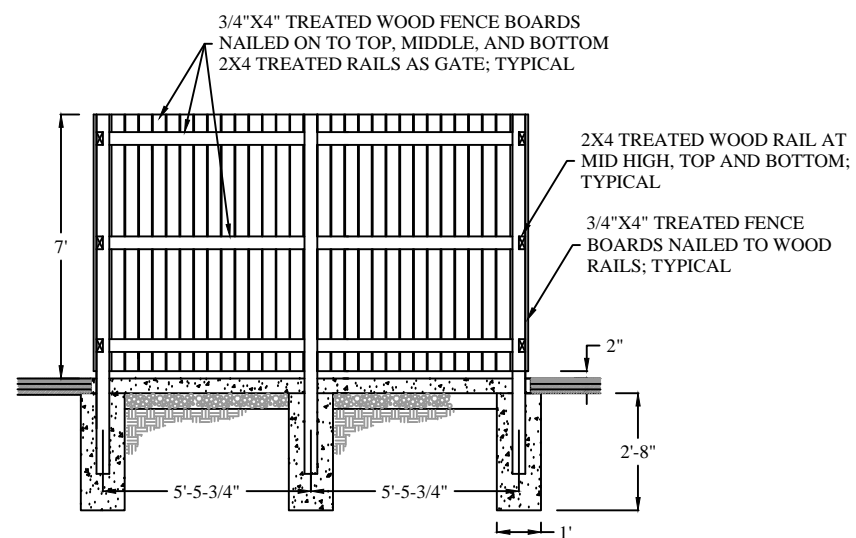
2



DUMPSTER PLAN VIEW
SCALE: NONE



DUMPSTER SECTION
SCALE: NONE



DUMPSTER INSIDE SECTION
SCALE: NONE

ROOM FINISHES & DOOR SCHEDULE:





ROOM NAME	ROOM FINISHES		
	FLOOR	WALLS	CEILING
CASHIER	VCT TILE	PAINTED GYPSUM	DROP CEILING 12'
SALES	VCT TILE	PAINTED GYPSUM	DROP CEILING 12'
UTILITY	VCT TILE	PAINTED GYPSUM	EXPOSED
RESTROOMS	VCT TILE	PAINTED GYPSUM	DROP CEILING 12'
OFFICE	VCT TILE	PAINTED GYPSUM	DROP CEILING 12'
STORAGE	VCT TILE	PAINTED GYPSUM	EXPOSED
WALK-IN COOLER	CONCRETE	PER MANUFACTURER	PER MANUFACTURER

DOOR		DOOR TYPE	HARDWARE
NO.	SIZE		
1	2-36"X80"	ALUM. FRAME FULL VIEW GLASS	ADA LEVER /PRIVACY
2	36"X80"	1-1/2 HR. STEEL INSULATED FLUSH & CLOSER	ADA LEVER /PRIVACY
3	36"X80"	PRE-HUNG SOLID WOOD DOOR & FRAME	ADA LEVER /PRIVACY
4	36"X80"	PRE-MANUFACTURED COOLER DOOR	PER MANUFACTURER

ALL ROOM FINISHES SHOULD COMPLY WITH PROVISIONS IN SECTIONS 803 & 804 OF OHIO BUILDING CODE. CONTRACTORS SHOULD CONSULT WITH THEIR SUPPLIERS TO ENSURE THE FULL COMPLIANCE.

*** ALL PRODUCTS ARE SPECIFIED FOR DESIGN PURPOSES; ACTUAL PRODUCTS ARE SUBJECT TO THE OWNER'S APPROVAL. THE FINAL PRODUCTS MAY VARY FROM THE TABLE ABOVE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING WITH THE OWNER AND MANUFACTURER'S SPECIFICATIONS OF THE FINAL PRODUCTS AND MAKE FINAL ADJUSTMENTS & INSTALLATIONS ACCORDINGLY TO MEET APPLICABLE CODE REQUIREMENTS.

WALL LEGEND:

- | | |
|---|--|
|  | INSULATED CORE 8" CMU EXTERIOR WALL W/ STUCCO FINISHES TO THE ROOF DECK |
|  | INSULATED CORE 8" CMU EXTERIOR WALL 2-HOUR FIRE RATED W/ STUCCO TO THE ROOF DECK |
|  | 2X4 STUDS @ 16" O.C. W/ 1/2" GYPSUM BOTH SIDES UP TO THE BOTTOM OF ROOF JOISTS |
|  | PRE-MANUFACTURED WALL-IN COOLER UNIT WALL & CEILING |

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01/14/2025

SCALE:

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DRAWING TITLE:

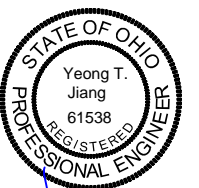
PROPOSED FLOOR PLAN & DUMPSTER PLAN

PROJECT:

NEW STORE BUILDING
3317 CLEVELAND AVENUE
COLUMBUS, OHIO 43224

OWNER:

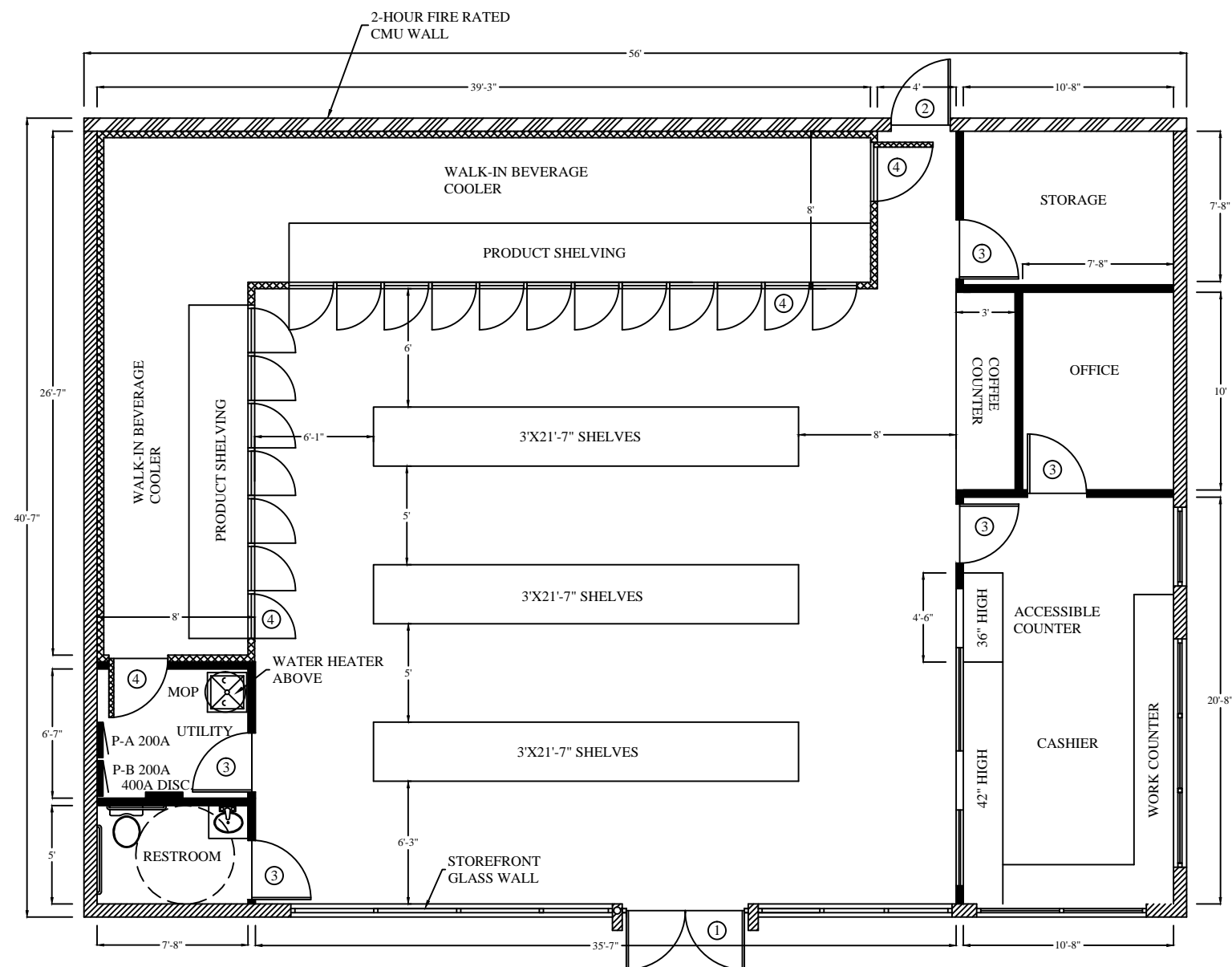
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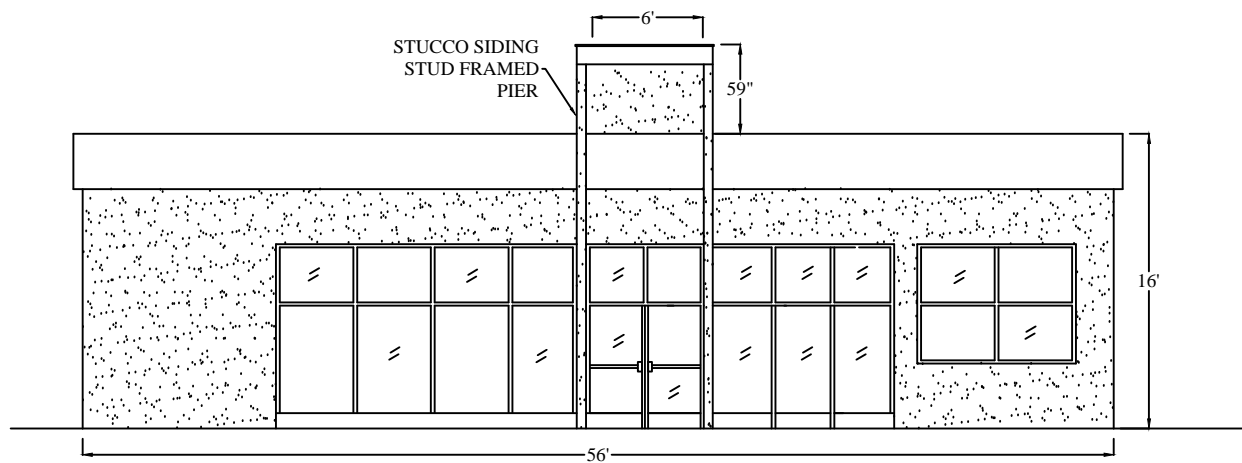
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SHEET NO.

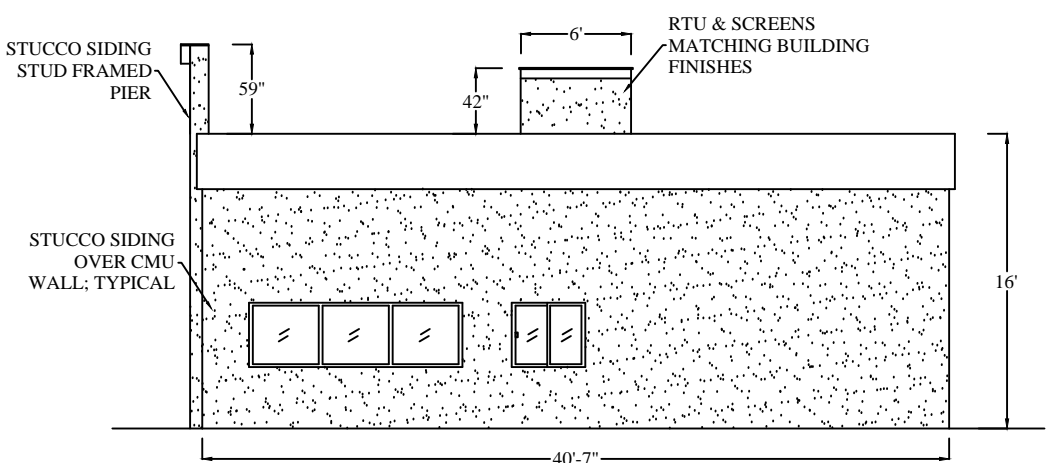
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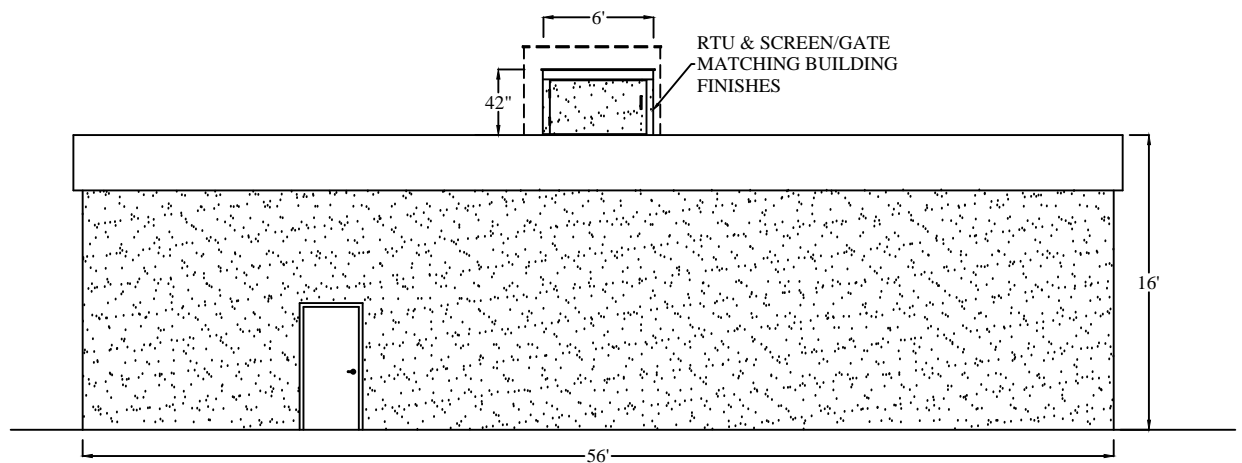
PROPOSED FLOOR PLAN
SCALE: 1/8" = 1' - 0"



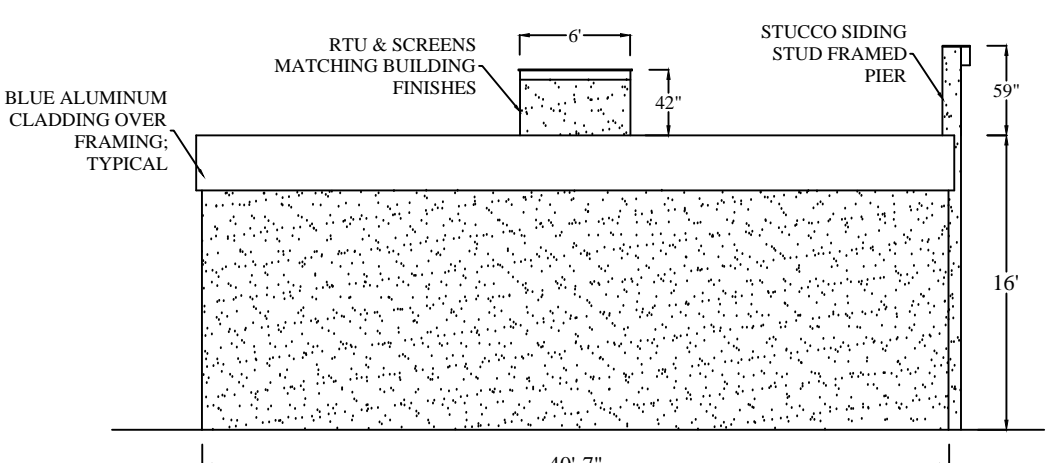
BUILDING EAST ELEVATION
SCALE: 3/32" = 1' - 0"



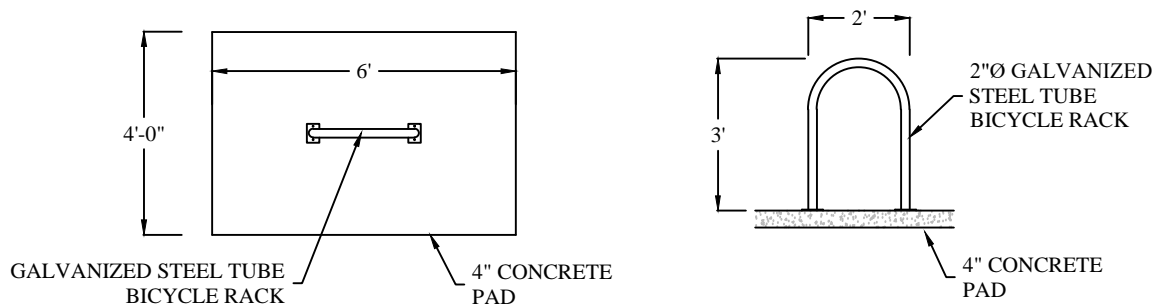
BUILDING NORTH ELEVATION
SCALE: 3/32" = 1' - 0"



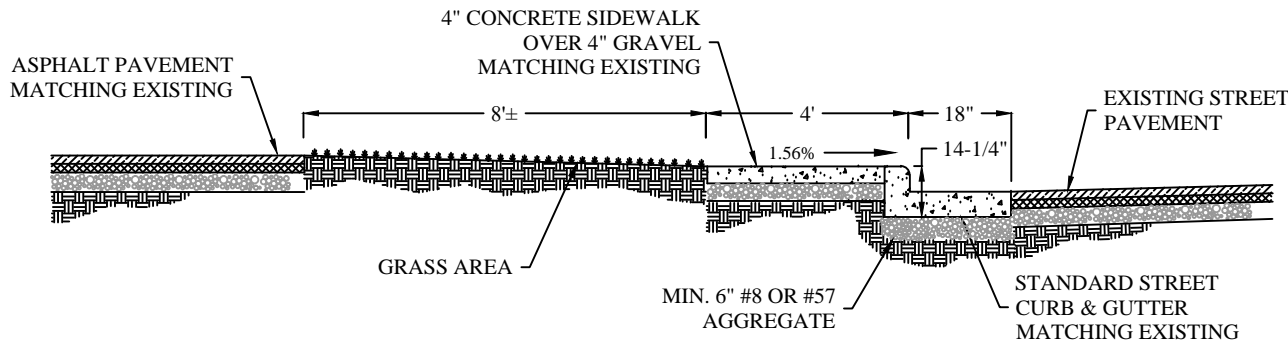
BUILDING WEST ELEVATION
SCALE: 3/32" = 1' - 0"



BUILDING SOUTH ELEVATION
SCALE: 3/32" = 1' - 0"



INVERTED U BICYCLE RACK DETAILS
SCALE: NONE



TYPICAL CURB & SIDEWALK DETAILS
SCALE: NONE

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01/14/2025

SCALE:

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DRAWING TITLE:

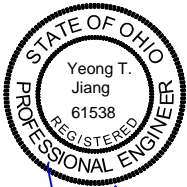
**PROPOSED BUILDING
ELEVATIONS**

PROJECT:

**NEW STORE BUILDING
3317 CLEVELAND AVENUE
COLUMBUS, OHIO 43224**

OWNER:

DRAWN BY:



INNOVATIVE CONSTRUCTION CONCEPT, INC.
2390 KILBOURNE AVENUE,
COLUMBUS, OHIO 43229 TEL: (614) 377-1434

SHEET NO.

4



STAFF REPORT

Board of Zoning Appeals
October 20th, 2025

Case: VA-4151

Prepared by: Austin Workman

I. Summary

Owner/Applicant:	Mohamad Jama
Township:	Mifflin Township
Site Location:	2116 Myrtle Avenue (PID#190-001406)
Acreage:	0.12-acres
Utilities:	Public water and wastewater
Zoning:	Rural (R)
Request:	Requesting Variances from Sections 110.041, 302.041(a), and 302.042 of the Franklin County Zoning Resolution to bring a non-conforming property into compliance in an area zoned Rural (R).
Recommendation:	Staff recommends approval of the Variances from sections 110.041, 302.041(a), and 302.042.

II. Property Background/History

The property is located on the north side of Myrtle Ave, northeast of the intersection between Myrtle Ave and Rankin Ave. It is lot #52 of the Greendale Place Subdivision recorded in 1923. The subdivision contains 202 lots, most, platted with an area of 0.12-acres (40 feet wide and 132 feet deep). The applicant is not submitting a residential zoning compliance application for construction at this time but intends to make the property eligible for future permits.

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

- 1923 – Greendale Place Subdivision established
- 1923 -1995 – A house was constructed on the property
- 2011-2013 – House was demolished
- 2016 – Board of Trustees of Mifflin Township acquired property
- 2025 (Sep 11) – Current property owner acquired this property and the adjacent lot to the west.

III. Surrounding Land Use/Zoning

Location	Jurisdiction	Zoning	Land Use
North	Mifflin Twp	Rural (R)	Single-Family Residential
South	Mifflin Twp	Rural (R)	Single-Family Residential
East	Mifflin Twp	Rural (R)	Single-Family Residential
West	Mifflin Twp	Rural (R)	Vacant

IV. Comprehensive Plan

The Clinton-Mifflin Land Use Plan (2009) recommends properties in this area to be used as medium density residential. Allowed uses include single-family, two-family, and town houses with a minimum density of four (4) units per acre, and a maximum of twelve (12) units per acre. Recommended zoning districts include the R-8 and R-12 districts.

Franklin County Zoning Resolution Review

Variance from Section 110.041 – Non-conforming Lots:

The construction of a conforming structure and/or the conduct of a permitted use shall be allowed on a non-conforming lot of record having at least sixty (60) feet abutment on an improved, publicly maintained right-of-way.

Although the property abuts unimproved alley ways on two sides, it only has 39.9 feet of road frontage on Myrtle Avenue, a publicly maintained right-of-way, where 60 feet is required.

The applicant also requested Variances from Sections 302.041(a) (lot area) and 302.042 (lot width); however, approval of the Variance request from Section 110.041 includes allowances for the lot area and lot width.

Variance from Section 302.041(a) – Lot Area and Coverage:

For each dwelling unit there shall be a lot area not less than 2.5 acres.

Property is 0.12-acres where 2.5 acres are required in the Rural (R) zoning district.

Variance from Section 302.042 – Minimum Lot Width:

For a one-family dwelling, there shall be a lot width of One hundred and fifty (150) feet or more at the front line of the dwelling.

Property has a width of 39.9 feet where 150 feet is required in the Rural (R) zoning district.

V. Technical Review Committee Agency Review

The case was referred to the Informal Technical Review Committee for comments on September 23rd, 2025.

The following comments were provided by the respective Technical Agencies:

- 1) *FCEO: Construction of site will need to ensure no negative drainage impacts to adjacent properties or to the Public rights-of-way.*

VI. Area Variance Review Criteria

Section 810.041(b) – Area Variance:

The Board of Zoning Appeals shall only authorize a request for an area variance where the applicant demonstrates the existence of a practical difficulty in the use of the property. In determining whether a practical difficulty exists, the Board of Zoning Appeals shall consider and weigh the following factors, among others when appropriate, to determine if practical difficulties exist:

- 1) *Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;*
 - a) Applicant's Response/Summary:
Applicant stated that it will be difficult to develop property without the use of these Variances.
 - b) Staff's Response

Staff does not believe there can be any beneficial use of the property without these Variances. The property does not meet the required lot size/width required in the Rural (R) zoning district and does not have at least 60 feet of road frontage required to construct a conforming structure on a non-conforming lot.

2) *Whether the variance is substantial;*

a) Applicant's Response/Summary:

Applicant does not believe these Variances to be substantial.

b) Staff's Response

Staff believes these Variances to be substantial relative to the Rural zoning district requirements. However, the property was created prior to the adoption of the Rural (R) zoning district standards. It should also be noted that many of the properties within the subdivision do not conform to the Rural (R) zoning district requirements. If the property was located within the R-8 or R-12 district as recommended by the Clinton-Mifflin Land Use Plan, Variances would still be required, but they would not be substantial.

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

a) Applicant's Response/Summary:

Applicant does not believe the character of the neighborhood would be affected by the approval of these Variances.

b) Staff's Response

Staff does not believe the character of the neighborhood would be substantially altered if these Variances are approved. Lots within the subdivision were created with the same lot dimensions and have been developed with residential structures and land uses.

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

a) Applicant's Response/Summary:

Applicant does not believe the delivery of governmental services would be negatively impacted by the approval of the Variances.

b) Staff's Response

Staff does not believe the delivery of governmental services would be adversely affected by the approval of the Variances.

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

a) Applicant's Response/Summary:

"Yes"

b) Staff's Response

Staff agrees with the applicant. Prior to purchasing the property, the Board of Trustees of Mifflin Township informed the new property owner of the properties non-conformity and that Variances are needed to develop the property.

6) *Whether the property owner's predicament feasibly can be obviated through some method other than a variance.*

a) Applicant's Response/Summary:

The applicants believe these Variances are the only way to obviate the predicament.

b) Staff's Response

No, the property does not conform to any of the dimensional standards of the Rural (R) zoning district. Variances are required because the property does not meet the minimum 60 feet frontage required to construct a conforming structure.

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

a) Applicant's Response/Summary:

Applicant believes the intent of the zoning requirements will be observed, and a justice done by granting these Variances.

b) Staff's Response

The spirit and intent of the zoning district regulations are to create uniformity among properties within the zoning district. It is clear that the subdivision was developed with an urban standard prior to the adoption of the Rural (R) zoning of the property. None of the other properties in the subdivision meet the Rural (R) district standards for lot area or width.

Staff believes the zoning of the property as Rural (R) creates a practical difficulty to meet zoning district standards. Approval of the Variances would allow the property to be developed with a single-family home that would uphold the spirit and intent of the neighborhood. In this context, a substantial justice would be done by approving the requested Variances.

VII. Recommendation:

Staff believes a practical difficulty inherently exists in the improper zoning of the property as Rural (R). Additionally, the majority of properties in the subdivision are developed with single family residences on lots in their original platted configuration.

Based on Staff's Analysis, Staff's recommendation is that the Board of Zoning Appeals approves Variances from Sections 110.041, 302.041(a), and 302.042, of the Franklin County Zoning Resolution to bring the non-conforming property into compliance in an area zoned Rural (R).

VIII. Motion

For your convenience, the following is a proposed motion:

Proposed Motion for Request:

_____ moves to approve Variances from Sections 110.041, 302.041(a), and 302.042 of the Franklin County Zoning Resolution as outlined in the request for the applicant identified in Case No. VA-4151.

Seconded by: _____

Voting:

Findings of Fact

For your convenience, the following is a motion for the criteria for granting the variances:

_____ moves that the basis for approving/denying the applicant's request for the Variance from Sections 110.041, 302.041(a), and 302.042 of the Franklin County Zoning Resolution as outlined in the request for the applicant identified in Case No. VA-4151 results from the applicant satisfying the criteria for granting a variance under Section 810.041(b).

Seconded by: _____

Voting:

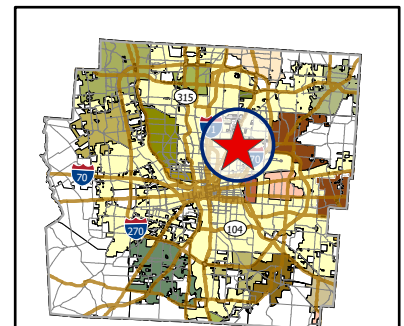


VA-4151

Requesting Variances from Sections 110.041, 302.041(a), and 302.042 of the Franklin County Zoning Resolution to bring a non-conforming property into compliance in an area zoned Rural (R)..

Acres: 0.12-acres
Township: Mifflin

- Parcels
- 2116 Myrtle Avenue



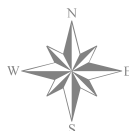
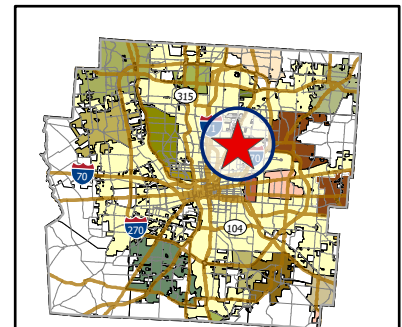


VA-4151

Requesting Variances from Sections 110.041, 302.041(a), and 302.042 of the Franklin County Zoning Resolution to bring a non-conforming property into compliance in an area zoned Rural (R)..

Acres: 0.12-acres
Township: Mifflin

- Streets
- Parcels
- 2116 Myrtle Avenue





VA-4151

Requesting Variances from Sections 110.041, 302.041(a), and 302.042 of the Franklin County Zoning Resolution to bring a non-conforming property into compliance in an area zoned Rural (R)..

Acres: 0.12-acres
Township: Mifflin

Streets

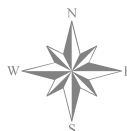
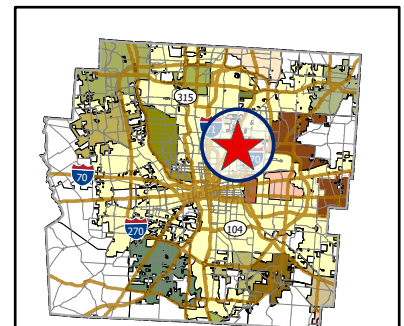
2116 Myrtle Avenue

Zoning - County

Rural

Columbus Base Zoning Districts

Residential





Franklin County
Board of Commissioners

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SEP 2 2025

Franklin County Planning Department
Franklin County, OH

AREA/USE VARIANCE SUBMITTAL INSTRUCTIONS

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

***Forward any questions about application, site plan, and/or submittal options and requirements to 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

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SEP 2 2025

Franklin County Planning Department
Franklin County, OH

Property Information

Site Address 2116 Myrtle Ave
Parcel ID 100-001406 Zoning District _____
Lot Acreage .12 Township Mifflin

Property Owner Information

Name Mohamad Jama
Address 7360 Wilburton Drive
Plain City, OH 43064
Phone # 614-377-6813 Fax # _____
Email ~~kadaf63@gmail.com~~

Applicant Information

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

Agent Information

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

Staff Use Only

Case # VA-4151

Date Filed 09/02/25

Received By Austin W.

Fee Paid \$350.00

Receipt Number 26-02622

Hearing Date 10/20/25

Technical Review 09/23/25

Zoning Compliance # _____

Checklist

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

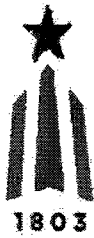
Water & Wastewater

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

Case# 14A

302.042

Variance(s) Requested:

Section

Description

Section

Description

Section

Description

Describe the project:

I am in contract to buy this lot (2116 Myrtle Ave.)
And it is 0.25 of an acre. the seller advised me
to get variance before buying. I want to build
this lot.

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.

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

N/A



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Application for

Zoning Variance

Pursuant to Section 810
of the Zoning Resolution

Case # 1A

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

This will 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

The lot size necessitated these variances.

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

No special 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 improvement in the vicinity?

No it doesn't compromise the health or safety of persons residing or working in the vicinity of the proposed development.

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

It will be difficult to develop without the variance



Franklin County
Board of Commissioners

**ECONOMIC DEVELOPMENT
& PLANNING**

Application for

Zoning Variance

Pursuant to Section 810
of the Zoning Resolution

Case JA

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

39.93

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 - no fee 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?

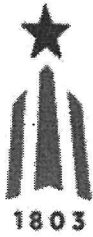
Yes, I am in contract now.

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

No, there is no way around this variance.

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



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Application for

Zoning Variance

Pursuant to Section 810
of the Zoning Resolution

Case # 24

Affidavit **

I hereby certify that the facts, statements, and information provided 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 omission 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. I further acknowledge 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 the (1) year of its date of issuance, it shall become null and void and no further movement to a property in accordance with a valid variance than the variance shall expire and no work may be performed on or for a project without either requesting 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.

Michael J. Doran
Applicant/Authorized Agent

8/19/2025

Date

Property Owner's signature must be submitted

Kevin J. Caveney for Millin Township
dotloop verified
08/22/25 3:14 PM EDT
84DI-XUG-Y8SQ-ERUA

Property Owner's signature must be submitted

Date

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.

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Franklin County, OH



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Application for

Zoning Variance

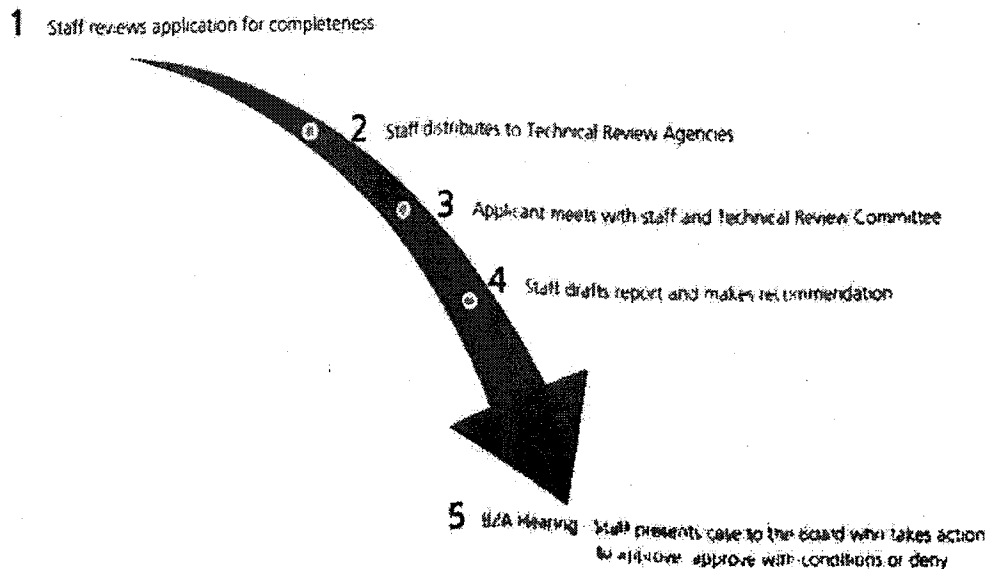
Pursuant to Section 810
of the Zoning Resolution

Application Instructions

Please submit the following:

1. Application Form
Completed application form with notarized signatures
2. Fee - non refundable *Please refer to our most current fee schedule by visiting www.franklincountyohio.gov/fedp
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-site 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

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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SEP 2 2025

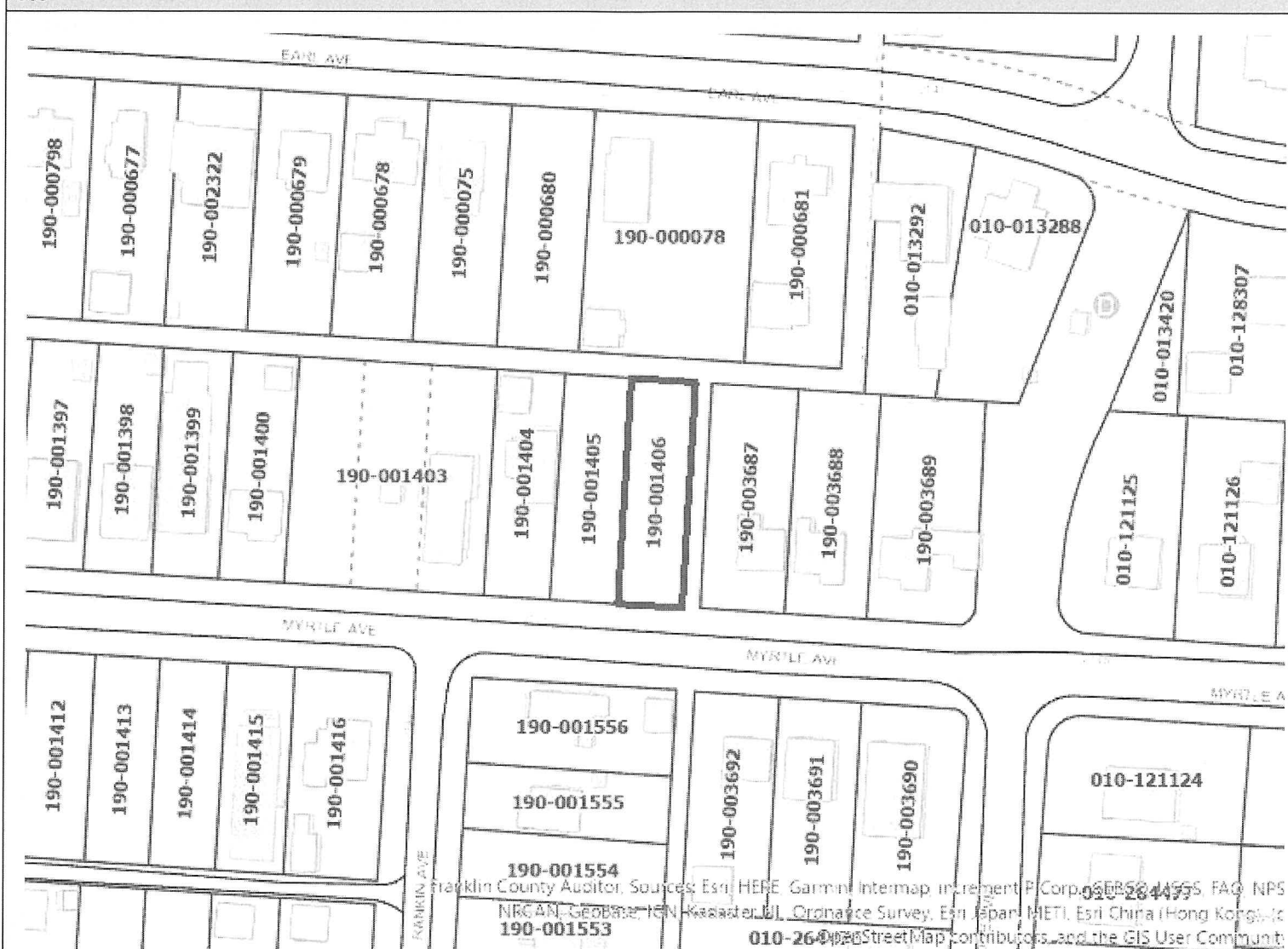
Franklin County Planning Department
Franklin County, OH

MAP(GIS)

Generated on 09/02/2025 at 11:37:52 AM

Parcel ID	Map Routing No	Owner	Location
19000140600	190-N113L-12100	BOARD OF TRUSTEES OF MIFFLIN TOWNSHIP	2116 MYRTLE AVE

GIS



Disclaimer

This drawing is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this drawing are notified that the public primary information source should be consulted for verification of the information contained on this drawing. The county and the mapping companies assume no legal responsibilities for the information contained on this drawing. Please notify the Franklin County GIS Division of any discrepancies.

The information on this web site is prepared for the real property inventory within this county. Users of this data are notified that the public primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.



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ft

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 September 2, 2025



Planimetric Legend

Source: 2021 Aerial Photography

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

Appraisal Legend

Source: Franklin County Auditor & Engineer

- Parcel IDs
- Parcel Dimensions
- Lot Numbers
- Site Address
- Parcel Boundary
- Subdivision Boundary

Topographic Legend

Source: OSIP - 2019 LIDAR Collection

- Condominium Boundary
- County Boundary
- City or Village Boundary
- Tax District Boundary
- School District Boundary
- Zip Code Boundary
- Spot Elevation
- Index Contour
- Intermediate Contour

The information on this web site is prepared from the real property inventory maintained by the Franklin County Auditor's Office. Users of this data are notified that the primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.



STAFF REPORT

Board of Zoning Appeals
September 15th, 2025

Case: VA/CU-4146
Prepared by: Austin Workman

I. Summary

Owner/Applicant:	ARV INVESTORS LLC/ Paul Fatkins
Township:	Franklin Township
Site Location:	1852 Little Avenue (PID#140-003233)
Acreage:	0.15-acres
Utilities:	Public water and wastewater
Zoning:	Restricted Urban Residential (R-8)
Request:	Requesting a Conditional Use per Section 312.031(a) of the Franklin County Zoning Resolution (FCZR) for a two-family dwelling structure in an area zoned Restricted Urban Residential (R-8). Requesting a Variance from Sections 312.041, 312.042 and 312.043 of the FCZR for a two-family dwelling not meeting the required lot size, width, and side yard setback in an area zoned Restricted Urban Residential (R-8).
Recommendation:	Staff recommends approval of the Conditional Use per Section 312.031(a). Staff recommends approval of the Variance request from Sections 312.041, 312.042, and 312.043.

II. Property Background/History

The property is located on the northside of Little Avenue, between Forest Drive and Shady Lane Drive in the Gibson Park Place Addition (1927). The addition to the Gibson Park Place Subdivision added 117 new lots to the subdivision. Each lot was platted with around 0.15 acres (50 ft wide by 135 ft deep).

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

- 1927 – Gibson Park Place Addition established
- 2024 – Demolition Permit to demolish existing house
- 2025(June) – Current property owners acquired property
- 2025(July) – Applicants applied for residential zoning compliance to construct a two-family dwelling on the property

III. Surrounding Land Use/Zoning

Location	Jurisdiction	Zoning	Land Use
North	Franklin Twp	R-8	Single-Family Residential
South	Franklin Twp	R-8	Single-Family Residential
East	Franklin Twp	R-8	Single-Family Residential
West	Franklin Twp	R-8	Single-Family Residential

IV. Comprehensive Plan

The Southwest Area Plan (2009) recommends the property be used as low density residential. Allowed uses include single-family houses with a density of 3-6 units per acre. Recommended zoning districts include the R-4 and R-8 districts. The proposed use is generally consistent with the recommendations of the Plan.

V. Franklin County Zoning Resolution Review

Conditional Use per Section 312.031 – Dwelling Structures:

Two-family dwelling structures, provided that the density requirements of 312.041 can be met.

Applicant is proposing constructing of a two-family residence located in the R-8 district.

Variance from Section 312.041 – Lot Area and Coverage:

For each two-family structure, there shall be a lot area not less than ten thousand (10,000) square feet per two-family structure.

Proposed two-family dwelling will be on a lot that is 6,534 sq ft where 10,000 sq ft is required.

Variance from Section 312.042 – Lot Width:

For a two-family dwelling, there shall be a lot width of seventy-five (75) feet or more at the front line of the dwelling.

Proposed two-family dwelling will be on a lot that is 50 ft in width, where 75ft is required.

Variance from Section 312.043 – Side Yard:

For dwellings with two (2) or more dwelling units, there shall be a side yard not less than one-fourth (1/4) the sum of the height of the structure, and the length of the wall most nearly parallel to the side lot line; but in no case shall the side yard be less than fifteen (15) feet.

Proposed side yard setback of 6 ft on either side where 20.25 ft is required. Single family dwellings may have a 6 ft side yard setback in the R-8 district

VI. Technical Review Committee Agency Review

The case was referred to the informal Technical Review Committee for comments on 08/26/25. No Technical Agency expressed concern for the proposal.

VII. Review Criteria

Section 815.041 – Conditional Use:

The Board of Zoning Appeals shall approve an application for a Conditional Use if all the following three (3) conditions are met:

- 1) *The proposed use is a Conditional Use of the Zoning District, and the applicable Development Standards established in this Zoning Resolution are met;*
 - a) Applicant's Response/Summary:
Applicant stated that they plan on constructing a two-family dwelling structure.

- b) Staff's Response:
The proposed two-family dwelling is a conditional use in the R-8 district. However, the lot does not meet the minimum lot size or road frontage requirements, and the proposed structure does not meet the minimum side yard setback.
- 2) *The proposed development is in accordance with applicable plans or policies for the area;*
 - a) Applicant's Response/Summary:
Applicant believes their proposed duplex is strategically designed to integrate with the existing single-family residential character of the area. Additionally meeting the goal of the city to bring more housing to the city.
 - b) Staff's Response
The applicants proposed two-family dwelling would not meet the Southwest Area Plan (2009) recommend single-family dwelling on the property but would meet the plans recommend density of 3-6 units per acre. Two-family dwellings are allowed uses in the underlying zone district.
- 3) *Whether proposed development will be in keeping with the existing land use character and physical development potential of the area;*
 - a) Applicant's Response/Summary:
Applicant believes that their proposed two-family dwelling is in keeping with the existing land use character of the area, as the neighborhood is developed with single-family dwellings.
 - b) Staff's Response
Staff agrees with the applicant that the proposed development was in keeping with the existing land use character and physical development potential of area, as the area is developed with single-family housing.

Section 810.041(b) – Area Variance:

The Board of Zoning Appeals shall only authorize a request for an area variance where the applicant demonstrates the existence of a practical difficulty in the use of the property. In determining whether a practical difficulty exists, the Board of Zoning Appeals shall consider and weigh the following factors, among others when appropriate, to determine if practical difficulties exist:

- 1) *Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;*
 - a) Applicant's Response/Summary:
Applicant believes there can be beneficial use of the property with out the use of these Variances, but the property will not be maximized to its full potential as it would with an additional unit.
 - b) Staff's Response
The property can yield a reasonable return and have beneficial use if developed with a single-family residence. However, a single-family dwelling would still require the use of variances for the required lot area, and lot width.
- 2) *Whether the variance is substantial;*
 - a) Applicant's Response/Summary:
Applicant does not believe these Variances to be substantial.
 - b) Staff's Response

Staff believes the Variance for the side yard setbacks to be substantial as the proposed setback is less than half of the required minimum of 20.25 ft for a residence with two-units. However, for a single unit dwelling the setback would not be substantial as the minimum setback is 6 ft.

- 3) *Whether the essential character of the neighborhood would be substantially altered or adjoining properties would suffer a substantial detriment as a result of the variance;*
 - a) Applicant's Response/Summary:
Applicant does not believe the character of the neighborhood would be altered by the approval of these Variances.
 - b) Staff's Response
Staff agrees with the applicant that the character of the neighborhood would not be altered by the approval of these Variances.
- 4) *Whether the variance would adversely affect the delivery of governmental services (e.g. water, sewer, garbage);*
 - a) Applicant's Response/Summary:
Applicant does not believe governmental services would be affected by the approval of these Variances.
 - b) Staff's Response
Staff agrees with applicant that governmental services would not be affected by the approval of these Variances.
- 5) *Whether the property owner purchased the property with knowledge of the zoning restriction;*
 - a) Applicant's Response/Summary:
Applicant did not purchase the property with knowledge of the zoning code.
 - b) Staff's Response
Unknown.
- 6) *Whether the property owner's predicament feasibly can be obviated through some method other than a variance; and*
 - a) Applicant's Response/Summary:
Applicant does not believe their predicament can be obviated through any other method other than with the approval of these Variances. Additionally, even if the proposed structure was a single-family home Variances would still be needed.
 - b) Staff's Response
If the proposed two-family dwelling were to meet the 20.25 ft setback on either side, the buildable area on the lot would only be 10 ft wide. Staff agrees with the applicants, that property owner's predicament can only be obviated with the use of these Variances.
- 7) *Whether the spirit and intent of the zoning requirement would be observed and substantial justice done by granting the variance.*
 - a) Applicant's Response/Summary:

Applicant believes the spirit and intent of the zoning requirements would be observed, and a substantial justice would be done by approving these Variances.

b) **Staff's Response**

Staff agrees with the applicant and believes the spirit and intent of the zoning requirements would be observed, and a substantial justice would be granted by approving these Variances. Even if the applicant proposed constructing a single-family dwelling, Variances would be needed for inadequate lot size and road frontage.

VIII. Recommendation: Conditional Use

Based on Staff's Analysis, Staff's recommendation is that the Board of Zoning Appeals **approve** a Conditional Use from Section 312.031(a) of the Franklin County Zoning Resolution to have a dwelling with two (2) units in an area zoned Restricted Urban Residential (R-8).

IX. Motion (Conditional Use)

For your convenience, the following is a proposed motion:

Proposed Motion for Request:

_____ moves to approve a Conditional Use per Section 312.031(a) of the Franklin County Zoning Resolution as outlined in the request for the applicant identified in Case No. VA/CU-4146.

Seconded by: _____

Voting:

Findings of Fact (Conditional Use)

For your convenience, the following are proposed findings of fact:

_____ move that the basis for approving the applicant's request for the Conditional Use per Section 312.031(a) of the Franklin County Zoning Resolution as outlined in the request for the applicant identified in Case No. VA/CU-4146 results from the applicant satisfying the criteria for granting a Conditional Use per Section 815.041.

Seconded by: _____

Voting:

X. Recommendation: Variance

Staff believes a practical difficulty exists due to the property being platted prior to being zoned Rural (R) and therefore not meeting the required lot width and lot size required by the current zoning. Based on Staff's Analysis, Staff's recommendation is that the Board of Zoning Appeals **approve** a variance from Sections 312.041, 312.042 and 312.043 of the Franklin County Zoning Resolution for a two-family dwelling not meeting the required lot size, width, and side yard setback in an area zoned Restricted Urban Residential (R-8).

XI. Motion (Variance)

For your convenience, the following is a proposed motion:

Proposed Motion for Request:

_____ moves to approve a variance from Section 312.041, 312.042 and 312.043 of the Franklin County Zoning Resolution as outlined in the request for the applicant identified in Case No. VA/CU-4146.

Seconded by: _____

Voting:

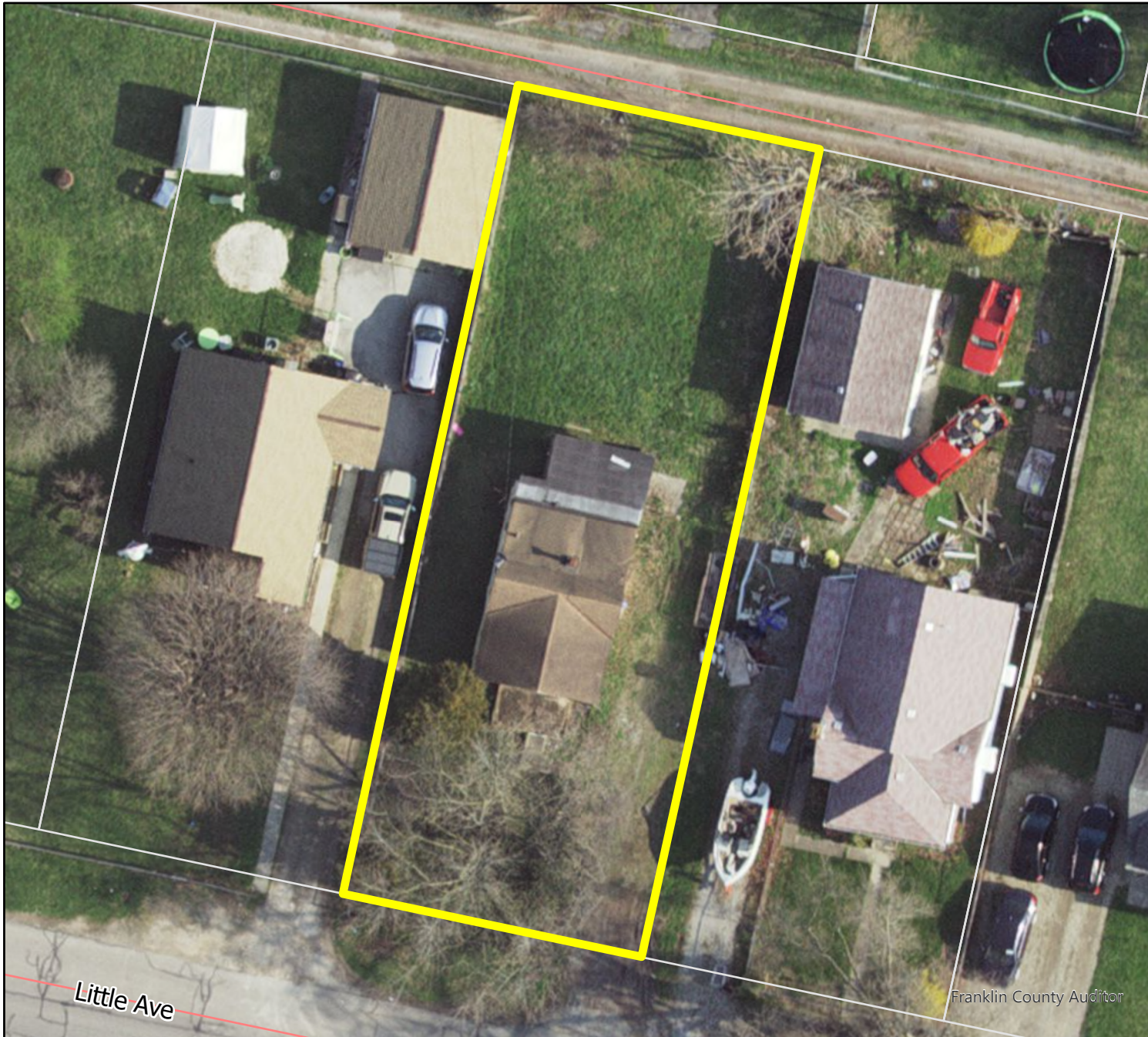
Findings of Fact (Variance)

For your convenience, the following are proposed findings of fact:

_____ move that the basis for approving/denying the applicant's request for the variance from Section 312.041, 312.042 and 312.043 of the Franklin County Zoning Resolution as outlined in the request for the applicant identified in Case No. VA/CU-4146 results from the applicant satisfying to satisfy the criteria for granting a variance under Section 810.041(b).

Seconded by: _____

Voting:

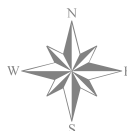
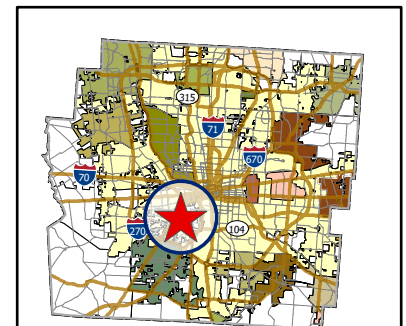


VA/CU-4146

Requesting a Conditional Use per Section 312.031(a) of the Franklin County Zoning Resolution (FCZR) for a two-family dwelling structure in an area zoned Restricted Urban Residential (R-8). Requesting a Variance from Sections 312.041, 312.042 and 312.043 of the FCZR for a two-family dwelling not meeting the required lot size, width, and side yard setback in an area zoned Restricted Urban Residential (R-8).

Acres: 0.15-acres
Township: Franklin

- Streets
- Parcels
- 1852 Little Avenue




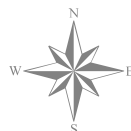
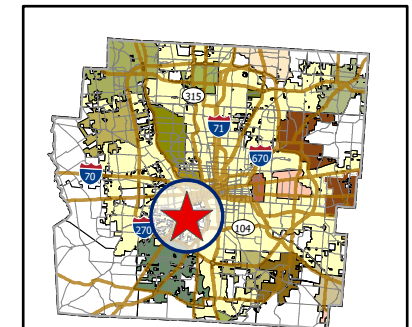


VA/CU-4146

Requesting a Conditional Use per Section 312.031(a) of the Franklin County Zoning Resolution (FCZR) for a two-family dwelling structure in an area zoned Restricted Urban Residential (R-8). Requesting a Variance from Sections 312.041, 312.042 and 312.043 of the FCZR for a two-family dwelling not meeting the required lot size, width, and side yard setback in an area zoned Restricted Urban Residential (R-8).

Acres: 0.15
Streets
Township: Franklin
Parcels

 1852 Little Avenue








VA/CU-4146

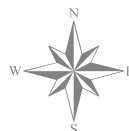
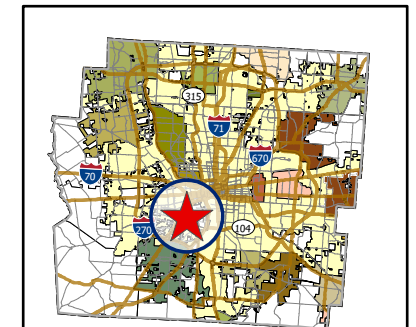
Requesting a Conditional Use per Section 312.031(a) of the Franklin County Zoning Resolution (FCZR) for a two-family dwelling structure in an area zoned Restricted Urban Residential (R-8). Requesting a Variance from Sections 312.041, 312.042 and 312.043 of the FCZR for a two-family dwelling not meeting the required lot size, width, and side yard setback in an area zoned Restricted Urban Residential (R-8).

Acres: 0.15-acres
Township: Franklin
Streets

 1852 Little Avenue

Zoning - County

 Restricted Urban Residential
 Rural





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: 1852 Little Ave, Columbus, OH 43223

Parcel ID: 140-003233

Zoning District: Restricted Urban Residential (R-8)

Lot Acreage: .1538

Township: FRANKLIN TWP

Property Owner Information

Name: ARV INVESTORS LLC

Address: 4439 ZACHARIAH PL
GROVE CITY OH 43123

Phone # (614) 260-3421

Fax #

Email: shad_morris@yahoo.com

Applicant Information

☐ Same as property owner

Name: Paul Fatkins

Address: 583 Parker Run
Galena, OH 43021

Phone # (330) 608-5944

Fax #

Email: paul@arcfluence.com

Agent Information

Name:

Address:

Phone #

Fax #

Email:

Staff Use Only

Case # VA- 4140

Date Filed: 8/12/2025

Received By: T.W.

Fee Paid: \$350

Receipt Number: 25-02285

Hearing Date: 9/15/2025

Technical Review: 8/20/2025

Zoning Compliance #:

R2-25-205

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
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**ECONOMIC DEVELOPMENT
& PLANNING**

Application for
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Pursuant to Section 810
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Case# VA-

Variance(s) Requested:

Section: 312.041 - Lot Area and Coverage

Description: 50 x 134 ft lot = 6,700 SF - which is also smaller than single family requirement - 10,000 is needed for a duplex

Section: 312.042 - Lot Width

Description: lot is 50 ft - 75 ft needed for a duplex

Section: 312.043 - Side Yard

Description: 6ft each side shown - $(25+50) \frac{1}{4} = 18.75$ required

Describe the project:

New build Two-family dwelling structure

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.

lot in general is smaller - even a single family home would not meet standards for the lot



Franklin County
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ECONOMIC DEVELOPMENT & PLANNING

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Pursuant to Section 810

of the Zoning Resolution

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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.

lot in general is smaller - even a single family home would not meet standards for the lot - duplex desired to help with housing shortages and will be similar to context - by holding to resolution terms would deprive the owner of providing needed housing in the area

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

correct - the lot was not sized by the current owner, it was bought in this state

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.

correct - in order to develop anything on the lot special permission is needed and granting it will allow for development of needed housing

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?

the goal is to have no impact on the surrounding area for HSW - and the proposed development will blend into the existing fabric of the neighborhood

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

any beneficial use, yes, but it will not be maximized to its full potential, the variance is not asking for any above and beyond, its a reasonable request to have the 1 additional unit on the lot and the variance is needed even if not a duplex



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

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Case# VA-

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

all requests are minimal - there is no major variance, the side yard is for a few feet, the frontage is currently 50 with 75 min for a duplex, and the overall lot area is 6,700 with 10,000 needed for a duplex

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?

Goal is to have the design blend into the neighborhood and match any requirement that can be match so its a part of the fabric and does not impact character in the area

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 services will occur

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

The property was not bought with knowledge of this condition

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

no - and even a single family home would require special permissions / variances

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

Yes - again all things that can be done will be followed to not have impact and to maintain the spirit and intent behind the zoning requirements



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Application for

Zoning Variance

Pursuant to Section 810

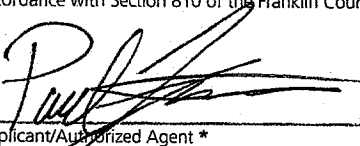
of the Zoning Resolution

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Case# VA-

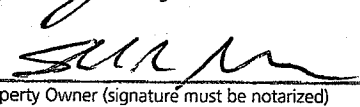
Affidavit **

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 *

07/14/2025

Date


Property Owner (signature must be notarized)

07/17/2025

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.



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Application for

Zoning Variance

Pursuant to Section 810

of the Zoning Resolution

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Application Instructions

Please submit the following:

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

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





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& PLANNING**

Application for

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Pursuant to Section 810

of the Zoning Resolution

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Site Plan Requirements

- The site plan must be prepared by a design professional (i.e. registered surveyor, engineer and/or architect) and include all items required under Sections 705.022 and 810.022 of the Franklin County Zoning Resolution
 - *Site plans which are incomplete and/or not drawn to scale will not be accepted.*
- Two (2) copies - minimum size of 8.5"x11" paper, 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*

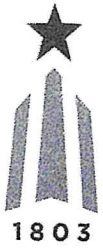


CONDITIONAL USE SUBMITTAL INSTRUCTIONS

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 - 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 Conditional Use requested and list the relevant section of the Zoning Resolution
 - d. Provide a detailed description of the project
 - e. Provide detailed answers to the Conditional Use questions 1 – 11. (Conditional Use -Expanded Home Occupation, if applicable)
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.
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 - 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.



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ECONOMIC DEVELOPMENT & PLANNING

Application for

Conditional Use

Pursuant to Section 815
of the Zoning Resolution

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Property Information

Site Address: 1852 Little Ave, Columbus, OH 43223

Parcel ID: 140-003233

Zoning District: Restricted Urban Residential (R-8)

Lot Acreage: .1538

Township: FRANKLIN TWP

Property Owner Information

Name: ARV INVESTORS LLC

Address: 4439 ZACHARIAH PL
GROVE CITY OH 43123

Phone # (614) 260-3421

Fax #

Email: shad_morris@yahoo.com

Applicant Information

☐ Same as property owner

Name: Paul Fatkins

Address: 583 Parker Run
Galena, OH 43021

Phone # (330) 608-5944

Fax #

Email: paul@arcfluence.com

Agent Information

Name:

Address:

Phone #

Fax #

Email:

Staff Use Only

Case # CU- 4140

Date Filed: 8/12/2025

Received By: J.W.

Fee Paid: 350

Receipt Number: 25-02284

Hearing Date: 9/15/2025

Technical Review: 8/24/2025

Zoning Compliance #:

22-25-205

Checklist

☒ Completed Application

☒ Fee Payment (checks only)

☒ Auditor's Map (8.5"x11")

☒ Site Map (max 11"x17")

☒ Covenants and deed

☒ Notarized signatures

☐ Proof of water/wastewater supply

☐ Copy of denied Zoning Certificate

☐ Copy of denial letter

Water & Wastewater

Water Supply

☒ Public (Central)

☐ Private (On-site)

☐ Other

Wastewater Treatment

☒ Public (Central)

☐ Private (On-site)

☐ Other



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Case# CU-

Conditional Use(s) Requested:

Section: 312.031 - Dwelling Structures

Description: Two-family dwelling structure

Section:

Description:

Section:

Description:

Describe the project:

New build Two-family dwelling structure

NOTE: The applicant must demonstrate that the proposal can satisfy all of the conditional use requirements of the respective zoning district in addition to all requirements under Section 815.04 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 conditional use. If you fail to answer any/all of the questions below, your application will be considered incomplete.

1. Proposed Use or Development of the Land:

New build Two-family dwelling structure



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2. How will the proposed development relate to the existing and probable future land use character of the area:

The proposed duplex development is strategically designed to integrate thoughtfully with the existing single-family residential character of the area, while also aligning with the probable future land use trends of the city, bringing more housing and density to infill.

3. Will the Conditional Use be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the same area?

Yes - We recognize that the immediate vicinity is predominantly characterized by detached single-family homes, which contribute to a 'quiet suburban feel' or 'established residential atmosphere'. Our design acknowledges and respects this established fabric.

4. Will the Conditional Use be hazardous or disturbing to existing or future neighboring uses?

No, Our primary focus is on seamless integration. The duplex will be designed with a 'scale and massing' that is highly compatible with the surrounding single-family homes, avoiding any sense of overwhelming or out-of-place development.

5. Will the Conditional Use be detrimental to property in the immediate vicinity or to the community as a whole?

By providing a well-designed, moderately-denser housing option, this duplex will contribute positively to the neighborhood's long-term vitality. It offers housing choice, supports a more diverse and resilient community, and exemplifies responsible urban infill that respects existing character while subtly evolving to meet future housing needs.

6. Will the Conditional Use be served adequately by essential public facility and services?

Yes - the additional unit vs a single family home will have no impact to services and it will be served adequately by essential public facility and services, this is a slightly-denser housing option



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7. How will the proposal meet the development standards of that specific district?

The proposed is to meet all standards and minimize any variance required, so the building will echo the existing neighborhood, ensuring a cohesive street scape.

8. Could the applicant's predicament be feasibly obtained through some method other than a conditional use?

No, The only way to maximize the housing potential is to pursue a duplex, and that requires the conditional use application, if not obtained then less housing will be available in the area. This is a slightly-denser housing option that will allow more units to be available in the city.

9. Would the spirit and intent behind the zoning requirements be observed and would substantial justice be done by granting the conditional use?

Yes, this is our main goal - the duplex is smaller in size for this exact reason to blend in with the surrounding context

10. Would the conditional use adversely affect the delivery of governmental services (e.g., water, sewer, garbage, fire, police).

No, The only additional impact will be 1 additional unit on the lot, total of 2 vs total of 1

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

No, the property purchase was done without knowledge of this restriction



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Conditional Use-Expanded Home Occupation (Only)

The following questions must be addressed when applying for a Conditional Use from Section 511.03 (Conditional Use Home Occupation) of the Franklin County Zoning Resolution. If these questions are not answered, the application will be considered incomplete.

1. Enclose all details regarding the day-to-day operations of the home occupation (type of business, hours of operation, designated parking areas, etc.).

-
2. How many non-resident employees?

-
3. Will the home occupation be conducted within a structure accessory to a dwelling unit and located on the same lot as the dwelling unit?

-
4. What type of commodities, if any, will be sold on the premises? If sales of commodities are not produced on site, please specify all commodities associated with the home occupation?

-
5. Will there be outside storage of any kind associated with the conditional use home occupation? If so, what is proposed to be stored on site and how will the storage be completely screened from adjacent residential lots and abutting streets? This must be met!

-
6. Will there be any organized instruction of pupils that would exceed six (6) pupils at any given time?

-
7. Will there be any signage? Signage shall be consistent with the provisions of Section 541.03(8).

-
8. Will the delivery traffic increase? Traffic shall be limited to not more than three (3) UPS or similar deliveries per week. No semi-tractor truck deliveries will be permitted at any time.
-



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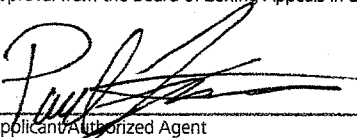
Pursuant to Section 815
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Case# CU-

Affidavit

I hereby certify that the facts, statements, and information presented within this application form are true and accurate 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 Conditional Use within the period of one (1) year from the date of final approval by the Board of Zoning Appeals; if a conditional use permit 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 conditional use permit, then the conditional use permit shall expire and no work may commence or continue without either renewing the conditional use or receiving a new conditional use approval from the Board of Zoning Appeals in accordance with Section 815 of the Franklin County Zoning Resolution.



Applicant Authorized Agent

07/14/2025

Date



Property Owner (signature must be notarized)

07/17/2025

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.



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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 8
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 Procedure

- 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
- 5 BZA Hearing - Staff presents case to the Board who takes action to approve, approve with conditions or deny



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**ECONOMIC DEVELOPMENT
& PLANNING**

Application for

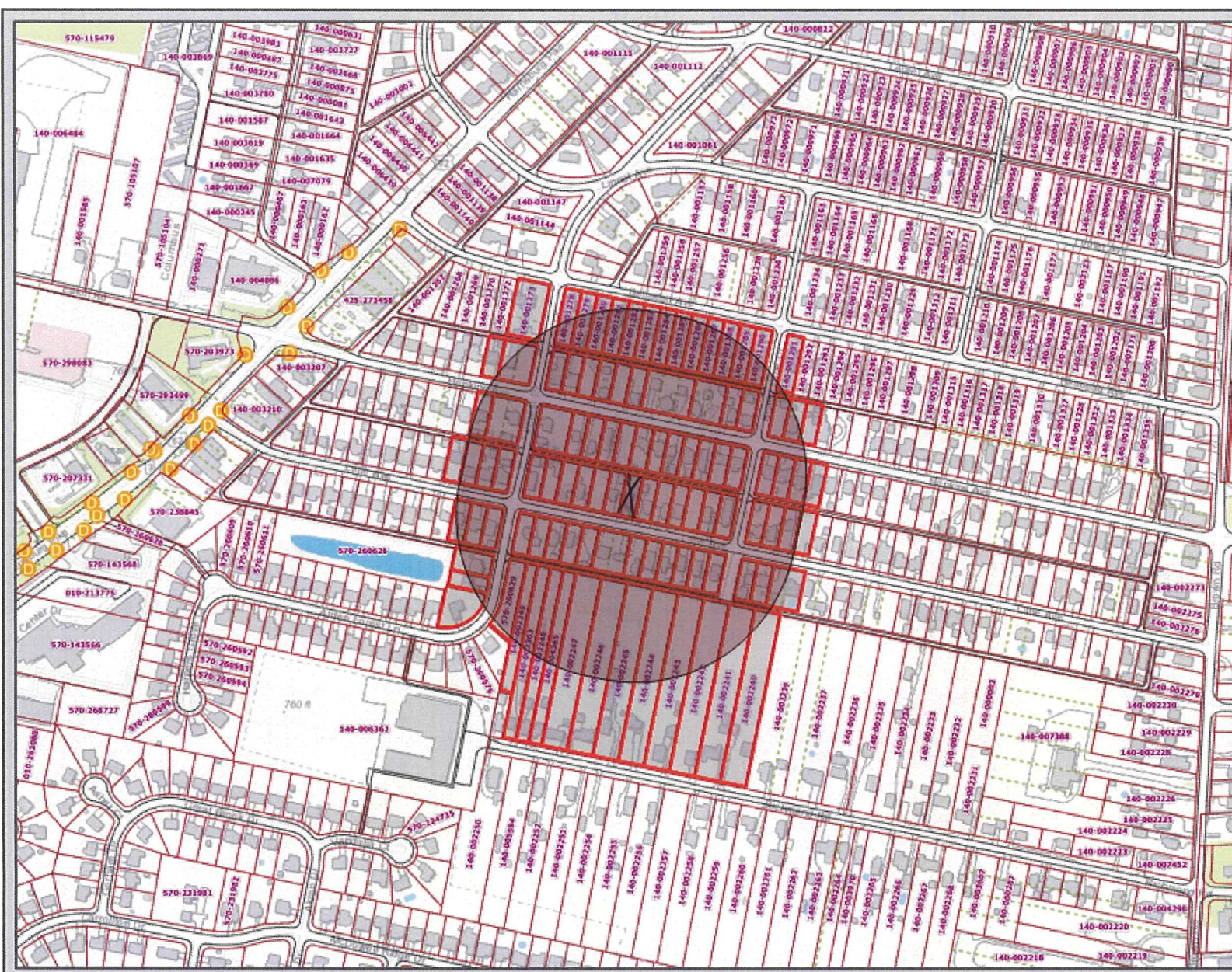
Conditional Use

Pursuant to Section 815
of the Zoning Resolution

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Site Plan Requirements

- The site plan must be prepared by a design professional (i.e. registered surveyor, engineer and/or architect) and include all items required under Sections 705.022 and 815.022 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: OSFP - 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 consulted 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 14, 2025

1852 Little Ave Columbus, OH 43223



GENERAL SCOPE OF WORK

B. PERFORM ALL CONSTRUCTION WORK INDICATED OR OTHERWISE REQUIRED FOR COMPLETION OF THE PROJECT - EXCEPT AS NOTED OTHERWISE.

C. ANY DAMAGE TO PROPERTY WHICH OCCURS DURING THE PROCESS OF CONSTRUCTION SHALL BE REPAIRED/REPLACED TO MATCH EXISTING AT NO ADDITIONAL COST TO OWNER.

D. THE CONTRACTOR SHALL KEEP THE WORK AREA CLEAN AND FREE OF DEBRIS AND REMOVE ALL TRASH AND DEBRIS FROM THE CONSTRUCTION AREA DAILY. NO FLAMMABLE MATERIALS OR LIQUIDS MAY BE STORED IN THE EXISTING BUILDING OR IN ANY NEW ADDITION. MUD AND DEBRIS TRACKED ONTO OWNER PAVING OR CITY STREETS TO BE CLEANED IMMEDIATELY.

E. SCHEDULE AND COORDINATE THE WORK OF THE COMPLETE PROJECT TO ASSURE AN EFFICIENT AND ORDERLY SEQUENCE OF INSTALLATION OF ALL ELEMENTS - WITH PROVISIONS FOR ACCOMMODATING ITEMS TO BE INSTALLED LATER.

F. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TIMELY ORDERING OF MATERIALS TO PROHIBIT DELAYS OF THE CONSTRUCTION SCHEDULE OF THIS PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE DELIVERY OF MATERIALS IN A TIMELY MANNER.

G. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK, UNLESS SPECIFICALLY NOTED.

H. PROVIDE ALL REQUIRED NOTICES FOR INSPECTIONS AND APPROVALS OF THE WORK BY THE AUTHORITY HAVING JURISDICTION (AHJ). THE MOST RESTRICTIVE CODE REQUIREMENTS AS INTERPRETED BY LOCAL OFFICIALS WILL APPLY.

I. THE GENERAL CONTRACTOR SHALL RESPOND TO ALL REQUIREMENTS OF THE ARCHITECT AND CONSULTANTS FOR VERIFICATIONS, RESPONSES, AND SUBMISSIONS.

J. PROVIDE SUBCONTRACTORS WITH A FULL-SET OF THE CONSTRUCTION DOCUMENTS TO ENSURE COORDINATION BETWEEN ALL TRADES AND EACH SUBCONTRACTOR.

K. ALL CONSTRUCTION WORK MUST BE OF GOOD QUALITY - FREE FROM DEFECTS AND IN ACCORDANCE WITH REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS - OR THE WORK MAY BE CONSIDERED DEFECTIVE - AND SUBJECT TO CORRECTION OR REPLACEMENT BY THE CONTRACTOR WITHIN A PERIOD OF ONE (1) YEAR AFTER SUBSTANTIAL COMPLETION.

COORDINATION WITH SEPARATE CONTRACTORS

L. COORDINATE WITH THE OWNER'S SEPARATE CONTRACTORS OR SUPPLIERS FOR WORK INDICATED AS BEING OWNER-FURNISHED & CONTRACTOR INSTALLED (OFICI), OR NOT-IN-CONTRACT (NIC), PROVIDE SCHEDULED DATES WHEN THE PROJECT WILL BE READY FOR DELIVERY OR INSTALLATION OF OWNER FURNISHED PRODUCTS, AS APPLICABLE.

M. COORDINATE THE WORK OF THIS PROJECT WITH OTHER CONTRACTORS AT SEPARATE CONSTRUCTION PROJECTS WITHIN THE SAME DEVELOPMENT, SO THAT THIS WORK WILL NOT INTERFERE WITH OR DELAY THEIR OPERATIONS.

N. COORDINATE, RECEIVE AT SITE, VERIFY RECEIPT, HANDLE, STORE ON-SITE (IF REQUIRED), PROTECT AND INSTALL OWNER-FURNISHED PRODUCTS, AND PROVIDE SERVICE CONNECTIONS AS APPLICABLE.

O. REPAIR DAMAGE TO OWNER-FURNISHED PRODUCTS CAUSED BY CONSTRUCTION OPERATIONS TO THE OWNER'S SATISFACTION.

COORDINATION WITH FIXTURES, FURNISHINGS & EQUIPMENT (FF&E)

P. REVIEW THE OWNER'S SEPARATE CASEWORK/FIXTURES, FURNISHINGS, EQUIPMENT, & SIGNAGE DRAWINGS FOR UNIT SIZES, WEIGHTS, SERVICE-CONNECTIONS AND CLEARANCES REQUIRED - WHETHER FURNISHED OR INSTALLED BY THE CONTRACTOR OR OTHERS. VERIFY THAT REQUIRED ROUGH-INS, CONNECTIONS AND CLEARANCES WILL BE PROVIDED.

Q. PROVIDE ALL HVAC, PLUMBING, GAS OR ELECTRIC SERVICE CONNECTIONS TO CASEWORK / FIXTURES, SIGNAGE, OR EQUIPMENT INDICATED (WHETHER UNITS ARE INSTALLED BY CONTRACTOR OR BY OTHERS).

GENERAL EXECUTION OF THE WORK

R. AT PROJECTIONS OF FINISHED SURFACES, INCLUDING PILASTERS OR THICKENED WALLS, RETURN ALL EXPOSED SURFACE FINISHES BACK TO THE PRIMARY SURFACE EVEN IF NOT SPECIFICALLY NOTED.

S. PERFORM ALL CUTTING, PATCHING AND FITTING TO ACCOMMODATE CONSTRUCTION WORK AND TO ACHIEVE THE INTENT OF THE CONSTRUCTION DOCUMENTS. CUT & PATCH PARTITIONS FOR INSTALLATION OF PLUMBING OR ELECTRICAL SERVICES AND FOR INSTALLATION OF WALL BLOCKING, IF NECESSARY. PROVIDE ESCUTCHEONS, GROMMETS AND SIMILAR SURFACE CLOSURE OR FINISHED TRIMS AT EXPOSED PENETRATIONS OF FINISHED SURFACES.

T. BRACE PARTITIONS, SUSPEND CEILINGS OR SOFFITS, AND BRACE PLATFORMS, SUSPENDED ITEMS OR SIMILAR CONSTRUCTION ONLY TO STRUCTURAL ELEMENTS ABOVE - EVEN IF NOT SPECIFICALLY NOTED. DO NOT ANCHOR TO ROOF DECK, PLUMBING / SPRINKLER PIPES, DUCTWORK, ELECTRICAL CONDUIT OR SIMILAR ELEMENTS.

SITE VERIFICATION

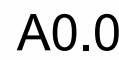
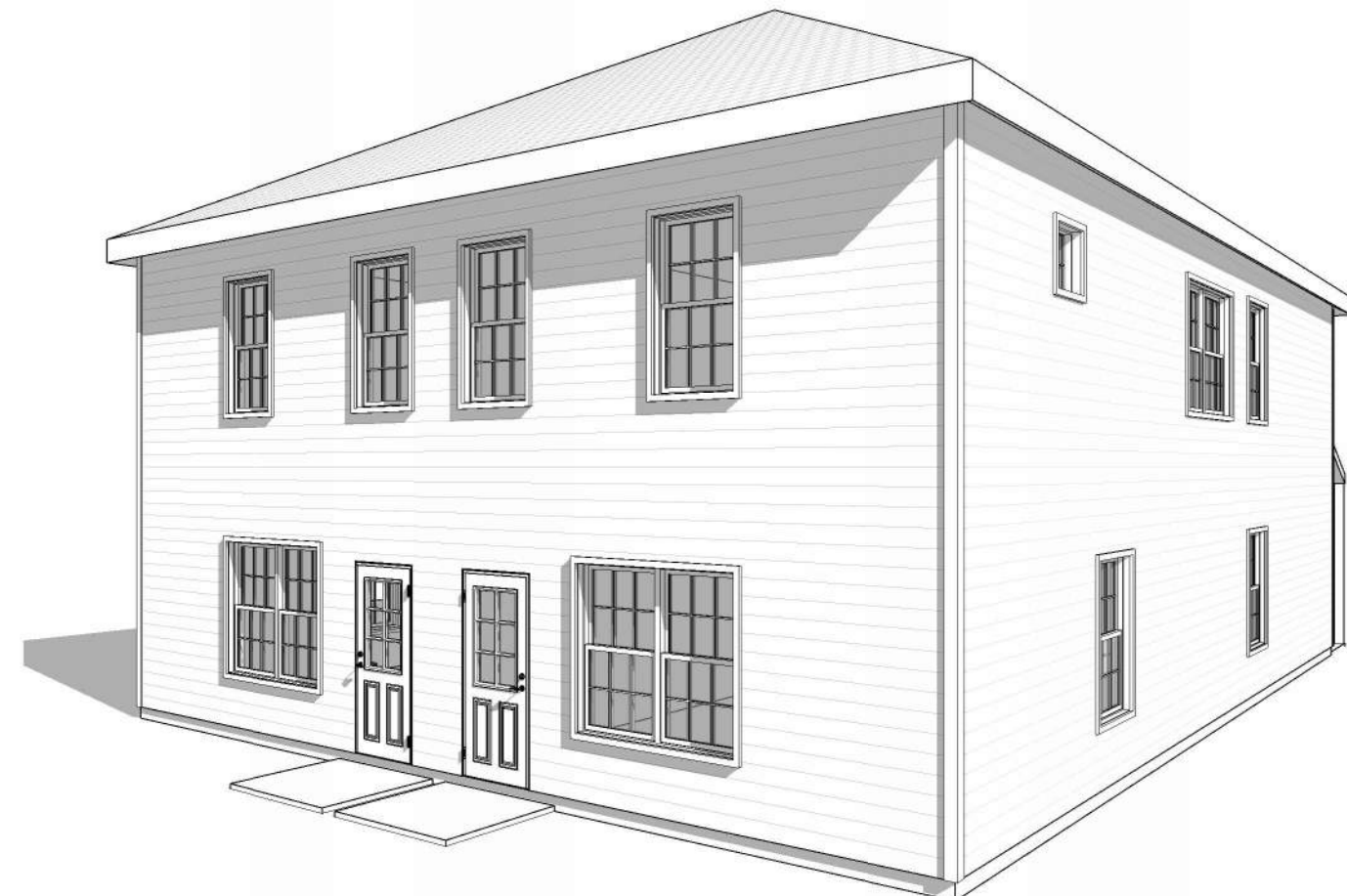
U. ANY DISCREPANCY WITH THE EXISTING SITE CONDITIONS AND/OR THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION AND INSTRUCTION. THESE CONSTRUCTION DOCUMENTS HAVE BEEN DESIGNED AND DRAWN ASSUMING EXISTING BUILDING CONDITIONS MATCH THE ORIGINAL DRAWINGS. THE CONTRACTOR, IMMEDIATELY UPON ARRIVAL AT THE SITE, SHALL VERIFY ALL EXISTING STRUCTURAL COLUMN DIMENSIONS, STRUCTURAL BEARING HEIGHTS AND EXISTING DIMENSIONS. IF DISCREPANCIES ARE FOUND BETWEEN WHAT IS SHOWN ON THE DRAWINGS AND EXISTING FIELD CONDITIONS, CONTACT THE CONSTRUCTION MANAGER AND THE ARCHITECT IMMEDIATELY TO DETERMINE WHAT ACTION SHOULD BE TAKEN TO MATCH EXISTING CONDITIONS. THE BEGINNING OF CONSTRUCTION BY THE GENERAL CONTRACTOR MEANS ACCEPTANCE OF THE EXISTING CONDITIONS.

V. ALL UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES (WHETHER SHOWN OR NOT) PRIOR TO THE SUBMISSION OF HIS BID OR THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER AND ARCHITECT OF THE DISCOVERY OF EXISTING UTILITIES NOT SHOWN OR NOTED ON DRAWINGS.

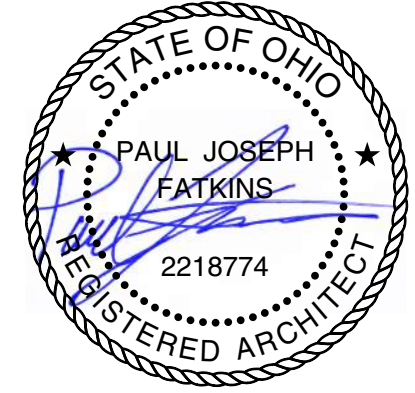
W. THE CONTRACTOR SHALL VERIFY THE EXISTING FINISH FLOOR ELEVATION AT ALL OPENINGS OF THE BUILDING SHELL PRIOR TO ESTABLISHING THE FINISH FLOOR ELEVATION.

X. REPORT ANY DISCREPANCIES FOUND IN THE FIELD IMMEDIATELY TO THE CONSTRUCTION MANAGER AND THE ARCHITECT PRIOR TO MAKING ANY STRUCTURAL MODIFICATIONS OR ORDERING ANY MATERIALS.

1852 Little Ave Columbus, OH 43223



NAME: PAUL JOSEPH FATKINS
LICENSE #: ARC 2218774
EXPIRATION: 12/31/2025



DOCUMENT DISCLAIMER
Drawings, specifications and other documents prepared by ARCFLUENCE and the ARCFLUENCE consultants are instruments of service for use solely with respect to this Project. This includes documents in electronic form. ARCFLUENCE and ARCFLUENCE consultants shall be deemed the authors and owners of their respective instruments of service and shall retain all common law, statutory and other reserved rights, including copyrights. The instruments of service shall not be used by the owner for future additions or alterations to this Project or for other projects, without the prior written agreement from ARCFLUENCE. Any unauthorized use of the instruments of service shall be at the Owner's sole risk and without liability to ARCFLUENCE and the ARCFLUENCE consultants.

REV #	DESCRIPTION	DATE

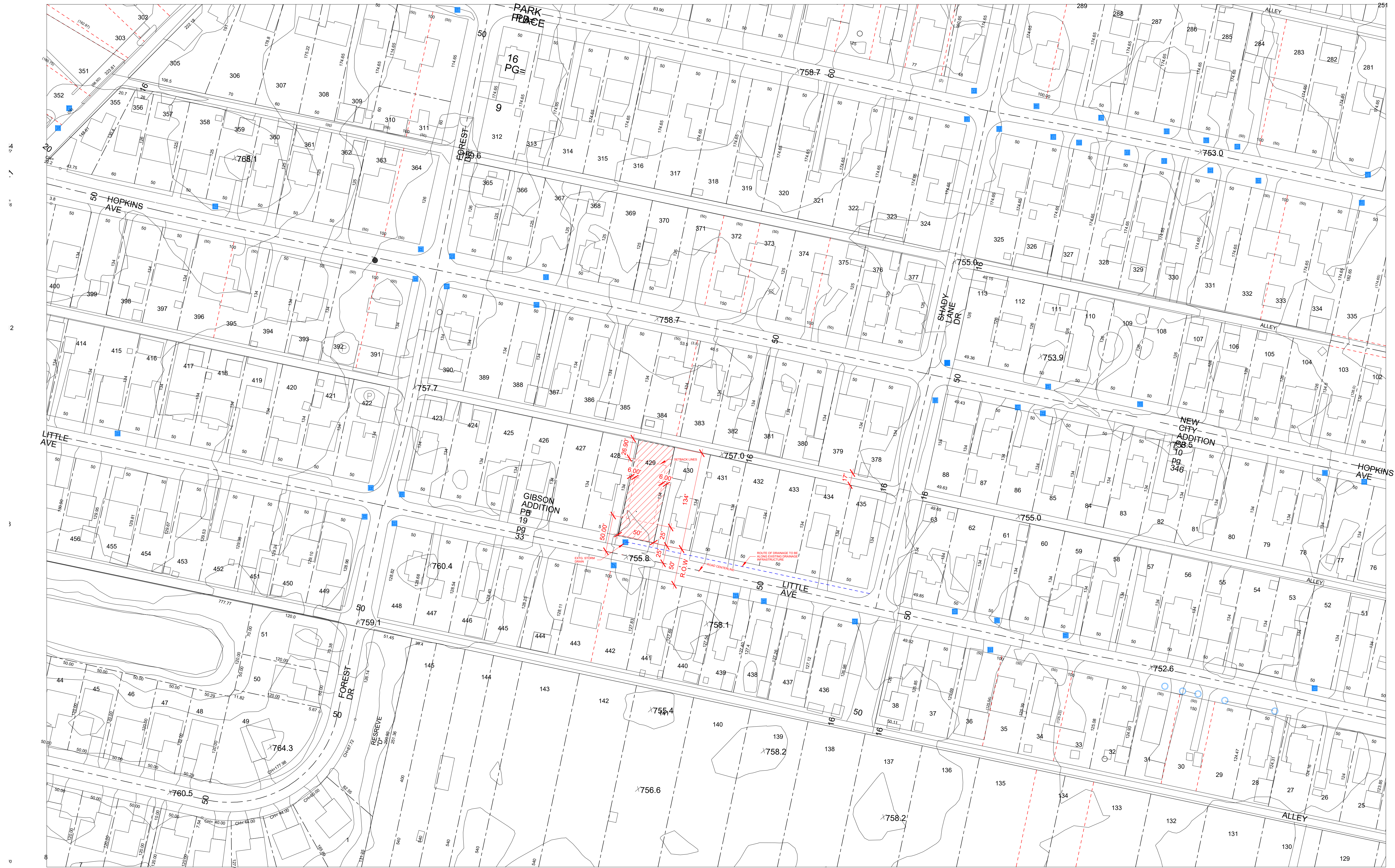
RESIDENCE

1858 Little Ave, Columbus, OH 43223



ARCFLUENCE.COM
RESIDENCE
1858 Little Ave, Columbus, OH 43223
SITE PLAN EXISTING

Scale:
As indicated
A1.0



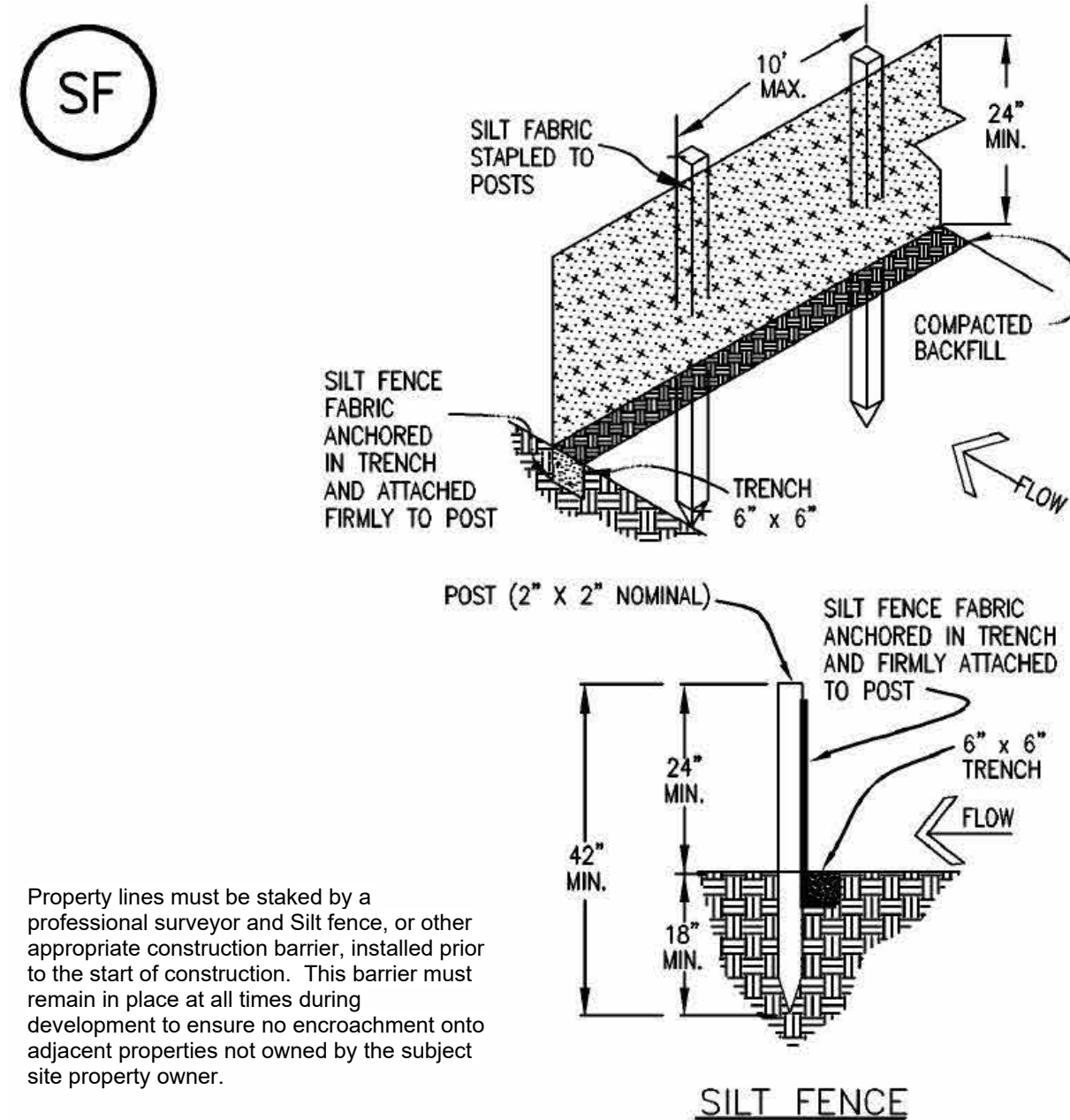
1 SITE
1/64" = 1'-0"

INSTALLATION REQUIREMENTS

1. ALL ENTRANCES TO THE CONSTRUCTION SITE ARE TO BE STABILIZED PRIOR TO CONSTRUCTION BEGINNING.
2. CONSTRUCTION ENTRANCES ARE TO BE BUILT WITH AN APRON TO ALLOW FOR TURNING TRAFFIC, BUT SHOULD NOT BE BUILT OVER EXISTING PAVEMENT EXCEPT FOR A SLIGHT OVERLAP.
3. AREAS TO BE STABILIZED ARE TO BE PROPERLY GRADED AND COMPACTED PRIOR TO LAYING DOWN GEOTEXTILE AND STONE.
4. CONSTRUCTION ROADS, PARKING AREAS, LOADING/UNLOADING ZONES, STORAGE AREAS, AND STAGING AREAS ARE TO BE STABILIZED.
5. CONSTRUCTION ROADS ARE TO BE BUILT TO CONFORM TO SITE GRADES, BUT SHOULD NOT HAVE SIDE SLOPES OR ROAD GRADES THAT ARE EXCESSIVELY STEEP.

MAINTENANCE REQUIREMENTS

1. REGULAR INSPECTIONS ARE TO BE MADE OF ALL STABILIZED AREAS, ESPECIALLY AFTER STORM EVENTS.
2. STONES ARE TO BE REAPPLIED PERIODICALLY AND WHEN REPAIR IS NECESSARY.
3. SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED DAILY BY SHOVELING OR SWEEPING. SEDIMENT IS NOT TO BE WASHED DOWN STORM SEWER DRAINS.
4. STORM SEWER INLET PROTECTION IS TO BE IN PLACE, INSPECTED, AND CLEANED IF NECESSARY.
5. OTHER ASSOCIATED SEDIMENT CONTROL MEASURES ARE TO BE INSPECTED TO ENSURE GOOD WORKING CONDITION.



SILT FENCE NOTES

INSTALLATION REQUIREMENTS

1. SILT FENCE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
2. WHEN JOINTS ARE NECESSARY, SILT FENCE GEOTEXTILE SHALL BE SPLICED TOGETHER ONLY AT SUPPORT POST AND SECURELY SEALED.
3. METAL POSTS SHALL BE "STUDDED TIE" OR "U" TYPE, WITH MINIMUM WEIGHT OF 133 LBS PER LINEAR FOOT. WOOD POSTS SHALL HAVE A MINIMUM DIAMETER OR CROSS SECTION DIMENSION OF 2 INCHES.
4. THE FILTER MATERIAL SHALL BE FASTENED SECURELY TO METAL OR WOOD POSTS USING WIRE TIES, OR TO WOOD POSTS WITH 3/4" LONG 8 GA HEAVY-DUTY STAPLES. THE SILT FENCE GEOTEXTILE SHALL NOT BE STAPLED TO EXISTING TREES.
5. WHILE NOT REQUIRED, WIRE MESH FENCE MAY BE USED TO SUPPORT THE GEOTEXTILE. WIRE FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 3" LONG. THE WIRES OR HOG RINGS, THE SILT FENCE EXTENDING INTO THE TRENCH A MINIMUM OF 6" AND SHALL NOT EXTEND MORE THAN 3' ABOVE THE ORIGINAL GROUND SURFACE.

6. ALONG THE TOE OF FILLS, INSTALL THE SILT FENCE ALONG A LEVEL CONTOUR AND PROVIDE AN AREA BEHIND THE FENCE FOR RUNOFF TO POND AND SEDIMENT TO SETTLE. A MINIMUM DISTANCE OF 5 FEET FROM THE TOE OF THE FILL IS RECOMMENDED.
7. THE HEIGHT OF THE SILT FENCE FROM THE GROUND SURFACE SHALL BE MINIMUM OF 24 INCHES AND SHALL NOT EXCEED 36 INCHES; HIGHER FENCES MAY INPOUND VOLUMES OF WATER SUFFICIENT TO CAUSE FAILURE OF THE STRUCTURE.

MAINTENANCE REQUIREMENTS

1. CONTRACTOR SHALL INSPECT SILT FENCES IMMEDIATELY AFTER EACH RAINFALL, AT LEAST DAILY DURING PROLONGED RAINFALL, AND WEEKLY DURING PERIODS OF NO RAINFALL. DAMAGED, COLLAPSED, UNENTRENCHED OR INEFFECTIVE SILT FENCES SHALL BE PROMPTLY REPAIRED OR REPLACED.
2. SEDIMENT SHALL BE REMOVED FROM BEHIND SILT FENCE WHEN IT ACCUMULATES TO HALF THE EXPOSED GEOTEXTILE HEIGHT.
3. SILT FENCES SHALL BE REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED AS APPROVED BY THE CITY.

GENERAL CONTRACTOR:

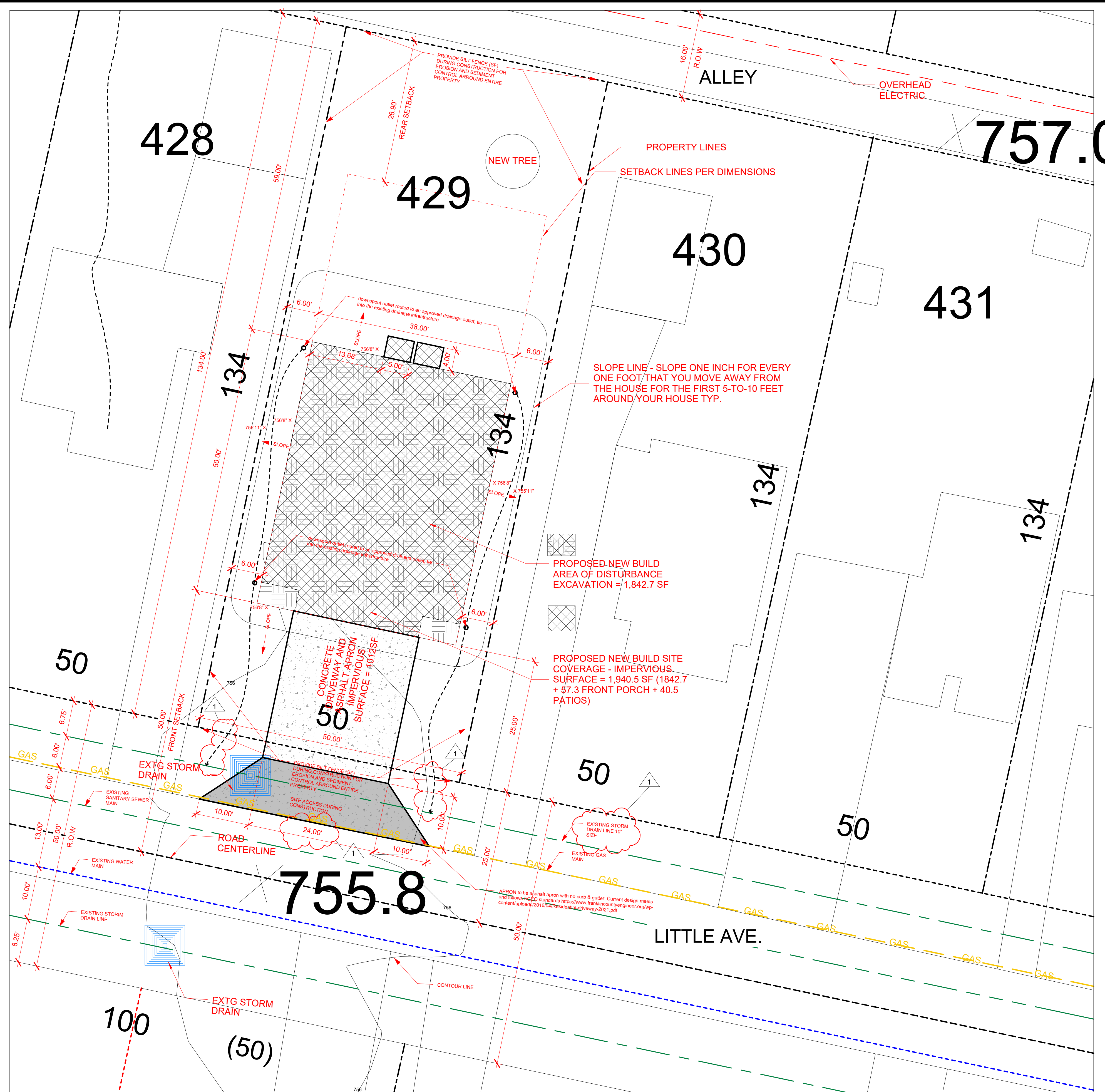
1. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO ENFORCE CODE COMPLIANCE AND ANY ORDINANCES GOVERNING THE WORK OF THIS BUILDING.
2. THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION.
3. ANY WRITTEN NOTES / DIMENSIONS TAKE PRECEDENCE OVER SCALE. GC TO VERIFY ALL DIMENSIONS, ANY DISCREPANCY DISCOVERED SHALL BE COMMUNICATED IMMEDIATELY TO THE ARCHITECT BEFORE TAKING ACTION ON THE SAME. SPECIFICATIONS FOR INSTALLATION OF MATERIALS AND COMPLIANCE SHALL BE FOLLOWED.
4. THE GENERAL CONTRACTOR SHALL COORDINATE THE WORK OF VARIOUS TRADES TO EXPEDITE THE CONSTRUCTION IN A CONTINUOUS MANNER UNTIL THE GOVERNING MUNICIPALITY ISSUES THE CERTIFICATE OF OCCUPANCY.

EXCAVATION:

1. FOOTINGS SHALL BE PLACED ON NATURAL UNDISTURBED SOIL EXCAVATED BELOW LOCAL FROST LINE.
2. TOP OF FOUNDATION SHALL BE A MINIMUM 8" ABOVE FINISHED GRADE.
3. DO NOT BACKFILL UNTIL FLOOR FRAMING IS ATTACHED TO SILL PLATE AND SHEATHING IS INSTALLED.
4. FINISHED GRADE SHALL PROVIDE DRAINAGE AWAY FROM FOUNDATION, GRADE SHALL FALL A MIN. 6" WITHIN THE FIRST 10' OF AREA AROUND FOUNDATION. FINAL LANDSCAPE SHALL NOT INTERFERE WITH MIN. SLOPE.

UTILITY STATEMENT

THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES AS SHOWN HEREON. THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN APPROXIMATELY PLOTTED BASED ON LOCATIONS FROM AN ACTUAL FIELD SURVEY, AND/OR INFORMATION OBTAINED FROM RECORD UTILITY PLANS AND ATLAS MAPS AS MADE AVAILABLE FROM LOCAL GOVERNMENT AGENCIES AND UTILITY COMPANIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE INFORMATION SHOWN HEREON IS COMPLETELY ACCURATE OR THAT IT IS UNDELETED, ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE OHIO REvised CODE, SECTIONS 3781.25 THROUGH 3781.35, DOES NOT REQUIRE THE SURVEYOR TO LOCATE OR VERIFY THE EXISTENCE OF SERVICE AND LOCAL UTILITY FACILITIES TWO WORKING DAYS PRIOR TO PAVEMENT.

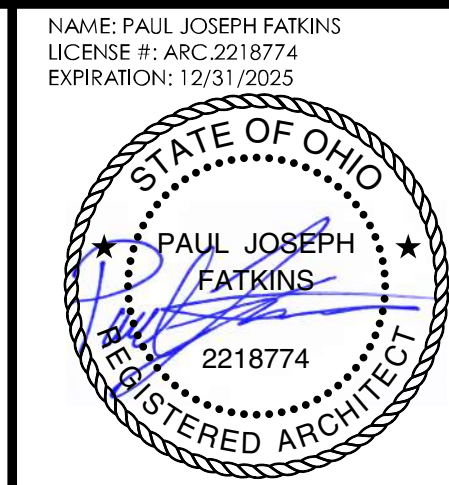


TOTAL EXISTING LOT AREA: 6700 SQ. FT - .1538 ACRES

PROPOSED TOTAL LOT COVERAGE: 1940 SQ. FT= 29% LOT COVERAGE - MAX ALLOWED= 35%

NOTE: ARCHITECTURAL SITE PLAN DOES NOT
SUPERSEDE A PROFESSIONAL SURVEY
CONDUCTED BY A LICENCED SURVEYOR. SITE
INFORMATION HAS BEEN SOURCED FROM
FRANKLIN COUNTRY AUDITOR WEBSITE.

1 SITE PLAN PROPOSED



DOCUMENT DISCLAIMER

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[illegible]

RESIDENCE

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43223

SITE PLAN PROPOSED

Scale: As indicated	A1.1
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NAME: PAUL JOSEPH FATKINS
LICENSE #: ARC 2218774
EXPIRATION: 12/31/2025




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REV #	REVISION SCHEDULE		DATE
	DESCRIPTION		

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EXTERIOR ELEVATIONS

Scale:
As indicated

A10.0