



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Technical Review Committee Agenda

Teams: [Join the meeting now](#)

Meeting ID: 259 616 714 164 04

(June 17th , 1:30 PM)

i.BLEN-26-04

Owner/Applicant:	Hugo Vidal
Township:	Blendon Township
Site:	6100 Reno Rd (PID#110-000372)
Acreage:	0.5746-Acres
Utilities:	Private water/wastewater
Zoning:	Blendon Township Suburban Office (SO)
Request:	Requesting to rezone from Blendon Townships Suburban Office (SO) district to the Restricted Urban Residential (R-8) district.

ii. VA-4168

Owner/Applicant:	Jennifer Dimel/ Jeffrey Bay (Fence N Deck Doctors)
Township:	Pleasant Township
Site:	5616 Harrisburg Georgesville Rd (PID#230-000579)
Acreage:	0.48-Acres
Utilities:	Private water/wastewater
Zoning:	Rural (R)
Request:	Requesting a variance from Section 650.162(c) of the Franklin County Zoning Resolution to construct a fence in the Big Darby Riparian setback in an area zoned Rural (R).



Franklin County
Board of Commissioners

**ECONOMIC DEVELOPMENT
& PLANNING**

Request for

Township Zoning Recommendation

Franklin County Planning Commission

Township	
<input checked="" type="checkbox"/> Blendon	<input type="checkbox"/> Plain
<input type="checkbox"/> Jackson	<input type="checkbox"/> Prairie
<input type="checkbox"/> Jefferson	<input type="checkbox"/> Washington
<input type="checkbox"/> Perry	

Amendment Type
<input checked="" type="checkbox"/> Map Amendment
<input type="checkbox"/> Text Amendment
<input type="checkbox"/> Land Use Plan Amendment

Case Number
BLEN-26-04

Meeting Dates
Tech Review: 6/17/26
Planning Commission: 7/8/26

Amendment Information		
Amendment Type	Information Required	
Map amendment	List all parcel IDs to be amended 110-000372	Zoning District Current: Suburban Office (SO) Proposed: Restricted Urban Residential R-8
Text amendment	List sections of zoning resolution to be amended	
Plan amendment	Document type: <input type="checkbox"/> New plan <input type="checkbox"/> Existing Plan Plan name:	

Reason for amendment:

Rezoning application for 6100 Reno Rd from a SO to an R-8. The comprehensive plan designates 6100 Reno for office and residential use, with the potential for residential housing. The proposed rezoning aligns with the designation, as the property is currently used as a single family residence. The property located East and Northeast on Reno is designated R-8, further supporting alignment with the area's character. We do not anticipate that the rezoning to R-8 will adversely impact the surrounding area. I have attached the Staff Report and public hearing notice from the May 19th hearing.

Township Zoning Inspector Information	
Name:	Eric Moore
Address:	6350 S. Hempstead Rd Westerville, Ohio 43081
Phone #	740-816-7229
Fax #	
Email:	emoore@blendontwp.org



ZONING DEPARTMENT
Eric Moore, Zoning Insp.
 6350 S Hempstead Road
 Westerville, Ohio 43081
 P: (740) 816-7229
 E: Zoningpermits@blendontwp.org
 Website: www.blendontwp.org

Application for Rezoning/Text Amendment

Application Number:	Date Filed:	Received By:	Total Fees:	Receipt Number:
---------------------	-------------	--------------	-------------	-----------------

Subject Property Information

1. Street Address: 6100 Reno Road, Westerville, OH 43081
2. Parcel ID Number(s): 110 - 000372
3. Township(s): Blendon

Description of Subject Property

4. Acres to be Rezoned: 0.5746
5. Current Land Use: SO Suburban Office
6. Surrounding Land Use:

North	<u>SO Suburban Office</u>
South	<u>SO Suburban Office</u>
East	<u>R-8 Residential</u>
West	<u>Not designated</u>
7. Water Supply Source: ☐ Public (Central) ☒ Private (Onsite)
8. Sanitary Sewer Source: ☐ Public (Central) ☒ Private (Onsite)

Rezoning Request

9. Current Zoning: SO Suburban Office
- Proposed Zoning: R-8 Residential
10. Proposed Land Use: Single Family Home
11. Purpose for Request:

The purpose of this rezoning request is to change the zoning of the subject property (0.5746 acres) from SO Suburban Office to R-8 Residential to permit its lawful use as a single-family home. The existing structure has been completely renovated for single-family residential occupancy, and the proposed R-8 zoning will allow this use to be legally established and maintained. This rezoning is compatible with the R-8 Residential zoning and land use on the adjacent property to the east, utilizes the existing private onsite water and sanitary sewer systems, and promotes orderly and harmonious development consistent with the character of the surrounding area.

Application for Rezoning/Text Amendment

Applicant/Owner/Agent Information

12. Applicant Information: Hugo Vidal
Address: 5502 Bullfinch Dr, Westerville OH 43081
Phone: 614-769-7711 Fax: _____
Interest in Property: Owner
Signature: _____
13. Property Owner: Hugo Vidal
Address: 5502 Bullfinch Dr, Westerville OH 43081
Phone: 614-769-7711 Fax: _____
Signature: _____
14. Agent Information: _____
Address: _____
Phone: _____ Fax: _____
Signature: _____

Applicant/Owner/Agent Information

I/we (applicant) Hugo Vidal swear that I/we am/are the owners/lessees/options of land requested for rezoning and that the statements, information and exhibits attached are true and correct to the best of my/our knowledge.

Applicant Signature:
(required)

Date: 04/10/2026

Property Owner Signature:
(required)

Subscribed and sworn to me in my presence and before me on this 10th day of April 2026.

Notary Public Signature: T. Meade



TORYA A. MEADE
Notary Public, State of Ohio
My Commission Expires:
1/10/2029

Rezoning/Text Amendment Application General Application Requirements

Any applicant who requests a zoning change is solely responsible for filing all materials required by the application in its entirety. Please consult with the Blendon Township Zoning Department to obtain a copy of pertinent development standards prior to filing a rezoning request. An incomplete application will not be placed on an agenda until it is determined to be complete, having all relevant issues addressed in plan or text form.

Two (2) copies of each of the following items are required with each application:

1. The completed application form.
2. The notarized affidavit with current property owner signature.
3. Legal description of the property. Current property survey to include acreage, all bearings and distances, and referencing an established beginning point.
4. Location/Area map. Engineering base maps to scale (example: 1"=100') are required. You can obtain this information from the County Engineers Office, 19th Floor, 373 South High Street, 614.462.3030
5. All information that pertains to sanitary services and water supply must be provided. If services are to be provided by a private or public entity, a letter must be provided verifying that the services exist and that the applicant will have access to such services. If an on-lot septic system and/or well are proposed, information from the Franklin County Board of Health (or appropriate agency) must be provided.
6. Any additional information or exhibits deemed necessary for proper consideration of the application.

Two (2) copies of the Development Plan are required with the following information:

1. Names of the applicant, architect, engineer and contractor with the respective addresses and phone numbers.
2. Street address of the subject property, the exact distance and direction to the nearest street intersection, and any other landmarks that would assist in locating and identifying the property.
3. Present zoning, existing use and proposed use.
4. Zoning and use of each adjacent property.
5. North arrow on the site plan.
6. Scale of drawing. Please use a suitable standard scale.
7. Dimensions and locations of:
 - Property lines on all sides,
 - All setback lines,

- Existing and proposed buildings with size and height,
 - Dumpster locations,
 - Proposed curb cuts and sidewalk locations (if any),
 - Existing sidewalks, curbs, alleys, streets, and service or frontage roads,
 - Any property proposed for dedication or easement,
 - All easements, utility poles, fire hydrants, significant tree stands, and obstructions.
8. Parcel and building area in square feet.
 9. Dimensions and location of existing and proposed parking and loading facilities, including but not limited to aisles, driveways, parking and loading stalls, entrances, exits, median strips, traffic islands, lighting, screening, fences, landscaping, greenbelts and signage.
 10. Existing and proposed traffic circulation pattern.
 11. Contour lines, soil types, and existing and proposed drainage facilities comprising the subject property.
 12. Location and dimension of existing and proposed sanitary wastewater systems along with the location of existing and proposed water supply systems. A letter approving such systems is required from the appropriate health authority.

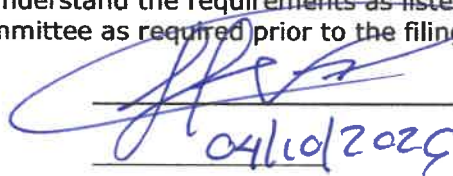
Note: When a planned district is requested, a development plan must be prepared by a registered architect, engineer, surveyor or landscape architect. Three (3) copies of said plan are required to be submitted. This plan is to demonstrate the engineering feasibility of the proposed project. Furthermore, a separate landscape plan is required and is to be completed and sealed by a professional landscape architect. All other issues in the performance standards must be addressed, even if they do not appear to pertain to your particular site.

Statement of Understanding

I/we have read and understand the requirements as listed above and I/we have met with the Technical Review Committee as required prior to the filing of this application.

Applicant Signature: _____

Date: _____

Handwritten signature in blue ink over a horizontal line, with the date "04/10/2025" written below it.



MEETING DATE: May 19, 2026

CASE NUMBER: CZ2026-01

ZONING MAP CHANGE

Location: 6100 Reno Road, Westerville, OH 43081

Review Type: Public Hearing

Current Zoning: SO, Suburban Office

Proposed Zoning: R-8, Restricted Urban Residential

Applicant: Hugo Vidal

Case Manager: Eric Moore, Zoning Inspector, (740) 816-7229, emoores@blendontwp.org

Title

Rezoning application for 6100 Reno Road from a SO, Suburban Office District to an R-8, Restricted Urban Residential District.

Applicable Zoning Resolution Section

- Zoning Map

Notices

- Published: May 6, 2026
- Mailed: May 7, 2026

Zoning Commission Action

Recommend: Approval, Approval with Conditions,
Disapproval, Table, Continue

Post Commission Steps

- Public Hearing set by Blendon Township Board of Trustees
- Decision by Blendon Township Board of Trustees
- Set next Public Hearing within 20 days (If tabled)

Background

The 0.5-acre application site requested for rezoning is located to the east of Westerville Rd and west of Reno Rd, this parcel currently zoned as Suburban Office District (SO). The Zoning Map shows two parcels (110-000219 and 110-001324) to the North in the SO District. The one parcel (110-000079) to the South in the Community Service (CS) District. All three of the parcels listed, have Westerville Rd as sites



MEETING DATE: **May 19, 2026**CASE NUMBER: **CZ2026-01**

on the Franklin County Auditor Website, however this parcel (110-00372) is the only one listed as Reno Rd under the site and legal description. The area to the Northeast and East is zoned R-8. The Franklin County Auditor's site lists the property class as residential, however, the zoning map lists the area as an SO District. The surrounding area is zoned R-8 and fits into the surrounding homes.

Surrounding Zoning and Land Uses

	Zoning District	Land Use
North	SO, Suburban Office and R-8, Restricted Urban Residential	Residential, Church
East	R-8, Restricted Urban Residential	Residential
West	State Route 3 (Westerville Rd.), CS, Community Service	S.R., Commercial
South	CS, Community Service CC, Community Commercial	Commercial

Proposal

The applicant is proposing to rezone the property located at 6100 Reno Rd., Westerville, OH 43081 (Tax Parcel No. 110-000372) from a Suburban Office (SO) District to a Restricted Urban Residential (R-8) District to allow for the current, remodeled residence to be a single-family dwelling in the R-8 District. This rezoning is compatible with the R-8 Restricted Urban Residential zoning and land use of the adjacent property to the East. This property will utilize existing private onsite water and sanitary sewer.

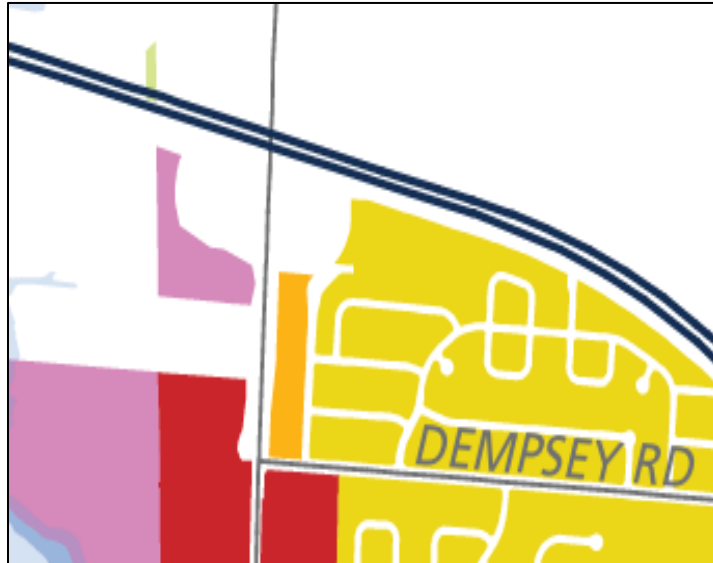
Staff Analysis

The Blendon Township Comprehensive Plan designates 6100 Reno Road for Office & Residential use, with potential for Residential housing. The proposed rezoning aligns with this designation, as the property is currently used as a single-family residence. Additionally, the property East and Northeast of Reno is designated R-8 Restricted Urban Residential, further supporting alignment with the area's character. Staff does not anticipate that the rezoning to R-8 Restricted Urban Residential will adversely impact the surrounding area.







MEETING DATE: May 19, 2026

CASE NUMBER: CZ2026-01



Future land use

-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Office + Residential
-  Commercial: Limited range + Multifamily
-  Commercial: Full range + Multifamily
-  Light Industrial + Office
-  Conservation development overlay
-  Parks/Open Space
-  Stream buffer

SUMMARY

Applicant Hugo Vidal has submitted a rezoning application to rezone 6100 Reno Road from Suburban Office (SO) to Restricted Urban Residential (R-8) to allow for the existing, completely renovated, structure to be rezoned as a single-family residence. The 0.5-acre site, located east of Westerville Rd and bordered by Reno Road to the West, aligns with the Blendon Township Comprehensive Plan, which designates the area for Office and Residential Use. Surrounding properties also include Suburban Office and residential uses, with a Restricted Urban Residential (R-8) District directly to the East and Northeast, supporting compatibility with the surrounding area.

PROPERTY ADDRESS: 6100 RENO ROAD, WESTERVILLE, OHIO 43081		SURVEY NUMBER: 2602.4319			
2602.4319 MORTGAGE LOCATION SURVEY THIS IS NOT A BOUNDARY SURVEY FRANKLIN COUNTY, OHIO		ACKNOWLEDGED & ACCEPTED BY: _____ BY: _____ DATE: _____			
<p style="font-size: small;">A BOUNDARY SURVEY IS RECOMMENDED TO FULLY DETERMINE THE EXTENT OF APPARENT ENCROACHMENT(S) NOTED HEREON</p> <div style="text-align: right;"> <small>GRAPHIC SCALE (In Feet)</small> <small>1 inch = 50' ft.</small> </div>					
POINTS OF INTEREST: (1) CONCRETE OVER PROPERTY LINE 5'+/-.					
CLIENT NUMBER: 2849539					
BUYER: Emma Secrest	SELLER: NORTHWEST AXIS LLC				
LOT: SEC 2, R-17, T-2	BLOCK:			PLAT:	PG:
SUBDIVISION: TOWNSHIP OF BLENDON					
COUNTY: FRANKLIN					
CERTIFIED TO: RAPID MORTGAGE COMPANY / STEWART TITLE COMPANY ELITE LAND DIVISION STEWART TITLE GUARANTEE COMPANY		THIS MORTGAGE LOCATION SURVEY IS PERFORMED IN ACCORDANCE WITH 4733-38 OF THE OHIO ADMINISTRATIVE CODE AND IS NOT A BOUNDARY SURVEY PURSUANT TO CHAPTER 4733-37 OF THE ADMINISTRATIVE CODE AND IS ONLY FOR THE USE OF THE MORTGAGE LENDER AND TITLE INSURER. DO NOT USE THIS MORTGAGE LOCATION SURVEY FOR FUTURE CONSTRUCTION OF FENCES, SHEDS, GARAGES, ADDITIONS OR ANY OTHER STRUCTURE(S). THIS DOCUMENT MAY NOT SHOW ALL EASEMENTS AFFECTING THE SUBJECT PROPERTY.			
FIELD DATE: 2/25/2026		DATE SIGNED: 02/26/26			
REVISION HISTORY: (REV 0 2/26/2026)					
<small>AFFILIATE MEMBER</small>		<small>690 La View Plaza Blvd Suite A</small> <small>Westerville, OH 43081</small>			



RECEIVED

MAY 29 2026

Franklin County Planning Department
Franklin County, OH

AREA/USE VARIANCE SUBMITTAL INSTRUCTIONS

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

****Forward any questions about application, site plan, and/or submittal options and requirements to 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: 5616 Harrisburg Georgesville Road

Parcel ID: 230-000579

Zoning District: Rural (R)

Lot Acreage: .48

Township: Pleasant

Property Owner Information

Name: Jennifer Dimel

Address: 5616 Harrisburg Georgesville Road

Grove City, OH 43123

Phone # 614-395-2422

Fax #

Email: JENNIFERDIMEL@YAHOO.COM

Applicant Information

☐ Same as property owner

Name: Jeffrey Bay - Fence N Deck Doctors

Address: 2795 Copley Ct. Hilliard, OH 43026 (Mailing)

3900 Fisher Rd Unit E Columbus, OH 43228

Phone # 614-668-6098

Fax #

Email: info@fenceanddeckdoctors.com

Agent Information

Name:

Address:

Phone #

Fax #

Email:

Staff Use Only

Case # VA-4168

Date Filed: 05/28/26

Received By: Austin W.

Fee Paid: \$350.00

Receipt Number: 26-2634

Hearing Date: 07/20/26

Technical Review: 06/17/26

Zoning Compliance #:

Checklist

☐ Completed Application

☐ Fee Payment (checks only)

☐ Auditor's Map (8.5"x11")

☐ Site Map (max 11"x17")

☐ Covenants and deed

☐ Notarized signatures

☐ Proof of water/wastewater supply

☐ Copy of denied Zoning Certificate

☐ Copy of denial letter

Water & Wastewater

Water Supply

☐ Public (Central)

☐ Private (On-site)

☐ Other

Wastewater Treatment

☐ Public (Central)

☐ Private (On-site)

☐ Other



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Application for

Zoning Variance

Pursuant to Section 810

of the Zoning Resolution

Page 2 of 7

Case# VA-

Variance(s) Requested:

Section: 650.162(c)

Description: Fence installation

Section:

Description:

Section:

Description:

Describe the project:

Replacement of existing 6' privacy fencing that was damaged, and falling into property. All holes dug 36 inches in depth and 9 inches in diameter. Every post was set in 80 pounds of concrete. All the boards were fastened with 3 1/2 inch ring shank framing nails. 274' ranch rail style 4' fencing to enclose back yard. The fence is setback 23' from center of creek. The back yard is 7' above the creek. A 12x16 shed was added where there was existing gravel driveway next to the house. New limestone gravel was added for the base. This shed is setback 5' from the fence and 16' from primary structure. (6) new native arborvitaes will be planted for mitigation.

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

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

No



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Application for

Zoning Variance

Pursuant to Section 810

of the Zoning Resolution

Page 3 of 7

Case# VA-

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.

N/A

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

No

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

Yes. Other properties in this area have sheds and fences

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. This fence is to improve the health and safety of residents. The bank is a 7 foot drop into the creek. We are installing this fence to mitigate the risk of a toddler, adult, or pet falling down the bank and injuring themselves.

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

The back yard can be used but there is substantial added risk of injury due to the drop off from or back yard to the bottom of the creek. This will allow enjoyment, access, and maintenance of the lawn without fear of injury.



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

Application for
Zoning Variance
Pursuant to Section 810
of the Zoning Resolution
Page 4 of 7

Case# VA-

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

Not substantial. 144' of 4' ranch rail style fence was added in back yard between primary residence and creek drop off. The fence is setback 23' from center of creek and the yard is 7' above the creek. 116' of existing 6' privacy pickets were replaced. Site plan details the remaining portion of the back yard that was enclosed with 4' ranch style rail fence.

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

No. This would not substantially alter the neighborhood. The adjoining properties would benefit from the added safety that this fencing provide.

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

This would not affect the delivery of any governmental services. This fence will also not impact flood flows.

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, entire property is considered in the riparian zone

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

Yes. This would allow an open fence barrier to protect the welfare of the residents and not impact the waterway.



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Application for

Zoning Variance

Pursuant to Section 810

of the Zoning Resolution

Page 5 of 7

Case# VA-

Affidavit **

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

Applicant/Authorized Agent *


Property Owner (signature must be notarized)

Date

5/27/26

Date

Property Owner (signature must be notarized)

Date

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

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

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

Sworn to and subscribed in my presence this
27th day of May, 2026 by Molly K. Rohde.



MOLLY K. ROHDE
Notary Public, State of Ohio
My Commission Expires
July 11, 2026





Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Application for Zoning Variance

Pursuant to Section 810
of the Zoning Resolution

Page 6 of 7

Application Instructions

Please submit the following:

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

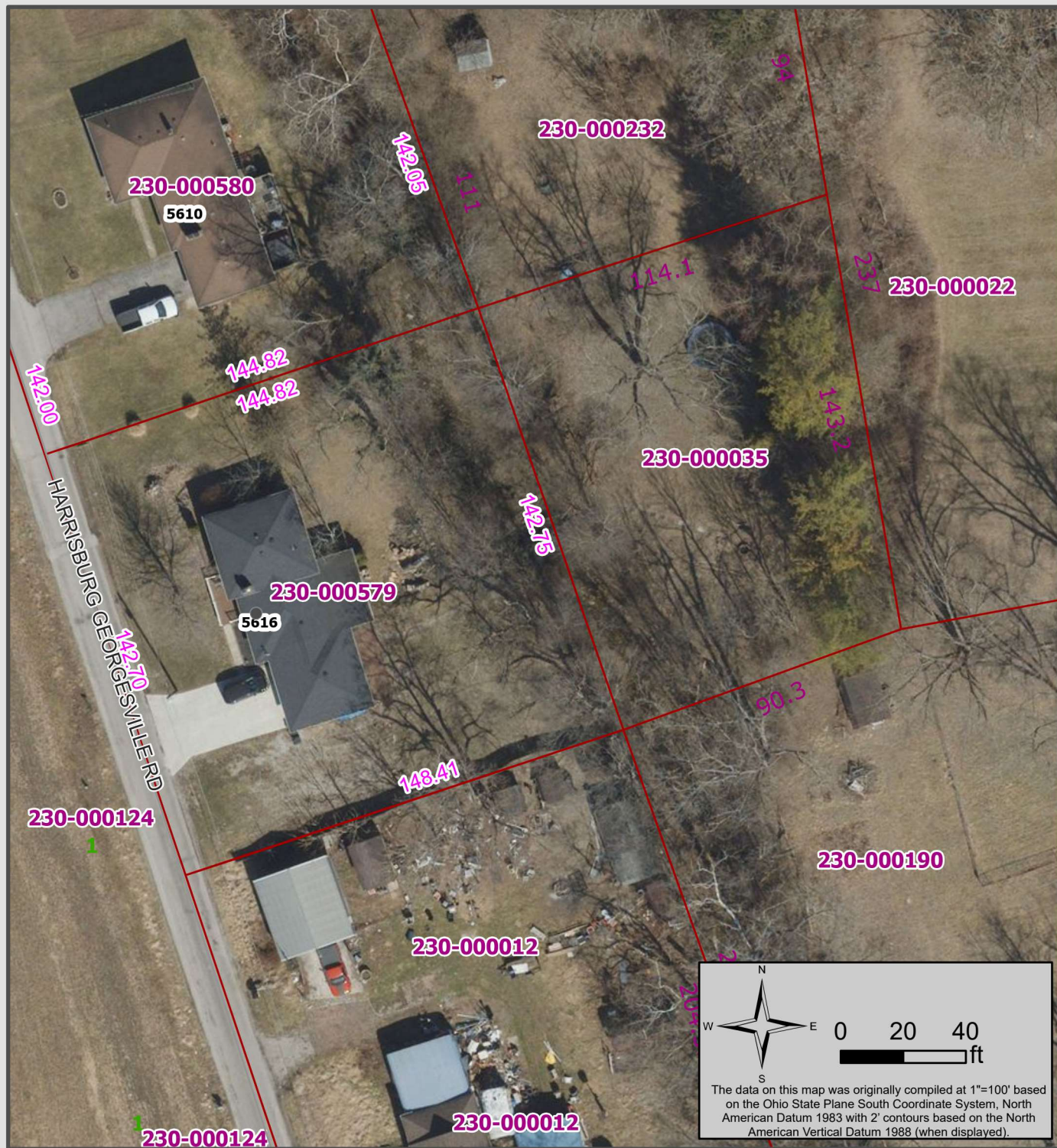
Note: If centralized water and/or sewer services are provided by a private/public entity, you must provide a letter or current bill verifying that services are provided or access is available. If you're proposing an on-lot septic system or well, please provide information from the Franklin County Board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





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*



Franklin County Auditor's Office Auditor

Michael Stinziano

Map Produced June 2, 2026



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

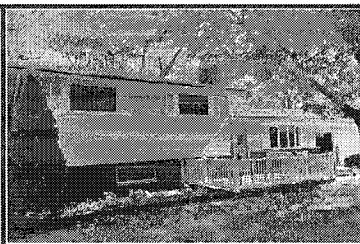
- Parcel IDs
- Parcel Dimensions
- Lot Numbers
- Site Address
- Parcel Boundary
- Subdivision Boundary

Topographic Legend

Source: OSIP - 2019 LIDAR Collection

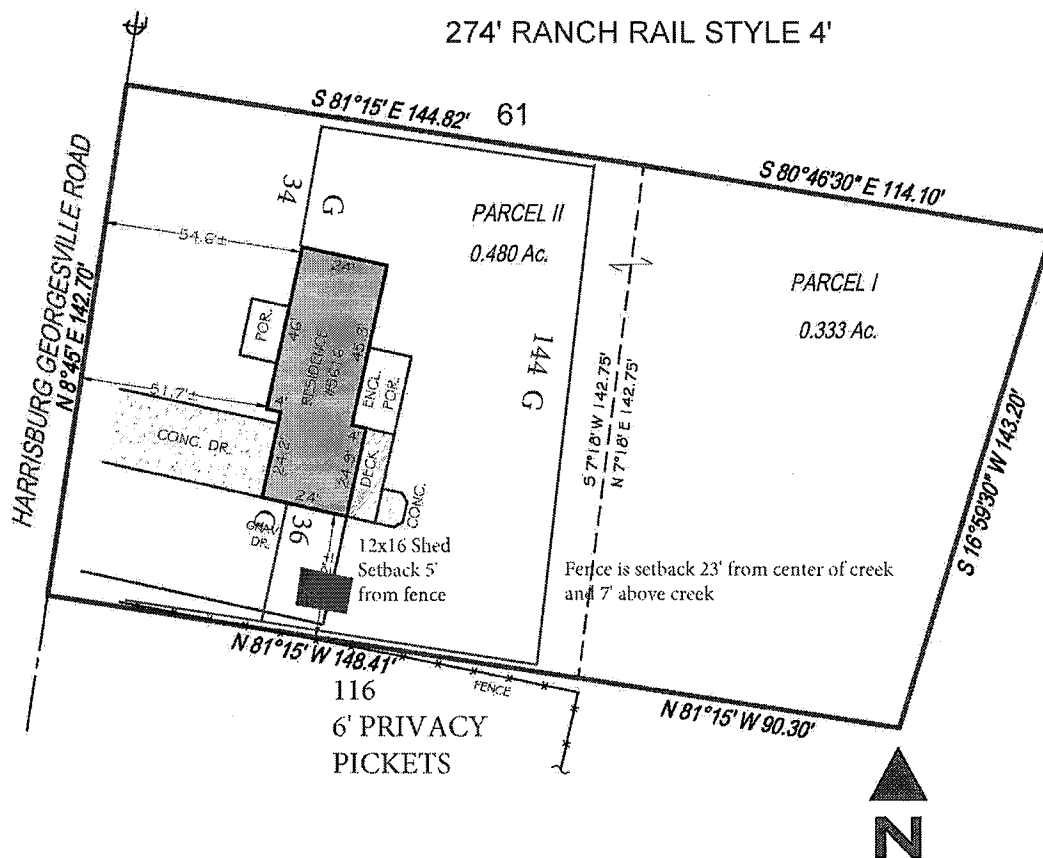
- Condominium Boundary
- County Boundary
- City or Village Boundary
- Tax District Boundary
- School District Boundary
- Zip Code Boundary
- Spot Elevation
- Index Contour
- Intermediate Contour

The information on this map 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 herein. 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.



SURVEY NUMBER: 2409.5201

274' RANCH RAIL STYLE 4'



GRAPHIC SCALE (In Feet)

1 inch = 40' ft.

LANDMARK

690 Lakeview Plaza Blvd | Suite A
Worthington, OH 43085
Phone: 614-485-9000
www.landmarksurvey.com