

3800 Municipal Way, Hilliard, OH 43026 | Phone 614 - 876 - 7361 | www.hilliardohio.gov

**STAFF REPORT
BOARD OF ZONING APPEALS
MARCH 17, 2022**

CASE 1: BZA-21-31 – Administrative Appeal – 5340 Franklin Street

PARCEL NUMBER: 050-000142

APPLICANT: Thomas Herlihy, 5340 Franklin Street, Hilliard, OH 43026, c/o Jeffrey Lucas, 1717 Bethel Road, Columbus, OH 43220.

REQUEST: Review and approval of an administrative appeal of a Notice of Violation issued by the Zoning Enforcement Officer concerning Hilliard Code Section 917 Weeds.

BACKGROUND:

The site is 0.16 acre located on the northeast side of Franklin Street approximately 130-feet northwest of Columbia Street. The site is zoned OH-MD, Old Hilliard, Mixed Use. The site is a vacant lot. On September 19, 2013, the Board granted an appeal of a notice of violation of Hilliard Code Section 1335.01, subsection 302.4 of the City's Property Maintenance Code concerning weeds and grass based on plans for gardens and wildflowers presented at that meeting. The applicant is now requesting approval of an administrative appeal of a Notice of Violation issued on July 27, 2021, concerning Hilliard Code Section 917 - Weeds.

CONSIDERATIONS:

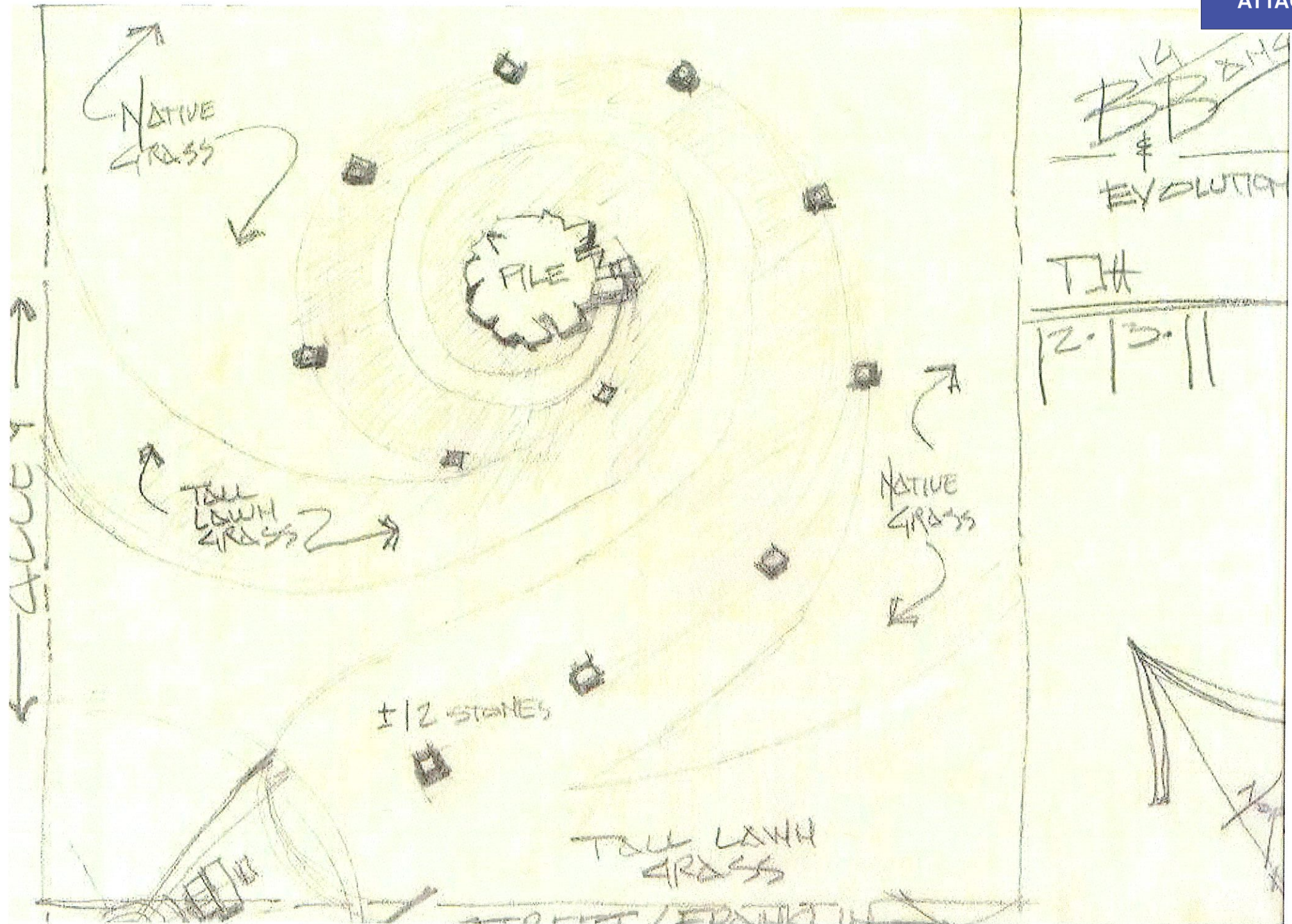
- The site is zoned OH-MD, Old Hilliard - Mixed Use. The adjacent land uses include residential homes along Columbia Street and Franklin Street, and a multi-tenant office building and parking lot to the north of the site.
- Hilliard Code Section 917.01(a)(9) defines weeds as plants that tend to grow thickly where they are not wanted and to choke out more desirable plants.
- Hilliard Code Section 917.01(a)(3) defines noxious weeds any type or species that has been included on the official list of noxious plants by the State of Ohio, Ohio Department of Agriculture, per Ohio Administrative Code Chapter 901:5-37 Noxious Weeds. Section 901:5-37-01 of the Ohio Administrative Code includes a list of prohibited noxious weeds.
- Hilliard Code Section 917.02(a) states that "No owner shall permit weeds, noxious weeds, herbage of rank growth, grasses, vines or other undesirable vegetation to grow thereon to a height in excess of six inches, or to spread or mature seeds thereon, or fail to cut and destroy such weeds, noxious weeds, herbage of rank growth, vegetation, grasses, vines or other undesirable vegetation when notified by the Zoning Officer of designee."
- Hilliard Code Section 917.02(b) states that the Zoning Officer shall determine when lots and lands in the City contain weeds, noxious weeds, herbage of rank growth, grasses, vines or other undesirable vegetation, which constitute a nuisance or endanger the public health and shall see that such weeds, noxious weeds, herbage of rank growth, vegetation, grasses, vines or other undesirable vegetation are removed, or the nuisance abated.
- Hilliard Code Section 1106.03(a) states that an appeal to the Board of Zoning Appeals may be made by any person, or by any officer of the City, that is aggrieved by, or affected by, any decision of a Designated Code Enforcement Officer. The Administrative Appeal shall be made within 20 days after receipt of the written notice.
- Hilliard Code Section 1105.06 defines landscaping/landscaped area as "Any portion of a parcel of land that includes trees, planting beds, hedges, earth mounds, or other material

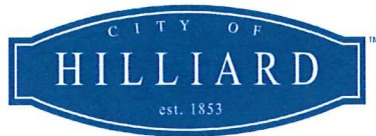
designed and located in a manner complimentary or the overall architecture of the surrounding building and the character of the surrounding neighborhood.”

- The plan submitted with this application identifies areas of “nature grass” interspersed with areas of “Tall lawn grass”. Within the tall lawn grass are approximately 12 large stones with a pile of large stones in the middle of the site.
- The City Forester has identified many of the plant species in excess of six inches on site, which are not permitted per the Hilliard Design Manual including wild grapevine, callery pear, poison ivy, sowthistle, marestail, mulberry, honeysuckle, bindweed, clover/oxalis, fox tail grass, walnut, red clover, and dandelion.
- Marestail, bindweed, grapevine, and sowthistle are on the Noxious Weeds List per Ohio Administrative Code section 901:5-37-01.
- Additionally, Ohio Administrative Code Section 901:5-30-01 lists invasive plant species for Ohio. Included in that list are callery pair and honeysuckle, which have both been identified on the site.

STAFF RECOMMENDATION:

Staff finds that there are weeds, noxious weeds, and grass on the site in excess of six inches in height on the property. Staff finds that the property owner has been given adequate notice of the violations on the site and has failed to bring such violations into compliance within a reasonable time. Staff finds that the grasses, weeds, noxious weeds, and other vegetation on the site are not designed and located in a manner complimentary to the overall character of the surrounding neighborhood and does not meet the definition of landscaping per the City’s code. Surrounding properties do not have such an expansive area of plantings of this scope or at these heights, or in unmanicured areas and untrimmed to the average eye. Staff finds that the plantings on the parcel must be considered weeds under the provisions of Hilliard City Code cited above. Staff finds that the site is in violation of section 917 of the Hilliard City Code. Based on these findings staff respectfully recommends that the decisions of the Zoning Enforcement Officer be upheld, that the appeal be denied and that the applicant pay the cost of the appeal as required by Code.





Real People. Real Possibilities.™

Don Schonhardt
Mayor

BOARD OF ZONING APPEALS

BOARD ORDER

The Board of Zoning Appeals took the following action at its September 19, 2013 meeting:

CASE 1: 13-0026AR – 3540 Franklin Street

PARCEL NUMBER: 050-000142

APPLICANT: 4002 Main Street, LLC c/o Thomas J. Herlihy

REQUEST: Appeal of a notice of violation of City Code Section 1335.01, subsection 302.4 of the City's Property Maintenance Code, concerning weeds and grass.

MOTION: President Gilmore moved to uphold the decision of the assistant zoning code officer and that the appeal be denied and that the Applicant pay the costs of the appeal, as required by Code.

Mr. Moeller seconded the motion.

President Gilmore call for discussion on the motion. Hearing and seeing none, President Gilmore asked the Clerk to call the roll.

ROLL CALL VOTE: 0 yeas; 6 nays; and 0 abstention.

STATUS: The motion failed by a roll call vote of 0 yeas, 6 nays and 0 abstention. The appeal on Case No. 13-0026AR – 3540 Franklin Street, 4002 Main Street, LLC c/o Thomas J. Herlihy was granted.

RECORDED VOTES:

	Yea	Nay	Abstain
Boshane		X	
Cope		Excused	
Gilmore		X	
Moeller		X	
Movshin		X	
Robertson		X	
Worthington		X	
Results:	0	6	0

CERTIFICATION

Lynne M. Fasone, CMC

Dated: October 1, 2013

Any person aggrieved by the decision of the Board of Zoning Appeals may appeal that decision to a court of competent jurisdiction within thirty (30) days per Ohio Revised Code Section 2505.07.

ATTACHMENT

06/07/2021 13:48



ATTACHMENT

06/07/2021 13:48



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ATTACHMENT



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06/16/2021 14:40



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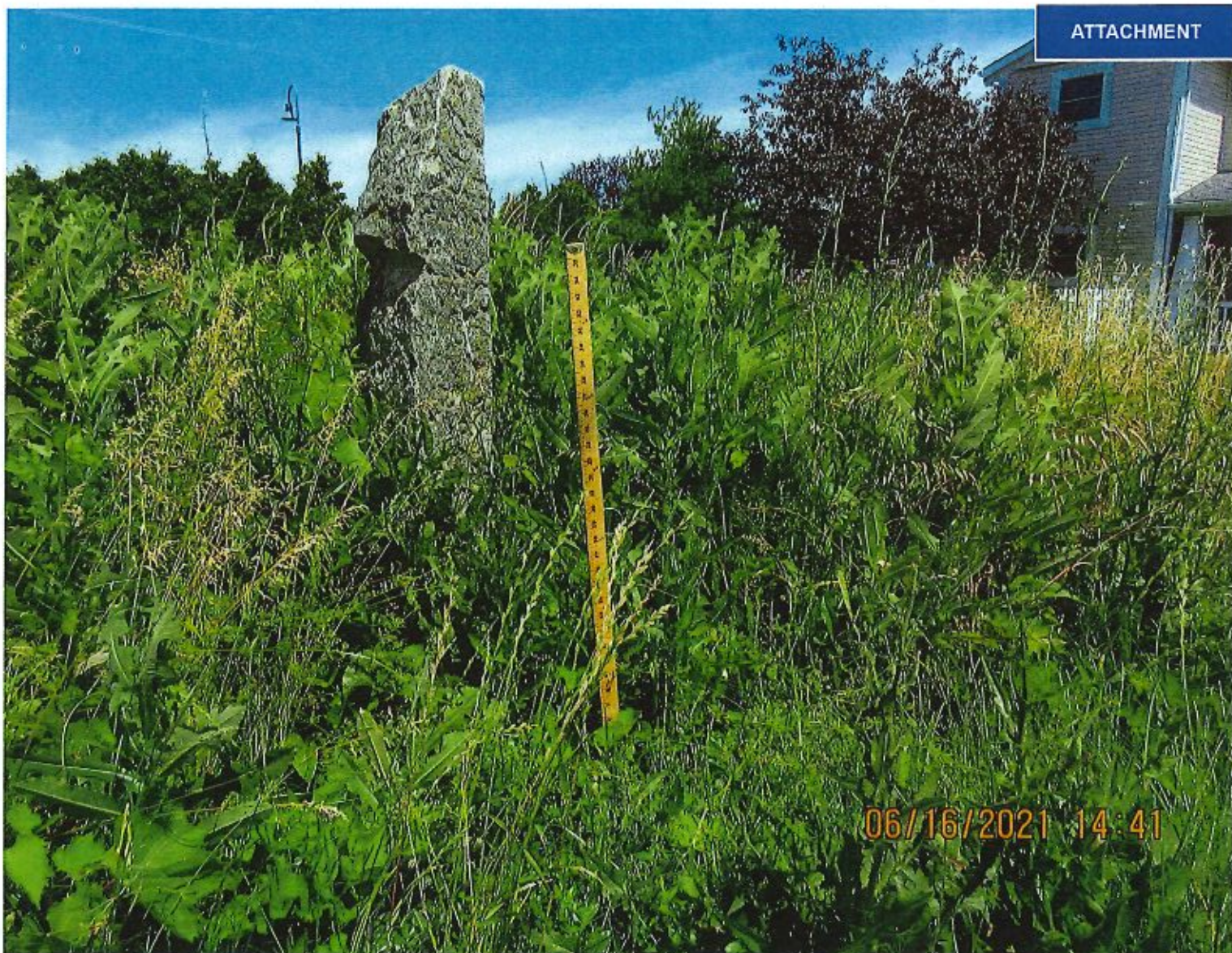


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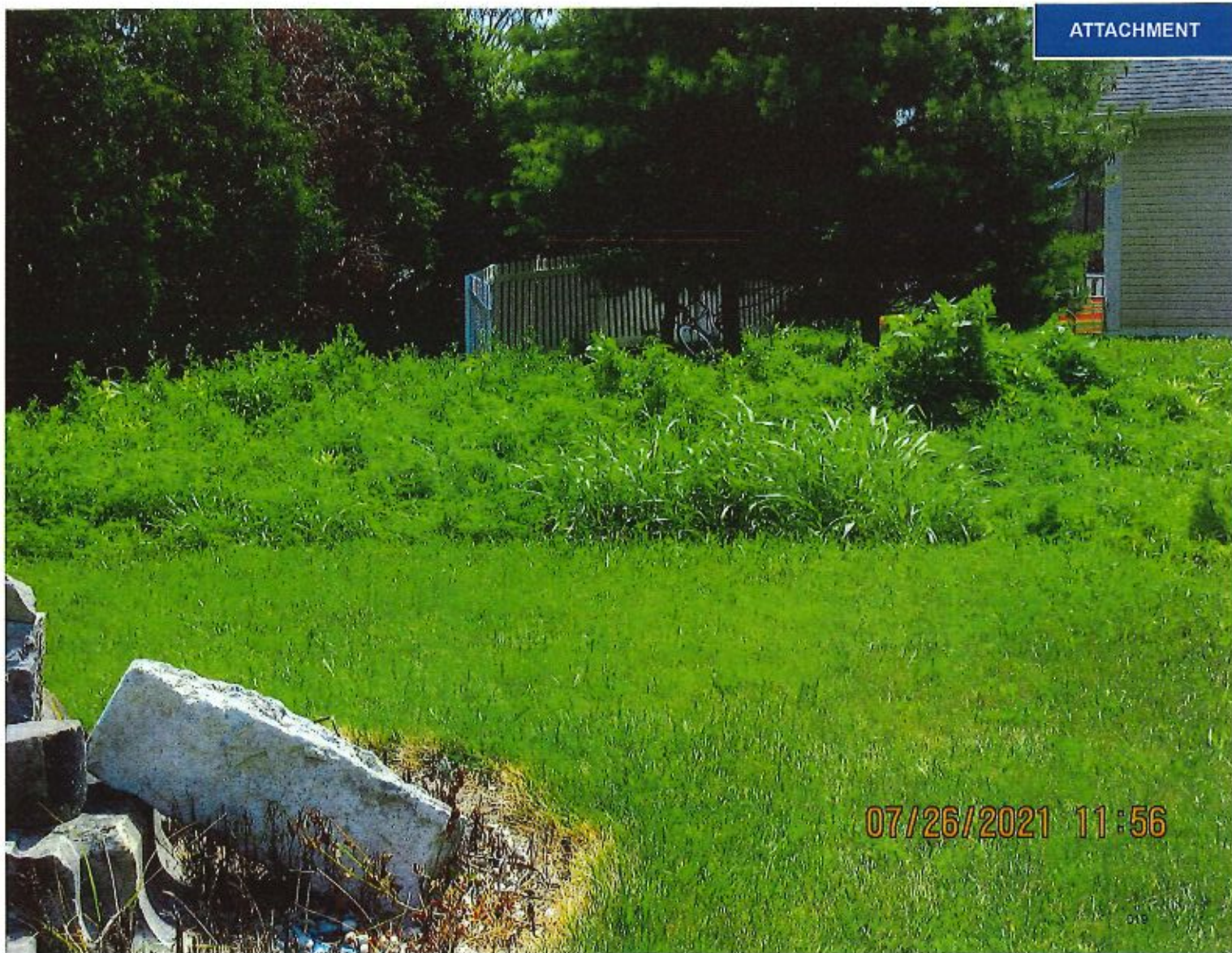
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ATTACHMENT

09/14/2021 10:08



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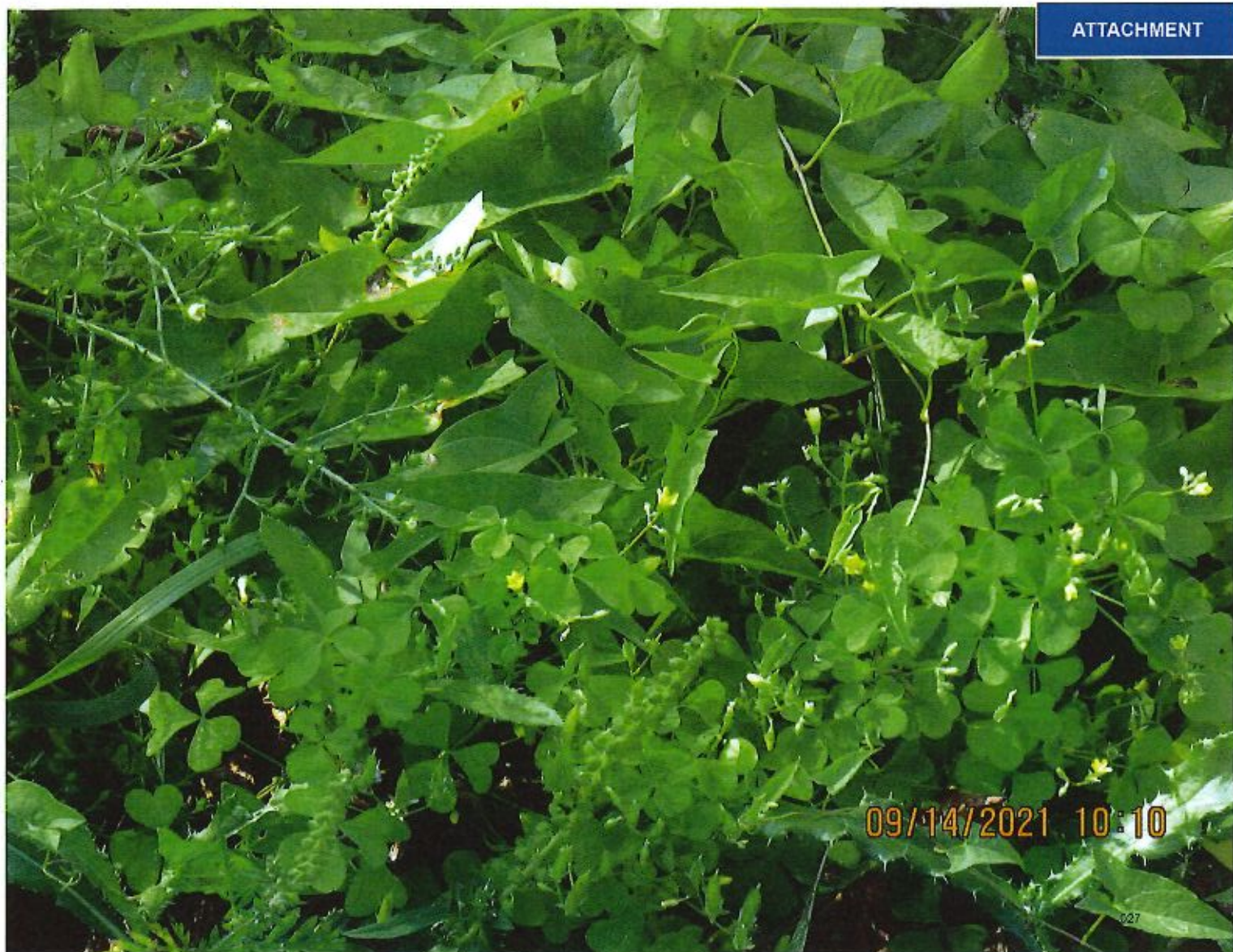
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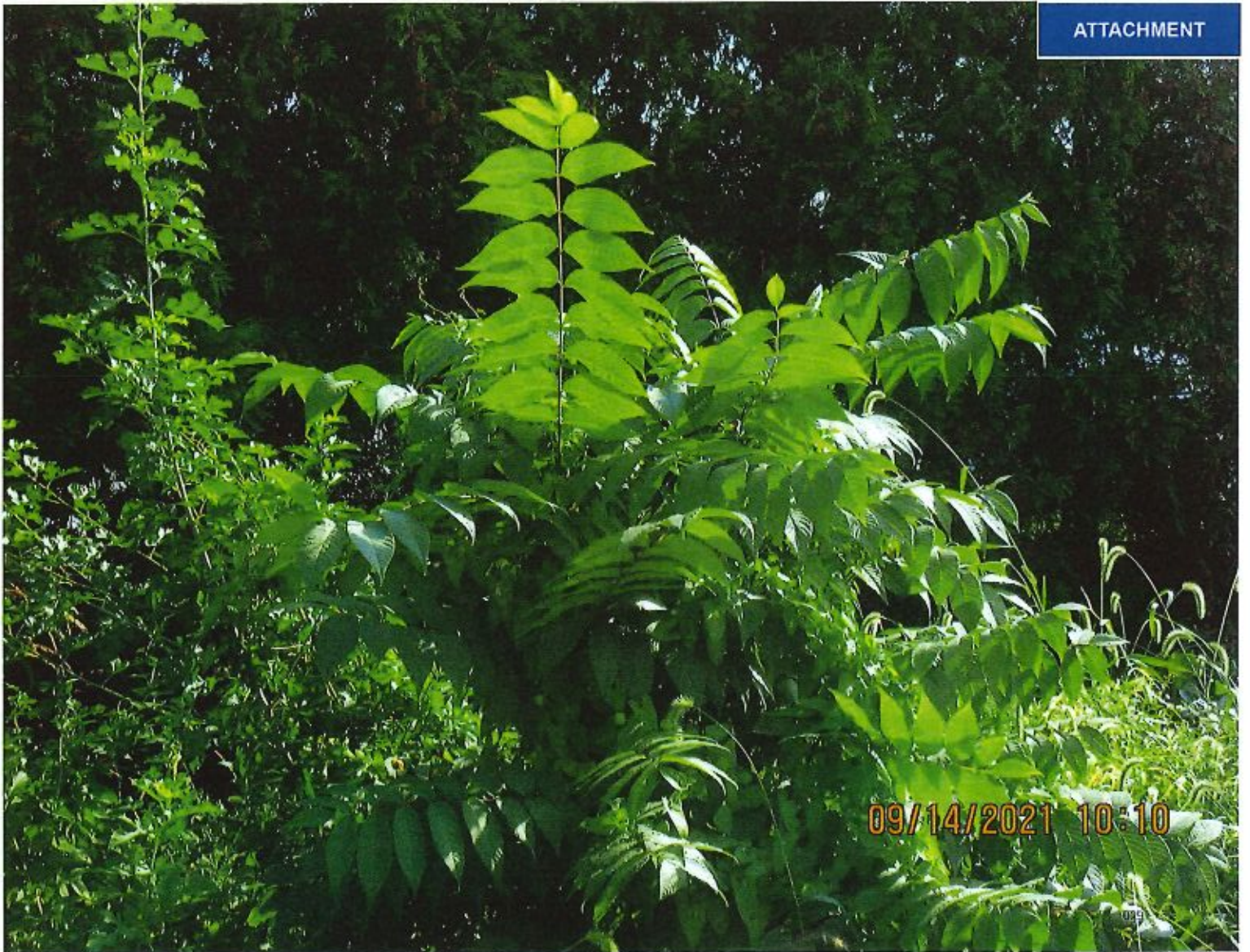
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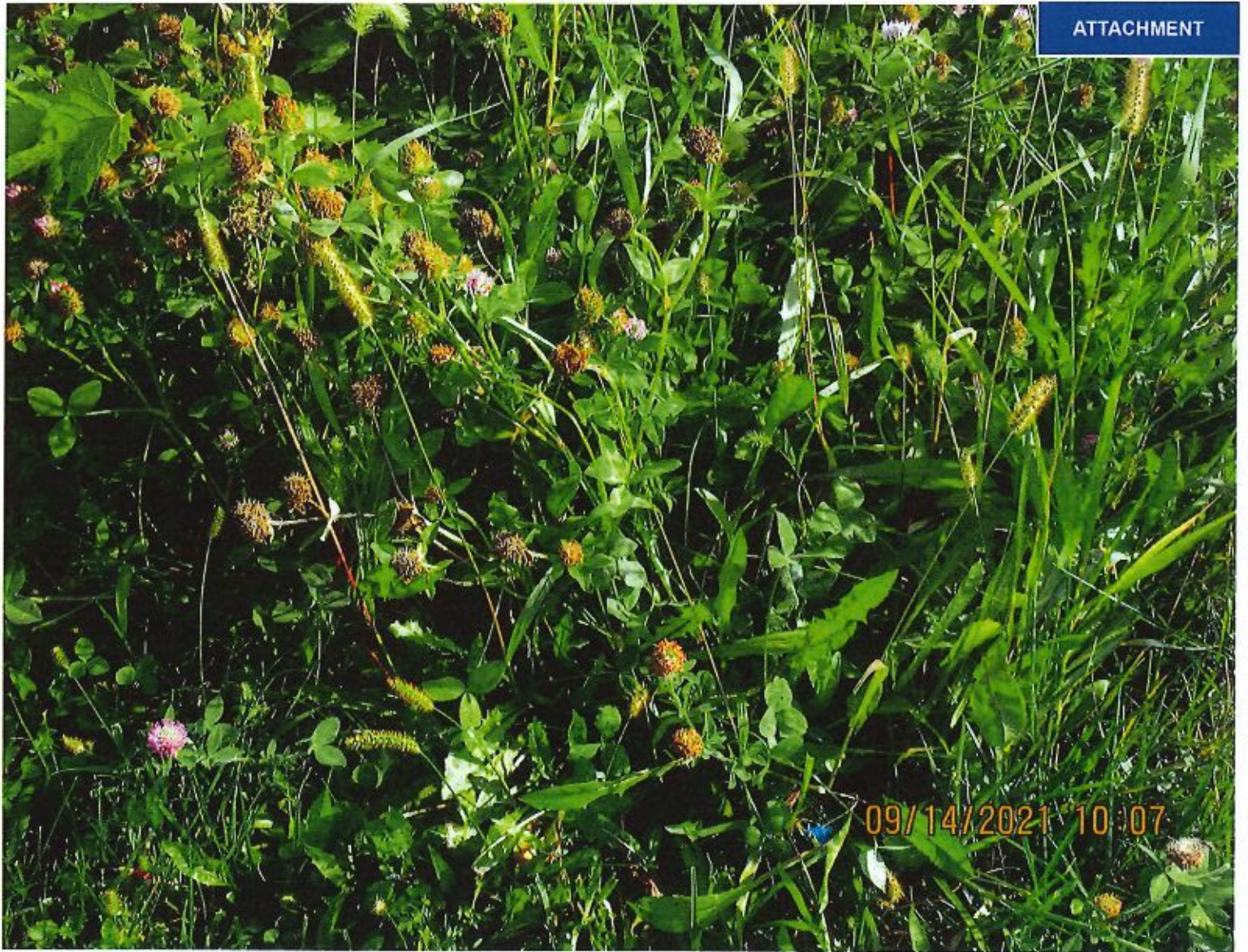


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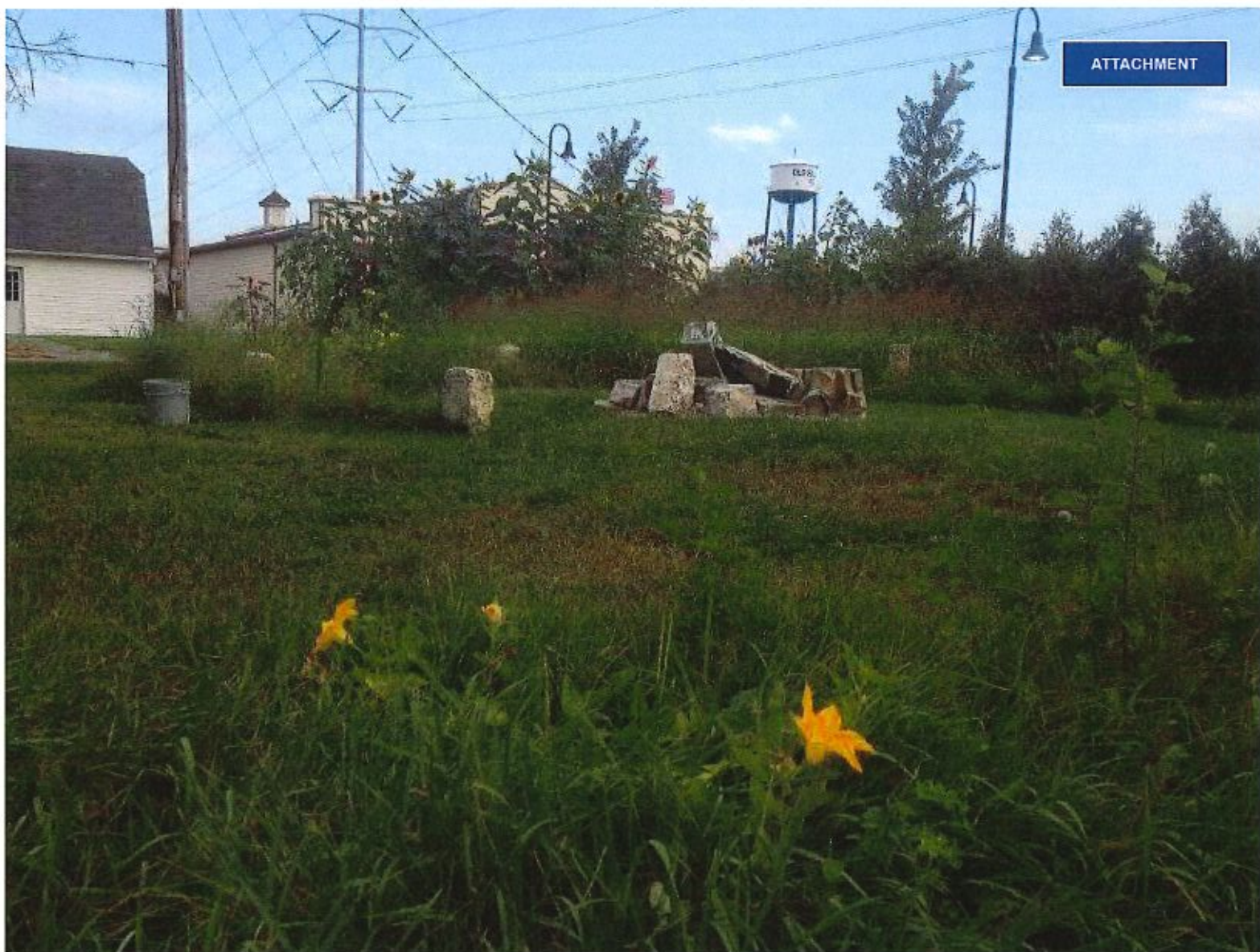
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CASE 2: BZA-22-6 – Special Olympics Ohio - 3935 Britton Parkway

PARCEL NUMBER: 050-011178

APPLICANT: Echo Hilliard II LLC, 560 Epsilon Drive, Pittsburgh, PA 15238; c/o Bob Knecht, 1719 E. 39th Street, Cleveland, Ohio 44114; Ron Katz, 1719 E. 39th Street, Cleveland, Ohio 44114.

REQUEST: Review & approval of a temporary use under the provisions of Hilliard Code Section 1106.02 to permit a clothing donation bin in the parking lot.

BACKGROUND:

The site is 2.71 acres located on the west side of Britton Parkway 250 feet north of Cemetery Road and is zoned PUD, Planned Unit Development District (First Industrial Property Plan). The site has two entrance drives from Britton Parkway and one from All Seasons Drive. The applicant is requesting approval of a variance for a temporary use under Section 1106.02 of the Code to locate an accessory donation bin at the rear of the parcel within a paved parking lot.

CONSIDERATIONS:

- Hilliard Code Section 1121.02(b)(2) states that accessory buildings shall not be located within any front yard or within any easement. Section 1121.02(b)(3) states that accessory buildings may be erected in a rear yard if set back not less than six feet from the rear property line and three feet from the side property line. Section 1121.02(b)(4) states that buildings and structures accessory to non-residential uses shall meet the minimum setback requirements and height limitations for principal buildings in the respective zoning district.
- The proposal consists of one donation bin (4'x5') located at the rear of the parking lot west of Rusty Bucket and south of Scrambler Marie's. The bin will be the receptacle for donations of clothing and shoes for Special Olympics. No resale of merchandise will occur at the site, and no additional lighting is proposed beyond the existing parking lot lighting. The bin includes informational signage, and no additional signage is proposed.
- On June 21, 2018, the Board approved a variance to locate three Special Olympic bins in the front yard of 3780-3785 Park Mill Run Dr. The motion was approved for a 12-month period with the condition that all refuse laying around the bins was to be cleaned up at all times. This temporary use resulted in significant code enforcement efforts due to the abundance of rubbish outside and around the bin. The bins were removed before the 12-month period ended.
- Staff has found that the areas around donation bins of the type proposed with this application often become the receptacle of materials other than the items intended, such as furniture, household goods, mattresses, toys, trash, etc. because the sites are not monitored.

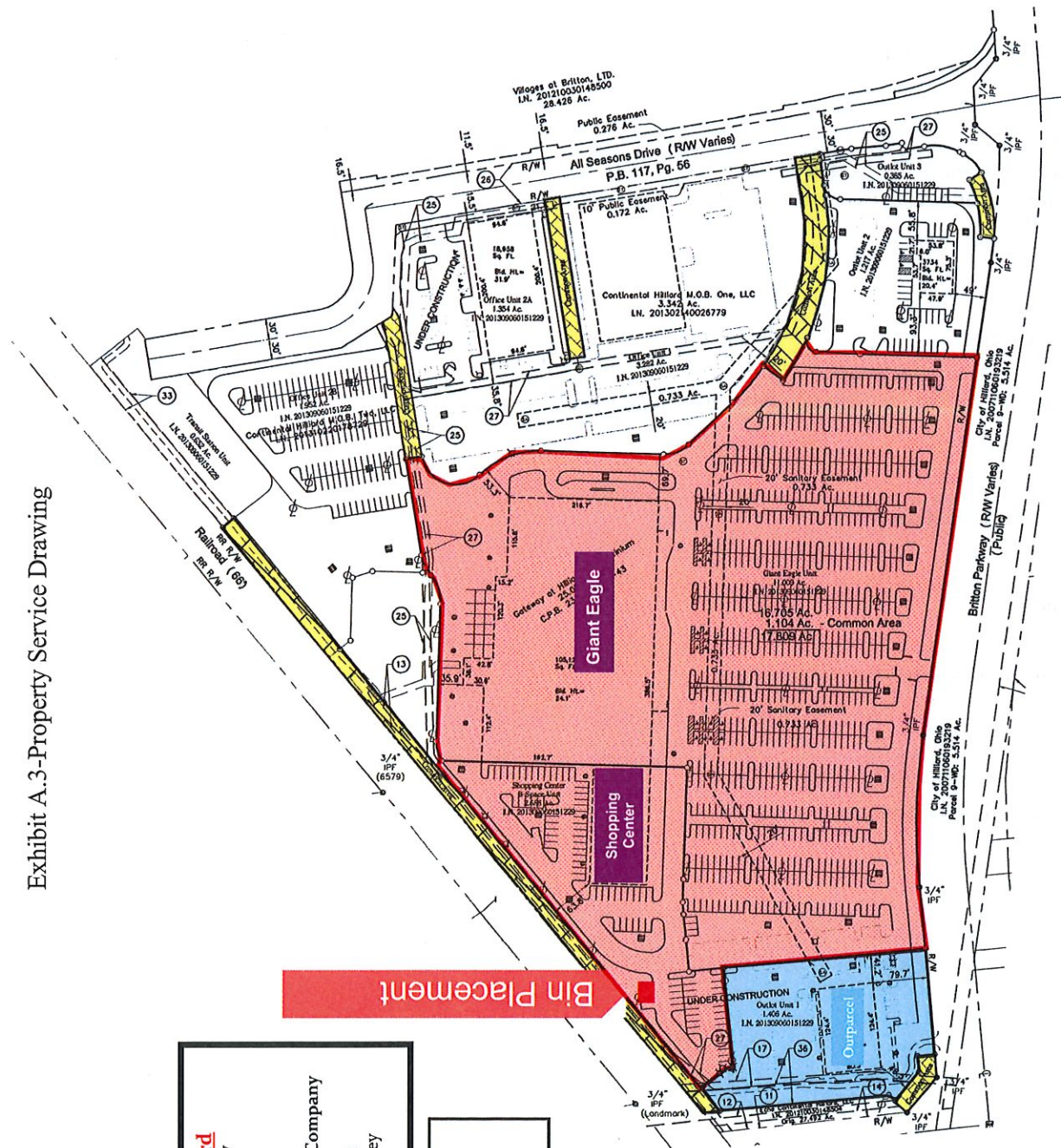
STAFF RECOMMENDATION:

Staff finds that the proposed outdoor, unattended donation bin is of a type that has been the source of significant zoning enforcement efforts to eliminate trash and debris from accumulating in the area around the bin. Staff finds that this type of donation bin would be more appropriately located within an indoor commercial tenant space that would provide ongoing monitoring. Based on these findings, consistent with the provisions of Code Section 1106.04, staff respectfully recommends that the proposed variance to locate one accessory structure be denied.

EXHIBIT A

(The Licensed Premises)

Exhibit A.3-Property Service Drawing



Gateway at Hilliard
3955 Britton Parkway
Hilliard, OH 43026

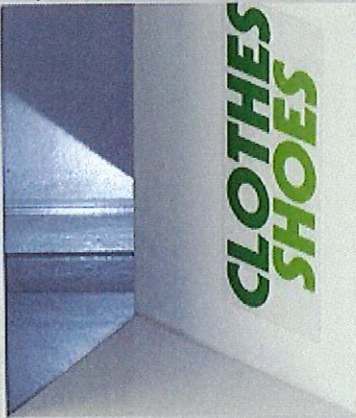
Managed By:

ECHO Real Estate Services Company
560 Epsilon Drive
Pittsburgh, PA 15238
Contact: Heather Silkey
412-495-1510

Common Areas-Association

Outparcel

Shopping Center



Thank You
Your Donation Is
Tax Deductible



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To Get A Tax Receipt
Access Your Account

DONATE CLOTHES SHOES



**WE APPRECIATE YOUR HELP IN KEEPING
THE DONATIONS IN THE BIN ONLY.
PLEASE NO DUMPING. FOR IMMEDIATE SERVICE
CALL: 877-277-2224**

"Thank you for your valuable donation to Special Olympics of Ohio. Your donation provides valuable support for our operations and programs." Ohio Mills Corp. is a registered professional solicitor under contract with Special Olympics of Ohio and maintains this bin for its collection and acceptance.

Ohio Mills Corp. is registered with Ohio Attorney General, Charles W. Hensley and is required to file financial disclosures annually.

For more information contact Special Olympics of Ohio, Inc., 3303 Mitchell Pike, Columbus, Ohio 43221 or on the web at www.sodonline.org

CASE 3: BZA-22-7 – Vawter Residence – 6069 Heritage Lakes Drive

PARCEL NUMBER: 050-007078

APPLICANT: Gary Vawter, 6069 Heritage Lakes Drive, Hilliard, OH 43026.

REQUEST: Review and approval of a variance from Hilliard Code Section 1121.02(d)(5) to permit a pool with an automatic cover in lieu of a fence around the pool.

BACKGROUND:

The site is located on the south side of Heritage Lakes Drive, approximately 110 feet east of Heritage Point Court. The 0.49-acre parcel is Lot #61 of the Heritage Lakes PUD (Planned Unit Development) District and was platted as part of Section 1 which was originally approved for zoning in 1992. This application is a variance request to install a mechanical pool cover in lieu of swimming pool fencing with self-closing and self-locking gate as required by Section 1121.02(d)(5) of the Code.

CONSIDERATIONS:

- *Description.* The site and surrounding properties are zoned PUD, Planned Unit Development District as part of the Heritage Lakes PUD Plan. The rear of the property backs onto one of the fairways of the Heritage Golf Club. A decorative post-and-rail white fence installed by the golf course is located along the rear property line to delineate the edge of play. The rear property line is approximately 60 feet from the closest cart path.
- *Required Fencing.* Hilliard Code Section 1121.02(d)(5)(a) states that the immediate surroundings or yard around the pool shall be fenced and equipped with a self-latching gate with a self-closing lock to prevent uncontrolled access into any swimming pool.
- *Prior Variance Requests.* Since 2018, the Board of Zoning Appeals has received five variance requests to replace required pool fencing with an automatic pool cover. **The Board has approved all five requests.** [BZA-21-35 Badow Residence; BZA-21-6 Capron Residence; 20-0157AR Miglietti Residence; 20-0145AR Ruma Residence; 18-0093AR Tucker Residence]
- *Patio & Pool Design.* The proposed 714-square foot patio will surround the proposed 494-square foot fiberglass in-ground pool that complies with all required setbacks and site standards. Mechanicals for the pool will be placed on a concrete pad along the east elevation of the home. A side yard setback of 8 feet is required, and mechanicals are permitted to encroach up to 3 feet within the side yard. **Any proposed mechanicals must be screened to comply with Code.**
- *Fencing.* Plans indicate a 48-inch-tall decorative aluminum fence with gate hardware around the pool and patio that complies with Code. This variance request is to install an electronic pool cover in place of the required fence. **To meet the intent of the Code, a cover would need to be closed at all times when the pool is not in use.**
- *HOA Review.* The Heritage Lakes HOA has approved the proposed plan on the condition that the variance to utilize the electronic pool cover from the Board of Zoning Appeals is granted. The HOA is also requesting that the proposals screen the mechanicals on the side of the home.

STAFF RECOMMENDATION:

Staff finds that there can be beneficial use of the property without the variance and that the proposed variance to permit a pool without fencing is substantial. Staff finds that the property owner's difficulty can be feasibly obviated through some method other than a variance. Based on these findings, consistent with the provisions of Hilliard Code Section 1106.04 staff respectfully recommends that the proposed variance be denied.

ELECTRIC NOTES

Note: All work to comply with the current version of the National Electric Code; NEC 2017.

Equipotential bonding is to be incorporated to comply with NEC 680.26 A.

SHEET INDEX

A1.0	Site Plan & General Info
A1.1	Enlarged Site Plan

ZONING

Jurisdiction: Hilliard, Ohio
Franklin County, Ohio

Site Area: 0.49 acres

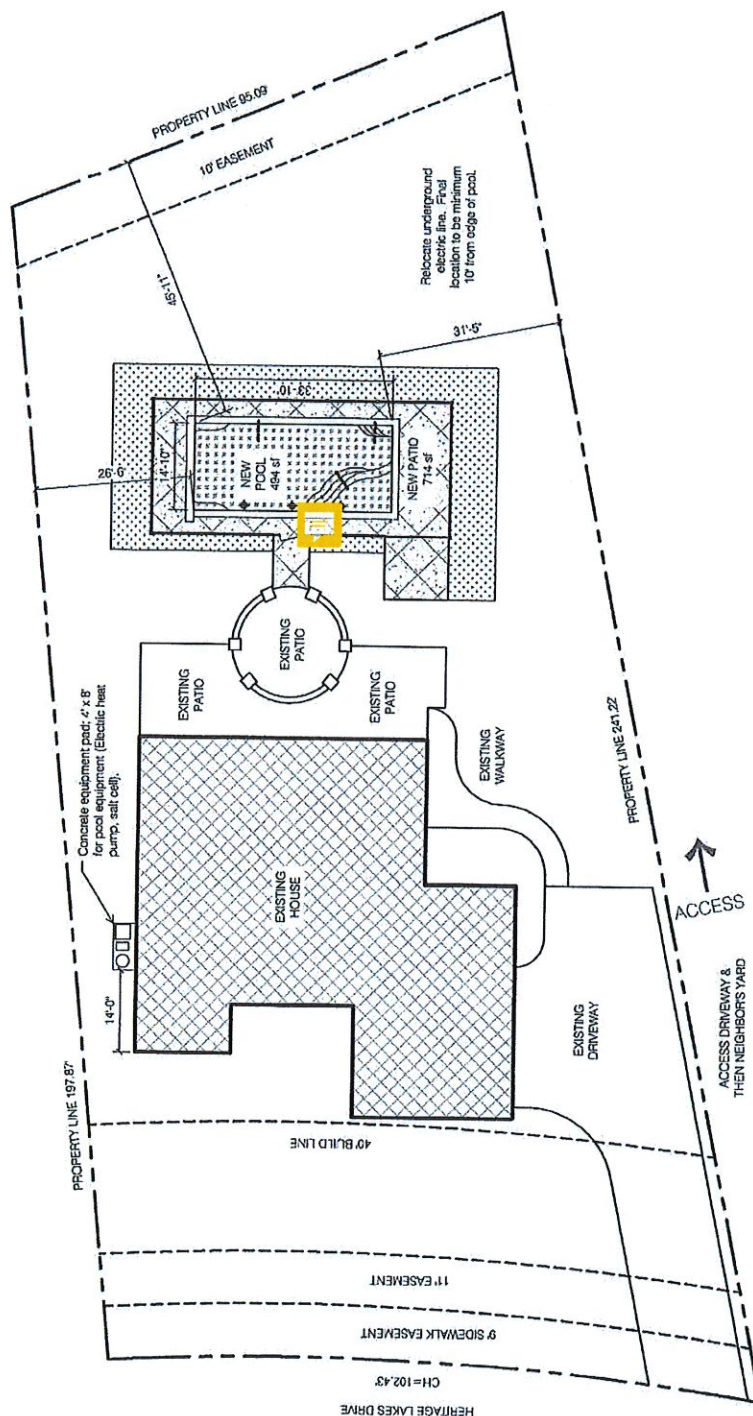
Lol: Heritage Lakes Sec 1

GENERAL INFO

Address: 6069 Heritage Lakes Drive
Hilliard, Ohio 43026

Parcel: Franklin County
050-007078-00

Scope of Project:
The project consists of the construction of a new pool with associated patio.



1 OVERALL SITE PLAN

OVERALL SITE PLAN

 \oplus

PERMIT SET

SCALE:

As Noted

PROJECT NO.:
DATE:
May 14, 2004

DATE: _____

Nov 14 2004

NOV 14, 2021
SHEET NO.

A1.0

NEW POOL & PATIO
6069 HERITAGE LAKES DRIVE
HILLIARD, OHIO 43026

ARCHITECT
BRENDA PARKER
614-586-5514
brenda.parker@



NEW POOL & PATIO
6069 HERITAGE LAKES DRIVE
HILLIARD, OHIO 43026

PERMIT SET

As Noted
PROJECT NO.:

DATE: Nov 14, 2021
SHEET NO.

A1.1

ENLARGED SITE PLAN





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**Board of Zoning Appeals
Board Order
October 21, 2021 Meeting**

The Board of Zoning Appeals took the following action at this meeting:

CASE 5: BZA-21-35 – Bandow Residence – 5765 Heritage Lakes Drive

PARCEL NUMBER: 050-008223

APPLICANT: John Bandow, 5765 Heritage Lakes Drive, Hilliard, OH 43026

REQUEST: Review and Approval of a variance from Hilliard Code Section 1121.02(d)(5) to permit a pool with an automatic cover in lieu of a fence on all sides of the pool.

MOTION: President Piper made a motion to approve CASE 4: BZA-21-32 – White Residence – 4140 Winterringer Street for a variance from Hilliard Code Section 1109.03 to reduce the required side yard, required rear yard, and required front yard in the R-2, Low/Medium Density Residential zoning district with the following condition:

- 1) That the pool cover is closed when the pool is not in use.

Mr. Epling seconded the motion.

VOTE:

Mr. Epling	Yes
Mr. Steele	Yes
Mr. St. Clair	Excused
President Piper	Yes
Mr. Donato	Yes
Mr. Stepp	Yes
Vice President Mulrane	Excused

STATUS: The motion passed 5-0. Case BZA-21-35 was approved with the above condition.

CERTIFICATION:

John Talentino, Acting Clerk
October 22, 2021



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**Board of Zoning Appeals
Board Order
May 20, 2021 Meeting**

The Board of Zoning Appeals took the following action at this meeting:

CASE 4: BZA-21-6 – Capron Residence – 3429 Woodland Drive

PARCEL NUMBER: 053-000212

APPLICANT: Michael Capron, 3429 Woodland Drive, Hilliard, OH 43026

REQUEST: Review & approval of a variance from Hilliard Code Section 1121.06(f) to permit an automatic pool cover in lieu of a fence around a pool.

MOTION: President Piper made a motion on Case 4: BZA-21-6– Capron Residence – 3429 Woodland Drive for approval of a variance from Hilliard Code Section 1121.06(f) to permit an automatic pool cover in lieu of a fence around a pool with the following condition:

1. That the cover must be extended and locked over the pool when the pool is not in use.

Mr. St. Clair seconded the motion.

VOTE:

Mr. Epling	Yes
Mr. Steele	Yes
Mr. St. Clair	Yes
President Piper	Yes
Mr. Donato	Yes
Mr. Stepp	Yes
Vice President Mulrane	Excused

STATUS: The motion passed 6-0 and Case 4: BZA-21-6– Capron Residence – 3429 Woodland Drive was approved of a variance from Hilliard Code Section 1121.06(f) to permit an automatic pool cover in lieu of a fence around a pool with the above condition.

CERTIFICATION:

David Myerholtz, Acting Clerk
June 10, 2021

Any person aggrieved by the decision of the Board of Zoning Appeals may appeal that decision to a court of competent jurisdiction within thirty (30) days per Ohio Revised Code Section 2505.07.



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**Board of Zoning Appeals
Board Order
November 19, 2020 Meeting**

The Board of Zoning Appeals took the following action at this meeting:

CASE 3: 20-0157AR – Miglietti Residence – 3437 Woodland Drive

PARCEL NUMBER: 050-000210

APPLICANT: Eric and Jennifer Miglietti, 3437 Woodland Drive, Hilliard, OH 43026

REQUEST: Review & Approval of a variance from Hilliard Code Section 1121.02(d)(5) to permit a pool with an automatic cover instead of a fence.

MOTION 1: Mr. Epling made a motion on CASE 3: 20-0157AR – Miglietti Residence – 3437 Woodland Drive for approval of a variance from Hilliard Code Section 1121.02(d)(5) to permit a pool with an automatic cover instead of a fence with the following 2 conditions:

- 1) That the pool cover be maintained in good working order; and,
- 2) That the pool cover be closed when not in use.

Mr. Moeller seconded the motion.

VOTE:

Mr. Epling	Yes
Mr. Boshane	No
Mr. St. Clair	Yes
Chairman Piper	No
Mr. Donato	Yes
Mr. Moeller	Yes
Ms. Mulrane	Excused

STATUS: The motion passed 4-2 and CASE 3: 20-0157AR – Miglietti Residence – 3437 Woodland Drive was approved for a variance from the Hilliard Code Section 1121.02(d)(5) to permit a pool with an automatic cover instead of a fence with the above 2 conditions.

CERTIFICATION:

David Myerholtz

David Myerholtz, Acting Clerk
November 20, 2020

Any person aggrieved by the decision of the Board of Zoning Appeals may appeal that decision to a court of competent jurisdiction within thirty (30) days per Ohio Revised Code Section 2505.07.



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**Board of Zoning Appeals
Board Order
June 18, 2020 Meeting**

The Board of Zoning Appeals took the following action at this meeting:

CASE 2: 20-0145AR – Ruma Residence – 4220 Shire Cove Road

PARCEL NUMBER: 050-003114

APPLICANT: David C. Ruma, 4220 Shire Cove Road, Hilliard, OH 43026

REQUEST: Review & approval of a variance from Hilliard Code Section 1121.06(f)(2) to reduce the minimum setback for a pool and accessory structures from 10 feet to 6 feet and Section 1121.02(d)(5) and 1121.06(f)(4) to permit a pool without fencing along the rear of the property.

MOTION 1: Mr. St. Clair made a motion on CASE 2: 20-0145AR – Ruma Residence for approval of a variance from Hilliard Code Section 1121.06(f)(2) to reduce the minimum setback for a pool and accessory structures from 10 feet to 4.5 feet with the following 2 conditions:

1. That the proposed paving is located not less than 4.5 feet from the northwest property line as shown; and,
2. That all required permits are obtained prior to installation of the pool and adjacent paved areas.

Mr. Moeller seconded the motion.

VOTE:

Mr. Epling	Yes
Mr. Boshane	Yes
Mr. St. Clair	Yes
Chairman Piper	Yes
Mr. Donato	Yes
Mr. Moeller	Yes
Ms. Mulrane	Yes

STATUS: The motion passed 7-0 and CASE 2: 20-0145AR – Ruma Residence was approved for a variance from Hilliard Code Section 1121.06(f)(2) to reduce the minimum setback for a pool and accessory structures from 10 feet to 4.5 feet with the above 2 conditions.

MOTION 2: Mr. Epling made a motion on CASE 2: 20-0145AR – Ruma Residence for approval of a variance from Hilliard Code Sections 1121.02(d)(5) and 1121.06(f)(4) to permit a pool without fencing along the rear of the property with the following condition:

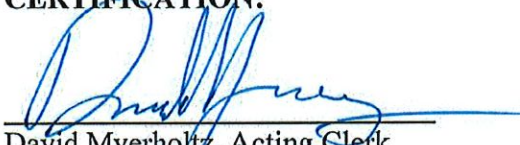
1. That an automatic pool cover is installed as described in the proposal to maintain safety.

Chairman Piper Seconded the motion.

VOTE:

Mr. Epling	Yes
Mr. Boshane	No
Mr. St. Clair	Yes
Chairman Piper	Yes
Mr. Donato	Yes
Mr. Moeller	Yes
Vice Chair Mulrane	No

STATUS: The motion passed 5-2 and CASE 2: 20-0145AR – Ruma Residence was approved for a variance from Hilliard Code Sections 1121.02(d)(5) and 1121.06(f)(4) to permit a pool without fencing along the rear of the property with the above condition.

CERTIFICATION:

David Myerholtz, Acting Clerk
June 19, 2020

Any person aggrieved by the decision of the Board of Zoning Appeals may appeal that decision to a court of competent jurisdiction within thirty (30) days per Ohio Revised Code Section 2505.07.



Don Schonhardt, Mayor

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**Board of Zoning Appeals
Board Order
July 19, 2018 Meeting**

The Board of Zoning Appeals took the following action at this meeting:

CASE 2: 18-0093AR – Tucker Residence – 5938 Morganwood Square

PARCEL NUMBER: 050-009146

APPLICANT: Richard & Deanna Tucker, 5938 Morganwood Square, Hilliard, Ohio 43026.

REQUEST: Review & approval of a variance from Hilliard Code Section 1121.02(d)(5) to eliminate the requirement for a fence to surround a swimming pool and to install an automatic pool cover, and Section 1121.06(f)(2) to reduce the minimum setback of the walk adjacent to the pool from 10 feet to 8 feet.

MOTION #1: President Piper made a motion to approve CASE 2: 18-0093AR – Tucker Residence – 5938 Morganwood Square for a variance from Hilliard Code Section 1111.06 to reduce the minimum setback of the walk adjacent to the pool from 10 feet to 8 feet with the following 3 conditions:

- 1) That the pool and any accessory structures are located not less than 10 feet from any property line; and
- 2) That the walk adjacent to the pool is located not less than 8 feet from the south property line; and
- 3) That all other provisions of the Zoning Code concerning pools are met.

Mr. Epling seconded the motion.

VOTE:

Mr. Epling	Yes
Mr. Moeller	Yes
President Piper	Yes
Ms. Mulrane	Yes
Mr. Boshane	Yes
Mr. Donato	Yes

STATUS: The motion passed 6-0 and CASE 2: 18-0093AR – Tucker Residence – 5938 Morganwood Square was approved for a variance from Hilliard Code Section 1111.06 to reduce the minimum setback of the walk adjacent to the pool from 10 feet to 8 feet with the 3 conditions listed above.

MOTION #2: Mr. Epling made a motion to approve CASE 2: 18-0093AR – Tucker Residence – 5938 Morganwood Square for a variance from Hilliard Code Section 1111.06 to eliminate the requirement for a fence to surround a swimming pool and to install an automatic pool cover with the following 1 condition:

- 1) That the automatic pool cover be closed when the swimming pool is not in use.

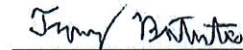
President Piper seconded the motion.

VOTE:

Mr. Epling	Yes
Mr. Moeller	Yes
President Piper	Yes
Ms. Mulrane	No
Mr. Boshane	No
Mr. Donato	Yes

STATUS: The motion passed 4-2 and CASE 2: 18-0093AR – Tucker Residence – 5938 Morganwood Square was approved for a variance from Hilliard Code Section 1111.06 to eliminate the requirement for a fence to surround a swimming pool and to install an automatic pool cover with the 1 condition listed above.

CERTIFICATION:



Tromy Batiste, Acting Clerk
July 23, 2018

CASE 4: BZA-22-8 – Tidd Funeral Home – 4010 Columbia Street

PARCEL NUMBER: 050-000085

APPLICANT: Ricky and Arlene Tidd, 4492 Carrington Way, Hilliard, OH 43026; c/o Braydon Putnam, V3 Companies, 3500 Snouffer Road, Columbus, OH 43235

REQUEST: Review and approval of a request of variances to Section 1127.04(b)(3)(c) to reduce required aisle width from 24 feet to 20 feet and Section 1125.05(b) to reduce the minimum perimeter landscape buffer to 0 feet for the construction of a 27-space, shared-access parking lot.

BACKGROUND:

The site is 0.17 acre located on the southeast side of Columbia Street approximately 120 feet southwest of Norwich Street. The site is currently undeveloped and is the former location of a residence. The applicant is requesting approval of a 27-space parking lot that will include accessible parking, improvements to the Columbia Street right-of-way and related bicycle facilities. *On March 10, 2022, the Planning and Zoning Commission reviewed Case PZ-22-005 and approved (7-0) an Old Hilliard Design Plan for the parking lot with three conditions that are duplicated in this report.* This variance request is to reduce the required drive aisle width for the parking lot from 24 feet to 20 feet and to eliminate minimum perimeter landscape buffer requirements to permit the shared access layout. Following review by this Board, the proposed parking lot development could proceed to obtain necessary permits for construction.

CONSIDERATIONS:

- *Comprehensive Plan.* Adopted plans for the District recommend the provision of private, on-site spaces where possible. The Plan emphasizes increasing connectivity for pedestrians and vehicles throughout the District and to redevelop underutilized properties in an attractive way that respects the existing character. The proposed plan will provide needed resources in a way that will be appropriately screened, provide pedestrian amenities and connections that are missing on Columbia Street and will include alley improvements that will benefit the general public. The proposed improvements will create a short-term resource in that portion of the District until such time as market conditions encourage further development consistent with the Plan.
- *Zoning.* The site and all surrounding properties are located within Old Hilliard. Properties to the north, east and south are within the OH-RD District and include a mix of commercial uses. A single-family residence is located to the south across the alley, and a variety of businesses (including Tidd Funeral Home) are located on the other side of Columbia Street within the OH-MD mixed use district.
- *Parking Requirements.* 78 spaces are necessary to meet standard parking requirements. Section 1115.05(f) allows the Planning and Zoning Commission to grant a 50% reduction upon consideration of whether other parking is available within a reasonable distance if transit is available and if hours or peak activity for the use will not coincide with other nearby uses. As a funeral use a 50% reduction requires 39 spaces. The existing lot at the corner of Columbia and Center Streets includes 42 spaces. This proposed lot will provide 27 additional spaces (69 total). As a unique use that has significant parking needs during limited times, the property owner is working to provide adequate parking resources in proximity to the use.
- *Lot Design.* The proposed parking layout will provide 27 spaces and is designed to integrate with adjacent parcels that are controlled by the applicant. Circulation along the north property line is proposed at 20 feet and paved portions of the alley will be widened and range from 22.97 to 25 feet to enhance vehicular movement.

- *Aisle Width.* A variance from Section 1127.04(b)(3)(c) is necessary to reduce aisle width from 24 feet to 20 feet. The reduction is consistent with other parking lots in Old Hilliard, will improve the condition of the alley and addresses the limitations created by the small lot size.
- *Right-of-way Improvements.* Sidewalks, stormwater improvements (including underground storage) and site enhancements will be installed to the satisfaction of the City Engineer.
- *Cross Easements.* Because the proposed parking circulation is shared/coordinated with surrounding parcels, cross access easements will be required with the adjacent parking areas.
- *Landscape Buffers.* Section 1125.05(b) of the Code requires a 25-foot landscape buffer for properties adjacent to a residential property or district. The plan utilizes coordinated parking with the alleys and a drive aisle with properties to the north with landscape buffers that range from 7 feet to 0 feet from the property line. The Code does not address alley parking configurations, the size of many small lots within Old Hilliard or coordinated access between properties as proposed by this plan.

STAFF RECOMMENDATION:

Staff finds that the proposed parking lot installation is generally consistent with the intent and purpose of the Zoning Code in Old Hilliard and will provide additional parking resources for the District in a coordinated manner. The proposed lot will coordinate with the existing alley system and result in improvements to the public right-of-way. The project will maintain the spirit and intent of the Code, and the variances will address the unique aspect of the proposed layout to coordinate with the alley system and adjacent uses. The integrity of the alley will be maintained for public services and utilities, and the proposed lot will provide a valuable use in this transitional portion of Old Hilliard until such time as growth in the District encourages the development of additional mixed uses that meet the intent of the Code and objectives of the Comprehensive Plan. Based on these findings, staff recommends approval of the proposed variances with the following three conditions:

- 1) That all necessary cross easements be provided to the satisfaction of staff;
- 2) That the installation of all improvements to the site and in public right-of-way be completed to the satisfaction of staff; and
- 3) That all necessary variances be obtained from the Board of Zoning Appeals prior to submitting for permits.

UTILITY CONTACT INFORMATION

TELEPHONE
AT&T
111 N. FOURTH STREET
COLUMBUS, OH 43215
(614) 460-7548

ELECTRIC
AMERICAN ELECTRIC POWER
850 TECH CENTER DRIVE
GAHANNA, OH 43230-6605
(614) 883-6802
CONTACT: BRENT GATES

GAS
COLUMBIA GAS
920 WEST GOODALE BLVD.
COLUMBUS, OH 43215
(614) 460-2172

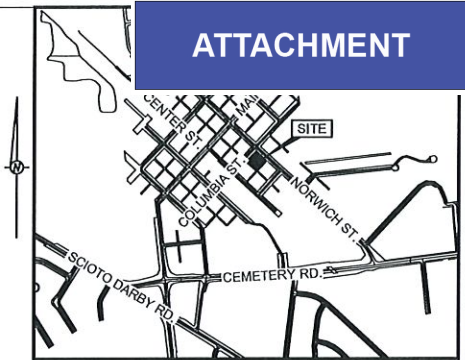
CABLE TELEVISION
SPECTRUM
1266 DUBLIN ROAD
P.O. BOX 2553
COLUMBUS, OH 43216-2553
(614) 461-5262

PETROLEUM
JOE BURTON
MARATHON PIPE LINE, LLC.
OPERATIONS ROW TECHNICIAN
HEATH, OHIO
CELL: (614) 439-8145
JCBURTON@MARATHONPETROLEUM.COM

OWNER/DEVELOPER:
TIDD FUNERAL HOME
5265 NORWICH STREET
HILLIARD, OHIO 43026
PHONE: (614) 876-1722
CONTACT: RICK TIDD
EMAIL: TIDDFAMILYFUNERALHOME@GMAIL.COM

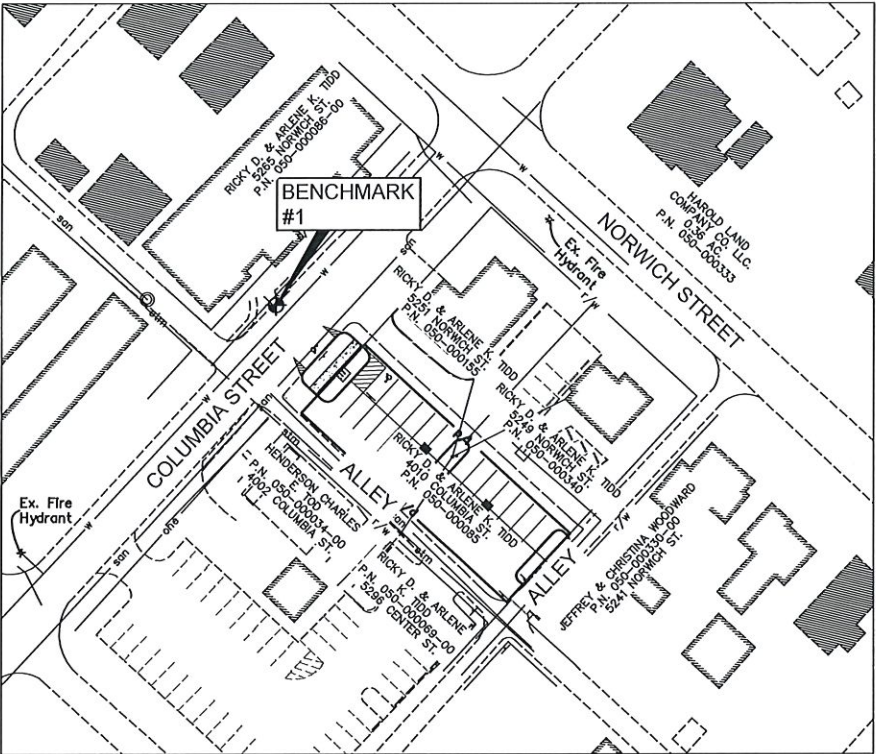
ENGINEER/SURVEYOR
V3 COMPANIES LTD.
3500 SNOUFFER RD, STE. 225
COLUMBUS, OHIO 43235
PHONE: 614-761-1661
FAX: 614-761-1328
CONTACT: ANDREW GARDNER, P.E.
E-MAIL: AGARDNER@V3CO.COM

PRELIMINARY ENGINEERING PLANS
FOR
TIDD FUNERAL
HOME
4010 COLUMBIA ST.
HILLIARD, OHIO
2022



LOCATION MAP

NO SCALE



INDEX MAP
SCALE: 1" = 50'

SHEET INDEX

- 1 TITLE SHEET
- 2 SITE PLAN
- 3 EXISTING CONDITIONS AND DEMOLITION PLAN
- 4 PRELIMINARY STORM, GRADING, AND UTILITY PLAN
- 5 VICINITY MAP
- P-1 PLANTING PLAN
- EX-1 LIGHTING PLAN

SIGNATURES ON THIS PLAN SIGNIFY ONLY CONCURRENCE WITH THE GENERAL PURPOSE AND GENERAL LOCATION OF THE PROJECT. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE ENGINEER PREPARING THE PLAN.

REVIEWED BY:

DIRECTOR OF PUBLIC SERVICE, CITY OF HILLIARD DATE

CITY ENGINEER, CITY OF HILLIARD DATE

FIRE CHIEF, NORWICH TOWNSHIP DATE

ANDREW A. GARDNER ~ OHIO ENGINEER NO. E-68659 DATE



3500 Snouffer Road,
Suite 225
Columbus, Ohio 43235
614.761.1661 phone
www.v3co.com

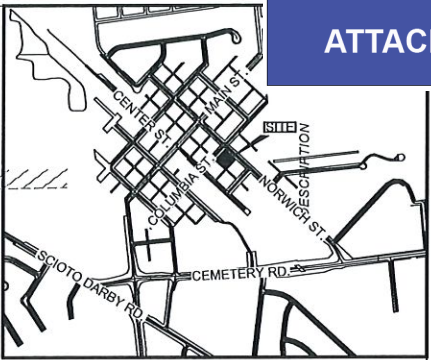
Visio, Vertere, Virtute... "The Vision to Transform with Excellence"

REVISIONS			
NO.	DATE	DESCRIPTION	REV. BY
ORIGINAL ISSUE DATE:			

BENCHMARKS
REFERENCE BENCHMARK BENCHMARKS WERE DERIVED FROM A VRS OBSERVATION OF MONUMENTS, PID DESIGNATION OF AJT184, CORSE ID COLB AND ALL OTHER ELEVATION ARE BASED UPON THIS OBSERVATION. ELEV.: 722.189' (NAVD 88 REFERENCE DATUM) BENCHMARK #1 "X" CUT IN NORTH RIME OF A CATCH BASIN ALONG THE SOUTHWESTERLY SIDE OF COLUMBIA STREET APPROXIMATELY 40 FEET NORTHEASTERLY OF THE ALLEY SOUTH OF NORWICH STREET. ELEV.: 935.59'

PROFESSIONAL ENGINEER'S CERTIFICATION
I, _____ A LICENSED PROFESSIONAL ENGINEER OF OHIO, HEREBY CERTIFY THAT THIS SUBMISSION WAS PREPARED ON BEHALF OF BY V3 COMPANIES, LTD. UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS. DATED THIS _____ DAY OF _____, A.D., 2021. OHIO LICENSED PROFESSIONAL ENGINEER MY LICENSE EXPIRES ON NOVEMBER 30, 2022

DRAWING NO.
1



LOCATION MAP
NO SCALE
CITY OF HILLIARD
FRANKLIN COUNTY, OHIO

OWNER/DEVELOPER:
TIDD FUNERAL HOME
5265 NORWICH STREET
HILLIARD, OHIO 43026
PHONE: (614) 876-1722
CONTACT: RICK TIDD
EMAIL: TIDDFAMILYFUNERALHOME@GMAIL.COM

ENGINEER/SURVEYOR:
V3 COMANIES, LTD.
3500 SNOUFFER ROAD, STE. 225
COLUMBUS, OHIO 43235
PHONE: (614) 761-1661
FAX: (614) 761-1328
CONTACT: ANDREW GARDNER, P.E.
EMAIL: AGARDNER@V3CO.COM

JEFFREY & CHRISTINA WOODWARD
P.N. 050-000300-00
5241 NORWICH ST.

ZONING (CITY OF HILLIARD)
EXISTING PROPERTY USE: SINGLE-FAMILY RESIDENTIAL
PROPOSED PROPERTY USE: PARKING LOT
EXISTING ZONING: OH-RD (OLD HILLIARD RESIDENTIAL)
ADJACENT ZONING NORTH: OH-MD (OLD HILLIARD MIXED-USE)
ADJACENT ZONING SOUTH: OH-RD (OLD HILLIARD RESIDENTIAL)
ADJACENT ZONING EAST: OH-RD (OLD HILLIARD RESIDENTIAL)
ADJACENT ZONING WEST: OH-RD (OLD HILLIARD RESIDENTIAL)

SITE DATA:
PROPERTY OWNER: TIDD FUNERAL HOME
TOTAL ACREAGE: 0.17 ACRES
EXISTING RESIDENTIAL AREA: 0± S.F.
EXISTING BUILDING COVERAGE: 0%
EXISTING LOT COVERAGE: 20% (ASPHALT AND GRAVEL)
PROPOSED LOT COVERAGE: 88.0%
FRONT SETBACK: N/A (PARKING)
SIDE SETBACK: 5' MIN., 12' TOTAL (PARKING)
REAR SETBACK: 25' (PARKING)
PARCEL: 050-000085-00
COUNTY: FRANKLIN
JURISDICTION: CITY OF HILLIARD

SITE PLAN

PROJECT NO: 18-106

ORIGINAL ISSUE DATE:

DESCRIPTION

NO. DATE

NO. DATE

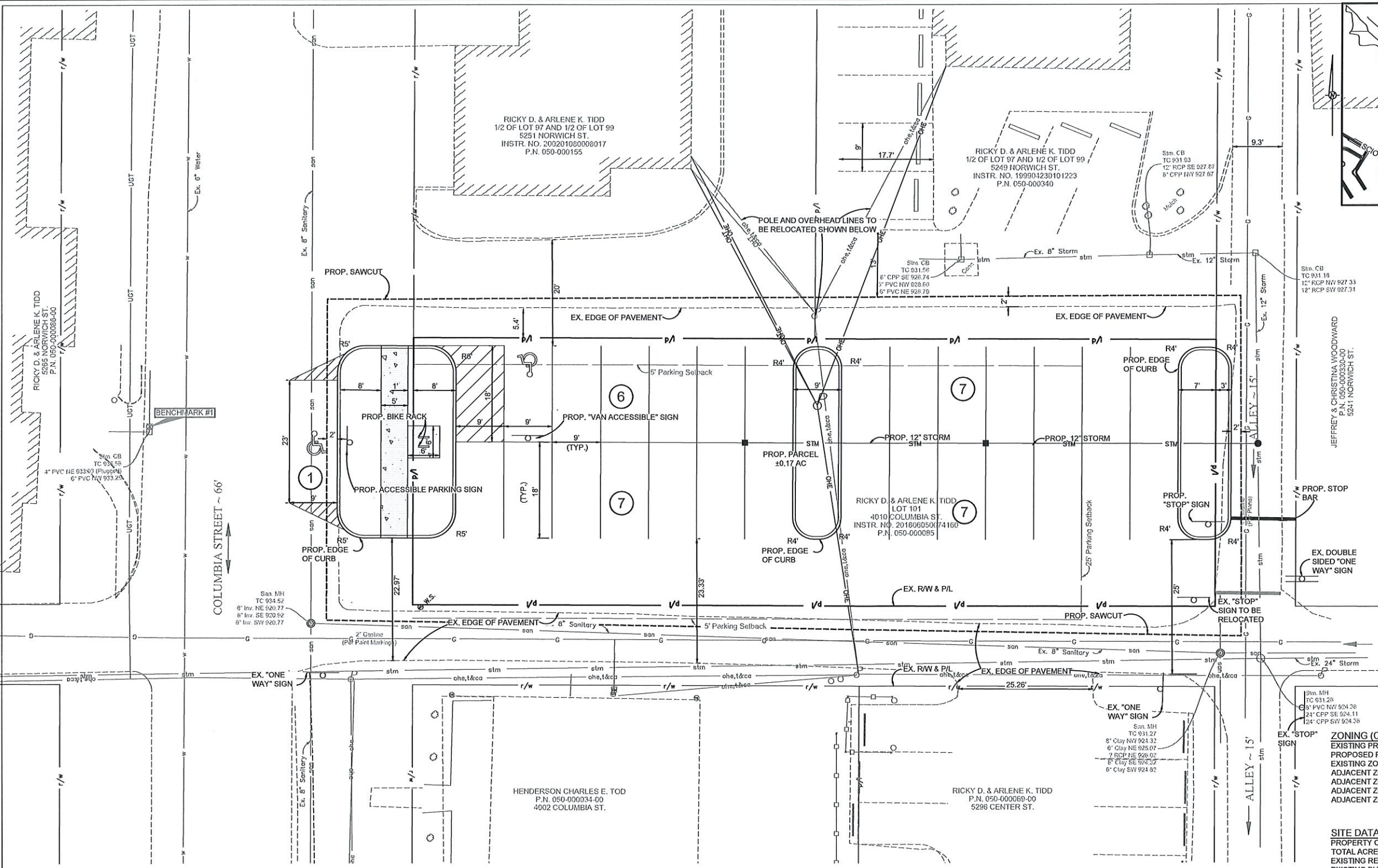
HILLIARD

OHIO

3500 Snouffer Road,
Suite 225
Columbus, OH 43235
614.761.1661 phone
www.v3co.com



DRAWING NO.



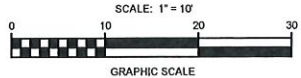
PARKING CALCULATIONS			
AREA	S.F.	REQ. PARKING	PARKING PROVIDED
EX. SINGLE FAMILY	2,115±	-	-
EX. FUNERAL HOME	3,875±	39*	41**
PROP. FUNERAL HOME	3,875±	39*	69

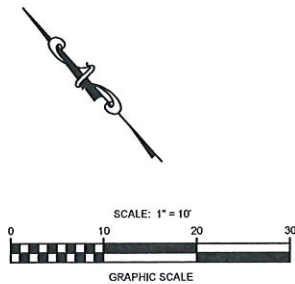
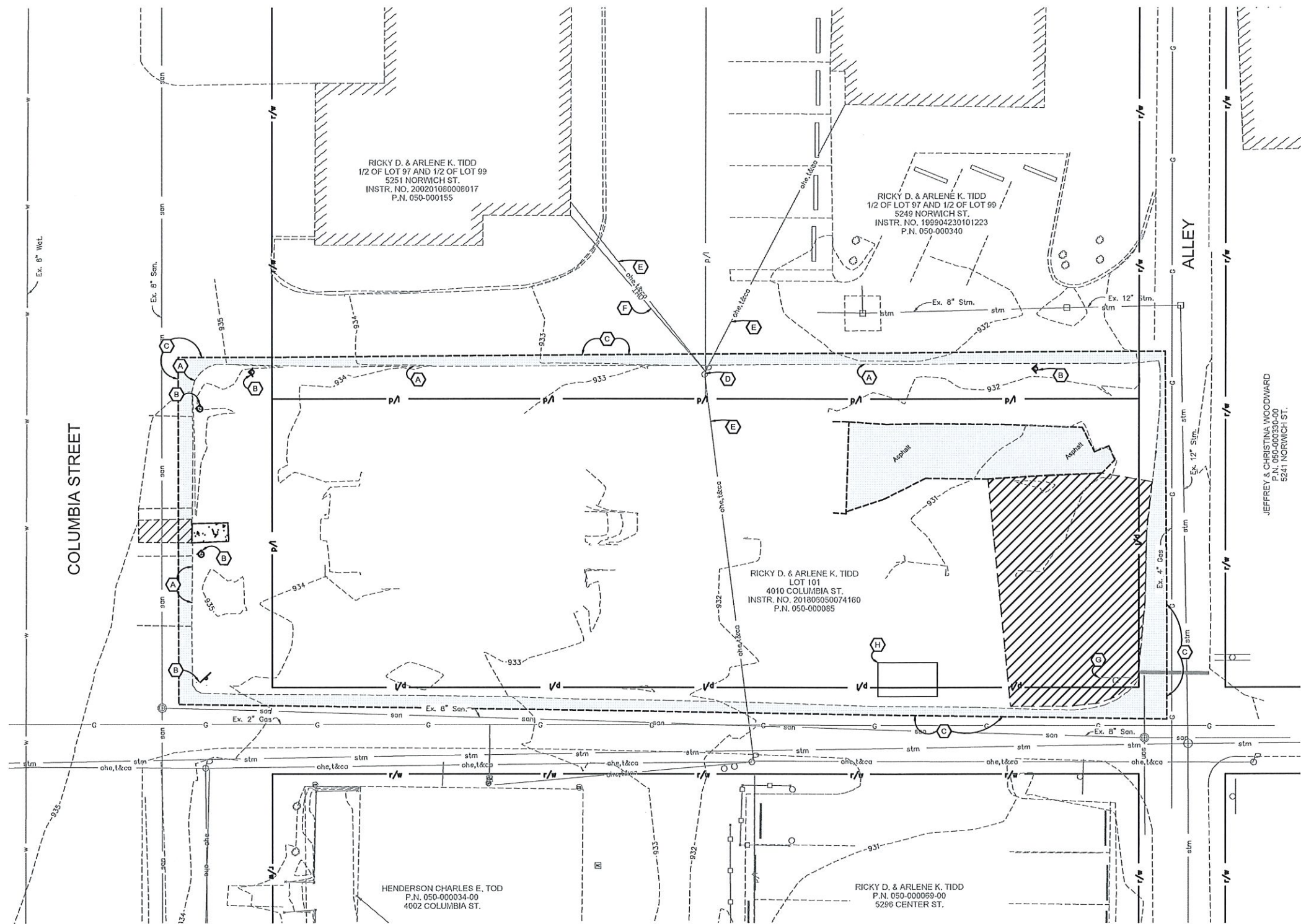
* PER TABLE 1127.3 OF THE HILLIARD ZONING CODE, 1 SPACE IS REQUIRED PER 50 S.F. OF ANY FUNERAL HOME. AS THE HOME IS LOCATED IN AN OLD HILLIARD DISTRICT, THIS IS REDUCED BY 50% PER 1127.02 (h) OF THE HILLIARD ZONING CODE.*

** EXISTING PARKING INCLUDES DEDICATED SPACES ACROSS COLUMBIA STREET AND EXISTING LOT NEAR COLUMBIA AND CENTER.**

FLOOD ZONE:
PROPERTY IS LOCATED WITHIN FLOOD HAZARD ZONE X (AREA OF MINIMAL FLOOD HAZARD) PER FLOOD INSURANCE RATE MAP, PANEL 141 OF 462, FRANKLIN COUNTY, OHIO AND INCORPORATED AREAS, MAP NO. 39049C0141K (EFFECTIVE DATE: JUNE 17, 2008).

SITE INFORMATION
TOTAL ACREAGE: 0.17 ACRES
ANTICIPATED DISTURBED: 0.17 ACRES
EXISTING IMPERVIOUS AREA: 0.04 ACRES
EXISTING IMPERVIOUS RATIO: 24%
PROPOSED IMPERVIOUS AREA: 0.15 ACRES
PROPOSED IMPERVIOUS RATIO: 88%
EXISTING RUNOFF COEFFICIENT: 0.50
PROPOSED RUNOFF COEFFICIENT: 0.85





- LEGEND**
- EXISTING GRAVEL TO BE REMOVED AND DISPOSED OF. BOUNDARY OF GRAVEL IS APPROXIMATE.
 - EXISTING ASPHALT PAVEMENT TO BE REMOVED AND DISPOSED OF.
 - EXISTING CONCRETE PAVEMENT TO BE REMOVED AND DISPOSED OF.
 - PROPOSED SAWCUT

- CODED NOTES**
- EXISTING CURB TO BE REMOVED AND DISPOSED OF.
 - EXISTING SIGN TO BE REMOVED AND DISPOSED OF.
 - PROPOSED SAWCUT.
 - EXISTING UTILITY POLE TO BE RELOCATED. REFER TO UTILITY PLAN.
 - EXISTING OVERHEAD POWER LINES TO BE RELOCATED WITH UTILITY POLE.
 - EXISTING OVERHEAD TELEPHONE LINE TO BE RELOCATED WITH UTILITY POLE.
 - EXISTING "STOP" SIGN TO BE REMOVED AND RELOCATED.
 - APPROXIMATE LOCATION ON EXISTING DUMPSTER AND ENCLOSURE, TO BE REMOVED AND DISPOSED OF.

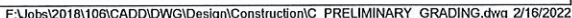
NOTE:
PER FIELD OBSERVATION, PRE-EXISTING SURFACE FEATURES HAVE LARGELY BEEN DEMOLISHED. IT IS ANTICIPATED THAT ALL PAVEMENT, BUILDING PAD, AND SUBSURFACE INFRASTRUCTURE REMAINS AND IS TO BE REMOVED AND DISPOSED OF. CONTRACTOR SHALL INCLUDE IN THEIR BID UNIT COSTS FOR ALL DEMOLITION ITEMS, SURFACE AND SUBSURFACE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASSESS THE EXTENT OF DEMOLITION STILL REQUIRED FOR THE PROPOSED IMPROVEMENTS, WHETHER THROUGH FIELD OBSERVATION OR OTHER MEANS.

EXISTING CONDITIONS AND
DEMOLITION PLAN

3500 Snuffer Road,
Suite 225
Columbus, OH 43235
614.751.1661 phone
www.v3co.com



DRAWING NO.




ATTACHMENT



PROPERTY INFO

- | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 1 | TIDD, RICKY D.
4010 COLUMBIA ST.
0.17 AC.
P.N. 050-000085-00 | 2 | TIDD, RICKY D. & ARLENE K.
5251 NORWICH ST.
0.17 AC.
P.N. 050-000155-00 | 3 | TIDD, RICKY D. & ARLENE K.
5249 NORWICH ST.
0.17 AC.
P.N. 050-000340-00 | 4 | HENDERSON, CHARLES E.
4002 COLUMBIA ST.
0.13 AC.
P.N. 050-000034-00 | 5 | TIDD, RICKY D. & ARLENE K.
5296 CENTER ST.
0.28 AC.
P.N. 050-000069-00 | 6 | TIDD, RICKY D. & ARLENE K.
COLUMBIA ST.
0.13 AC.
P.N. 050-000045-00 | 7 | WOODWARD, JEFFREY & CHRISTI
5241 NORWICH ST.
0.18 AC.
P.N. 050-000330-00 | 8 | LANTZ, NICHOLAS A. & EMILY M.
5237 NORWICH ST.
0.17 AC.
P.N. 050-000026-00 | 9 | PHAM COMPANY LLC
5231 NORWICH ST.
0.18 AC.
P.N. 050-000147-00 | 10 | OFF CENTER LLC
5286 CENTER ST.
0.17 AC.
P.N. 050-000361-00 | 11 | OFF CENTER LLC
CENTER ST.
0.09 AC.
P.N. 050-002342-00 | 12 | MCFADDIN, STEVEN A.
5280 CENTER ST.
0.27 AC.
P.N. 050-000068-00 | 13 | OLD HILLIARD LTD
5252 NORWICH ST.
0.36 AC.
P.N. 050-000333-00 | 14 | OLD HILLIARD LTD
5242 NORWICH ST.
0.37 AC.
P.N. 050-000028-00 | 15 | DOUGHERTY, JIM E. & MARJORY A.
5232 NORWICH ST.
0.30 AC.
P.N. 050-000073-00 | 16 | DOUGHERTY, JIM E. & MARJORY A.
5222 NORWICH ST.
0.36 AC.
P.N. 050-000072-00 | 17 | BUONI, NANCY A.
5212 NORWICH ST.
0.21 AC.
P.N. 050-000238-00 | 18 | MASON, JARED L. & SARAH E.
5208 NORWICH ST.
0.39 AC.
P.N. 050-000117-00 | 19 | RAPID ESTATE LLC
4036 COLUMBIA ST.
0.18 AC.
P.N. 050-000003-00 | 20 | TIDD, RICKY D. & ARLENE K.
5265 NORWICH ST.
0.21 AC.
P.N. 050-000086-00 | 21 | NORWICH STREET LLC.
5271 NORWICH ST.
0.15 AC.
P.N. 050-000200-00 | 22 | NORWICH STREET LLC.
5275 NORWICH ST.
0.15 AC.
P.N. 050-000121-00 | 23 | MITCHELL, DAVID R. & SHEILA A.
4007 COLUMBIA ST.
0.17 AC.
P.N. 050-000150-00 | 24 | MITCHELL, DAVID R. & SHEILA A.
5310-5316 CENTER ST.
0.18 AC.
P.N. 050-000005-00 | 25 | MITCHELL, DAVID R. & SHEILA A.
5310 CENTER ST.
0.17 AC.
P.N. 050-000140-00 | 26 | PENNSYLVANIA LINES, LLC.
51.73 AC.
P.N. 050-002865-00 | 27 | JOHN REESE LLC.
3996 COLUMBIA ST.
0.41 AC.
P.N. 050-000132-00 | 28 | REESE, JOHN D.
3990 COLUMBIA ST.
0.12 AC.
P.N. 050-000134-00 | 29 | JOHN REESE, LLC.
5316 FRANKLIN ST.
0.07 AC.
P.N. 050-000337-00 | 30 | JOHN REESE, LLC.
FRANKLIN ST.
0.16 AC.
P.N. 050-000054-00 | 31 | REESE, JOHN D. & LESLIE A.
5300 FRANKLIN ST.
0.20 AC.
P.N. 050-002897-00 | 32 | JETTPACK REAL ESTATE LLC
5298 FRANKLIN ST.
0.21 AC.
P.N. 050-000129-00 | 33 | KEITH, MICHAEL D.
5294 FRANKLIN ST.
0.21 AC.
P.N. 050-000130-00 | 34 | 5286 FRANKLIN, LLC.
5286 S. FRANKLIN ST.
0.75 AC.
P.N. 050-000115-00 | 35 | HTC PROPERTIES LLC
5266 CENTER ST.
0.17 AC.
P.N. 050-000029-00 | 36 | HTAC PROPERTIES LLC
5260 CENTER ST.
0.20 AC.
P.N. 050-000037-00 | 37 | D2 KELLY LLC.
5256 CENTER ST.
0.15 AC.
P.N. 050-000040-00 | 38 | D2 KELLY LLC.
5252 CENTER ST.
0.31 AC.
P.N. 050-000209-00 | 39 | BUONI, NANCY A.
5242 CENTER ST.
0.22 AC.
P.N. 050-000081-00 | 40 | ELSHAHAWI, SALAH A.
5221 NORWICH ST.
0.17 AC.
P.N. 050-000158-00 | 41 | APEX INVESTMENTS LIMITED
PARTNERSHIP
5217 NORWICH ST.
0.16 AC.
P.N. 050-000138-00 | 42 | OLD HILLIARD LTD.
5211 NORWICH ST.
0.17 AC.
P.N. 050-000164-00 | 43 | K4 LTD.
5207 NORWICH ST.
0.33 AC.
P.N. 050-000162-00 | 44 | SWANK, ERIC E.
5203 NORWICH ST.
0.22 AC.
P.N. 050-000078-00 | 45 | CITY OF HILLIARD
MAIN ST.
0.68 AC.
P.N. 050-010829-00 | 46 | 4010 MAIN STREET LLC.
4010 MAIN ST.
0.58 AC.
P.N. 050-000175-00 | 47 | 4002 MAIN STREET LLC.
5340 FRANKLIN ST.
0.16 AC.
P.N. 050-000142-00 | 48 | RIGHTER, HEATH V.
5334 FRANKLIN ST.
0.11 AC.
P.N. 050-000106-00 | 49 | 4002 MAIN STREET LLC.
MAIN ST.
0.08 AC.
P.N. 050-000143-00 | 50 | 4004 MAIN STREET LLC.
4006 MAIN ST.
0.09 AC.
P.N. 050-000095-00 | 51 | 4002 MAIN STREET LLC.
4002 MAIN ST.
0.11 AC.
P.N. 050-000094-00 | 52 | OHIO BELL TELEPHONE COMPANY
5260 NORWICH ST.
0.12 AC.
P.N. 050-000119-00 | 53 | OHIO BELL TELEPHONE COMPANY
5266 NORWICH ST.
0.23 AC.
P.N. 050-000120-00 | 54 | OHIO BELL TELEPHONE COMPANY
5274 NORWICH ST.
0.17 AC.
P.N. 050-000059-00 | 55 | OHIO BELL TELEPHONE
4055 COLUMBIA ST.
0.05 AC.
P.N. 050-009518-00 | 56 | OHIO BELL TELEPHONE CO.
COLUMBIA ST.
0.17 AC.
P.N. 050-000237-00 | 57 | OHIO BELL TELEPHONE CO.
COLUMBIA ST.
0.17 AC.
P.N. 050-000187-00 | 58 | OHIO BELL TELEPHONE CO.
4055 COLUMBIA ST.
0.12 AC.
P.N. 050-000235-00 | 59 | SIMS, MELVIN L.
4044 COLUMBIA ST.
0.17 AC.
P.N. 050-000236-00 | 60 | NEFF, JEFFREY P. & BUTLER, PAUL R.
4048 COLUMBIA ST.
0.17 AC.
P.N. 050 |
|---|---|---|--|---|--|---|--|---|---|---|--|---|---|---|---|---|--|----|---|----|--|----|--|----|--|----|--|----|--|----|--|----|---|----|--|----|---|----|--|----|---|----|---|----|---|----|--|----|---|----|---|----|--|----|---|----|---|----|--|----|---|----|---|----|--|----|---|----|---|----|--|----|--|----|--|----|--|----|---|----|---|----|---|----|---|----|--|----|--|----|--|----|--|----|--|----|---|----|--|----|--|----|---|----|---|----|---|----|--|----|---|----|---|----|--|----|--|----|---|

<div><p>3500 Snuffer Road, Suite 225 Columbus, OH 43235 614.761.1661 phone www.v3co.com</p></div>	VICINITY MAP																								
	PROJECT NO.: 18-108		ORIGINAL ISSUE DATE:				REVISIONS																		
	PROJECT MANAGER		NO.		DATE		DESCRIPTION		NO.		DATE		DESCRIPTION												
	DESIGNED BY:																								
	DRAWN BY:																								
HILLIARD										OHIO															
DRAWING NO.																									

PLANT LIST

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

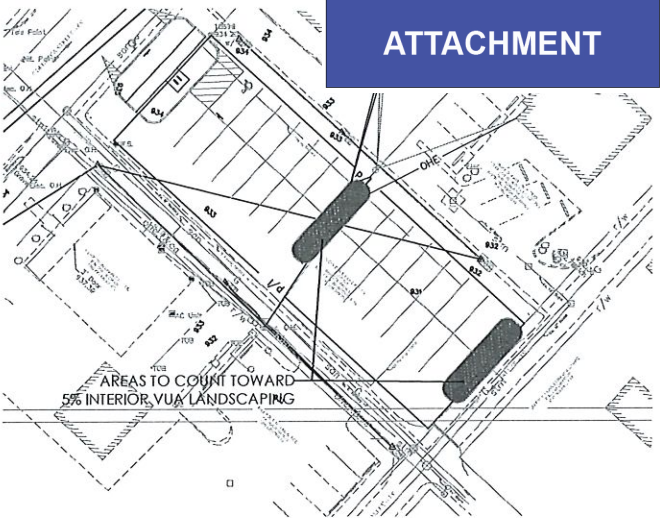
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARK
TREES						
4	ACF	ACER X FREEMANII 'CELZAM'	CELEBRATION FREEMAN MAPLE	2" CAL	B&B	
SHRUBS						
27	COR	CORNUS ALBA 'LITTLE REBEL'	LITTLE REBEL RED TWIG DOGWOOD	24" HGT	CONT.	
13	HYD	HYDRANGEA ARBORESCENS 'NCHA2'	HYDRANGEA INVINCIBELLE SPIRIT II	24" HGT	CONT.	
15	BUX	BUXUS X 'GREEN VELVET'	GREEN VELVET BOXWOOD	24" HGT	B&B	
16	RHU	RHUS AROMATICA	FRAGRANT SUMAC	24" HGT	CONT.	

GENERAL PLANTING NOTES:

1. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE USA STANDARD FOR NURSERY STOCK.
2. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
3. PLANT LOCATIONS AND BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. PLANTING BEDS SHALL HAVE A MINIMUM 3" DEEP SHREDDED HARDWOOD BARK MULCH. MULCH HEDGES IN A CONTINUOUS BED.
5. ALL PLANTING BEDS TO BE TILLED TO A MINIMUM DEPTH OF 12".
6. ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.
7. SODDING / SEEDING BY LANDSCAPE CONTRACTOR.
8. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
9. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED/ SODDED.
10. ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.

CONSTRUCTION NOTES:

1. LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
2. LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES. PROVIDE MIN. 3" DEPTH HARDWOOD BARK MULCH.



ATTACHMENT

1 INTERIOR VUA LANDSCAPING AREAS
SCALE: 1" = 30'

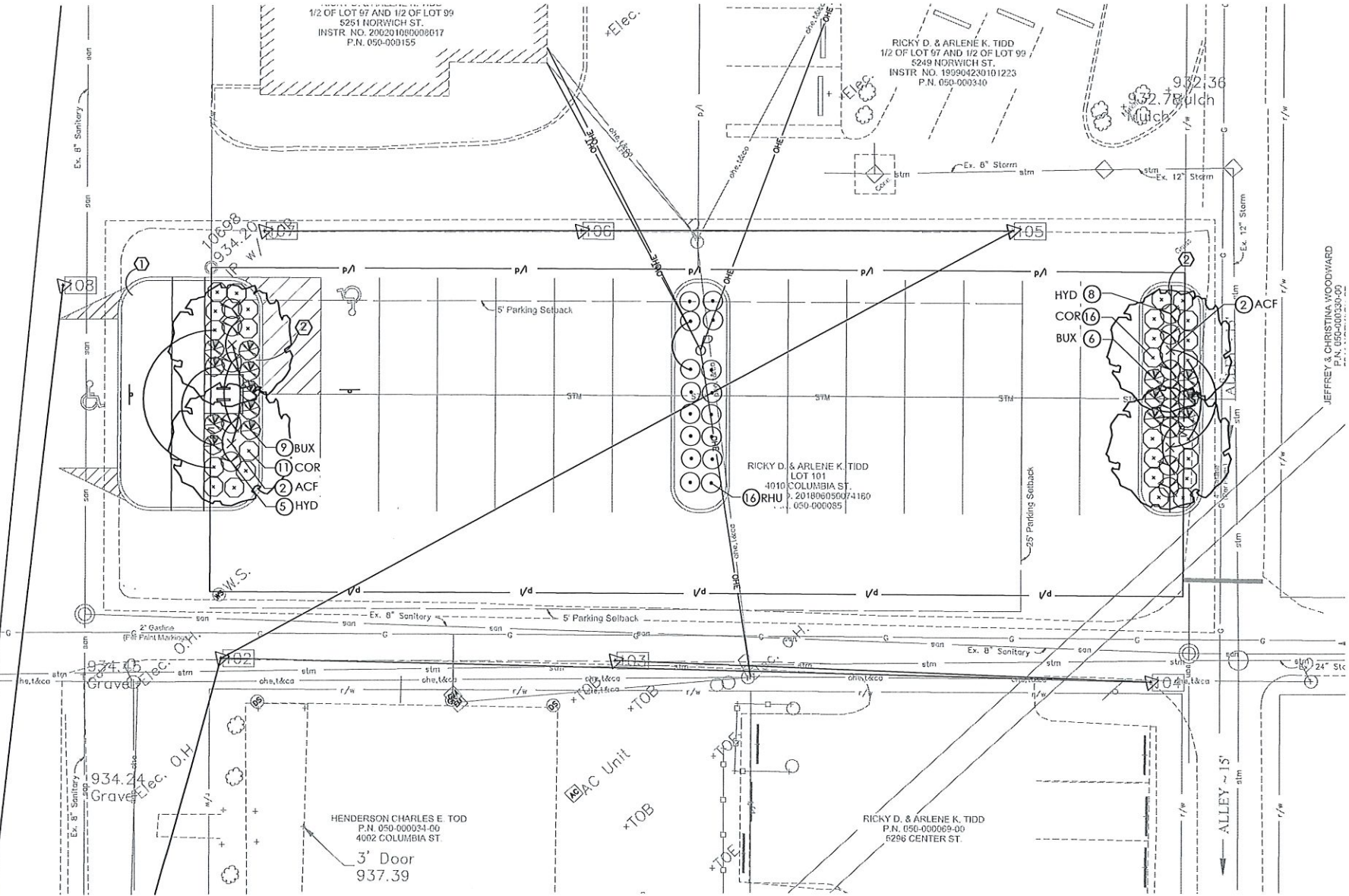
OLD HILLIARD DISTRICT LANDSCAPE REQUIREMENTS

INTERIOR LANDSCAPING FOR PARKING AREAS

TYPE	REQUIRED	PROVIDED	VARIANCE
INTERIOR LANDSCAPING FOR PARKING AREAS.	ONE LANDSCAPE ISLAND TO EVERY 20 PARKING SPACES (OR TWO LANDSCAPE PENINSULAS OF 180 SF WITH 7' MIN WIDTH) EACH ISLAND SHALL INCLUDE ONE SHADE TREE (LARGE OR MEDIUM) AND 4 SHRUBS/ORNAMENTAL GRASSES	270 SF OF INTERIOR LANDSCAPED ISLAND WITH 16 SHRUBS.	PRESENCE OF LIGHT POLE WITHIN ISLAND PRECLUDES INCLUSION OF SHADE TREE.
5% (OR MORE) PER TOTAL AREA OF PARKING AREA	± 419.3 S.F. INTERIOR GREEN SPACE REQUIRED FOR ± 386.21 S.F. OF PARKING AREA	± 570 S.F. (6.8%) INTERIOR LANDSCAPE AREA-SEE SHEET L-1, DETAIL 1 FOR INTERIOR LANDSCAPE AREAS	
TREES	ONE TREE FOR EVERY 10 PARKING SPACES	4 TREES FOR 28 PARKING SPACES	

PERIMETER LANDSCAPING FOR VEHICULAR USE AREA

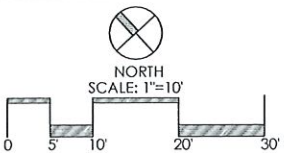
TYPE	REQUIRED	PROVIDED	VARIANCE
VEHICULAR USE AREA LANDSCAPING ADJACENT TO OR ABUTTING PUBLIC STREET OR PRIVATE STREET	TWO STAGGERED LARGE OR MEDIUM TREES AND THIRTY STAGGERED DECIDUOUS OR EVERGREEN SHRUBS PER 100 LINEAR FEET. NORTHWEST: ± 57.5 LF VUA - 2 TREES AND 17 SHRUBS SOUTHEAST: ± 57.5 LF VUA - 2 TREES AND 17 SHRUBS	NORTHWEST: 2 MEDIUM TREES AND 25 SHRUBS SOUTHEAST: 2 MEDIUM TREES AND 30 SHRUBS	MINIMUM WIDTH OF LANDSCAPE AREA PER 1125.05 = 20'. LANDSCAPED AREA ALONG COLUMBIA ST WIDTH 8.5' ALONG BACK ALLEY THE LANDSCAPE AREA WIDTH IS 8.9'
VEHICULAR USE AREA LANDSCAPING ADJACENT TO OR ABUTTING NON-RESIDENTIAL USE OR ZONING DISTRICT	TWO STAGGERED SMALL TREES AND THIRTY STAGGERED DECIDUOUS OR EVERGREEN SHRUBS PER 100 LINEAR FEET. NORTHEAST: ± 161 LF VUA - 4 SMALL TREES AND 48 SHRUBS WITHIN LANDSCAPE EASEMENT		NO LANDSCAPE EASEMENT
VEHICULAR USE AREA LANDSCAPING ADJACENT TO OR ABUTTING RESIDENTIAL USE OR ZONING DISTRICT	THREE STAGGERED LARGE OR MEDIUM TREES, TWO SMALL TREES AND THIRTY STAGGERED DECIDUOUS OR EVERGREEN SHRUBS PER 100 LINEAR FEET. SOUTHWEST: ± 161 LF VUA - 5 LARGE OR MEDIUM TREES, 4 SMALL TREES AND 48 SHRUBS WITHIN LANDSCAPE EASEMENT		MINIMUM WIDTH PER 1125.05 = 25'. SOUTHWEST EDGE ABUTS ALLEYWAY. NO LANDSCAPE EASEMENT, NO VEGETATION RESIDENTIAL PROPERTY HAS PRIVACY FENCE ALREADY CONSTRUCTED.



PLANTING PLAN

TIDD FUNERAL HOME

PREPARED FOR V3
DATE: 2.16.2022



Paris Planning & Design

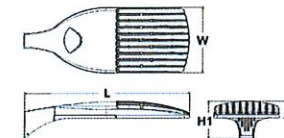
LAND PLANNING
243 N. 5th Street
p (614) 487-1964

LANDSCAPE ARCHITECTURE
Suite 401
Columbus, OH 43215
www.parisplanninganddesign.com



EPA:	1.0
Length:	8.0
Width:	0.2
Height H1:	7.1
Height H2:	3.1
Weight (max):	27

EPA:	1.0
Length:	8.0
Width:	0.2
Height H1:	7.1
Height H2:	3.1
Weight (max):	27



The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED		Color temperature		Size/Dimensions		Voltage		Mounting				
Series	LEDs											
DSX1 LED	Forward optics		SXK	3000 K	T15	Type I short	T195	Type V very short	MIK01*	Shipped included		
	P1*	P1*	40K	4000 K	T15	Type V short	T195	Type V short	MIK01*			
	P2	P5*	P8	SXK	5000 K	T25	Type I medium	T25H	Type V medium	0770-4870**	SAA	Square pipe mounting
	P3	P5*	P8	T24	Type I short	T24H	Type V short	120*	RPA	Round pipe mounting*		
	P4	P5*	P8	T24	Type I medium	T24H	Type V medium	120*	WBA	Wall bracket		
	Related optics				T45	Type I short	BUC	Buckeye conical	240*	SHUBA	Square pipe universal mounting adaptor	
	P10*	P12*	T24	Type I medium	LEOD	LED corner cast	1600	160 corner cast	240*	REUBA	Round pipe universal mounting adaptor	
	P11*	P13*	T44	Type I medium	KCOO	Right corner cast	207*	207*	240*			
			1171M	Forward throw medium			340*	340*	460*			
											Shipped separately	
										MIK01 DOOR ID	Mount on mounting bracket adaptor (Specify finish)	

Control options		Other options		Finish options	
Shipped installed		PAK High/Low, motorized, 15 mounting heights, ambient sensor included at \$5 ⁰⁰	Shipped installed	DAVID Dark bronze	
BAW High/Low, ambient sensor	PADI High/Low, motorized, 15 mounting heights, ambient sensor included at \$5 ⁰⁰	HS House of Steel	DAVID Black		
PERN Normal, high/Low, motion/ambient sensor	PAIHC High/Low, motorized, 15 mounting heights, ambient sensor included at \$5 ⁰⁰	SE Single Core (200, 217, 349) ⁰⁰	DAVID Natural aluminum		
PERM High/Low, high/Low, motion/ambient sensor	PERHC High/Low, motorized, 15 mounting heights, ambient sensor included at \$5 ⁰⁰	DF Double Core (200, 217, 349) ⁰⁰	DAVID White		
PERL High/Low, high/Low, motion/ambient sensor	PERHCV High/Low, motorized, 15 mounting heights, ambient sensor included at \$5 ⁰⁰	LF Left angled sensor	DAVID Natural dark bronze		
PERK High/Low, high/Low, motion/ambient sensor	PERHCV High/Low, motorized, 15 mounting heights, ambient sensor included at \$5 ⁰⁰	RF Right angled sensor	DAVID Natural dark bronze		
DOG 0-30° dimming, high/Low, motion/ambient sensor	FAO Field adjustable output at \$5 ⁰⁰	BAA Bay Ambient/All Compliant	DAVID Natural natural aluminum		
BS Dual switching at \$10 ⁰⁰		Shipped separately	DAVID Natural white		
		HS House of Steel			
		EGS External green/black			




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DSX1-LED
Rev. 07/19/21
Page 1 of 8

1. THE LIGHT POLE LOCATIONS ON THIS PLAN SHOW THE RECOMMENDED PLACEMENT. ADJUSTMENTS TO THESE LOCATIONS MAY BE REQUIRED TO ACCOMMODATE SITE CONDITIONS.
2. THE PHOTOMETRIC PLAN WAS PREPARED USING THE FIXTURES IN THE SCHEDULE ON THIS SHEET. NO SUBSTITUTIONS ARE PERMITTED WITHOUT APPROVAL BY THE OWNER AND ENGINEER.
3. CALCULATION AREAS ARE TAKEN WITHIN THE LIMITS OF THE PARKING LOT PAVEMENT AS SHOWN ON THIS PLAN.

PROPOSED PARKING LOT LIGHTS (SEE FIXTURE SCHEDULE)

CALCULATED LIGHTING LEVELS - ILLUMINANCE (FOOT CANDLES)					
	AVERAGE	MAX	MIN	AVG/MIN	MAX/MIN
PARKING LOT	0.88	1.9	0.3	2.93	6.33

SITE LIGHTING FIXTURE SCHEDULE							
SYMBOL	DESCRIPTION	QUANTITY	LLF	COLOR	MOUNTING	CONFIG.	CATALOG NO. & NOTES
SL-1 	LITHONIA LIGHTING, D-SERIES SIZE 1 LED AREA LIGHT, LUMINAIRE POWER PACKAGE P1, FORWARD THROW MEDIUM DISTRIBUTION, 20'-0" MOUNTING HEIGHT	2	0.90	4000K	20'-0" MOUNTING HEIGHT	1 FIXTURE	DSX1-LED-P1-40K-TFTM-MVOL

PHOTOMETRIC PLAN

TIDD FUNERAL HOME LOT

138

HILLIARD

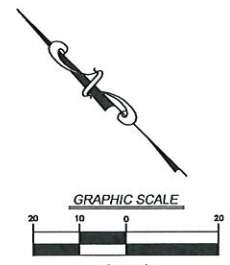
OHIO

500 Snouffer Road,
Suite 225
Columbus, OH 43235
14.761.1661 phone
www.v3co.com



DRAWING NO.

EX-1





3800 Municipal Way, Hilliard, Ohio 43026 | Phone 614.876.7361 | www.hilliardohio.gov

**PLANNING & ZONING COMMISSION
RECORD OF ACTION**

Thursday, March 10, 2022

The Planning and Zoning Commission took the following action at this meeting:

CASE 1: PZ-22-005 – Tidd Funeral Home – 4010 Columbia Street

PARCEL NUMBER: 050-000085

APPLICANT: Ricky and Arlene Tidd, 4492 Carrington Way, Hilliard, OH 43026; c/o Braydon Putnam, V3 Companies, 3500 Snouffer Road, Columbus, OH 43235

REQUEST: Review and approval of an Old Hilliard District Plan under the provisions of Code Section 1115.05 for a parking lot expansion.

MOTION: Mr. Uttley made a motion to approve the Old Hilliard District Plan under the provisions of Code Section 1115.05 for a parking lot expansion with the following three conditions:

- 1) That all necessary cross easements be provided to the satisfaction of staff;
- 2) That the installation of all improvements to the site and in public right-of-way be completed to the satisfaction of staff; and
- 3) That all necessary variances be obtained from the Board of Zoning Appeals prior to submitting for permits.

Mr. Gutknecht seconded the motion.

VOTE:

Chairman Muether	Yes
Vice Chair Schneck	Yes
Mr. Gutknecht	Yes
Mr. Lewie	Yes
Ms. Nixon	Yes
Mr. Pannett	Yes
Mr. Uttley	Yes

STATUS: Case #1: PZ-22-005 has been approved by the Commission (7-0).

CERTIFICATION:

Carson Combs, Planning Manager/Acting Clerk
March 11, 2022

CASE 5: BZA-22-9 – 4095 Main Street LLC property – 4095 Main Street

PARCEL NUMBER: 050-000153

APPLICANT: 4095 Main Street LLC, c/o Chelsea Setterlin Kimes; and James Butz, SPGB Architects, LLC, 4333-A Tuller Road, Dublin OH 43017.

REQUEST: Review and approval of variances to Section 1115.05(c)(1)A to reduce the interior parking lot landscaping from 200-square-feet to 0-square-feet and Section 1125.05(b) to reduce the required perimeter landscape buffer from 10 feet to 0 feet for the installation of four alley parking spaces and Section 1125.04(i) to reduce the required tree replacement from 30" to 0" for an 8,940-square-foot building with dwellings on the second floor with non-residential uses at street level on 0.162 acre.

UPDATE:

After publishing the agenda, the applicant requested from staff that additional time be provided for the applicant's design team to work through additional details for the proposed architecture and building layout. *On March 10, 2022, the Planning and Zoning Commission postponed Case PZ-22-011 to their April meeting for the request to review and approve the Conditional Use application and Old Hilliard District Plan application for this proposed development.*

STAFF RECOMMENDATION:

Staff recommends postponing the case to the April agenda.