

# MEETING AGENDA



## Board of Zoning Appeals

City Hall • 3800 Municipal Way • Hilliard, Ohio 43026  
and Live-Streaming on YouTube

Thursday, June 16, 2022 | 7:00 pm

1. **Call to Order**
2. **Pledge of Allegiance to the Flag**
3. **Roll Call**
4. **Approval of the Meeting Minutes – May 19, 2022**
5. **Oath to Tell the Truth**
6. **Changes to the Agenda (requests for postponements, withdrawals, or change in order of cases)**
7. **New Cases:**

**CASE 1: BZA-22-11 – SKR REALTY, LLC. – 4920 Scioto Darby Road**

**PARCEL NUMBER:** 050-002826

**APPLICANT:** SKR Realty LLC, c/o Anas Abdallah, 4920 Scioto Darby Road, Suite 120, Hilliard, OH 43026

**REQUEST:** Review and approval of variance to Hilliard Code Section 1127.04(b)(1) to permit gravel as a parking lot surface within the rear yard of a commercial building.

**CASE 2: BZA-22-15 – MORROW RESIDENCE – 3644 Sanctuary Loop**

**PARCEL NUMBER:** 053-000357 (Heritage Preserve Section 4, Phase 2 – Lot 291)

**APPLICANT:** Chadwick and Lisa Morrow, 3644 Sanctuary Loop, Hilliard, OH 43026

**REQUEST:** Review and approval of variance to the Subarea A standards of the Heritage Preserve PUD Development Text to reduce the required rear yard setback from 20 feet to 11.5 feet and to Section 1117.04 of the Hilliard Zoning Code to increase the maximum lot coverage from 35.0% to 35.32% for a 288-square foot covered porch.

**CASE 3: BZA-22-16 – CALABRESE RESIDENCE – 4293 Charles Court**

**PARCEL NUMBER:** 050-009407 (Hoffman Farms Section 4, Phase 2 – Lot 304)

**APPLICANT:** James Calabrese, 4293 Charles Court, Hilliard, OH 43026

**REQUEST:** Review and approval of a variance from Hilliard Code Section 1121.02(d)(5) to permit a locking cover in lieu of a fence around a hot tub (private pool).

**CASE 4: BZA-22-17 – GILLESPIE RESIDENCE – 4755 Heath Trails Road**

**PARCEL NUMBER:** 050-010354 (Ansmil West Subdivision – Lot 23)

**APPLICANT:** Tyler & Sarah Gillespie, 4755 Heath Trails Road, Hilliard, OH 43026

**REQUEST:** Review and approval of variance to Hilliard Code Section 1121.02(d)(1)(i) to reduce the required setback for a fence on a second frontage of a corner lot from 15 feet to 12 feet.

**CASE 5: BZA-22-19 – MOO MOO EXPRESS – 3880 Brown Park Drive**

**PARCEL NUMBER:** 050-007563 (Brown Commerce Park)

**APPLICANT:** Kyle Wrentmore, 1160 Dublin Road, Suite 100, Columbus, OH 43215

**REQUEST:** Review and approval of variances to Hilliard code Section 1111.03 to reduce the required parking setback along Brown Park Drive from 20 feet to 16 feet; Section 1127.04 to reduce the maneuvering lane width for one-way stacking lanes from 14 feet to 11.25 feet; and Section 1125.05(b) to reduced required landscaping for perimeter parking lot from 180 to 112 shrubs.

**CASE 6: BZA-22-20 – RUGH’S REMODELING & RESTORATION, LLC. – 3211 Hilliard-Rome Road**

**PARCEL NUMBER:** 050-002969 (Tinapple Plaza)

**APPLICANT:** 543 Company [c/o Melissa Kelly, Northwestern Ohio Security Systems, Inc.] PO Box 869, Lima, OH 45802; Rugh’s Remodeling & Restoration, c/o Rhonda Phillips, 3211 Hilliard-Rome Road, Hilliard, OH 43026.

**REQUEST:** Review and approval of a temporary use under the provisions of Section 1106.02 to permit the annual construction of a parade float.

**CASE 7: BZA-22-18 – KASPER RESIDENCE – 4267 Shire Cove Road**

**PARCEL NUMBER:** 050-009407 (Hoffman Farms Section 4, Phase 2 – Lot 304)

**APPLICANT:** Helen Kasper / Larry Kasper, 4267 Shire Cove Road, Hilliard, OH 43026

**REQUEST:** Review and approval of a variance from Hilliard Code Section 1121.02(d)(5) to permit a locking cover in lieu of a fence around a hot tub (private pool).

**8. Communications**

**9. Adjournment**

[END OF AGENDA | JUNE 16, 2022]

# MEETING MINUTES



## Board of Zoning Appeals

City Hall • 3800 Municipal Way • Hilliard, Ohio 43026  
and Live-Streaming on YouTube

Thursday, May 19, 2022 | 7:00 pm

### CALL TO ORDER

President Piper called the Regular Meeting of Board of Zoning Appeals to order at 7:00 PM.

### PLEDGE OF ALLEGIANCE TO THE FLAG

President Piper led the Board and attendees in the Pledge of Allegiance.

### ROLL CALL

Attendee Name:	Title:	Status:
President Matthew Piper	President	Present
Vice President Aaron Epling	Vice President	Present
Steve Donato	Member	Present
James Martin	Member	Present
Greg St. Clair	Member	Present
Arthur Steele	Member	Present
Bobby Stepp	Member	Present

**Staff Members Present:** Planning Manager/Acting Clerk Carson Combs.

**Others Present:** David Hoening representing Case #BZA-22-14

### APPROVAL OF MEETING MINUTES – APRIL 21, 2022

President Piper made a motion to approve the April 21, 2022, meeting minutes. A Voice Vote approved the motion.

<b>Status:</b>	Accepted by voice vote (7-0)
<b>Ayes:</b>	

### CHANGES TO THE AGENDA (requests for postponements, withdrawals, or change in order of cases)

Mr. Combs indicated that there are no changes to the published agenda.

### OATH TO TELL THE TRUTH

President Piper administered the Oath to Tell the Truth.

### NEW CASES:

#### CASE 1: BZA-22-14 – Hoening Residence – 4273 Circle Drive

**PARCEL NUMBER:** 050-001073

**APPLICANT:** David Hoening, 4273 Circle Drive, Hilliard, OH 43026

**REQUEST:** Review and approval of variances to Hilliard Code Section 1109.03 to reduce the required rear yard from 35 feet to 15 feet, to reduce the required side yard from 10 feet to 5 feet and to increase lot coverage from 30.0 percent to 31.5 percent for a 1,143-square foot home/garage addition.

[Mr. Combs gave the staff report.]

### BACKGROUND:

The site includes 0.176-acre located on Circle Drive, approximately 200 feet north of Dexter Avenue west of Avery Road. The parcel is Lot 279 within the Avery Road Second Subdivision and is zoned R-2, Low/Medium Residential District. Recorded in the late 1950s, the post-war subdivision is one of the older neighborhoods within the City and includes lots that are generally 60' x 120' feet in size. As part of the adoption of a city-wide zoning code and rezoning, the neighborhood was placed into the R-2 zoning classification with the adoption of Ordinance 14-29 adopted on October 27, 2014. Application of the R-2 zoning classification has resulted in the need for many variances in the city's older neighborhoods to permit additions and other improvements. This is a request for variances to permit the construction of a 623-square foot home addition with an additional 520-square foot attached garage.

### CONSIDERATIONS:

- The applicant is proposing to install a 1,143-square foot addition to their 1,120-square foot cottage home that includes a 160-square foot covered rear porch. The proposed addition will be completed in vinyl siding and asphalt shingles to match the existing home.
- Analysis of the property to applied zoning standards includes the following:

	R-2 Requirement	Existing Lot
Minimum Lot Size	11,200 sf	7675 sf
Minimum Lot Width	80 feet	60 feet

- Portions of the existing home do not meet the minimum side yard requirement of 10 feet. The proposed addition will be placed behind the home and is designed at a slight off-set to provide architectural interest. Its placement within the required side yard to a distance of 5'-3" will prevent a long, uniform wall and will hide mechanical units from the public right-of-way.
- The proposed 2-car garage will be placed behind the home addition and will also screen the garage doors from the public right-of-way. The proposed driveway extension will allow sufficient turning radius to utilize the garage.
- Staff analyzed the possibility of a detached garage on the northwest rear corner of the lot that would comply with Code requirements; however, the shortened lot depth did not provide sufficient turning radius for cars. A detached garage could be located behind the proposed home addition but building code requirements for fire separation will also not permit sufficient turning radius. The garage as proposed is the most feasible and utilitarian option that will blend with the neighborhood.
- Homes within this portion of the subdivision (lots 278 through 289) have a lot depth of 120 feet with much less buildable depth than other lots within the subdivision (±145-foot depth). Complying with the rear yard setback of 35 feet would limit construction to the general location of the mechanical unit as noted on the submitted plans and make the garage not possible
- Maximum lot coverage for homes in the R-2 District are limited to a 30 percent maximum for structures. Given the much smaller size of the lot, the proposed improvements will result in a 31.5 percent coverage which is only slightly higher than the R-2 maximum.

### STAFF RECOMMENDATION:

Staff finds that the proposed variances are generally consistent with the spirit and intent of the Zoning Code. As proposed, the improvements to the residence will not adversely affect the character of the surrounding neighborhood, nor be a detriment to surrounding neighbors. As analyzed, the proposed variances will not affect public services and alternative options have been evaluated. While the applicant could utilize the property without the improvements, the proposed improvements should be highly encouraged in the City's older

neighborhoods where investment is necessary to maintain quality for all residents. The R-2 District standards as applied to such older neighborhoods is not appropriate to the size and scale of lots and should be considered for revision as part of Zoning Code updates following the completion of the current Comprehensive Plan process. Staff recommends that the proposed variances be approved with the following three conditions:

- 1) That the proposed driveway expansion be installed with asphalt, concrete or another approved material, consistent with Code requirements;
- 2) That a zoning certificate be obtained prior to the issuance of building permits; and
- 3) That all applicable building permits be obtained prior to construction.

[END OF REPORT | BZA-22-14]

Mr. St. Clair asked whether there have been comments from the neighbors; Mr. Combs noted that residents were notified per Code and no responses were received. Mr. Combs also clarified that the garage would be side loaded with a turn-around.

Mr. Martin asked about any potential problems with drainage. He said that the coverage of the lot was significant; Mr. Combs said that the proposed improvements were outside required setbacks and easements. He said that staff would take a look at stormwater issues during the permit process.

Mr. Hoening, property owner, noted that in this neighborhood all the downspouts have splash blocks.

Mr. St. Clair asked about the material of the driveway; Mr. Hoening stated that the existing driveway is concrete and the proposed extension would be the same.

Mr. Martin noted that many of the homes in the neighborhood have a garage that is straight in the lot and asked the owner why the proposed a different configuration; Mr. Hoening noted that the garage orientation was purposeful to have it connected with the house for direct access during the winter and inclement weather. Mr. Hoening said he wanted the addition to not be visible so that it would blend into the neighborhood and noted the addition includes a mudroom off the garage.

Mr. Martin asked about the north elevation that seemed to be missing a window or featured element; Mr. Hoening explained that is the location of the mudroom and the washer/dryer location.

Mr. St. Clair inquired, and Mr. Hoening said they've been in the house approximately 3 weeks but have lived in Hilliard for 20 years. Mr. Hoening said they want to be near Old Hilliard and are downsizing as kids go to college. They want to be within walking distance and have hired a local contractor to keep the money for the project in Hilliard.

President Piper, seconded by Vice President Epling, made a motion to approve variances to Hilliard Code Section 1109.03 to reduce the required rear yard from 35 feet to 15 feet, to reduce the required side yard from 10 feet to 5 feet and to increase lot coverage from 30.0 percent to 31.5 percent for a 1,143-square foot home/garage addition with the following three conditions:

- 1) That the proposed driveway expansion be installed with asphalt, concrete or another approved material, consistent with Code requirements;
- 2) That a zoning certificate be obtained prior to the issuance of building permits; and
- 3) That all applicable building permits be obtained prior to construction.

<b>Status:</b>	Approved with 3 Conditions (7-0).
<b>Mover:</b>	President Matthew Piper
<b>Second:</b>	Vice President Aaron Epling
<b>Ayes:</b>	President Matthew Piper, Vice President Aaron Epling, Mr. Steve Donato, Mr. James Martin, Mr. Greg St. Clair, Mr. Arthur Steele, Mr. Bobby Stepp

### **PRESIDENT'S COMMUNICATION**

Mr. Combs noted that there are multiple applications for the May meeting; President Piper noted for members that the next meeting falls earlier in the month.

### **ADJOURNMENT – 7:14 PM**

President Piper motioned to adjourn at 7:14 p.m.

### **CERTIFICATION:**

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Carson Combs, Planning Manager/Acting Clerk  
May 20, 2022

[END OF MINUTES | MAY 19, 2022]

# STAFF REPORT



## Board of Zoning Appeals

City Hall • 3800 Municipal Way • Hilliard, Ohio 43026  
and Live-Streaming on YouTube

Thursday, June 16, 2022 | 7:00 pm

**CASE 1: BZA-22-11 – SKR REALTY, LLC. – 4920 Scioto Darby Road**

**PARCEL NUMBER: 050-002826**

**APPLICANT: SKR Realty LLC, c/o Anas Abdallah, 4920 Scioto Darby Road, Suite 120, Hilliard, OH 43026**

**REQUEST: Review and approval of variance to Hilliard Code Section 1127.04(b)(1) to permit gravel as a parking lot surface within the rear yard of a commercial building.**

### BACKGROUND:

The site includes 2.5 acres located on Scioto Darby Road, approximately 200 feet northwest of Scioto Farms Drive and 250 feet southeast of Reed Point Drive. The property is zoned B-2, Community Business District, which allows for a broad range of commercial, education, food, office, personal service and retail uses. Adjacent properties on the north side of Scioto Darby Road are also zoned B-2. The retired Norfolk Southern railroad property is located to the rear of the site to the north. On the southern side of Scioto Darby Road across from the site are the Nightingale Estates and Scioto Farms Subdivisions, both zoned R-3 (Moderate Density Residential District). The property includes a multi-tenant building that is approximately 21,000 square feet in size and associated parking with approximately 83 marked spaces.

### CONSIDERATIONS:

- The applicant is proposing to install a gravel parking area off the paved drive aisle to the rear of the property. No dimensioned plan has been provided to staff for evaluation.
- Deterioration of the public street is a primary consideration for not permitting gravel as a parking lot surface within the Zoning Code. While variances have been granted in the past, those instances were for single-family application where a significantly long paved driveway was located between the gravel area and the public street. In those instances, extremely low trip generation/usage would not result in disbursement of the gravel. Other examples such as utility substations also have very low trip rates and have zoning limitations as public utility uses.
- Section 1127.04(b)(1) of the Zoning Code requires a paved surface of concrete or asphalt. The Code does not permit gravel parking areas. The Planning and Zoning Commission may approved alternative pavement systems such as pavers, brick or other permeable hard surfaces based upon the durability and appearance of proposed materials for parking areas. The Planning and Zoning Commission may also approve substitutes for storage areas. The proposed gravel material would not meet the general parameters for Planning Commission consideration.
- All parking areas must meet applicable requirements for stormwater management. No details have been submitted to the City Engineer for review, including proposed parking area size and preliminary quantity/quality calculations to determine stormwater facilities that would be necessary for the expansion.

**STAFF RECOMMENDATION:**

Staff finds that the proposed variance to Section 1127.04(b)(1) for the purpose of expanding public parking within a commercial business district is not appropriate and would set a negative precedent for other commercial properties. Staff finds that there can be beneficial use of the property without the variance and that the proposal would be a substantial departure from the code for parking lot standards. Conditions for the variance are being self-created and can be addressed through other means such as managing tenants and their parking provision. Staff finds that the proposed variance does not meet the spirit and intent of the Code and the provisions listed within Section 1106.04 of the Code and respectfully recommends that the variance request be denied.

[END OF REPORT | BZA-22-11]





11/30/2021

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Case #1: BZA-22-11 – SKR REALTY, LLC. – 4920 Scioto Darby Road

# 4920 Scioto Darby Rd.



AERIAL VIEW LOOKING TO SOUTHEAST



AERIAL VIEW LOOKING TO SOUTHWEST



AERIAL VIEW LOOKING TO NORTHWEST

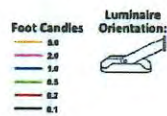
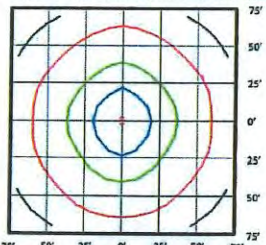


AERIAL VIEW LOOKING TO NORTHEAST

## LEDMPALPRO80-140 80-140 Watt, Premium Multi-Purpose LED Area Luminaire

### PHOTOMETRIC DATA - IES Roadway Distributions (continued)

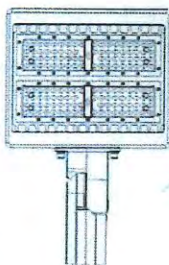
#### LEDMPALPRO80-4K-T5 (9,816 Lumens, Type V Distribution)



**Notes:**  
 \* Isofootcandle plots depict initial footcandle values of grade.  
 \* Gridlines represent units of mounting height of 25 feet.

#### BUG Rating: 83-U0-G3

Zone	Lumens	%
FL - Front - Low (0-30)	456	5%
FM - Front - Medium (30-60)	1,929	20%
FF - Front - High (60-90)	2,319	24%
FVH - Front - Very High (90-90)	266	3%
<b>Total Forward Light</b>	<b>4,970</b>	<b>51%</b>
BL - Back - Low (0-30)	440	5%
BM - Back - Medium (30-60)	1,853	19%
BF - Back - High (60-90)	2,250	23%
BVH - Back - Very High (90-90)	295	3%
<b>Total Back Light</b>	<b>4,848</b>	<b>49%</b>
UL - Up Light - Low (0-100)	0	0%
UH - Up Light - High (100-180)	0	0%
<b>Total Up Light</b>	<b>0</b>	<b>0%</b>
<b>Total Lumens</b>	<b>9,816</b>	<b>100%</b>



Slip-Fitter Mount  
LEDMPALPRO-SF-80/280

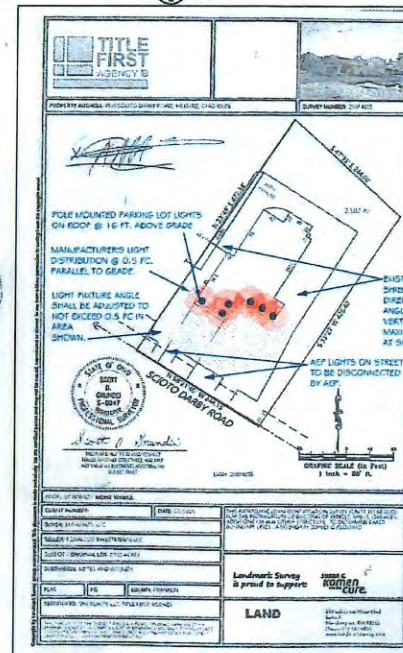


### BUILDING CODE COMPLIANCE

BUILDING CODE COMPLIANCE		
ALL WORK SHALL COMPLY WITH ADAAG, OBC, OMC, OFC, NEC, FIRE CODE		
DESCRIPTION	BLDG	EXISTING SEPARATED MIXED-USE
EXISTING		B-BUSINESS OFFICES, M-MERCANTILE, A-3 GYM, S-1 MOTOR VEHICLE REPAIR, A-3 RESTAURANT
CONSTRUCTION CLASSIFICATION	III NON-COMBUSTIBLE, UNPROTECTED	
ALLOWABLE HGT AND AREA	55 FT	TABLE 504.3 12 FT.
	2 STY	TABLE 504.4 1 STY
	9,800 SF	TABLE 506.2 119,108
NOTE: BUILT IN 1961 UNDER LOCAL CODES. EXISTING AREA IS GRANDFATHERED IN PER CODE.		
FIRE RESISTANCE RATINGS (HOURS) OBC TABLE 601		
STRUCTURAL FRAME		0
BEARING WALLS	EXTERIOR	0
	INTERIOR	N/A
NON-LOADBEARING WALLS AND PARTITIONS		
	EXTERIOR	N/A
	INTERIOR	N/A
FLOOR CONSTRUCTION		0
ROOF CONSTRUCTION		0
FIREWALL		N/A
EXTERIOR WALL 4 FT PAST FIREWALL		N/A
TENANT WALLS		1 AND 2 HOUR
FIRE PROTECTION		
	SPRINKLERS NOT REQUIRED	
OCCUPANT LOAD		
OCCUPANT LOAD PER OBC TABLE 1004.3.2	SEE INDIVIDUAL TENANT PRIOR APPROVALS.	



LOCATION MAP



SITE PLAN SHOWING PARKING LOT LIGHTS

**PROJECT** 4920 SCIOTO DARBY RD  
HILLIARD, OHIO 43026

**OWNER** SKR REALTY LLC  
4920 SCIOTO DARBY RD, STE 120  
HILLIARD, OHIO 43026

**ARCHITECT** MANLEY ARCHITECTURE GROUP/ MAG  
4405 OLENTANGY BLVD  
COLUMBUS, OHIO 43214

PROJECT ARCHITECT'S CONTACT INFORMATION:  
 CEL AND TEXT MESSAGING: 614-496-9096  
 EMAIL: pat@manleyllc.com

**CONTRACTOR** OWNER

**INDEX TO DRAWINGS**

INCLUDED	SHEET #	DRAWING	CONTENTS
✓	1	---	TITLE SHEET
✓	2	A-1	ELECTRICAL PLAN



ELEC-22-1  
03/08/2022



**SCOPE OF WORK:**

THIS PROJECT INVOLVES THE FOLLOWING:  
 DOCUMENTATION AND ADJUSTMENTS TO EXISTING EXTERIOR LIGHTS AND PARKING LOT LIGHTS.

MODIFICATIONS TO ELECTRICAL SERVICE ENTRANCE EQUIPMENT TO PROVIDE EACH TENANT WITH SEPARATE SERVICE AND METER PER AEP (POWER COMPANY) REQUIREMENTS. ELECTRIC PANELS ARE EXISTING. NO WORK BEYOND REPLACING FEEDERS IF NEEDED.

NO OTHER WORK. BUILDING AND SITE IS EXISTING AND HAS PRIOR APPROVALS FROM THE CITY OF HILLIARD.



PATRICK WILLIAM MANLEY  
 LICENSE #7992  
 EXPIRATION DATE 1/23/123

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This document shall only be used for items with boxes filled in black:

Review

Building

Construction



3820 North High Street  
 Columbus, Ohio 43214  
 Ph: (614) 545-1147  
 Fax: (614) 545-1149

Manley Architecture Group/ MAG

4920 SCIOTO DARBY RD 01/03/22



Download Product PDF  
 • Product SKU: NHL MMFL  
 • Category: Area Site Lighting (Street Lighting), Flood, Outdoor



**60 Watt LED Wall Pack - 10,400 Lumens - 5000K with UL and DLC -Dusk to Dawn(photocell)**  
 1 Pack(s) 10000  
 On sale: \$199.99 \$119.99  
 Availability: 2024/08  
 You Save: \$79.98 (39%)  
 60 Watt LED Wall Pack Light - 10,400 Lumens - High Efficiency 130 Lumens per Watt - 5000K Bright White - Replaces 500-600W - 100,000 Hour LED Wall Light - Commercial Grade Wall Pack LED - LED Wall Lighting



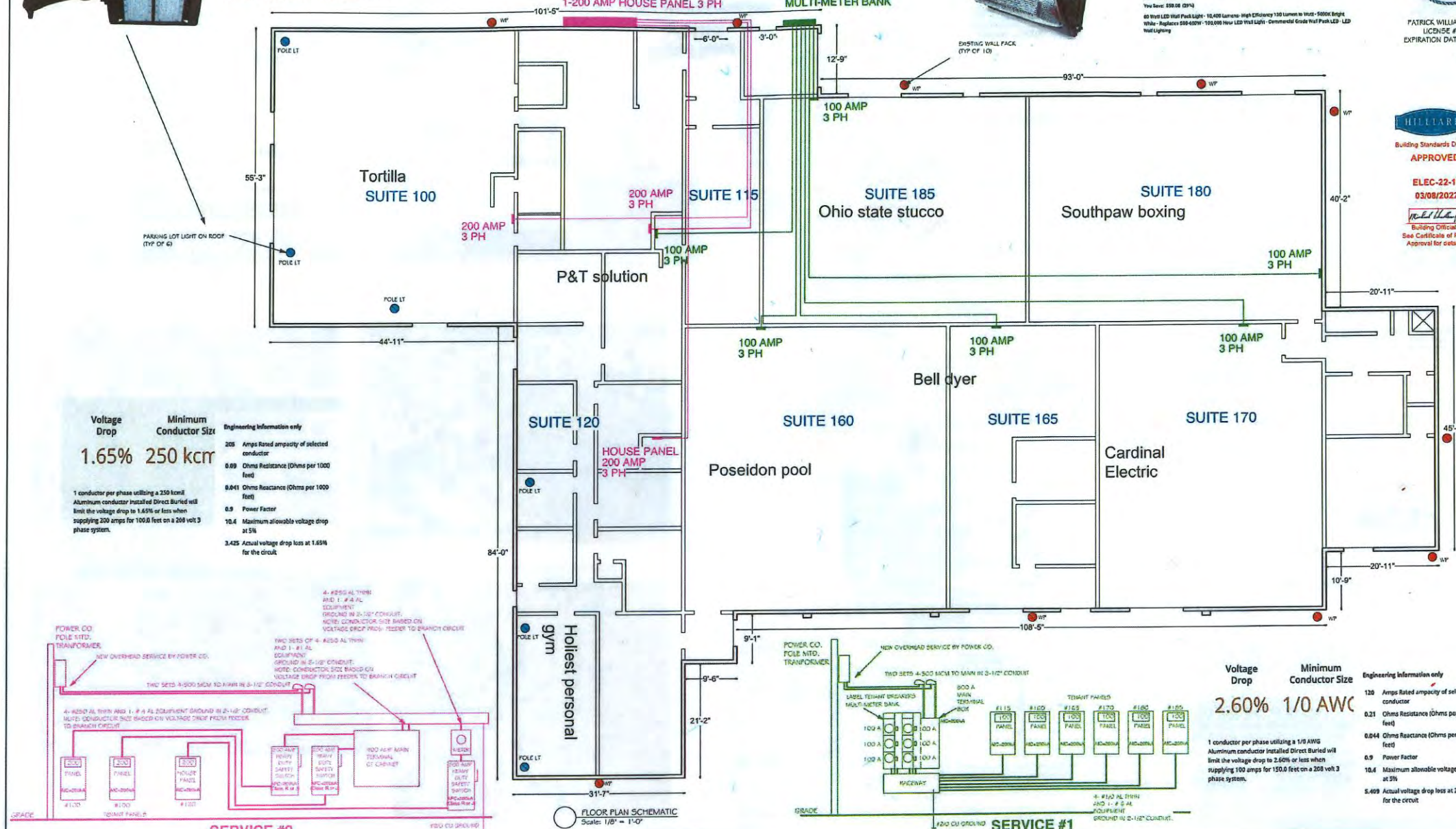
PATRICK WILLIAM MANLEY  
 LICENSE #7962  
 EXPIRATION DATE 12/31/23



Building Standards Division  
**APPROVED**

ELEC-22-1  
 03/08/2022

Building Official  
 See Certificate of Plan Approval for details

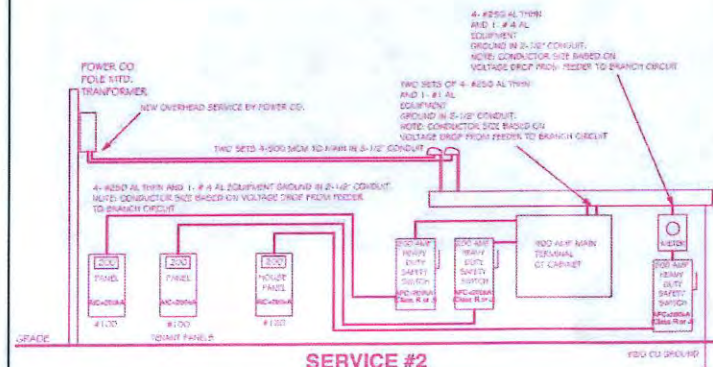


**Voltage Drop**  
 1.65%

**Minimum Conductor Size**  
 250 kcmr

1 conductor per phase utilizing a 250 kcmil Aluminum conductor installed Direct Buried will limit the voltage drop to 1.65% or less when supplying 200 amps for 1000 feet on a 208 volt 3 phase system.

- Engineering Information only
- 208 Amps Rated ampacity of selected conductor
  - 0.69 Ohms Resistance (Ohms per 1000 feet)
  - 0.041 Ohms Reactance (Ohms per 1000 feet)
  - 0.9 Power Factor
  - 10.4 Maximum allowable voltage drop at 5%
  - 3.425 Actual voltage drop loss at 1.65% for the circuit



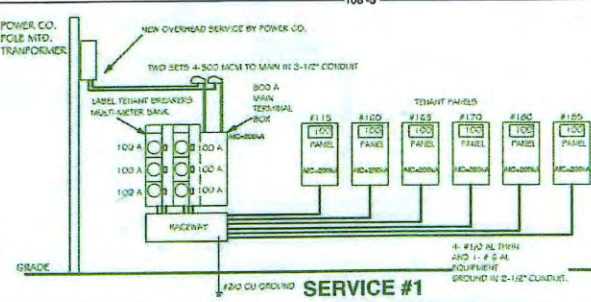
**SERVICE #2**

**Voltage Drop**  
 2.60%

**Minimum Conductor Size**  
 1/0 AWG

1 conductor per phase utilizing a 1/0 AWG Aluminum conductor installed Direct Buried will limit the voltage drop to 2.60% or less when supplying 100 amps for 150.0 feet on a 208 volt 3 phase system.

- Engineering Information only
- 120 Amps Rated ampacity of selected conductor
  - 0.21 Ohms Resistance (Ohms per 1000 feet)
  - 0.044 Ohms Reactance (Ohms per 1000 feet)
  - 0.9 Power Factor
  - 10.4 Maximum allowable voltage drop at 5%
  - 5.409 Actual voltage drop loss at 2.60% for the circuit



**SERVICE #1**

FLOOR PLAN SCHEMATIC  
 Scale: 1/8" = 1'-0"



Manley Architecture Group/MAG  
 4405 Orlentang Blvd.  
 Columbus, Ohio 43214

Mark	Date	Description	Issue Date:
			01/03/22

E-1

**CASE 2: BZA-22-15 – MORROW RESIDENCE – 3644 Sanctuary Loop**

**PARCEL NUMBER:** 053-000357 (Heritage Preserve Section 2, Phase 4 – Lot 291)

**APPLICANT:** Chadwick and Lisa Morrow, 3644 Sanctuary Loop, Hilliard, OH 43026

**REQUEST:** Review and approval of variance to the Subarea A standards of the Heritage Preserve PUD Development Text to reduce the required rear yard setback from 20 feet to 11.5 feet and to Section 1117.04 of the Hilliard Zoning Code to increase the maximum lot coverage from 35.0% to 35.32% for a 288-square foot covered porch.

**BACKGROUND:**

The site includes 0.18-acre located on Sanctuary Loop, approximately 540 feet northwest of the intersection with Woodland Drive. The parcel is Lot 291 on the Section 2 Phase 4 plat of the Heritage Preserve Subdivision. The property and all surrounding residences are zoned PUD, Planned Unit Development, as part of the Heritage Preserve Development Text. The property is a modified flag-shaped parcel that is located along the eyebrow (modified cul-de-sac) at the turn of Sanctuary Loop and is located within Subarea A-4 of the PUD text. Properties on each side are located within the same phase of the development and include other similar lot sizes and home styles. Lots along the rear of the property front onto Audubon Avenue and are located within Section 2, Phase 6 (Subarea A-6). Those lots (359-364) include larger homes and lot sizes. This is a request for variances to permit the expansion of an existing patio that will include the construction of a 288-square foot roof addition to cover a portion of the porch/patio.

**CONSIDERATIONS:**

- The home at 3644 Sanctuary Loop was given zoning approval for construction in October 2020 and included a 12' x 16' patio to the rear of the structure. The proposal includes the installation of a new 13' x 35' patio in place of the existing pavement and extend along the rear elevation of the home. The proposed at-grade patio complies with the Code and PUD text.
- The existing retaining wall will be extended with matching materials an additional 15 feet parallel with the patio. Landscaping will be provided in the space between the low retaining wall and the concrete patio.
- The proposed hip roof extension to cover portions of the patio will be 12 x 24 in size and match the existing home in color, materials and design. *The requested rear yard variance will permit the installation of the roof.*
- Maximum lot coverage for homes within the Heritage Preserve PUD is 35 percent for structures. Given the smaller size of the lot and the non-standard configuration due to the street design in the curve of Sanctuary Loop, the proposed roof extension will result in a 35.32 percent coverage just slightly higher than the maximum. As a new subdivision, stormwater management has been accounted for in the design of the lots.
- Heritage Preserve is a PUD with an Architectural Review Committee. All proposals for improvements within the subdivision also require private approval from the ARC to ensure compatibility within the neighborhood.

**STAFF RECOMMENDATION:**

Staff finds that the proposed variances are generally consistent with the spirit and intent of the Zoning Code. As proposed, the improvements to the residence will not adversely affect the character of the surrounding neighborhood, nor be a detriment to surrounding neighbors. As analyzed, the proposed variances will not affect

public services. While the applicant could utilize the property without the improvements, the proposed roof addition is minor and will improve the usability of the property with minimal impact to the surrounding area. Staff recommends that the proposed variances be approved with the following three conditions:

- 1) That the proposed porch overhang shall remain open and not be enclosed in any way by fence, wall or other structure unless specifically reviewed and approved by the Board of Zoning Appeals;
- 2) That a zoning certificate be obtained prior to the issuance of building permits; and
- 3) That all applicable building permits be obtained prior to construction.

[END OF REPORT | BZA-22-15]



11/30/2021

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Case #2: BZA-22-15 – MORROW RESIDENCE– 3644 Sanctuary Loop



Fischer Homes HOUSE STYLE: *Winthrop*

LOT: 291 SUBDIVISION: *Heritage Preserve Section 2 Phase 4*

VILLAGE/CITY: *Hilliard* COUNTY: *Franklin* STATE: *Ohio*

FLOOD ZONE: *X* COMMUNITY PANEL: *39049C*

PANEL No.: *0140K* EFFECTIVE DATE: *06/17/08*

MINIMUM BUILDING SETBACKS: FRONT *25'* REAR *20'*

SIDE *5'* One Side Min, Min. Building Separation *12'*

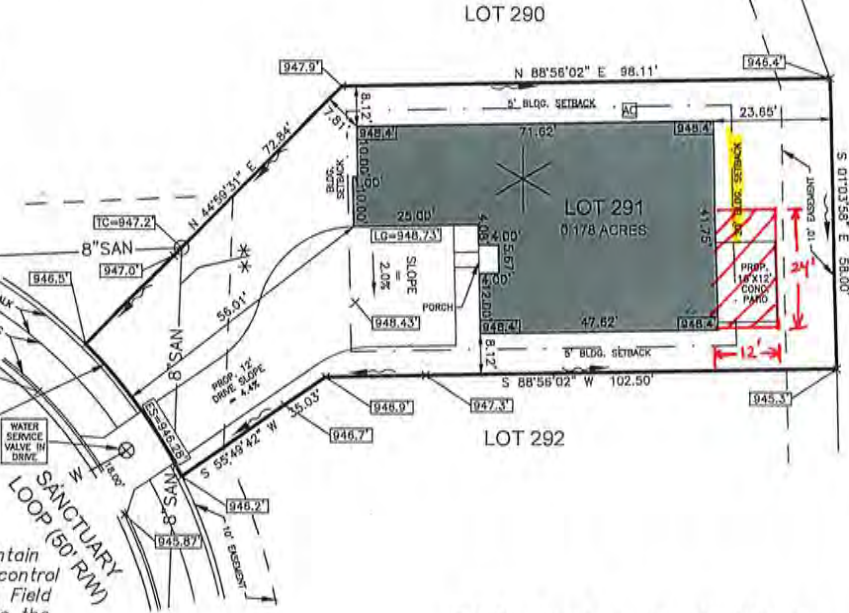
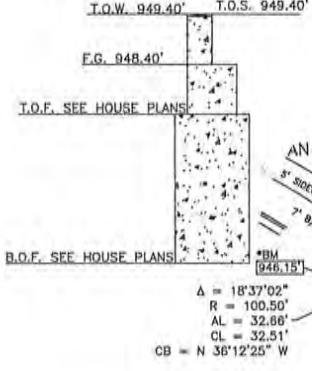
DRIVE SLOPE DISTANCE: *48.59'* % IMPERVIOUS AREA: *51.26%*

- LEGEND**
- = SURFACE WATER FLOW ARROWS
  - = PROPOSED GRADE
  - = EXISTING GRADE
  - = SANITARY SEWER
  - = EX. WATERLINE
  - = EX. STORM SEWER
  - = EX. EASEMENT LINE
  - = EX. PAVEMENT
  - = SILT FENCING
  - = SOD/SEED LINE
  - = BAY WINDOW
  - = SANITARY SEWER TAP
  - = ELEVATED DIRECT-VENT FIREPLACE
  - = MAJOR FLOOD ROUTING ARROW
  - = WATER TAP
  - = LAMP POST
  - = WINDOW WELL
  - = DRAINAGE STRUCTURE PROTECTION
  - = AIR CONDITIONING UNIT
  - = LIP OF GARAGE
  - = EDGE OF SIDEWALK
  - = EDGE OF ROAD

**AREA SUMMARY**

Lot Area: 7768.12 Ft<sup>2</sup>  
 Foundation Area: 2455.68 Ft<sup>2</sup>  
 Driveway Area: 1412.53 Ft<sup>2</sup>  
 Driveway Approach: 50.77 Ft<sup>2</sup>  
 Patio: 192.00 Ft<sup>2</sup>  
 Porch: 22.67 Ft<sup>2</sup>  
 Service Walk: 15.00 Ft<sup>2</sup>  
 Walk: 99.90 Ft<sup>2</sup>  
 Sod Coverage: 3928.18 Ft<sup>2</sup>

Lot area calculations are for informational purposes only and should be verified by the builder or contractor.



- NOTES:**
- Contractor to provide and maintain erosion protection and sediment control during all phases of construction. Field Modifications may be necessary to the erosion and sediment control.
  - Underground utility locations are based on record drawings and should be verified prior to construction.

= Engineered Fill

**CERTIFICATION:**

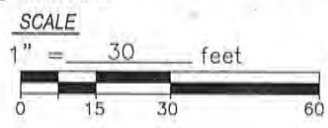
I hereby certify that the foregoing PLOT PLAN was prepared from information provided by the client and obtained from engineered subdivision plans. This PLOT PLAN is to be used by the client for the sole purpose of obtaining a building permit and shall not be used as a substitute for construction documents. The use of this PLOT PLAN for any other purpose is strictly prohibited.

*Tony W. Meacham*  
 OHIO REGISTERED SURVEYOR NO. 7799



08/13/20  
 DATE

\*BM=Benchmark elevation identified on the plot plan are from engineered plans and unverified. Contractor should confirm if proposed elevations are consistent with existing conditions.



C/O No.	Revision Date and Request

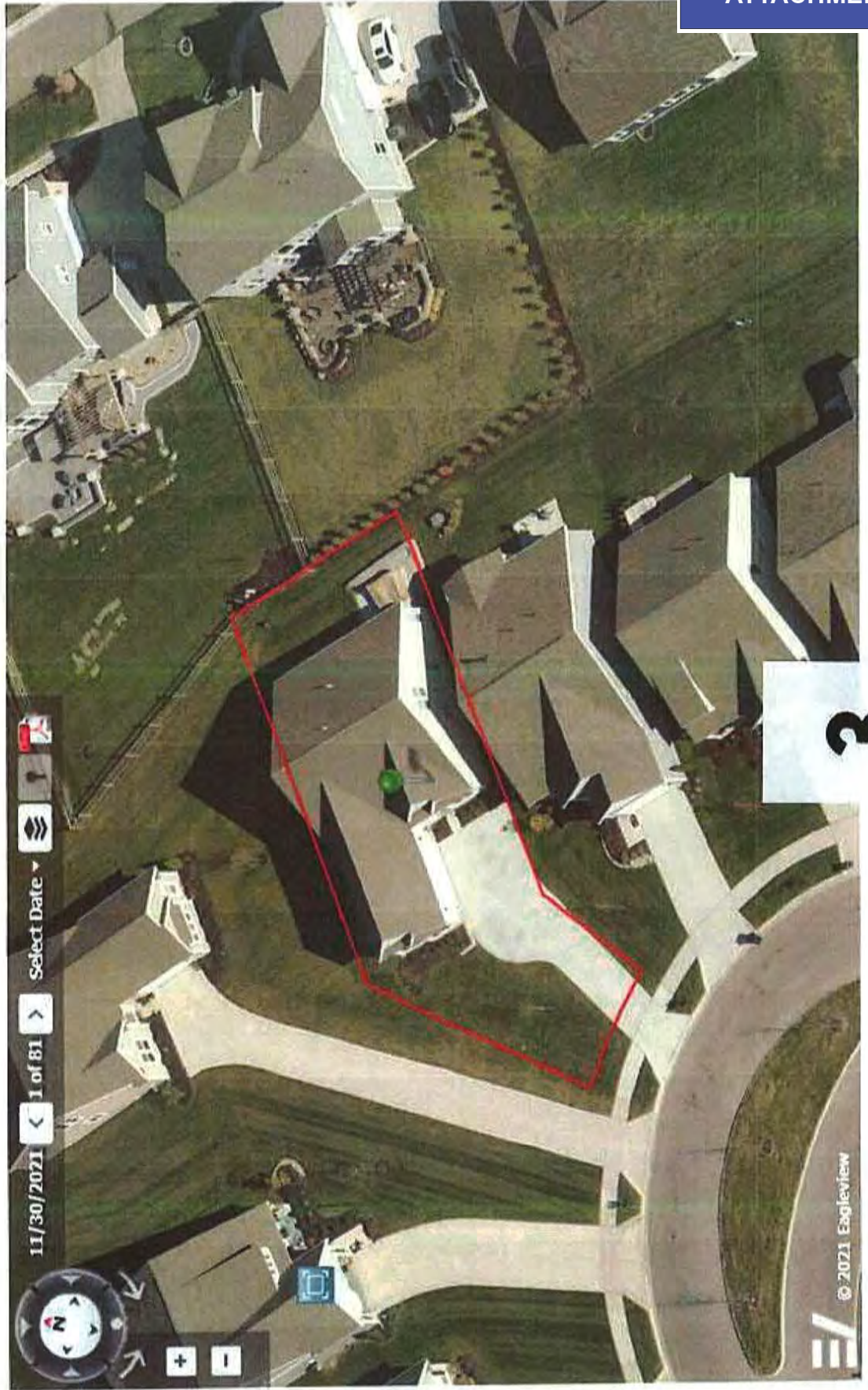
PLOT PLAN	<b>KORDA</b>	Korda/Nemeth Engineering, Inc - Consulting Engineers 1650 Watermark Drive, Suite 200 - Columbus, Ohio 43215-7010 TEL 614-487-1650 FAX 614-487-8881 WEB www.korda.com		DATE August 13, 2020	JOB# 2020-7082	
		3644 SANCTUARY LOOP	REVISION 	DRAWN CJF	CHK D. TWM	

**CHADWICK & LISA MORROW 3644 SANCTUARY LOOP HILLIARD, OH 43026 Parcel ID: 053-**

**Map Routing: 053-N0581 -289-00  
3644 SANCTUARY LP**

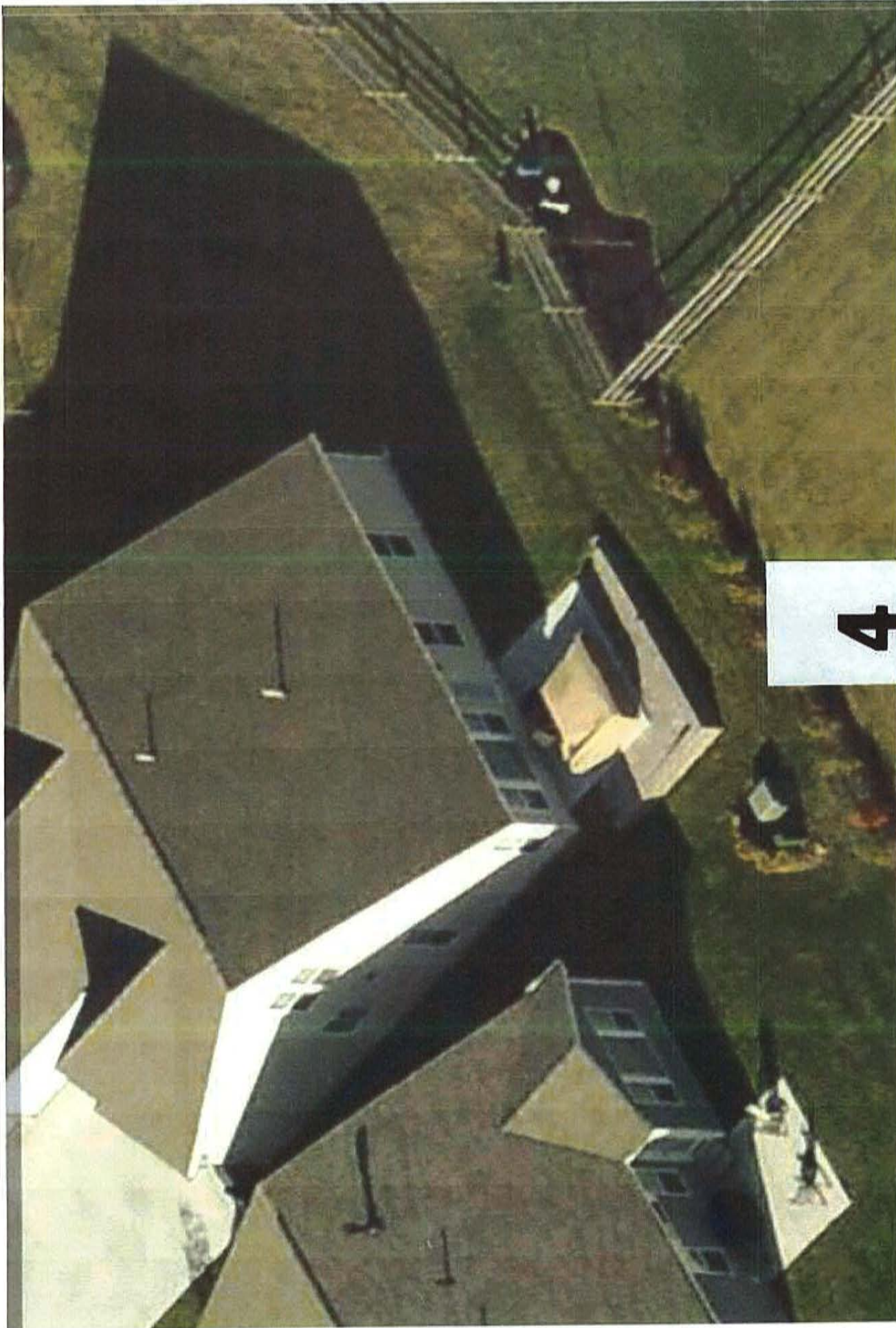
**Parcel ID: 053-000357-00  
MORROW CHADWICK D**

- Summary
- Land Profile
- Residential
- Commercial
- Improvements
- Permits
- Mapping
- Sketch
- Photo
- StreetSmart
- Aerial Photos**
- Transfers
- BOR Status
- CAUV Status
- Tax & Payments
- Tax Distribution
- Tax Calculators
- Value History
- Rental Contact
- Incentive Details
- Quick Links





Chad and Lisa Morrow 3644 Sanctuary Loop Hilliard, OH 43026 Parcel ID: 053-000357-00

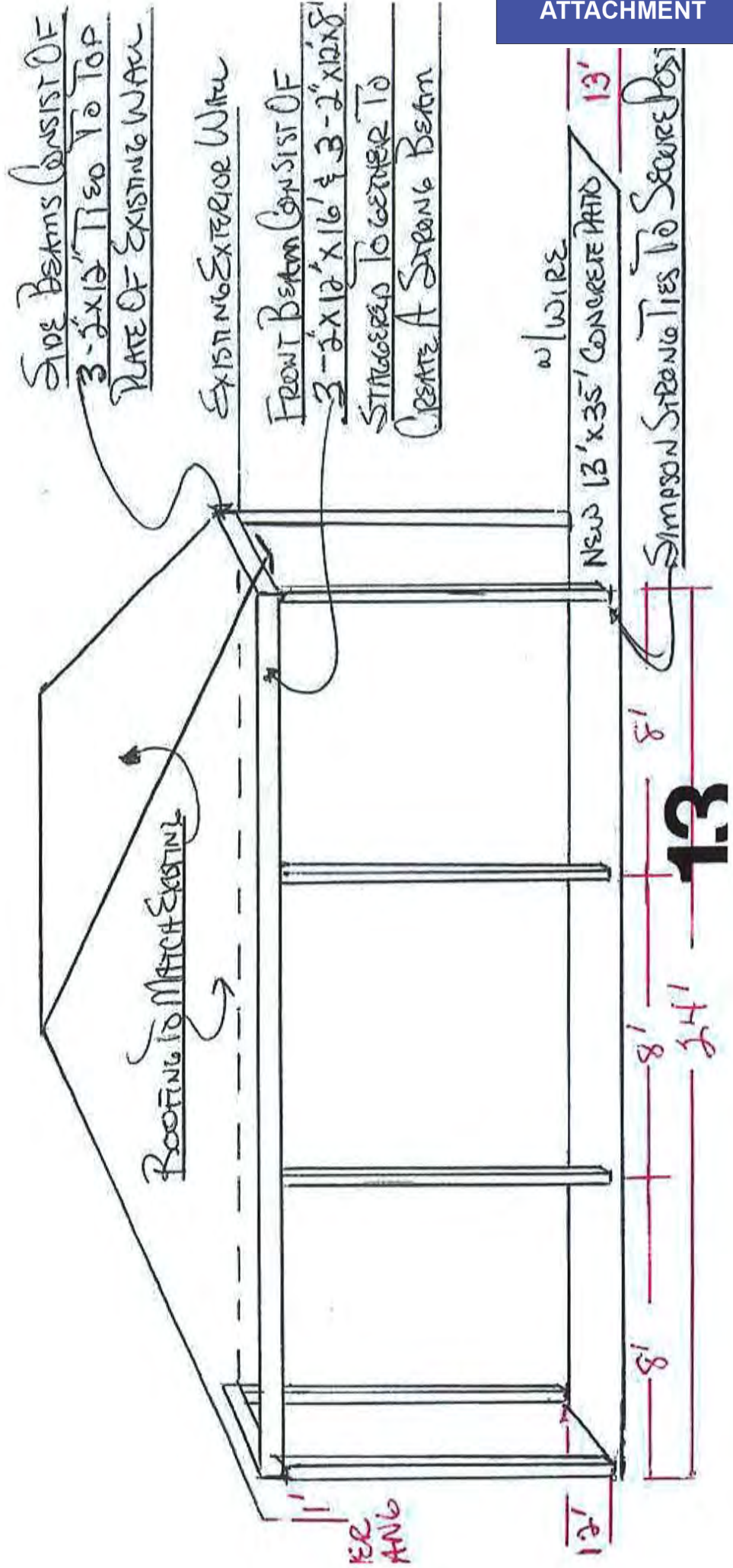


# HIP ROOF

## Porch Roof

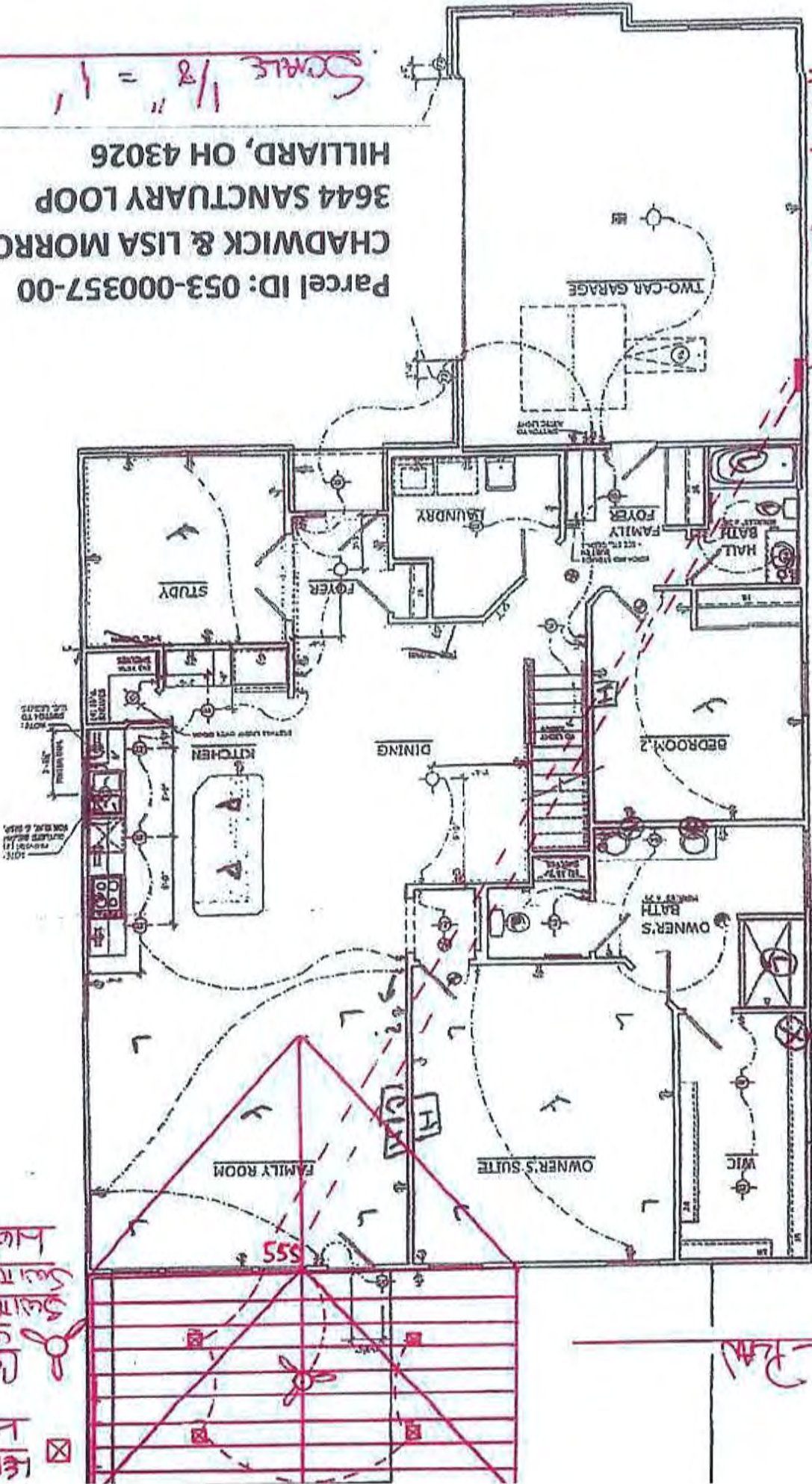
SCALE 1/4" = 1'

EXTERIOR FINISHES TO MATCH EXISTING FINISHES  
BEAMS & POSTS ARE WRAPPED 3/4" RAUGH STAIN CEDAR  
PORCH CEILING FINISHES w/ CEILING 4x8 SIDING w/ BATTEN STRIPS  
RAFTERS, POSTS & OTHER CONNECTIONS ARE SECURED w/ APPROPRIATE SIMPSON TIES



Parcel ID: 053-000357-00  
CHADWICK & LISA MORROW  
3644 SANCTUARY LOOP  
HILLIARD, OH 43026

SCALE 1/8" = 1'



Change these  
2-2' w/ground  
to FAN w/LIGHT  
12-2' w/ground  
to LED (SLINK)  
LIGHTS  
FACT CIRCUIT  
30 Amp GFI  
30 Amps Are

14



LED CEILING LIGHTING  
REINSTATE w/LIGHT KIT  
SWITCH FOR FAN  
SWITCH FOR FAN  
LIGHT

Electrical Plan



**CASE 3: BZA-22-16 – CALABRESE RESIDENCE – 4293 Charles Court**

**PARCEL NUMBER:** 050-009407 (Hoffman Farms Section 4, Phase 2 – Lot 304)

**APPLICANT:** James Calabrese, 4293 Charles Court, Hilliard, OH 43026

**REQUEST:** Review and approval of a variance from Hilliard Code Section 1121.02(d)(5) to permit a locking cover in lieu of a fence around a hot tub (private pool).

## BACKGROUND:

The site is located in the cul-de-sac of Charles Court approximately 200 feet south of Clover Place. The 0.456-acre parcel is Lot #304 of the Hoffman Farms subdivision and was platted as part of Section 4, Phase 2. The property and all surrounding residences are located within the subdivision are zoned PUD, Planned Unit Development District as part of the Hoffman Farms PUD Plan. This application is a variance request to install a locking cover for an existing hot tub in lieu of swimming pool fencing with self-closing and self-locking gate as required by Section 1121.02(d)(5) of the Code.

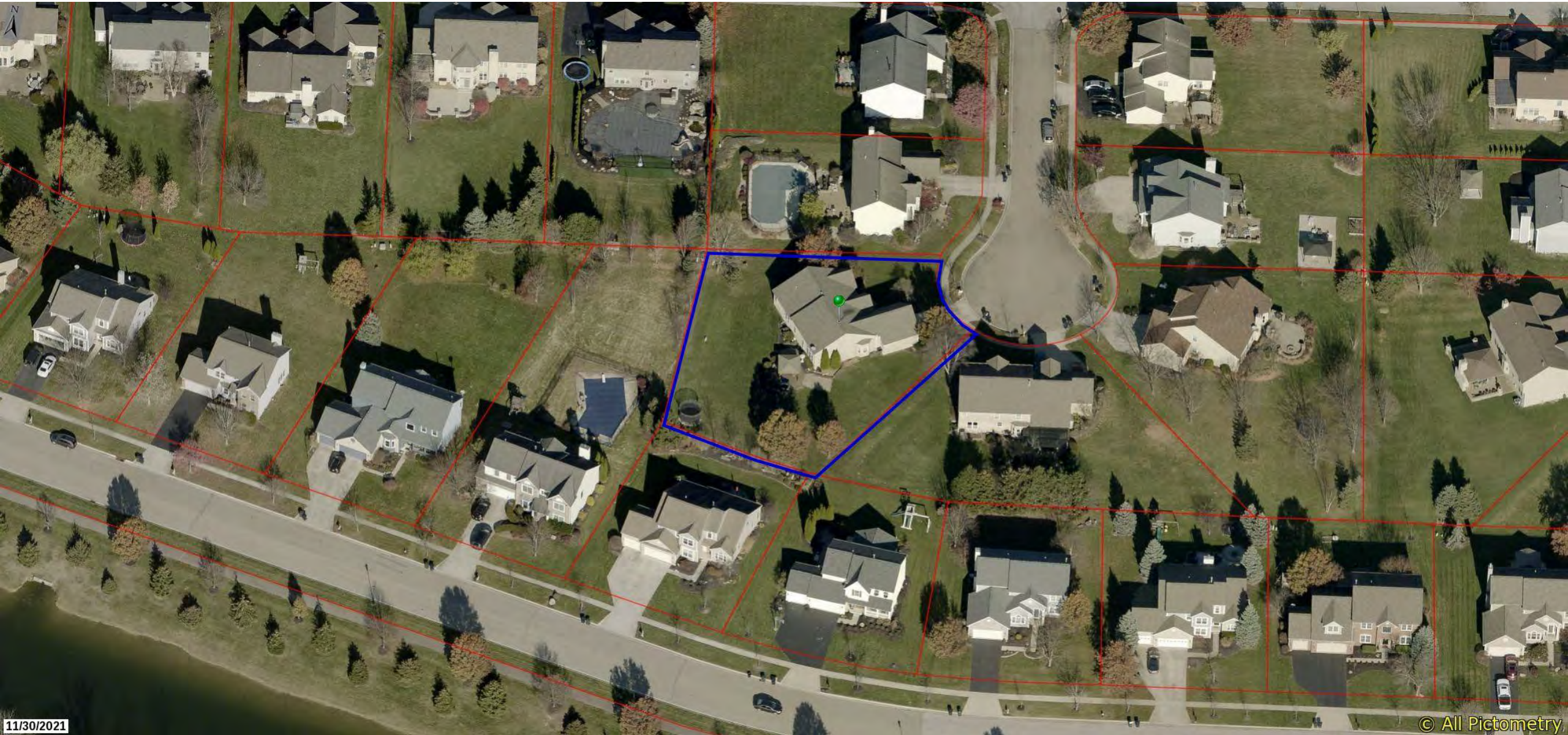
## CONSIDERATIONS:

- The site and surrounding properties are zoned PUD, Planned Unit Development District as part of the Hoffman Farms PUD Plan. The property is a larger lot located at the end of the lot backing to smaller lots that front onto Parkmeadow Lane.
- 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.
- 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 six requests.** [BZA-22-7 Vawter Residence; BZA-21-35 Badow Residence; BZA-21-6 Capron Residence; 20-0157AR Miglietti Residence; 20-0145AR Ruma Residence; 18-0093AR Tucker Residence]
- According to Section 1121.06(f) of the Zoning Code, a private swimming pool includes “...any pool, lake, pond or open tank not located within a completely enclosed building and containing or normally capable of containing water to a depth at any point greater than one and one-half feet.” An outdoor hot tub is considered as a pool by Code.
- Section 1121.06(f)(4) requires fencing around the pool, in conformance with the fence provisions/requirements of Section 111.02(d). This is the first instance of a request for a variance to permit a locking cover for a hot tub in lieu of required swimming pool fencing.

## 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.

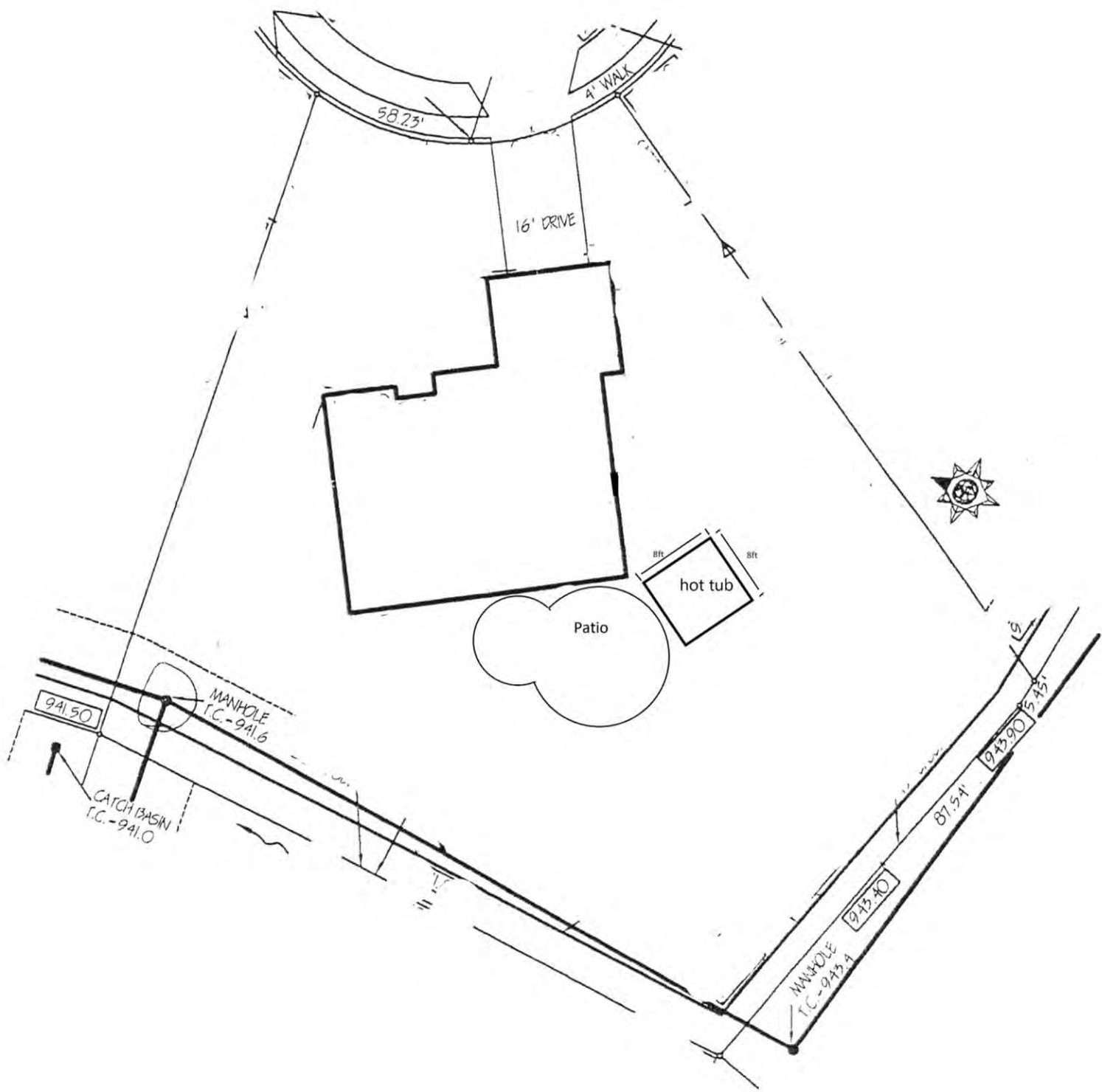
[END OF REPORT | BZA-22-16]



11/30/2021

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Case #3: BZA-22-16 – CALABRESE RESIDENCE– 4293 Charles Court







**CASE 4: BZA-22-17 – GILLESPIE RESIDENCE – 4755 Heath Trails Road**

**PARCEL NUMBER:** 050-010354 (Ansmil West Subdivision – Lot 23)

**APPLICANT:** Tyler & Sarah Gillespie, 4755 Heath Trails Road, Hilliard, OH 43026

**REQUEST:** Review and approval of variance to Hilliard Code Section 1121.02(d)(1)(i) to reduce the required setback for a fence on a second frontage of a corner lot from 15 feet to ~~12 feet~~ (11 feet).

## BACKGROUND:

The site is a 0.283-acre parcel located at the corner of Heath Trails Road and Hawkstone Road within the Ansmil West subdivision. The property at 4755 Heath Trails Road is Lot 23 of the Ansmil West subdivision, which is zoned PUD, Planned Unit Development. Properties to the west along Hawkstone Road are located within the Heather Ridge subdivision and are zoned PUD, Planned Unit Development as part of the Heather Ridge Development plan. To the south across Hawkstone Road is the Heather Ridge Park properties owned by the City. ***After analyzing street construction drawings and subdivision plats for the area, this is a request for a variance to reduce the required setback for a fence on a second frontage of a corner lot from 15 feet to 11 feet.***

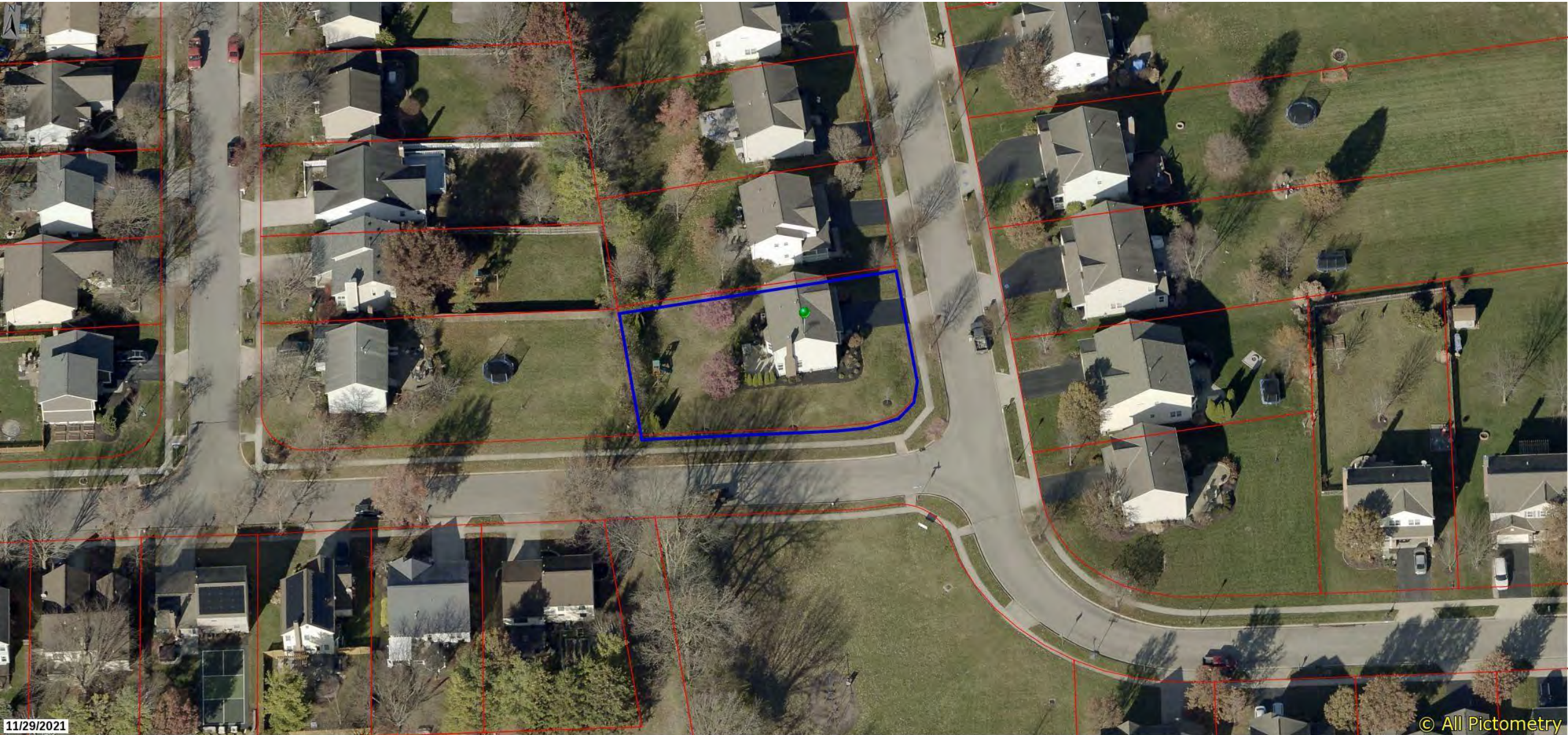
## CONSIDERATIONS:

- The Zoning Code previously limited fences to only the rear yard and side yard on all residential lots citywide, including corner lots.
- The Code just changed to provide more flexibility for properties located on corners that effectively have two street frontages. Ordinance 21-33 to modify fence provisions of the Zoning Code became effective on December 8, 2021, and allowed fences on the second frontage of corner lots to encroach up to half the distance from the building line as noted in Section 1121.02(d)(1)(i):  
*“Fences shall not be located past the build-to line of the main structure on the parcel, except that on a corner lot, an aluminum/wrought iron style fence shall be permitted to pass the build-to line parallel to the secondary front lot line by half the linear distance between the build-to line and the right-of-way line, and shall not be greater than forty-eight inches (48”) in height.”*
- The side of the property along Hawkstone Road includes a 30-foot building line, which would allow the fence to be located 15 feet from the property line (16 feet behind the sidewalk) per Code requirements. The homeowner is requesting a variance to place a 4-foot decorative, aluminum fence twelve feet from the sidewalk. The proposed location is an 11-foot setback that encroaches 4 feet into the required setback.

## STAFF RECOMMENDATION:

Staff finds that recent changes to the Code have significantly increased the available area for placement of fencing on corner lots and approving the requested variance would be contrary to direction recently established by City Council. Staff finds that the proposed variance would be substantial and that there can be beneficial use of the property without the variance. The recent change to the Code is intended to strike a balance between a desire to provide more flexibility for corner lot owners while considering the intent of City policy to restrict the visual appearance of fences in front yards. Staff finds that the proposed variance does not demonstrate a practical difficulty and that the fence permit application in process should be revised to meet Code requirements. Staff respectfully recommends disapproval of the requested variance.

[END OF REPORT | BZA-22-17]



11/29/2021

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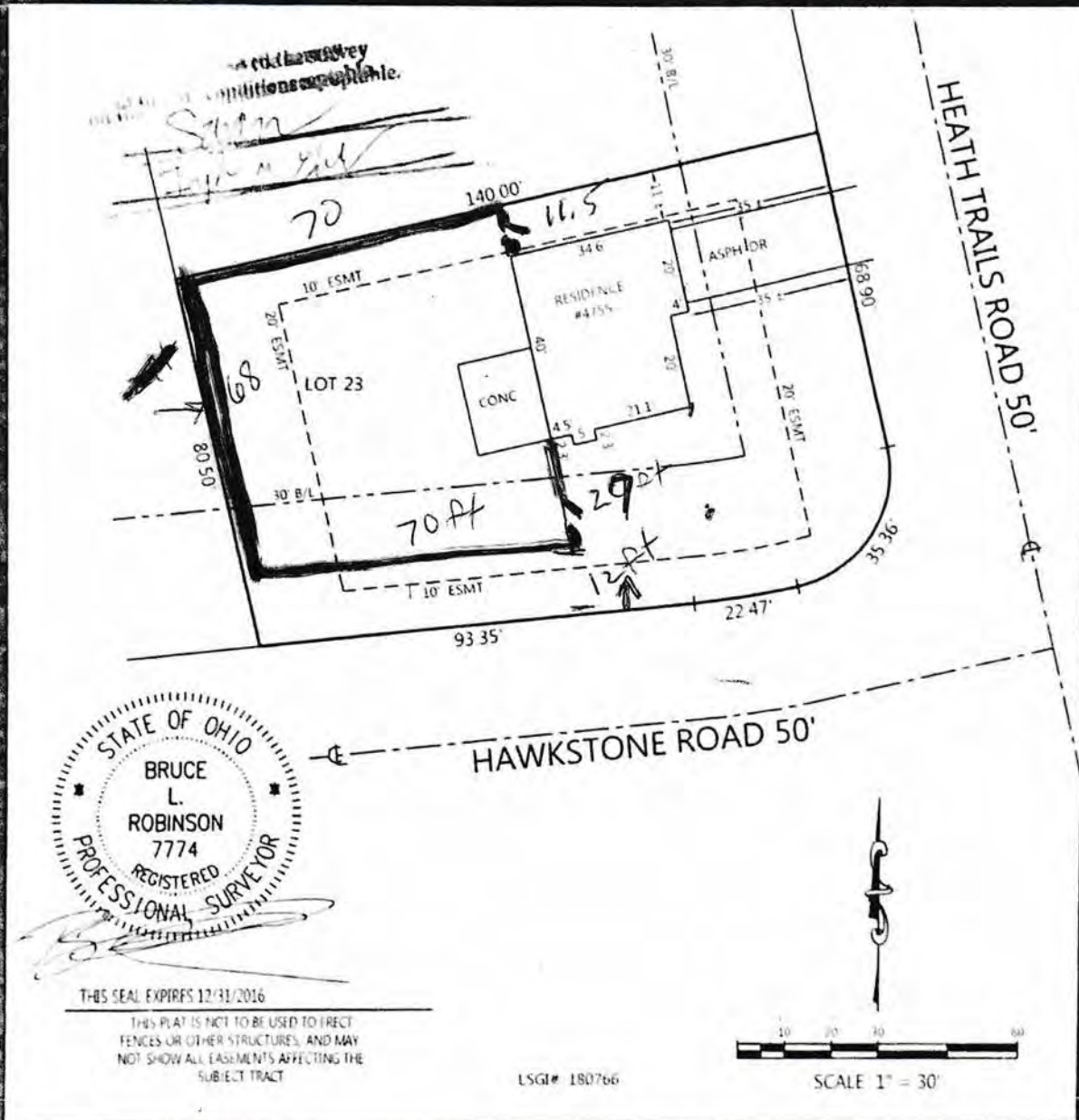
Case #4: BZA-22-17 – GILLESPIE RESIDENCE– 4755 Heath Trails Road



PROPERTY ADDRESS 4755 HEATH TRAILS ROAD HILLIARD, OHIO 43026

SURVEY NUMBER: 180766

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STATE OF OHIO  
BRUCE L. ROBINSON  
7774  
REGISTERED PROFESSIONAL SURVEYOR

T-85 SEAL EXPIRES 12/31/2016

THIS PLAT IS NOT TO BE USED TO ERECT FENCES OR OTHER STRUCTURES, AND MAY NOT SHOW ALL EASEMENTS AFFECTING THE SUBJECT TRACT

LSGI# 180766

SCALE 1" = 30'

POINTS OF INTEREST NONE VISIBLE.

CLIENT NUMBER 200496	DATE 3/25/2016
BUYER SARAH A RUDOLPH AND TYLER M GILLESPIE	
SELLER WOODTHRUSH HOMES LLC	
SUBLOT / ORIGINAL LOT 24	
SUBDIVISION AN5MIL WEST	
PLAT 116	PG 22
COUNTY FRANKLIN	
CERTIFIED TO: TITLE FIRST AGENCY • COLUMBUS FIRST BANK	

THIS MORTGAGE LOAN IDENTIFICATION SURVEY IS NOT TO BE USED FOR THE INSTALLATION OR BUILDING OF FENCES, SHEDS, GARAGES, ADDITIONS OR ANY OTHER STRUCTURE TO DETERMINE EXACT BOUNDARY LINES. A BOUNDARY SURVEY IS REQUIRED.

Landmark Survey is proud to support:



**LANDMARK**  
Survey Group

Landmark Survey Group  
2099 West Fifth Avenue  
Columbus, Ohio 43212  
Phone 614 485 9000  
Fax 614 485 9003

**CASE 5: BZA-22-19 – MOO MOO EXPRESS – 3880 Brown Park Drive**

**PARCEL NUMBER:** 050-007563 (Brown Commerce Park)

**APPLICANT:** Kyle Wrentmore, 1160 Dublin Road, Suite 100, Columbus, OH 43215

**REQUEST:** Review and approval of variances to Hilliard code Section 1111.03 to reduce the required parking setback along Brown Park Drive from 20 feet to 16 feet; Section 1127.04 to reduce the maneuvering lane width for one-way stacking lanes from 14 feet to 11.25 feet; and Section 1125.05(b) to reduced required landscaping for perimeter parking lot from 180 to 112 shrubs.

**BACKGROUND:**

The site includes a 0.8-acre parcel located at the northeast corner of Cemetery Road and Brown Park Drive within the Brown Commerce Park. The original car wash was constructed in the late 80s according to development requirements at that time; in 1994, a lot split was approved to allow the car wash portion of the site to be sold to the operators of the car wash. The site includes a full access point onto Cemetery Road that is provided through a shared access easement with the adjacent auto repair site (now ATL Total Car Care) that was part of that lot split. In 1998, the 4600-square foot car wash was granted approval for a 1,200-square foot detailing bay to the west side of the building. The car wash received a Level “A” site plan approval by staff in 2018 to install 8 vacuum canisters along the west side of the building, and the Planning and Zoning Commission (October 2019) approved a sign variance to permit an internally illuminated menu board.

This is a request to eliminate the detailing bay along the west side of the building, completely renovate the car wash architecture and make improvements to the site that will include pavement reductions, improved circulation, lighting improvements and landscaping upgrades. This is a request for variances necessary to complete upgrades for a 4,900-square foot building and site layout that will bring the site more fully into compliance with the Code.

**CONSIDERATIONS:**

- The property is located within the Cemetery Road corridor and is zoned B-2, Community Business District, which permits a broad range of commercial and retail uses. Adjacent properties on either side and to the rear are also zoned B-2 and include two commercial strip retail buildings, mini-warehouse and an auto repair shop. Properties across Cemetery Road to the south are zoned PUD, Planned Unit Development District, and include additional retail and service uses as in the B-2 zoning district.
- *Parking.* The existing layout for the property includes twelve on-site spaces. Renovation plans include improvement of circulation on the west side of the building. The existing detailing bay would be removed to create a standard two-way drive aisle with 18 spaces. Reconfiguration will improve flow and will *improve the pavement setback along Brown Park Drive from approximately 7 feet to 16.73 feet.* The adjusted layout will permit more room for landscaping. A variance is requested to Section 1111.03 to reduce the required pavement setback from 20 feet to 16 feet to allow for this enhancement while adding additional parking spaces.
- *Stacking Lanes.* The existing single-stacking lane for the car wash on the east side of the building is currently 20 feet in width. Proposed plans increase the pavement to a width of 22.5 feet to create two stacking lanes that are 11.25 feet wide. Code requires a minimum of 14 feet per lane (28 feet). The proposed dual stacking lane will help reduce back-ups into the public street during peak times and will add the minimum amount of pavement necessary for the stacking lanes to function properly. A variance

to Section 1127.04 is requested to reduce the one-way stacking lane width from 14 feet to 11.25 feet as proposed on the plans.

- *Landscaping.* As part of overall improvements to the site, perimeter and interior parking lot landscaping will be provided. Portions along the public rights-of-way will be installed to meet Code requirements; Landscaping cannot be provided in some existing areas of the site that will not be modified:
  1. The pavement setback along the northern property line is currently  $\pm 1$  foot and will not allow for landscape installation.
  2. Pavement in the stacking lane crosses the property line in its current condition (zero setback) and will not permit perimeter landscaping.

The proposed improvements will enhance the site to the extent possible to meet Code requirements and a variance to Section 1125.05(b) to reduce required landscaping for perimeter parking lot from 180 to 112 shrubs.

- All other site elements such as architecture, lighting and signage will comply with Code.

### **STAFF RECOMMENDATION:**

Staff finds that the proposed variances are generally consistent with the overall spirit and intent of the Zoning Code. The existing car wash site was approved decades ago prior to many of today's development standards. Upgrades to the commercial property will significantly improve the character of the surrounding neighborhood and will not be a detriment to nearby property owners. Requested site improvements will enhance traffic flow and reduce on-street conflicts while the applicant is moving the site toward compliance for all aspects of the requested variances. Staff recommends that the proposed variances be approved with the following two conditions:

- 1) That a zoning certificate be obtained prior to the issuance of building permits; and
- 2) That all applicable building permits be obtained prior to construction.

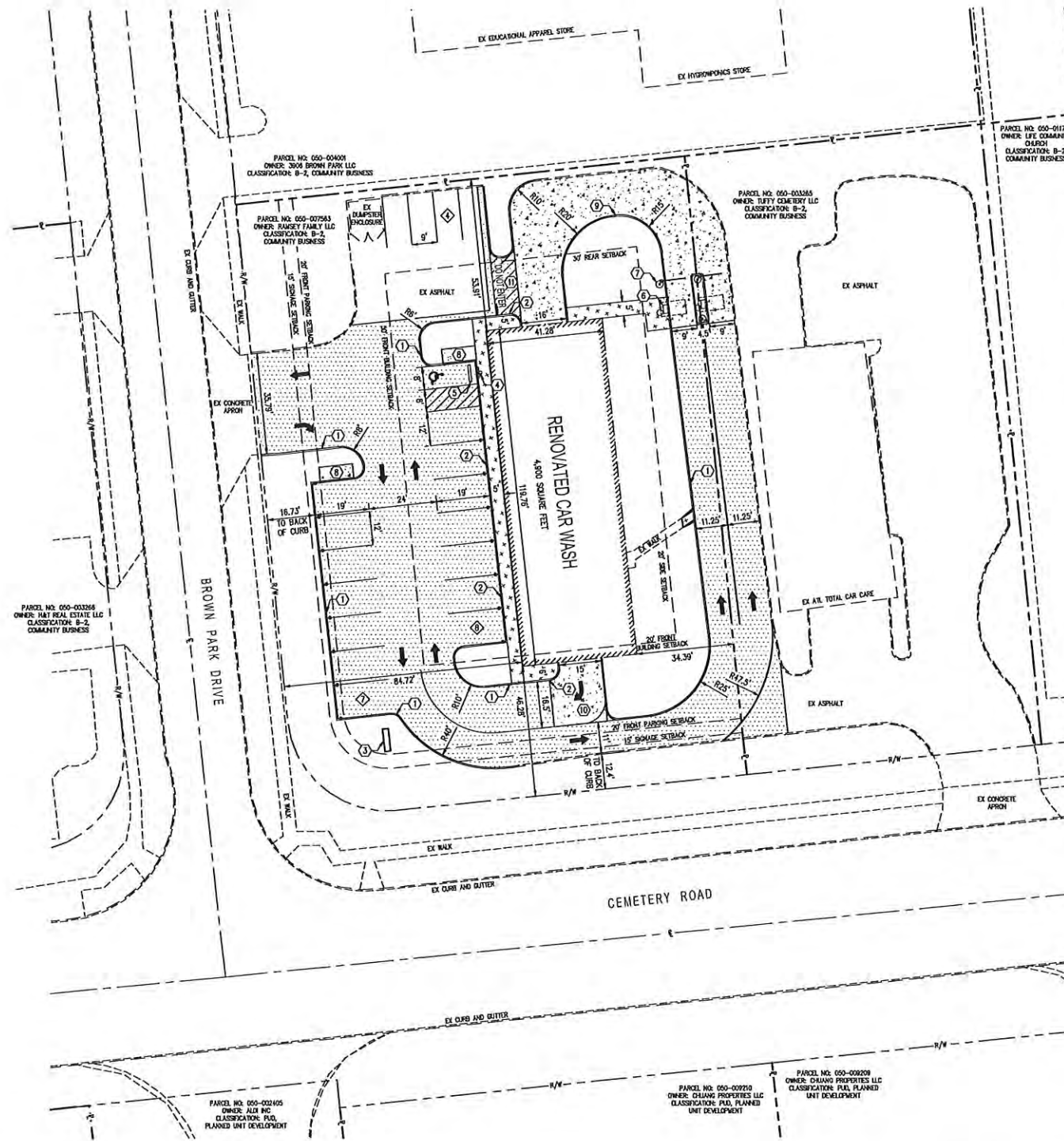
[END OF REPORT | BZA-22-19]



11/30/2021

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Case #5: BZA-22-19 – MOO MOO EXPRESS – 3880 Brown Park Drive



- LEGEND**
- [Symbol] PARKING COUNT
  - [Symbol] CONCRETE PAVEMENT
  - [Symbol] ASPHALT PAVEMENT (MILLED AND OVERLAD)
  - [Symbol] SIDEWALK
  - [Symbol] VACUUM UNIT
  - [Symbol] PAINTED DIRECTIONAL ARROW

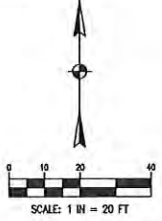
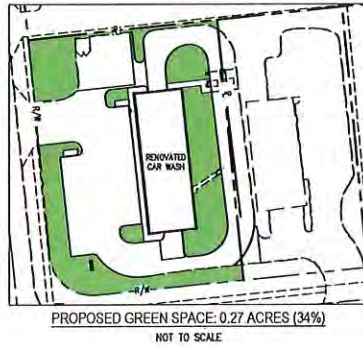
- CODED NOTES**
- ① CONCRETE CURB
  - ② COMBINED CURB AND WALK
  - ③ MONUMENT SIGN
  - ④ ADA ACCESSIBLE PARKING SIGN
  - ⑤ PARKING BLOCK
  - ⑥ PAY STATION (TYP OF 2)
  - ⑦ CLEARANCE BAR (TYP OF 2)
  - ⑧ VACUUM CORRELATOR
  - ⑨ MOUNTABLE CURB
  - ⑩ HEATED CONCRETE PAVEMENT
  - ⑪ ESCAPE LANE

**PROJECT DESCRIPTION**  
 RENOVATION OF THE FORMER KLEAN-A-KAR EXPRESS INTO A PROPOSED MOO MOO EXPRESS CAR WASH. THE DETAILING AREA WITHIN THE EXISTING BUILDING WILL BE DEMOLISHED, AND THE EXISTING QUEUING AREA WILL BE EXPANDED TO ALLOW FOR TWO ROWS OF CARS.

**SITE DATA**  
 PARCEL NUMBER: 050-007563  
 PARCEL SIZE: 0.80 ACRES  
 ZONING: B-2, COMMUNITY BUSINESS  
 EXISTING USE: CAR WASH  
 PROPOSED USE: CAR WASH (CONDITIONAL USE)  
 PARKING REQUIRED: 4 SPACES, PLUS 1 PER EMPLOYEE  
 4 + ((1 / EMPLOYEE) \* 7 EMPLOYEES = 11 SPACES)  
 PARKING PROVIDED: 19 SPACES (14 VACUUM SPACES)  
 MAXIMUM BUILDING HEIGHT: 35 FEET  
 MINIMUM BUILDING HEIGHT: 18 FEET

**NOTES**

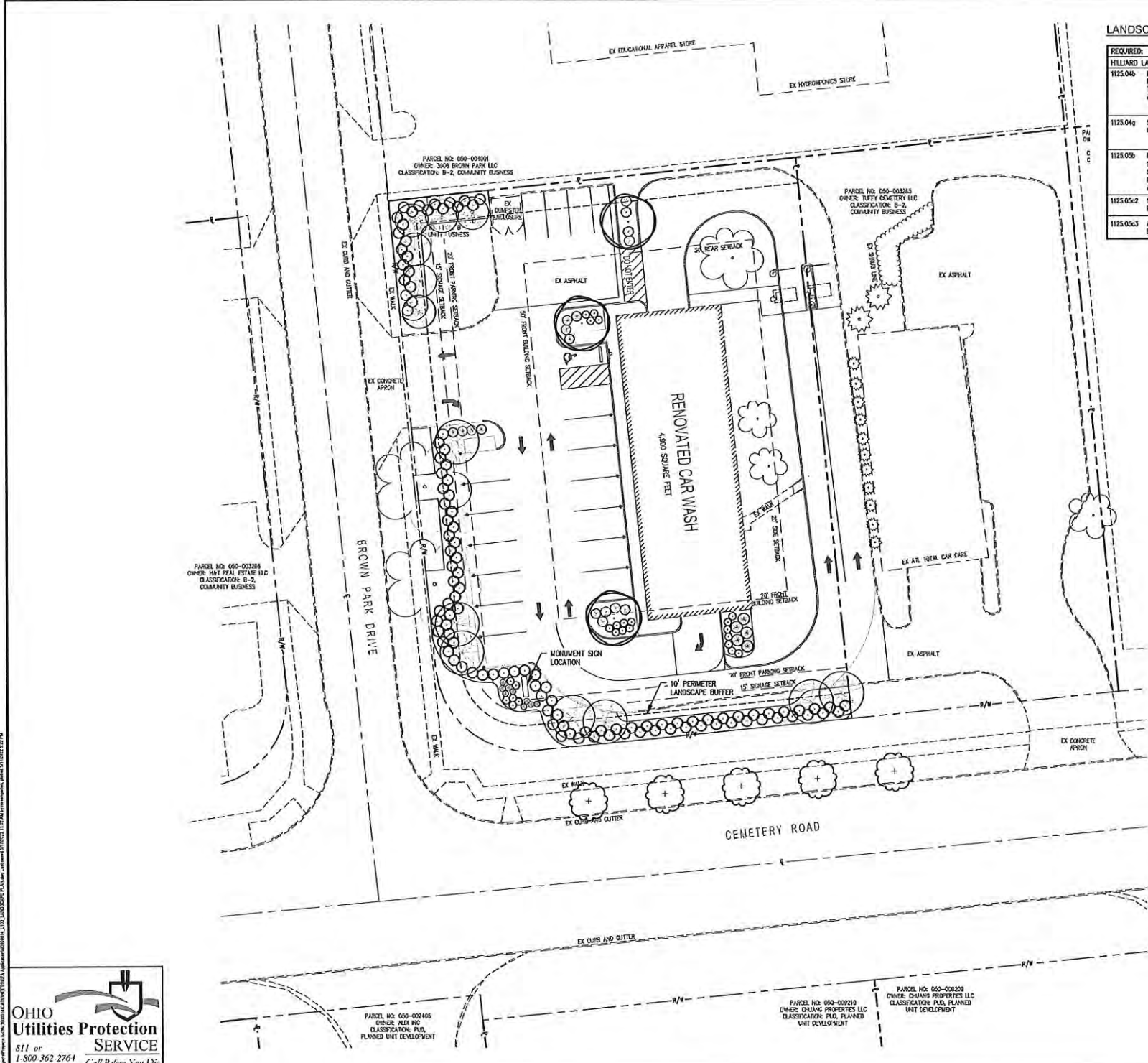
1. ALL DIMENSIONS ARE TO BUILDING FACES, FACES OF CURB, OR EDGE OF SIDEWALK, UNLESS OTHERWISE NOTED.
2. ALL CURB RADI ARE 4' UNLESS OTHERWISE NOTED.
3. EXISTING UNWORK IS BASED UPON GIS INFORMATION AND AERIAL IMAGERY AND IS NOT GUARANTEED TO BE ACCURATE. A SURVEY OF THE PROJECT AREA WILL BE COMPLETED PRIOR TO FINAL DESIGN.



NO.	DATE	BY	DESCRIPTION
			PRELIMINARY FOR CONSTRUCTION
1180 CULLEN ROAD, COLUMBUS, OH 43215 TEL: 614-414-4272 FAX: 614-414-7580 PROJECT NO: 05160022 PROJECT DATE: 05/20/2014 DRAWN BY: RMMR CHECKED BY: MM			
PREPARED FOR:  EXPRESS WASH CONCRETE 1375 NATIONAL ROAD SW EMA, OHIO 43088			
BOARD OF ZONING APPEALS APPLICATION FOR: MOO MOO EXPRESS CAR WASH 3880 BROWN PARK DRIVE, HILLIARD, OHIO 43026			
<b>SITE PLAN</b>			
C100			

OHIO Utilities Protection SERVICE  
 811 or 1-800-362-2764  
 Call Before You Dig

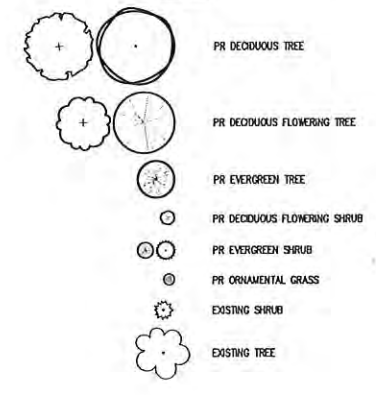
Project No. 05160022 (REVISED) Issue: 05/20/14  
 Date: 05/20/14  
 Scale: 1" = 20'  
 Drawing No.: C100



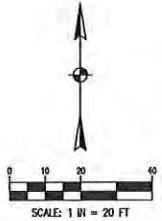
LANDSCAPE CODE REQUIREMENTS

REQUIRED:	PROVIDED:
<b>HILLIARD LANDSCAPE DESIGN STANDARDS</b> 1125.04b REQUIRED TO PROVIDE LANDSCAPE AREAS EQUAL TO 20 SF FOR EVERY 1,000 SF OF BUILDING COVERAGE AND 1 INCH OF TREE SIZE FOR EVERY 1,500 SF OF BUILDING COVERAGE AT A MINIMUM OF 2 INCHES	4,815 SF BUILDING REQUIRES 100 SF OF LANDSCAPE AREA PLUS 4 INCHES OF TREES 100 SF OF LANDSCAPE AREA PROVIDED, MORE THAN 4" OF TREE CALIPER EXISTING ON SITE
1125.04c STREET TREES REQUIRED - TREES REQUIRED IN R/W ON CEMETERY ROAD FRONTAGE PER HILLIARD DESIGN MANUAL	TYPE 1 SMALL TREES REQUIRED BECAUSE OF OVERHEAD LINES - 5 TREES PROVIDED AT 30' SPACING
1125.05b PERIMETER LANDSCAPE - 10' PERIMETER LANDSCAPE BUFFER REQUIRED TO INCLUDE 2 STAGGERED SMALL TREES AND 30 SHRUBS PER 100 LINEAR FEET. 10' BUFFER DOES NOT INCLUDE 2' VEHICLE OVERHANG AREA.	524' OF PLANTABLE PERIMETER (N, W, AND S SIDES OF PROPERTY) REQUIRES 12 SMALL TREES AND 180 SHRUBS 12 SMALL TREES AND 112 SHRUBS PROVIDED
1125.05c2 1 TREE AND 4 SHRUBS REQUIRED IN EVERY ISLAND OR PENINSULA	1 TREE AND 4 SHRUBS ADDED TO ISLANDS/PENINSULAS
1125.05c3 ALL PARKING ROWS MUST TERMINATE AT BOTH ENDS WITH LANDSCAPE ISLANDS	PARKING ROWS TERMINATE WITH LANDSCAPE AREAS

LEGEND



**OHIO Utilities Protection SERVICE**  
 511 or 1-800-362-2764  
 Call Before You Dig



PRELIMINARY NOT FOR CONSTRUCTION

1180 JUBEN ROAD, COLUMBUS, OH 43215  
 TEL: 614.441.6222  
 FAX: 614.441.7468  
 PROJECT DATE: 05/16/2022  
 PROJECT NO: M392014  
 DRAWN BY: RHR  
 CHECKED BY: ULM

PREPARED FOR: **EXPRESS** LAND CONSTRUCTION  
 1375 NATIONAL ROAD SW  
 ETNA, OHIO 43088

BOARD OF ZONING APPEALS APPLICATION FOR:  
**MOO MOO EXPRESS CAR WASH**  
 3880 BROWN PARK DRIVE, HILLIARD, OHIO 43026

**LANDSCAPE PLAN**

L100

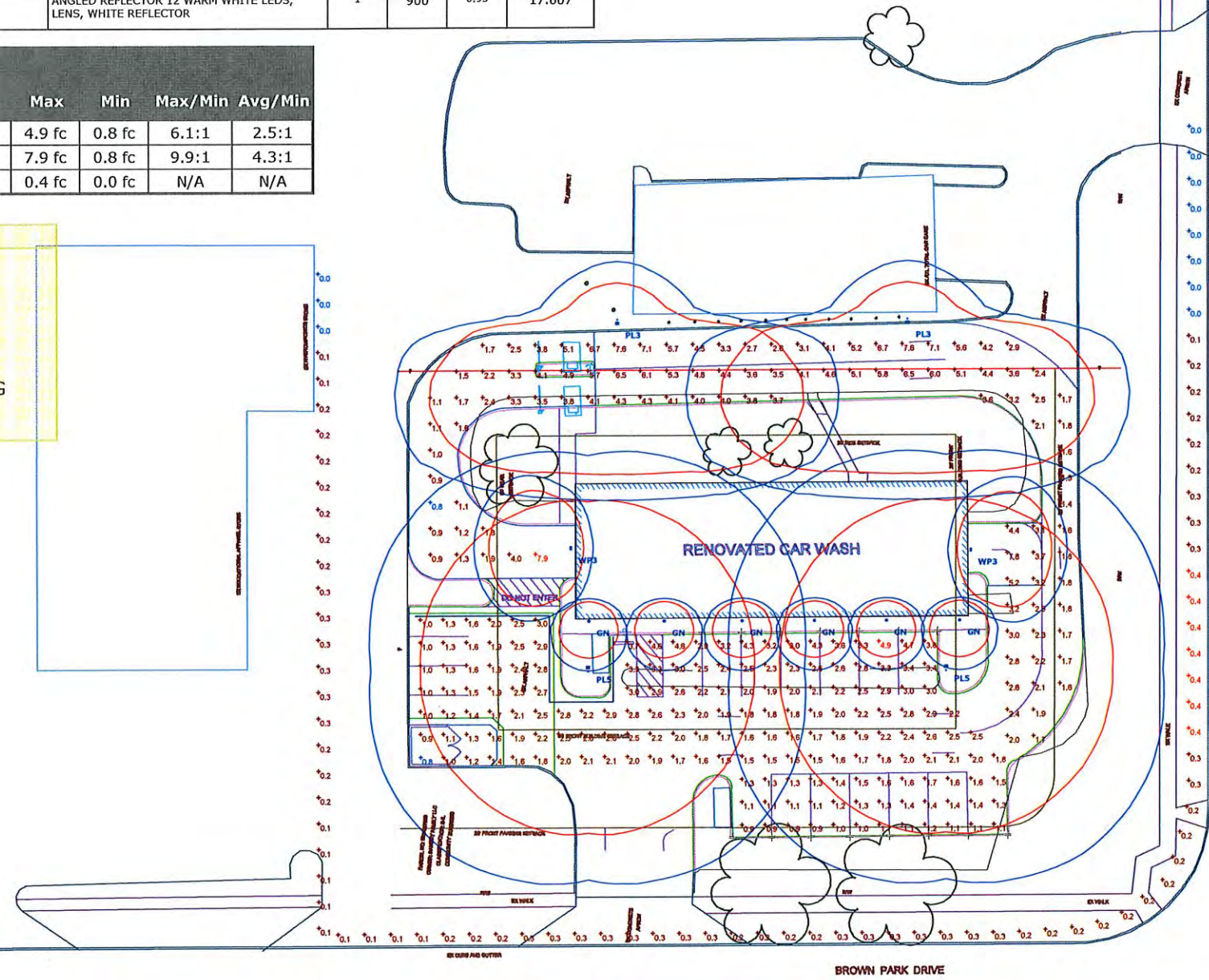


Designer

Schedule										
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	
☒	PL3	2	Lithonia Lighting	RSX2 LED P4 40K R3 HS	RSX Area Fixture Size 2 P4 Lumen Package 4000K CCT Type R3 Distribution with HS Shield	1	18440	0.95	189,5392	
☒	PL5	2	Lithonia Lighting	RSX2 LED P4 40K R5	RSX Area Fixture Size 2 P4 Lumen Package 4000K CCT Type R5 Distribution	1	25667	0.95	189,54	
☒	WP3	2	Lithonia Lighting	ARC2 LED P3 40K	ARC2 LED WITH P3 - PERFORMANCE PACKAGE, 4000K	1	3388	0.95	23,7345	
⊗	GN	6	Bock Lighting	RLM GOOSENECK	ANGLED REFLECTOR 12 WARM WHITE LEDS, LENS, WHITE REFLECTOR	1	900	0.95	17,607	

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
#01 VACUUM & PARKING SPACES	+	2.0 fc	4.9 fc	0.8 fc	6.1:1	2.5:1
#02 DRIVING LANE	+	3.4 fc	7.9 fc	0.8 fc	9.9:1	4.3:1
#03 PROPERTY LINE (APPROXIMATE)	+	0.2 fc	0.4 fc	0.0 fc	N/A	N/A

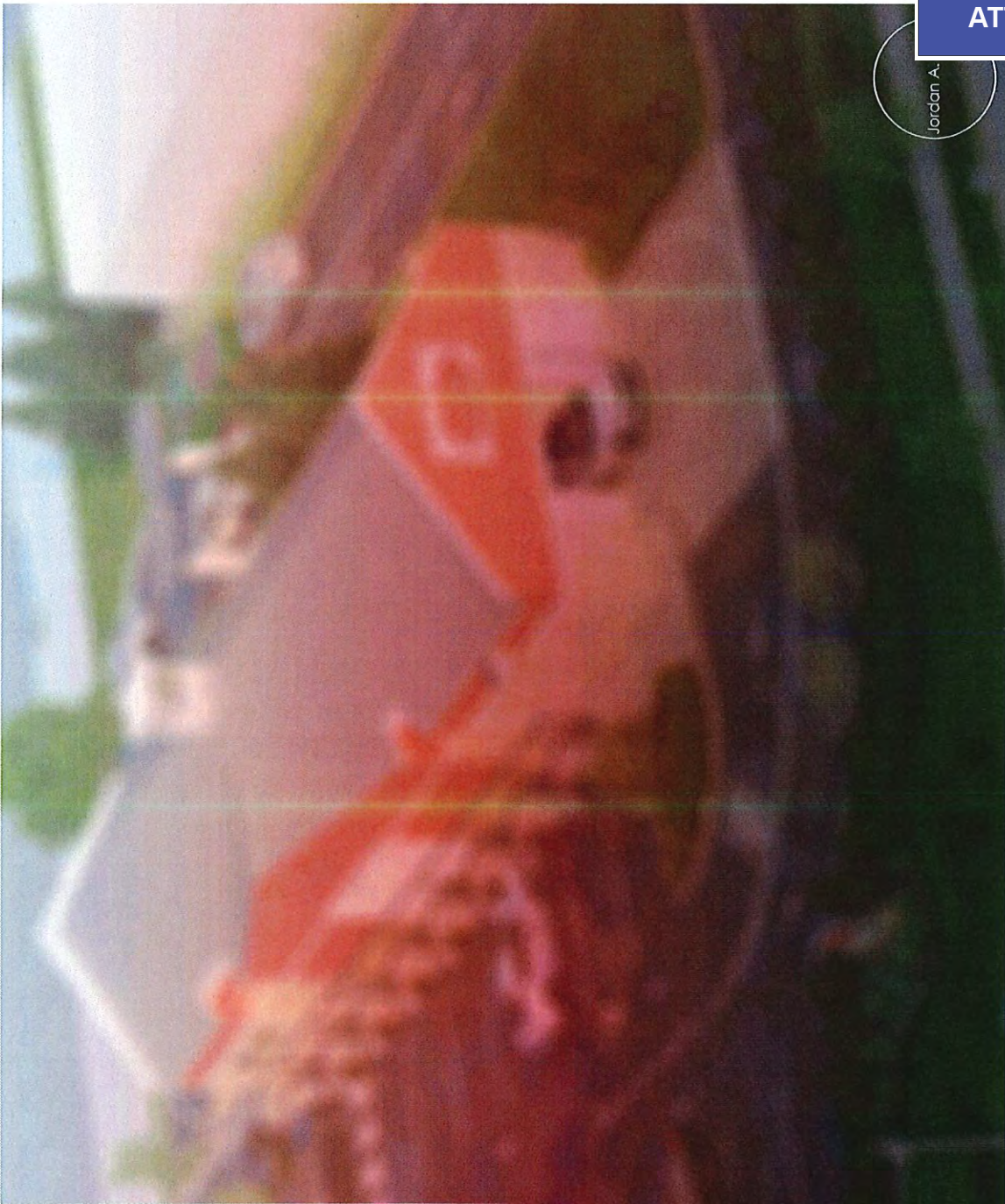
- Note**
1. AREA LIGHTS MOUNTED AT 22' AFG
  2. 20' POLE ON A 2' POLE BASE
  3. WALL PACKS MOUNTED AT 12' AFG
  4. GOOSENECK FIXTURES MOUNTED AT 9' AFG



MOO MOO CAR WASH - HILLIARD  
SITE LIGHTING LAYOUT

LS&C Contact:  
Scott Fenton  
Date:  
05/17/2022  
Summary

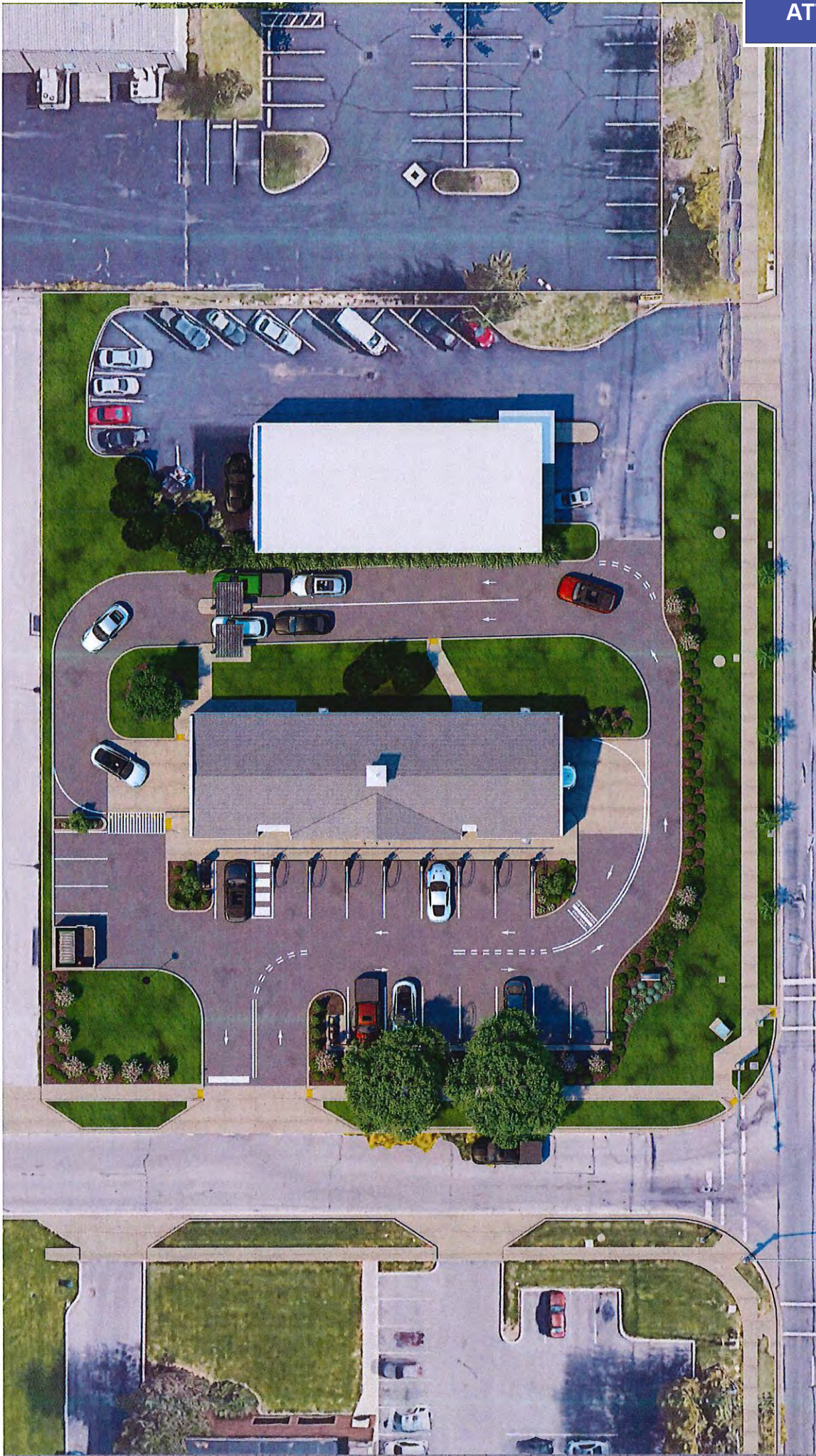
Jordan A.



3880 Brown Park Dr,  
Hilliard, OH 43026

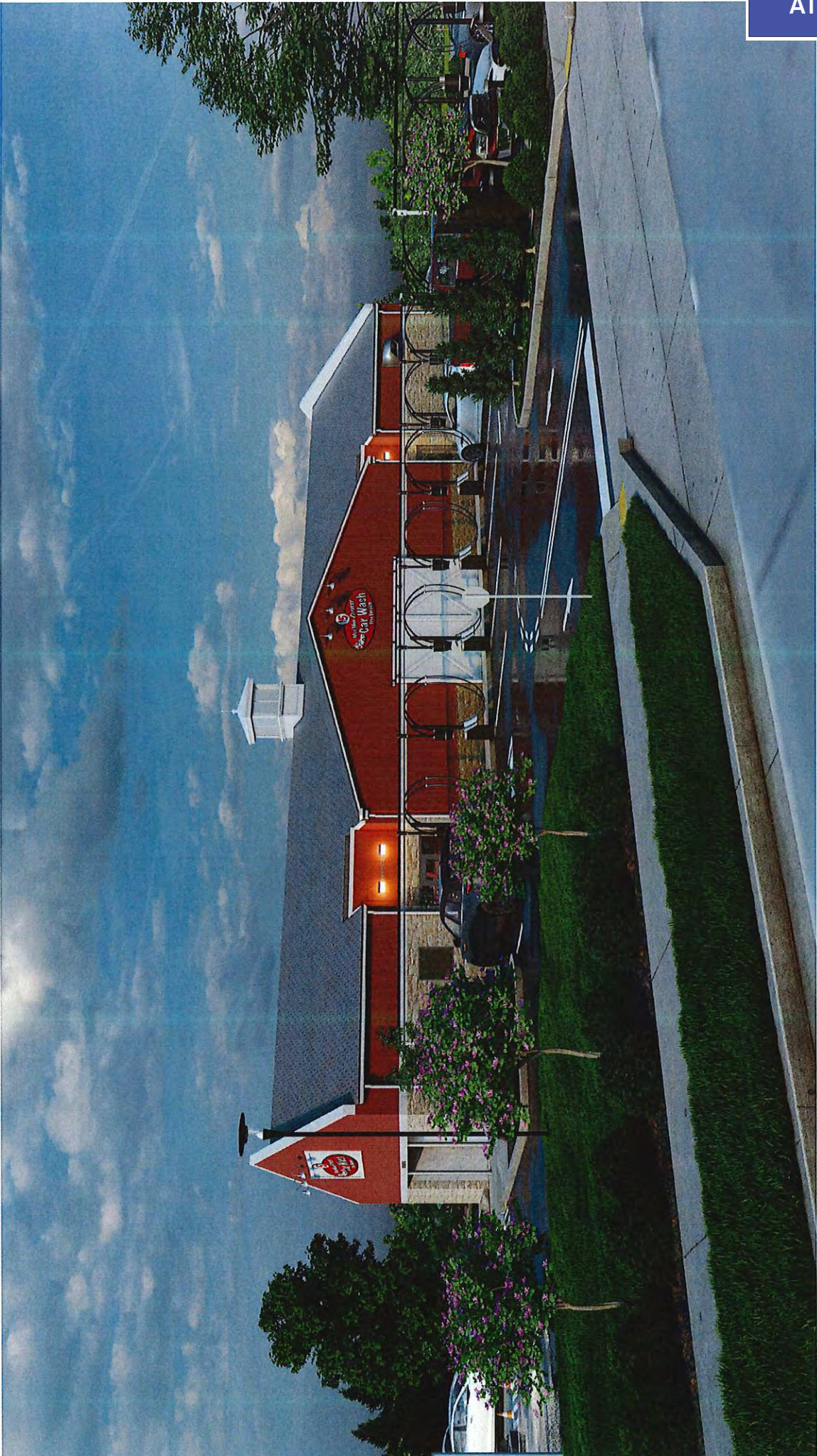
Concept Building Model  
Rendered Elevations B

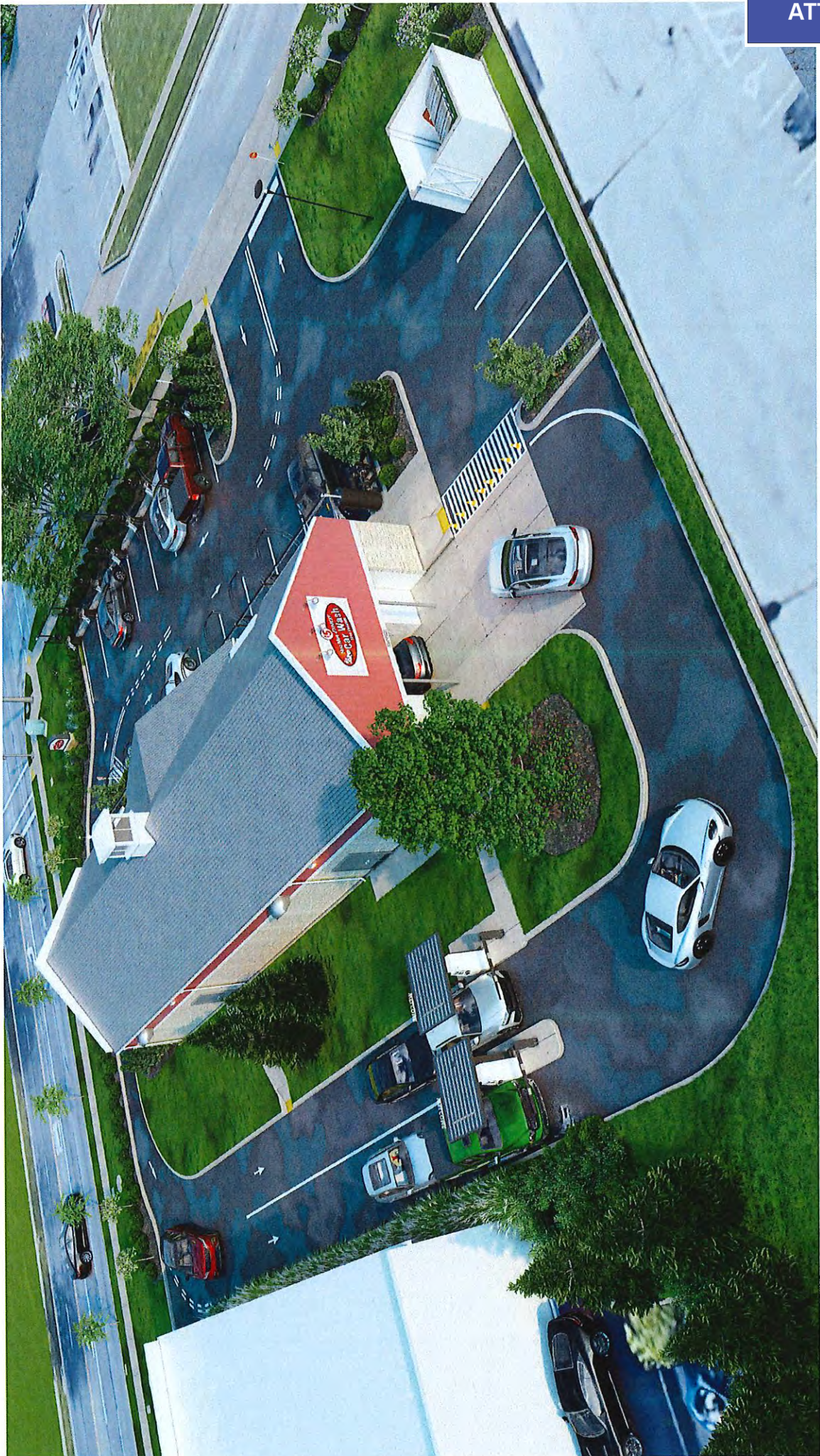
05.18.2022























**CASE 6: BZA-22-20 – RUGH’S REMODELING & RESTORATION, LLC. – 3211 Hilliard-Rome Road**

**PARCEL NUMBER:** 050-002969 (Tinapple Plaza)

**APPLICANT:** 543 Company [c/o Melissa Kelly, Northwestern Ohio Security Systems, Inc.] PO Box 869, Lima, OH 45802; Rugh’s Remodeling & Restoration, c/o Rhonda Phillips, 3211 Hilliard-Rome Road, Hilliard, OH 43026.

**REQUEST:** Review and approval of a temporary use under the provisions of Section 1106.02 to permit the annual construction of a parade float.

## **BACKGROUND:**

The site is part of the Tinapple Square shopping center comprised of 6.47 acres located along Hilliard Rome Road just north of Tinapple Road. The center has nearly 1,450 feet of frontage along the curve in Hilliard Rome Road between Old Hilliard and Roberts Road. The center includes four buildings, of which the applicant is leasing a space within the smallest building in the center located to the rear of the property. This is a request for the temporary use approval from the Board under the provisions of Section 1106.02 to construct a Fourth of July float on a yearly basis within the shopping center parking lot.

## **CONSIDERATIONS:**

- The shopping center is zoned B-2, Community Business District, which allows for a broad range of commercial uses (commercial services, construction, education, food and entertainment, offices, personal services, retail, etc.). Because the proposed use will utilize approved parking spaces as part of a multi-tenant center and is not a separate accessory use, a temporary use request is sought for the float construction during a limited time frame on a yearly basis.
- To the south of the site across Tinapple Road are homes within the Hyde Park and Westbriar subdivisions that are zoned R-3, Medium Density Residential District. The Jerry Spears Center, zoned PUD (Planned Unit Development), is located between the subdivisions. The shopping center includes a 6-foot privacy fence along Tinapple Road that screens the center from these uses.
- The float construction is proposed to occur from June 1 to July 3 each year and would be completed within the 12-space parking lot between the two western buildings in the center. This lot includes a dumpster enclosure and is the location where fleet parking is provided for the remodeling business. The center includes significant levels of parking that are largely unparked during peak hours. The business has obtained permission from the shopping center owner.
- To the west of the site directly behind the proposed float location is a single-family neighborhood within the City of Columbus zoned for residential uses. A 6-foot privacy fence separates the parking lot area and buildings from the neighborhood and a bikepath connection is also located between the neighborhood and shopping center.
- The proposed location to build the float will be located approximately 250 feet from the entrance of the center along Hilliard Rome Road. Across the street is the Cross Creek Park (zoned S-1, Support Facilities District) owned by the City of Hilliard and additional neighborhoods off Gillette Avenue and Bonner Court located within Columbus. The proposed use would be screened from Hilliard Rome Road and uses across the street.
- Last year float construction occurred along Hilliard Rome Road and was visible to the public, generating complaints, including those regarding unapproved signage. No violation letters were sent, but staff worked with the business to resolve the issues. The business has been responsive and has inquired and submitted the temporary use request in good faith.

### **STAFF RECOMMENDATION:**

Staff finds that the proposed temporary use is generally consistent with the spirit and intent of the Zoning Code. As proposed, the temporary use to construct a parade float will be conducted in a commercial center on a portion of the site that will be screened from public view and will not impact the surrounding area or other tenants within the center. Based on these findings, staff recommends that the proposed temporary use request be approved with the following four conditions:

- 1) That the proposed float construction be permitted for a 30-day period each year within the area as designated on the approved plan;
- 2) That the proposed float be stored within the area designated on the approved plan at all times;
- 3) That the float be dismantled and removed from the shopping center within one week following the parade;
- 4) That any Code Enforcement or general nuisance violations invalidate this Board Order and result in immediate enforcement action and
- 5) That a Zoning Certificate be obtained prior to the commencement of this temporary use.

[END OF REPORT | BZA-22-20]



Case #6: BZA-22-20 – RUGH’S REMODELING– 3211 Hilliard Rome Road



11297021 - 02/20/2022



**CASE 7: BZA-22-18 – KASPER RESIDENCE – 4267 Shire Cove Road**

**PARCEL NUMBER:** 050-003139 (Shier Cove – Lot 72)

**APPLICANT:** Helen Kasper / Larry Kasper, 4267 Shire Cove Road, Hilliard, OH 43026

**REQUEST:** Review and approval of a variance from Hilliard Code Section 1121.02(d)(5) to permit a locking cover in lieu of a fence around a hot tub (private pool).

**UPDATE:**

Staff is continuing to work with the applicant on a solution to the situation concerning pending zoning violations at 4267 Shire Cove Road. Staff hopes to have the details of this application resolved for the July 21, 2022, meeting and requests that the case be postponed.

[END OF REPORT | BZA-22-18]