

MEETING AGENDA (AMENDED)



Board of Zoning Appeals

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

Thursday, July 21, 2022 | 7:00 pm

1. **Call to Order**
2. **Pledge of Allegiance to the Flag**
3. **Roll Call**
4. **Approval of the Meeting Minutes – June 16, 2022**
5. **Oath to Tell the Truth**
6. **Changes to the Agenda (requests for postponements, withdrawals, or change in order of cases)**
7. **Postponed Cases:**

CASE 1: BZA-22-18 – KASPER RESIDENCE – 4267 Shire Cove Road

PARCEL NUMBER: 050-003139 (Shire 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).

8. **New Cases:**

CASE 2: BZA-22-21 – CHASE BANK – 4199 Parkway Lane

PARCEL NUMBER: 050-003211

APPLICANT: Rachel Wolff, Mannik Smith Group, 1160 Dublin Road, Suite 100, Columbus, OH 43215; Vaughn Benson, FMS Architects, 995 W. 3rd Avenue, Columbus, OH 43212; Max Hartings, Equity, 4653 Trueman Boulevard, Suite 100, Hilliard, OH 43026; Jim Byun AIA, NCARB, J.P. Morgan Chase & Co., 10 S. Dearborn Street, 25th Floor, Chicago, IL 60603; Central Ohio Transit Authority, 1600 McKinley Avenue, Columbus, OH 43222.

REQUEST: Review and approval of variances to the Hilliard Zoning Code for a 0.89-acre bank:

- [1] Section 1111.03(a) to reduce the minimum required lot size from 1 acre to 0.89-acre;
- [2] Section 1121.02(b)(3) to reduce the rear yard setback from 6 feet to 0 feet for a shared parking lot;
- [3] Section 1125.04(g) to waive street tree requirements;
- [4] Section 1125.05(b) to reduce the required vehicular landscape buffer along Parkway Lane from 20 feet to 10 feet and along the southern property line from 10 feet to 0 feet and to waive required landscape plantings along the west property line;
- [5] Section 1127.02(g) to increase maximum parking from 20 to 31 spaces for a shared-use lot; and
- [6] Sections 1127.04(b)(3) and 1127.04(b)(4) to reduce the required width of an ATM drive thru lane and stacking from 14 feet to 8 feet.

CASE 3: BZA-22-22 – WHIT’S FROZEN CUSTARD – 4138 Main Street

PARCEL NUMBER: 050-000051

APPLICANT: Whit’s Frozen Custard, c/o Judy Vitale, 1177 Warren Road, Ostrander, OH 43061

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 on 0.195-acre.

CASE 4: BZA-22-23 – GEE RESIDENCE – 4380 Jennydawn Place

PARCEL NUMBER: 050-007352 (Darby Glen Section 3, Phase 1 – Lot 216)

APPLICANT: Meghan Gee, 4380 Jennydawn Place, Hilliard, OH 43026.

REQUEST: Review and approval of variances to Hilliard Code Section 1121.02(d)(1)(I) to permit a six-foot privacy fence along a secondary front lot line in lieu of a required 4-foot decorative aluminum fence and Section 1121.02(d)(1)(G) to permit more than one fence type per property line.

CASE 5: BZA-22-24 – AMAZON DATA CENTER – 4120 Scioto Darby Road

PARCEL NUMBERS: 050-003336, 050-002806, 050-003210, 050-0002427, 050-002299 & 050-002301

APPLICANT: Amazon Data Services, Inc., 410 Terry Avenue North, Seattle, WA 98108; c/o Isabella Culliton, Kimley-Horn, 7965 North High Street, Columbus, OH 43235.

REQUEST: Review and approval of variances to the Hilliard Zoning Code for a 152.13-acre data center complex:

[1] Section 1113.03(b) to increase the maximum building height from 45 feet to 63 feet for Buildings B, C, D and E;

[2] Section 1121.02(d)(1)(G) to permit more than one fence type along a single property line;

[3] Section 1121.02(d)(3) to permit the placement of security fencing forward of the primary structure/building line;

[4] Section 1121.02(d)(4)(A) to increase the maximum permitted fence height from 7 feet to 8 feet;

[5] Section 1125.04(i) to reduce the required number of replacement tree inches;

[6] Section 1125.05(b) to waive the required 10-foot vehicular use area landscaping along non-residential uses;

[7] Section 1125.05(c)(3) to increase the maximum landscape island separation of 100 feet; and

[8] Section 1127.02(g) to increase the maximum allowed parking.

WITHDRAWN > CASE 6: BZA-22-25 – AGEAN HOT TUBS & BATHROOMS – 4421 Cemetery Road

PARCEL NUMBER: 050-002292

APPLICANT: Chris Fosnaugh, Agean Hot Tubs & Bathrooms, 4421 Cemetery Road, Hilliard, OH 43026; Buckeye Lane, LLC. 9756 Princeton Glendale Road, Cincinnati, OH 45246.

REQUEST: Review and approval of a temporary use under the provisions of Section 1106.02 to permit an annual tent sale.

CASE 7: BZA-22-26 – OPALEK RESIDENCE – 4867 Barbeau Lane

PARCEL NUMBER: 050-010417 (Estates at Hoffman Farms Section 2 Phase 4 – Lot 153)

APPLICANT: David Opalek, 4867 Barbeau Lane, 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 jacuzzi (private pool) and from Section 1121.06(f)(2) to reduce the required rear setback from 10 feet to 8.5 feet.

CASE 8: BZA-22-27 – JONES RESIDENCE – 3394 Woodland Drive

PARCEL NUMBER: 053-000086 (Heritage Preserve Section 1 Phase 2 – Lot 43)

APPLICANT: Tasha Jones, 3394 Woodland 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.

9. Communications

10. Adjournment

[END OF AGENDA | JULY 21, 2022]

MEETING MINUTES



Board of Zoning Appeals

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

Thursday, June 16, 2022 | 7:00 pm

CALL TO ORDER

President Piper called the Regular Meeting of Board of Zoning Appeals to order at 7:01 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	Absent
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 Director John Talentino, Planning Manager/Acting Clerk Carson Combs, Planning Intern Abby Thiel.

Others Present: Anas Abdallah (SKR Realty, LLC.) representing BZA-22-11; Chadwick and Lisa Morrow (homeowners) representing BZA-22-15; James Calabrese (homeowner) representing BZA-22-16; Jim Rudolph representing BZA-22-17; Kyle Wrentmore (Mannik Smith) and Jeff Gilger (Moo Moo Car Wash) representing BZA-22-19; and other unnamed persons in attendance.

APPROVAL OF MEETING MINUTES – May 19, 2022

President Piper made a motion to approve the May 19, 2022, meeting minutes. The motion was seconded, and a Voice Vote approved the motion.

Status:	Accepted by voice vote (6-0)
Ayes:	

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

Mr. Combs indicated that as noted in the staff report, staff requests a postponement of Case #7 to address outstanding issues.

OATH TO TELL THE TRUTH

President Piper administered the Oath to Tell the Truth.

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.

[Mr. Combs gave the staff report.]

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]

Mr. Combs noted that the applicant had submitted a plan that indicated the proposed location of the gravel earlier in the day. He described the plan and the unresolved Zoning Code and Engineering issues that had not been evaluated or addressed.

Mr. Martin asked if stormwater could be addressed off-site; Mr. Combs noted that staff had concerns about the application because no potential option had been proposed, and Mr. Talentino noted that off-site facilities could be used with the approval of the other property owner.

Mr. St. Clair asked about lighting provision, and Mr. Talentino noted that the Code requires lighting and other applicable requirements unless the Board grants a variance to those requirements.

Anas Abdullah, the property owner, said he was proposing gravel because it was gravel in the past. He noted that he is fixing up the building and his tenants are contractors and need space to park trucks so they are not in front of the building. He said that Code Enforcement had sent violations and stopped him from spreading gravel.

He said that they would only put gravel from the dumpster to the north edge of the paved area and only approximately 20 feet in depth – not all the way to the property line as indicated. He said he was just trying to make things look better.

Mr. Martin asked why he wanted gravel when the Code requires pavement; Mr. Abdallah indicated that he was not sure of the building's future and did not want to spend money. He said he may tear down the whole building and redevelop. He is waiting to see what happens to the railroad property.

Mr. Stepp noted that it sounds like he's already put a lot of money into the property.

President Piper, seconded by Mr. Donato made a motion to approve the 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.

Status:	Disapproved (0-6).
Mover:	President Matthew Piper
Seconders:	Mr. Steve Donato
Nays:	President Matthew Piper, Mr. Steve Donato, Mr. James Martin, Mr. Greg St. Clair, Mr. Arthur Steele, Mr. Bobby Stepp

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.

[Mr. Combs gave the staff report.]

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]

Mr. St. Clair asked for clarification as to the extent of the roof; Mr. Combs noted that the patio would extend out an additional foot and be a total of 35 feet in width. Mr. Combs noted that the patio and retaining wall is

considered as an accessory structure/use and would be permitted by Code if proposed alone. He explained that the roof is part of the home and therefore must comply with the 20 foot building setback for .

Mr. Piper pointed out a neighboring gazebo with a roof in the image. He asked if it was on the patio whether it would be allowed; Mr. Combs noted that because the gazebo roof is detached, it is an accessory structure and would be permitted.

Mr. Combs noted that the proposed improvements would not be enclosed. He specified there is nothing in the application and staff has included a condition that it remain as such. Mr. Combs noted that anything within the Heritage Preserve development would require HOA approval.

Mr. Chadwick Morrow, the property owner, noted that the entire project has been approved by the HOA and that the roof would not extend beyond the retaining wall. He said the roof structure was an original option from the homebuilder – the lot is too small.

Mr. Combs noted for the Board that public correspondence was received and provided for their review as part of their deliberation.

Mr. St. Clair, seconded by President Piper, made a motion to approve a variance 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 with 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.

Mr. Combs clarified that the request also includes a 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.

Mr. St. Clair and President Piper verified the addition to the motion.

Status:	Approved with three conditions (5-1).
Mover:	Mr. Greg St. Clair
Second:	President Matthew Piper
Ayes:	President Matthew Piper, Mr. Steve Donato, Mr. Greg St. Clair, Mr. Arthur Steele, Mr. Bobby Stepp
Nays:	Mr. James Martin

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).

[Mr. Combs gave the staff report.]

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]

The Board inquired whether the cover was locking; Mr. Combs indicated that the cover does lock, but consistent with past requests staff is recommending disapproval.

Mr. James Calabrese, the property owner, confirmed that the cover has four locks and the key is kept indoor. The cover cannot be lifted; Mr. St. Clair noted he has a hot tub and that the cover is very difficult to lift. He said the cover is intended to stay on to hold the heat.

Mr. Talentino noted that this portion of the Code has not been addressed because of other more pressing Code sections that are being reviewed by City Council.

Mr. Steele, seconded by President Piper, made a motion to approve 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) with one condition:

- 1) That the hot tub remains covered and locked when not in use.

Status:	Approved with one condition (6-0).
Mover:	Mr. Arthur Steele
Seconded:	President Matthew Piper

Ayes:	President Matthew Piper, Mr. Steve Donato, Mr. Greg St. Clair, Mr. James Martin, Mr. Arthur Steele, Mr. Bobby Stepp
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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 a 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).

[Mr. Combs gave the staff report.]

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]

Mr. Combs noted that the variance request has been amended based on further study of the property line and civil plans for the construction of the public street.

Mr. Piper and Mr. St. Clair asked for clarification of the graphic on the screen; Mr. Combs said there would be a difference of 4 feet between the requested variance and Code.

Mr. St. Clair inquired about the fence material; Mr. Combs noted that the proposed fence is a 4-foot decorative aluminum fence that complies with Code.

Board members asked why they needed the variance.

A representative for the applicant indicated that the property owner was not available due to a medical issue. He indicated that they wanted the variance to maximize the amount of play area in the side yard for their children.

Mr. Piper asked if the applicant was aware of the current Code and if there were a need to postpone; Mr. Talentino verified they were aware.

Mr. Martin asked if the fence line can be moved closer to the front of the home; Mr. Talentino said the fence could go up to the front corner of the house, but not forward of the face of the house.

Mr. Donato, seconded by President Piper, made a motion to approve a 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 11 feet.

Status:	Disapproved (2-4).
Mover:	Mr. Steve Donato
Second:	President Matthew Piper
Ayes:	Mr. Steve Donato, Mr. Arthur Steele
Nays:	President Matthew Piper, Mr. James Martin, Mr. Greg St. Clair, Mr. Bobby Stepp

President Piper noted that the applicant's options are to appeal or to meet the current Code requirements. Mr. St. Clair noted that the applicant can extend the fence toward the front of the house, but they cannot go closer to the road.

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.

[Mr. Combs gave the staff report.]

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 ± 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]

Mr. Combs clarified for the Board that shared access is maintained to Cemetery Road consistent with the original lot split. He said the dual stacking lanes are intended to prevent back-ups into the public street. Mr. Combs noted the additional parking with the removal of the detail bay to reduce congestion.

Mr. St. Clair asked if there were any projected numbers of the site, noting other locations that have nearby parking for overflow; Mr. Talentino said that there are no requirements for that analysis, but that the use of the site is not changing, but additional parking will be provided.

Mr. Martin asked for clarification of the stacking lanes. He voiced concern about congestion because of traffic flow coming from both access points; Mr. Talentino explained that both access points are not being changed but they will provide more space on-site. He said that they have a right to maintain both access points.

Mr. Kyle Wrentmore of Mannick Smith (1160 Dublin Road, Suite 100, Columbus) clarified that the street trees along Cemetery Road will be new and that the site will include a total of 19 spaces. He noted that the cross-access would not change.

Jeff Gilger of Moo Moo Car Wash (13375 National Road, Etna, Ohio) explained that they operate mostly with a subscription model to lessen traffic congestion. They have 24 units around Columbus and expect most usage to be on the way home. The facility can process 100 cars per hour. Patrons will enter from Cemetery Road and exit onto Brown Park Drive. He noted that approximately one-third of customers will use the vacuums. He explained that they have strategies for high-usage days, including separating the lanes with cones to avoid merging.

President Piper, seconded by Mr. St. Clair, made a motion to approve 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 reduce the required landscaping for perimeter parking lot from 180 to 112 shrubs with 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.

Status:	Approved with two conditions (6-0).
Mover:	President Matthew Piper
Second:	Mr. Greg St. Clair
Ayes:	President Matthew Piper, Mr. Steve Donato, Mr. Greg St. Clair, Mr. James Martin, Mr. Arthur Steele, Mr. Bobby Stepp

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.

[Mr. Combs gave the staff report.]

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]

Mr. Martin asked for clarification as to the timing; Mr. Combs stated that the temporary use would apply every year for a duration of 30 days prior to the parade with an additional week to remove the float after the event.

Mr. Stepp, seconded by President Piper, made a motion to approve a temporary use under the provisions of Section 1106.02 to permit the annual construction of a parade float with five 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.

Status:	Approved with two conditions (6-0).
Mover:	Mr. Bobby Stepp
Second:	President Matthew Piper
Ayes:	President Matthew Piper, Mr. Steve Donato, Mr. Greg St. Clair, Mr. James Martin, Mr. Arthur Steele, Mr. Bobby Stepp

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]

President Piper, seconded by Mr. Donato, made a motion to postpone Case #BZA-22-18 to the July meeting.

Status:	Postponed to the July 21, 2022, meeting (6-0).
Mover:	President Matthew Piper
Seconded:	Mr. Steve Donato
Ayes:	President Matthew Piper, Mr. Steve Donato, Mr. Greg St. Clair, Mr. James Martin, Mr. Arthur Steele, Mr. Bobby Stepp

PRESIDENT'S COMMUNICATION

Mr. Talentino introduced planning intern Abby Thiel. He noted that she will be before the Board in the future to present a case. President Piper welcomed Abby, and Mr. Combs noted that there will be additional cases for the July meeting.

ADJOURNMENT – 7:59 PM

President Piper motioned to adjourn and gaveled the meeting at 7:59 p.m.

CERTIFICATION:

Carson Combs, Planning Manager/Acting Clerk
July 22, 2022

[END OF MINUTES | JUNE 16, 2022]

STAFF REPORT



Board of Zoning Appeals

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

Thursday, July 21, 2022 | 7:00 pm

CASE 1: 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).

BACKGROUND:

The site is located along Shire Cove Road approximately 325 feet north of the intersection with Shire Landing Road and 900 feet east of the intersection with Dublin Road. The 0.457-acre parcel is Lot #72 of the Shire Cove development located between Dublin Road and the Scioto River. The site and all surrounding properties within the subdivision are zoned R-R, Rural Residential District and were platted in 1973. 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:

- 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 seven variance requests to replace required pool fencing with an automatic pool cover. **The Board has approved all seven requests.** [BZA-22-16 Calabrese Residence; 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 (including hot tub or jacuzzi), in conformance with the fence provisions/requirements of Section 111.02(d). This is the second 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. In prior cases, the Board has approved requested variances with the following condition:

- 1) That the hot tub remains covered and locked when not in use.

[END OF REPORT | BZA-22-18]



Myers Surveying Company, Inc.

2740 East Main Street, Columbus 43209 (Bexley), Ohio
614-235-8677 FAX: 614-235-4559

A Mortgage Location Survey prepared for and certified to:

Title First Agency, Northeast and/or Banc One Mortgage Corporation

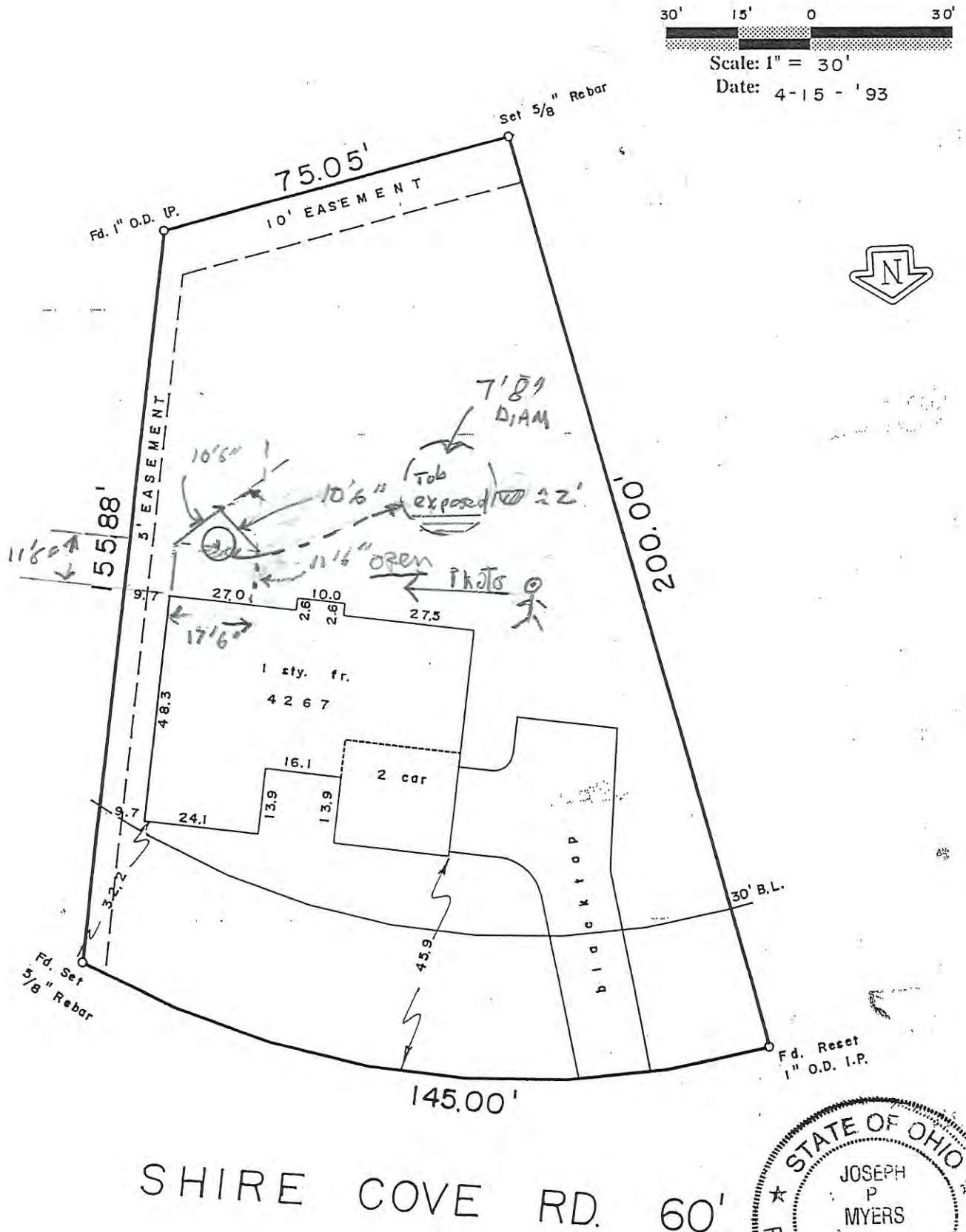
Legal Description: Situated in Ohio, County of Franklin, City of Hilliard, Being Lot 72 Shire Cove, Plat Book 46, Page 85

Applicant: Larry Kasper

Posted Address: 4267 Shire Cove Road, Hilliard, Ohio

F.E.M.A. Flood Zone Designation: Flood Zone "X" as per F.I.R.M. 390175 0005C. No Special Flood Hazard; Outside 500 Year Flood Plain.

Apparent Encroachments: 1) None



We hereby certify that the foregoing Boundary Survey was prepared from actual field measurements in accordance with Chapter 4733-37 Ohio Administrative Code. Iron pins set are 30"x1" O.D. with an orange plastic plug inscribed "P.S. 6579", unless otherwise noted. Basis of bearing is not applicable.

Myers Surveying Company, Inc.

By *Joseph P. Myers*
Professional Surveyor

Myers Order No. - 80-04/12/93

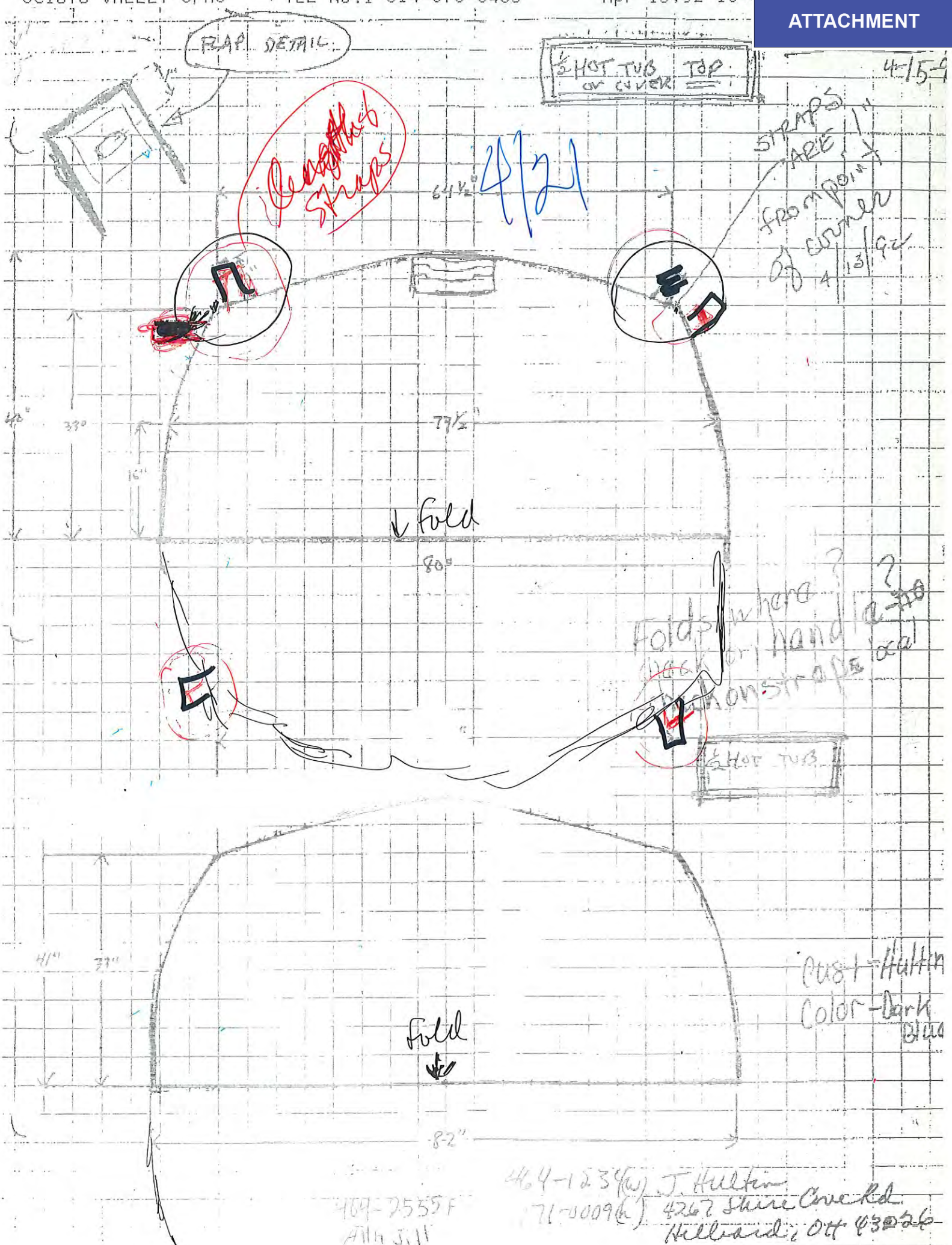
Rec.

Field

DWG

Ltr. *Kril*

Ck. *me*



469-2535 F
Alla Jill

464-1234 (w) J. Hultin
71-0009 (h) 4267 Shore Creek Rd
Hilliard, OH 43026



CASE 2: BZA-22-21 – CHASE BANK – 4199 Parkway Lane

PARCEL NUMBER: 050-003211

APPLICANT: Rachel Wolff, Mannik Smith Group, 1160 Dublin Road, Suite 100, Columbus, OH 43215; Vaughn Benson, FMS Architects, 995 W. 3rd Avenue, Columbus, OH 43212; Max Hartings, Equity, 4653 Trueman Boulevard, Suite 100, Hilliard, OH 43026; Jim Byun AIA, NCARB, J.P. Morgan Chase & Co., 10 S. Dearborn Street, 25th Floor, Chicago, IL 60603; Central Ohio Transit Authority, 1600 McKinley Avenue, Columbus, OH 43222.

REQUEST: Review and approval of variances to the Hilliard Zoning Code for a 0.89-acre bank:

- [1] Section 1111.03(a) to reduce the minimum required lot size from 1 acre to 0.89-acre;
- [2] Section 1121.02(b)(3) to reduce the rear yard setback from 6 feet to 0 feet for a shared parking lot;
- [3] Section 1125.04(g) to waive street tree requirements;
- [4] Section 1125.05(b) to reduce the required vehicular landscape buffer along Parkway Lane from 20 feet to 10 feet and along the southern property line from 10 feet to 0 feet and to waive required landscape plantings along the west property line;
- [5] Section 1127.02(g) to increase maximum parking from 20 to 31 spaces for a shared-use lot; and
- [6] Sections 1127.04(b)(3) and 1127.04(b)(4) to reduce the required width of an ATM drive thru lane and stacking from 14 feet to 8 feet. [REVISED TO 9 FEET AT MEETING]

BACKGROUND:

The site consists of 1.805 acres located at the southwest corner of Cemetery Road and Parkway Lane between Parkway Lane and the CSX railroad. The property is Lot #1 of the Freeway Business Park platted in 1984. The original parcel was 2.097 acres and over the years has been reduced by right-of-way acquisition to accommodate intersection, street and railroad improvements. The site is currently owned by the Central Ohio Transit Authority as a park-and-ride location along Cemetery Road and is zoned B-4 as part of the I-270 Corridor District. On July 14, 2022, the applicant requested approval of a lot split and level “B” site plan from the Planning and Zoning Commission. That request was approved 7-0. The proposed variances are necessary to carry out approvals granted by the Commission.

CONSIDERATIONS:

- *Site Overview.* The site is zoned B-4, I-270 Corridor District and banks are a permitted use. To the east, across Parkway Lane, is the Sheetz convenience store and gas station zoned B-4. To the north across Cemetery Road are commercial properties within the First Industrial PUD that includes the Rusty Bucket. West of the site is the CSX Railroad line that links Columbus to Toledo. Sunbelt Rentals to the southeast is also zoned B-4. The COTA park-and-ride would be altered to accommodate the bank site and would share parking and access. The proposed bank includes a parking lot with center island and ATM lane along the railroad corridor.
- *Minimum Lot Size.* The proposed lot split would create a ±0.89-acre parcel for the bank and leave a residual parcel for COTA of ±0.915-acre, which requires a variance for minimum lot size. Right-of-way acquisitions for public improvements over the years have reduced the size of the original 2-acre parcel, which would have otherwise complied with the Code.
- *Building Setback Reduction.* Plans include a 3,410-square foot bank building that will be located close to Cemetery Road. The proposed location would require a building line reduction from 50 feet to 34 feet but meets the general intent of the Comprehensive Plan to establish a more architecturally-focused streetscape along Cemetery Road. Upon further review of the Code, Section 111.03(b) allows for a 50 percent reduction in the front setback if parking is not located forward of the building. The actual required setback is 25 feet and the proposed bank building complies with the requirement.

- *Rear Yard Setback.* Plans include a dumpster location along the proposed southern property line, as well as an ATM kiosk. General standards within the code require a six-foot setback and a reduction to the setback is necessary because of the shared parking lot configuration between the site and the remaining parent tract.
- *Street Trees.* Due to underground utilities along Parkway Lane and Cemetery Road, the proposed plans request a waiver from street tree requirements. Staff recommends that the street tree requirement be waived, but that equivalent caliper inches be provided elsewhere.
- *Landscape Requirements.* Visibility of the site from public rights-of-way are largely limited to the Parkway Lane frontage. The landscape buffer for parking along Parkway Lane will be planted to comply with Code, but is reduced from 20 feet to 10 feet due to site constraints. As a shared parking lot between the two created parcels, required landscape buffer and plantings are not provided along the proposed south property line. No landscaping is also proposed along the railroad frontage because the rail line is elevated above the site and includes existing vegetation that meets the purpose/intent of the Code.
- *Parking.* A total of 31 spaces are proposed for the bank site. A maximum number of 20 parking spaces is permitted per Section 1127 of the City Code, but the provided spaces can serve both the bank and adjacent park-and-ride location.
- *ATM Aisle Width.* The proposed ATM includes an 8-foot drive aisle and will require variances from the BZA for the reduced lane and stacking width.

STAFF RECOMMENDATION:

Staff finds that the location of the proposed development includes a number of site constraints, including but not limited to topographic change, impacts of the adjacent rail line, the narrow configuration of the original property and multiple road/infrastructure improvements that have reduced the property size and altered the developable area over time. Staff finds that the proposed development is generally consistent with the intent of the code and improves many elements of the site that are not currently in compliance with Code. Staff finds that the proposed development will not impact services or surrounding property owners nor negatively affect the character of the general area. Based on these findings, staff recommends approval of the proposed variances with the following six conditions (*as carried over from the Planning and Zoning Commission*):

- 1) That the necessary variance to reduce the minimum lot sizes below 1.0 acre be approved by the Board of Zoning Appeals;
- 2) That the legal description and exhibit for the lot split/deed transfer and any access easements meet the requirements of the City Engineer for format and content; and
- 3) That the lot split/deed transfer be recorded and that evidence thereof is provided to staff.
- 4) That necessary variances relating to the site plan be obtained from the Board of Zoning Appeals prior to submitting for permits;
- 5) That required street tree caliper inches be planted on-site or within a public park space as determined by the City Forester; and
- 6) That the proposed development comply with all sign code provisions or return to the Planning and Zoning Commission for a sign variance package.

[END OF REPORT | BZA-22-21]



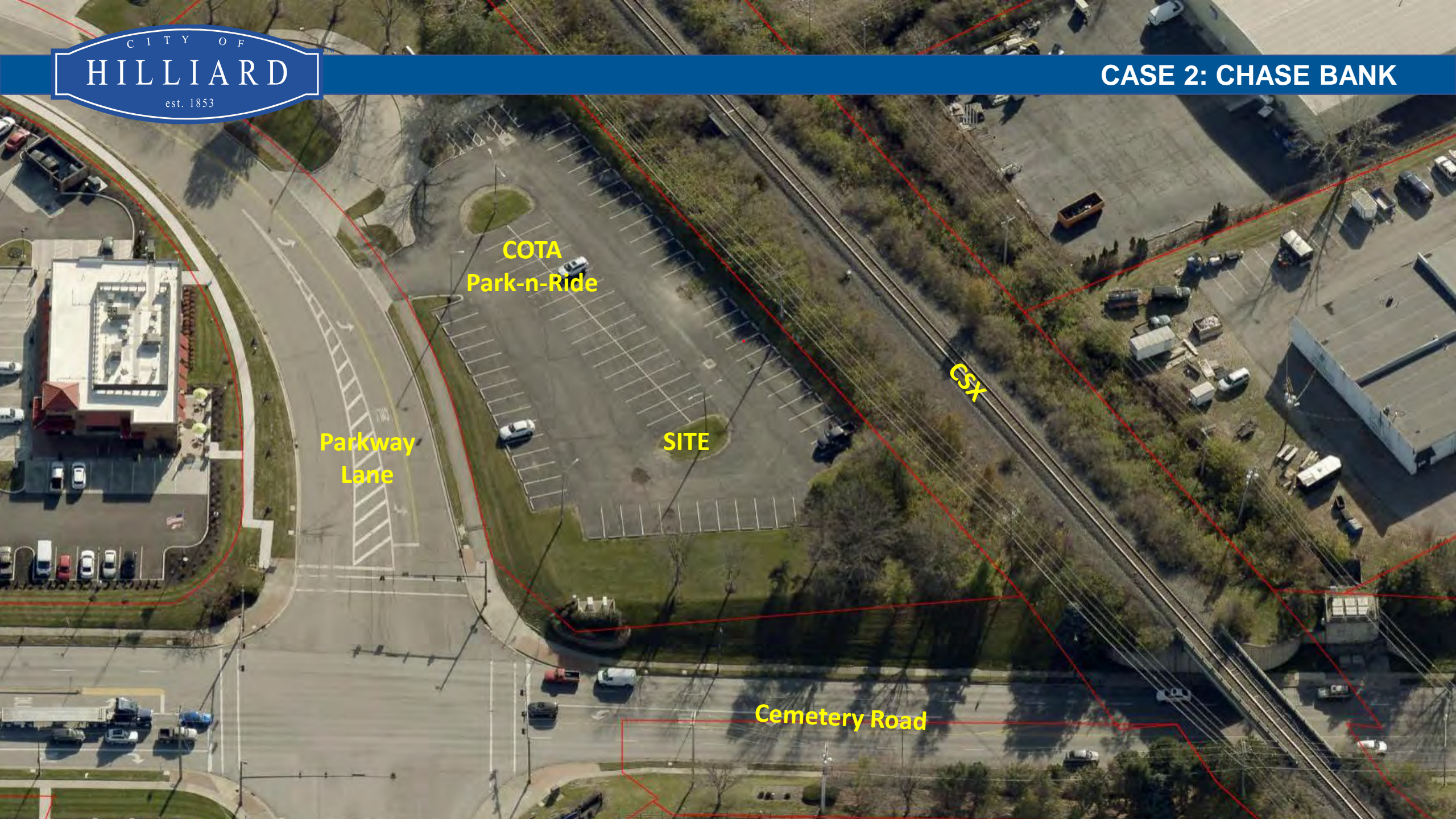
Britton Parkway

Cemetery Road

Cemetery Road

SITE

Parkway Lane



**COTA
Park-n-Ride**

**Parkway
Lane**












SITE

CSX

Cemetery Road



LEGEND

- | | |
|-------------------------------------------------------------------------------------|---------------------------|
|  | EX TREE |
|  | EX PINE |
|  | EX SIGN |
|  | EX CURB INLET WITH LID |
| G _____ | EX GAS LINE |
| ST _____ | EX STORM |
| SA _____ | EX SANITARY |
| COMM _____ | EX COMM LINE |
| OE _____ | EX OVERHEAD ELECTRIC |
| W _____ | EX WATER LINE |
|  | EX SANITARY MANHOLE |
|  | EX PINE |
|  | EX CURB & GUTTER INLET |
|  | EX STORM CATCH BASIN |
|  | EX TRAFFIC SIGNAL PULLBOX |
|  | EX POWER POLE |
|  | EX FIRE HYDRANT |

SITE DATA	
PARCEL ID NUMBER:	050-00321
ZONING:	B-4
EXITING PARCEL AREA	1.81 AC
EX BUILDING AREA:	- SF
EX PARKING SPACES:	APPROX. 65 SPACES

NO.	DATE	BY	DESCRIPTION
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**TECHNICAL SKILL.
CREATIVE SPIRIT.**

**PREPARED FOR:**

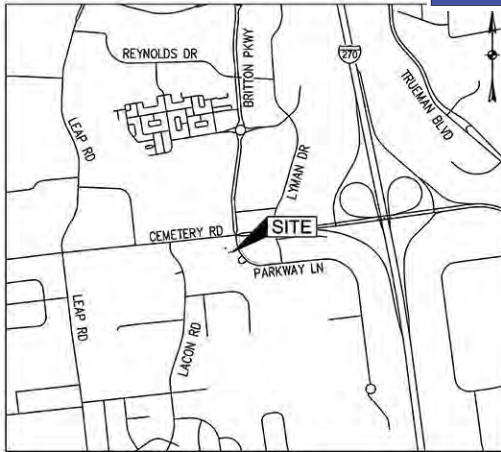
FMS
ARCHITECTS
395 WEST THIRD AVENUE,
COLUMBUS, OH, 43212

[SITE IMPROVEMENT] PLAN FOR

JP MORGAN
CHASE BANK

4199 PARKWAY LANE, HILLIARD, OH 43026

EXISTING CONDITIONS



VICINITY MAP
NOT TO SCALE

ENGINEER
THE MANNIK & SMITH GROUP, INC.
1160 DUBLIN ROAD, SUITE 100
COLUMBUS, OHIO 43215
CONTACT: ASHLEY FOWLER
PHONE: 614-441-4222
EMAIL: AFOWLER@MANNIKSMITHGROUP.COM

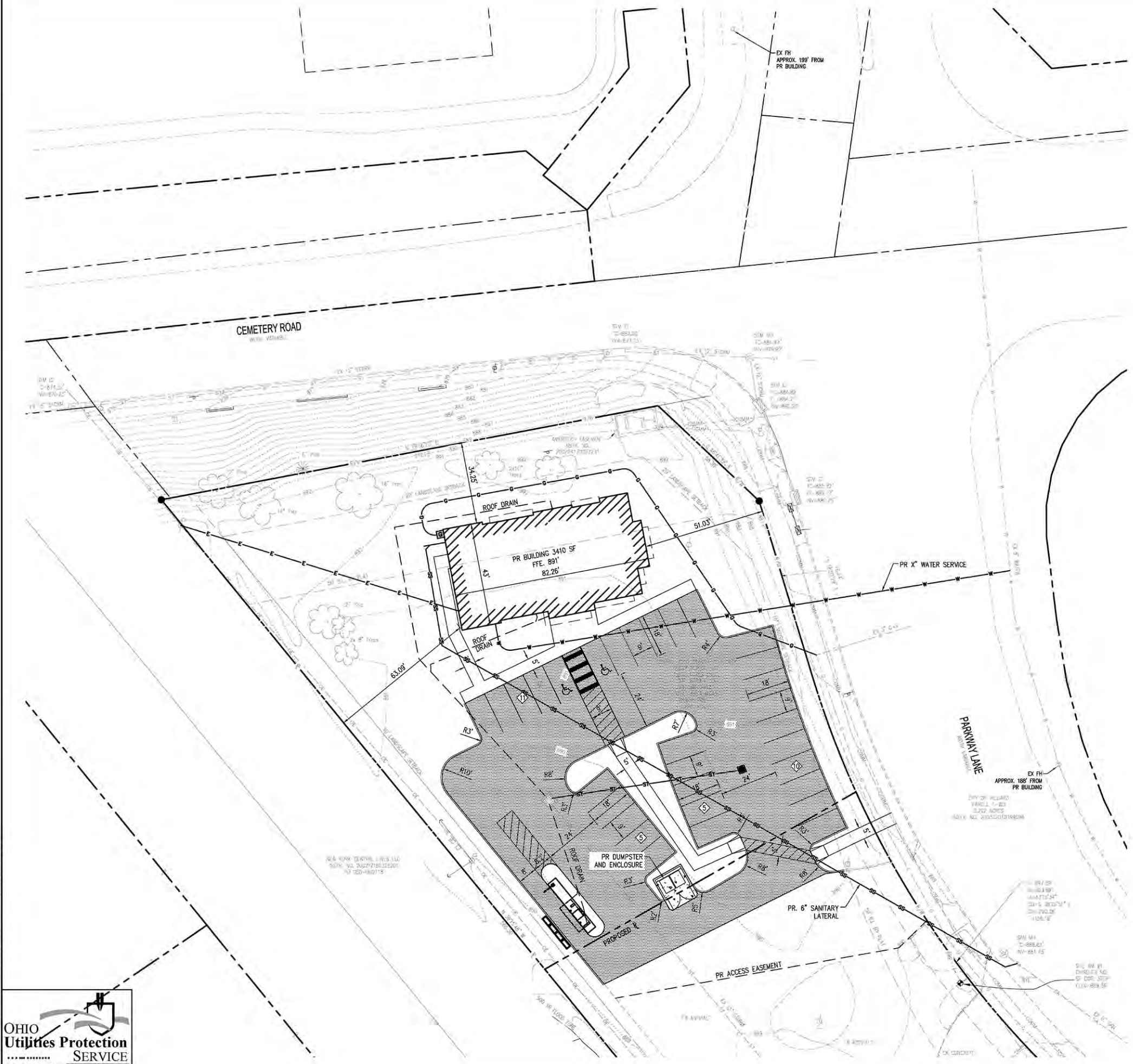
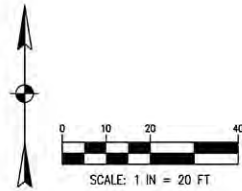
ARCHITECT
FMS ARCHITECTS
955 WEST 3RD AVE.
COLUMBUS, OH 43212
CONTACT: RHONDA HILLS
EMAIL: RHILLS@FMSARCHITECTS.COM

SITE DATA	
PARCEL ID NUMBER:	050-003211
ZONING:	B-4
PROPOSED SITE AREA	0.89 AC
TOTAL BUILDING AREA:	3410 SF
ONSITE PAVING/SIDEWALK AREAS:	17046 SF
OPEN AREA:	0.48 SF
TOTAL DISTURBED AREA:	0.67 SF
PRE-DEVELOPMENT IMPERVIOUS:	0.48 SF
POST-DEVELOPMENT IMPERVIOUS:	0.41 SF
SETBACKS REQUIRED:	
FRONT	SIDE REAR
BUILDING 60'	- -
PARKING 40'	30' 30'
SETBACKS PROVIDED:	
FRONT	SIDE REAR
BUILDING 34'	- -
PARKING 78'	0' 55'
PARKING SPACES:	
3410 SF BANK / 200 SF = 18 SPACES REQUIRED	
SPACES REQUIRED = 18 SPACES	
SPACES PROVIDED = 31 SPACES	

PROJECT SCOPE OF WORK
REDEVELOPING AN EXISTING PARKING LOT INTO A 3410 SF BANK WITH ASSOCIATED UTILITIES AND 31 PARKING SPACES.

LEGEND

- | | |
|---------------------------|-----------------------|
| EX TREE | PR WATER SERVICE LINE |
| EX PINE | PR SANITARY LATERAL |
| EX SIGN | PR ROOF DRAIN |
| EX CURB INLET | PR STORM LINE |
| EX GAS LINE | PR GAS LINE |
| EX STORM | PR ELECTRIC LINE |
| EX SANITARY | PR CATCH BASIN |
| EX COMM LINE | PARKING COUNT |
| EX OVERHEAD ELECTRIC | PR ASPHALT |
| EX WATER LINE | PR CONCRETE PAD |
| EX SANITARY MANHOLE | |
| EX LIGHT POLE | |
| EX CURB & GUTTER INLET | |
| EX STORM CATCH BASIN | |
| EX TRAFFIC SIGNAL PULLBOX | |
| EX POWER POLE | |
| EX FIRE HYDRANT | |



NO.	DATE	BY	DESCRIPTION
1	06/08/2022	ALF	PRELIMINARY
2	06/08/2022	ALF	NOT FOR CONSTRUCTION
3	06/08/2022	ALF	
4	06/08/2022	ALF	
5	06/08/2022	ALF	
6	06/08/2022	ALF	
7	06/08/2022	ALF	
8	06/08/2022	ALF	
9	06/08/2022	ALF	
10	06/08/2022	ALF	

TECHNICAL SKILL,
CREATIVE SPIRIT.

Mannik & Smith Group

www.MannikSmithGroup.com

PREPARED FOR:

FMS ARCHITECTS

955 WEST THIRD AVENUE,
COLUMBUS, OH, 43212

[SITE IMPROVEMENT] PLAN FOR

JP MORGAN CHASE BANK

SITE PLAN

4199 PARKWAY LANE, HILLIARD, OH, 43026

2 / 3

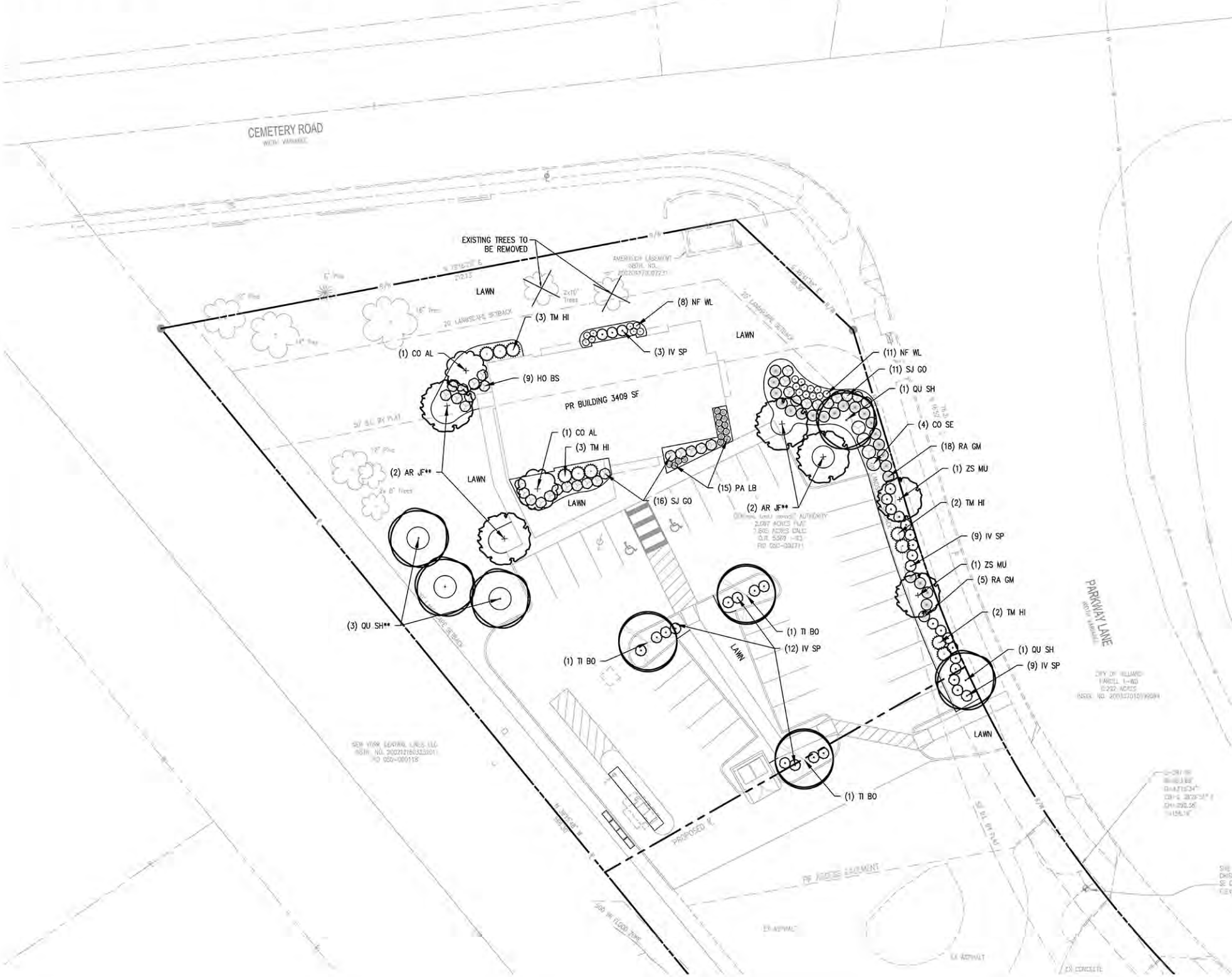
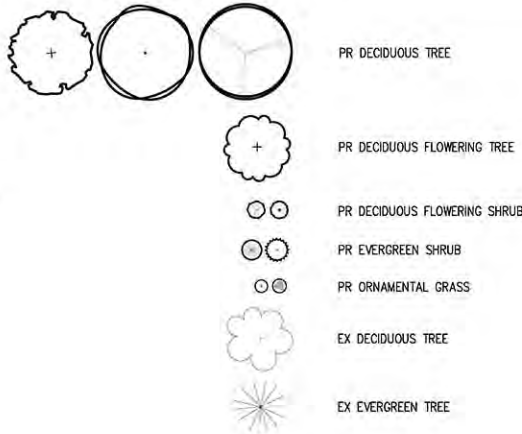
LANDSCAPE PLANT LIST

ABRV.	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS	TYPE
AR JF	4	ACER RUBRUM 'JFS-KW75'	ARMSTRONG GOLD MAPLE	3" CALIPER	B&B	DECIDUOUS TREE
CO AL	2	CORNUS ALTERNIFOLIA	PAGODA DOGWOOD	1.5" CALIPER	B&B	ORNAMENTAL TREE
QU SH	5	QUERCUS SHUMARDII	SHUMARD OAK	3" CALIPER	B&B	DECIDUOUS TREE
TI BO	3	TILIA AMERICANA 'BOULDEVARD'	BOULEVARD LINDEN	2" CALIPER	B&B	DECIDUOUS TREE
ZS MU	2	ZELKOVA SERRATA 'MUSASHINO'	MUSASHINO ZELKOVA	2" CALIPER	B&B	DECIDUOUS TREE
HO BS	9	HOSTA 'BROTHER STEFAN'	BROTHER STEFAN HOSTA	12" SPREAD	CONTAINER	PERENNIAL
IV SP	33	ITEA VIRGINICA 'SPRICH'	LITTLE HENRY DWARF VIRGINIA SWEETSPICE	24" HEIGHT	CONTAINER	DECIDUOUS SHRUB
NF WL	19	NEPETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	12" SPREAD	CONTAINER	ORNAMENTAL GRASS
PA LB	15	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	12" SPREAD	CONTAINER	ORNAMENTAL GRASS
RA GM	23	RIBES ALPINUM 'GREEN MOUND'	GREEN MOUND ALPINE CURRANT	24" HEIGHT	CONTAINER	EVERGREEN SHRUB
SJ GO	27	SPIREA JAPONICA 'GOLDMOUND'	GOLDMOUND SPIREA	24" HEIGHT	CONTAINER	DECIDUOUS SHRUB
TM HI	10	TAXUS X MEDIA 'HICKSI'	HICK'S YEW	36" HEIGHT	CONTAINER	EVERGREEN SHRUB

LANDSCAPE CODE REQUIREMENTS

REQUIRED:	PROVIDED:
HILLIARD LANDSCAPE DESIGN STANDARDS	
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	3,409 SF BUILDING REQUIRES 80 SF OF LANDSCAPE AREA PLUS 3 INCHES OF TREES 1,005 SF OF LANDSCAPE AREA AND 4" OF TREE CALIPER PROVIDED AROUND BUILDING
1125.04g STREET TREES REQUIRED - TREES REQUIRED IN R/W ON CEMETERY ROAD FRONTAGE PER HILLIARD DESIGN MANUAL.	VARIANCE REQUESTED TO NOT PROVIDE STREET TREES IN PARKWAY LANE RIGHT-OF-WAY DUE TO UTILITY CONFLICTS AND INSUFFICIENT PLANTING SPACE.
1125.04i TREE REPLACEMENT - 1" OF REPLACEMENT REQUIRED FOR 1" REMOVED IF OVER 6" 2-10" TREES PROPOSED TO BE REMOVED 20" OF REPLACEMENT REQUIRED	20" REQUIRED 7-3" CALIPER TREES PROVIDED REPLACEMENT TREES INDICATED WITH ** ON CALLOUTS
1125.05b PERIMETER LANDSCAPE - 20' PERIMETER LANDSCAPE BUFFER REQUIRED TO INCLUDE 2 STAGGERED LARGE OR MEDIUM TREES AND 30 SHRUBS PER 100 LINEAR FEET.	VARIANCE REQUESTED FOR 10' LANDSCAPE BUFFER AREA INSTEAD OF 20'. 164 LINEAR FEET OF FRONTAGE OF IMPROVED AREA ON PARKWAY LANE. 4 TREES AND 60 SHRUBS PROVIDED
1125.05c 1 TREE AND 4 SHRUBS REQUIRED IN EVERY ISLAND OR PENINSULA ISLANDS SHALL BE A MINIMUM AREA OF 180 SF AND MINIMUM WIDTH OF 9'	1 TREE AND 4 SHRUBS ADDED TO ISLANDS/PENINSULAS

LEGEND



DESCRIPTION

BY

DATE

NO.

1160 CUBIN ROAD, SUITE 100
COLUMBUS, OH 43215
TEL: 614.441.1222
FAX: 614.441.1223

06/08/2022

F1330002

ALF

A4F

TECHNICAL SKILL,
CREATIVE SPIRIT.

www.MannikSmithGroup.com

PREPARED FOR:

FMS
ARCHITECTS

965 WEST THIRD AVENUE,
COLUMBUS, OH, 43212

[SITE IMPROVEMENT] PLAN FOR

JP MORGAN
CHASE BANK

4199 PARKWAY LANE, HILLIARD, OH, 43026

LANDSCAPE
PLAN

3

3



ST-4
CORONADO STONE PRODUCTS
CREAM
CHISLED LIMESTONE



EPT-1
SHERWIN WILLIAMS
SW7045 INTELLECTUAL GRAY
SEMI-GLOSS



FC-1
NICHHA FIBER CEMENT
VINTAGEWOOD AWP1818
BARK



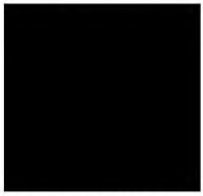
FC-2
NICHHA FIBER CEMENT
VINTAGEWOOD AWP 1818
ASH



RC-1
PETERSEN ALUMINUM / PAC-CLAD
PAC-CONTINUOUS
BLACK



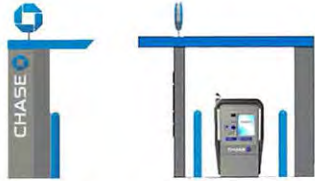
ACM-1
ALCOA ARCHITECTURAL PRODUCTS
REYNOBOND
DURAGLOSS 5000 CHASE PROGRAM
"CHASE SILVER"



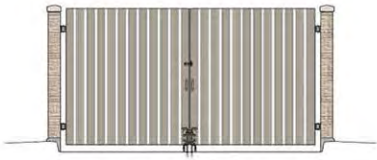
EXTERIOR DOORS / STOREFRONT
ALUMINUM
BLACK ANODIZED



EXTERIOR STOREFRONT
SPANDREL GLASS
WARM GRAY



SIGNATURE ATM CANOPY



TRASH ENCLOSURE
FRONT ELEVATION



TRASH ENCLOSURE
SIDE ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



SPANDREL WINDOWS

NORTH ELEVATION

PROJECT
NOT FOR
CONSTRUCTION
6/8/2022

CONSULTANTS:
PROJECT ARCHITECT:
FEINKNOFF MACIOE SCHAPPA
ARCHITECTS
995 WEST 3RD AVE.
COLUMBUS, OH 43212
(614) 297-1026 PHONE

MEP ENGINEER:
THORSON BAKER & COMPANY
3030 W. STREETSBO RD.
RICHFIELD, OH 44286
(530) 659-6666 PHONE

STRUCTURAL ENGINEER:
PAUL J. FORD & CO.
250 EAST BROAD STREET, SUITE 600
COLUMBUS, OH 43215
(614) 221-9679 PHONE

CIVIL ENGINEER:
MANNIK & SMITH GROUP, INC.
1160 DUBLIN ROAD, SUITE 100
COLUMBUS, OH 43216
(614) 441-4228/338-5500 PHONE

IRRIGATION:
HINES INC.
323 W. DRAKE RD., SUITE 204
FORT COLLINS, CO 80526
(970) 282-1800 PHONE

REVISIONS:
NO. DATE REMARKS

CHASE

**J.P. MORGAN CHASE BANK
RETAIL BANKING CENTER**

HILLIARD, OH 43026

HILLIARD
#J11119600378

SITE PHOTOMETRIC
PLAN

PROJECT NO: 22301
BID/PERMIT
DATE:

ES1.2

PRINT DATE: 12/27/21

SITE LIGHTING FIXTURE SCHEDULE

TYPE	LOAD (VA)	LAMPS		MANUFACTURER	CATALOGUE NUMBER	DESCRIPTION
		NO.	TYPE			
P3-S	122	1	LED	LUMINAIRE: GE LIGHTING POLE: VALMONT STRUCTURES	EACL-01-0-F3-AW-7-40-W-D-D1-BLCK-x W/ ELS-EACL-RBL-BLCK *DS340-450V250-D1-FP-BK-FBC-AB	GE LIGHTING EVOLVE LED POLE AREA LIGHT FIXTURE WITH TYPE III ASYMMETRIC WIDE DISTRIBUTION, ZERO UPLIGHT, REAR SHIELDING, 70CRI, 4000K, 120V, COORDINATE MOUNTING ARM AND FINISH WITH ARCHITECT. * - FIELD VERIFY AND COORDINATE POLE & BASE SPECIFICATIONS WITH ARCHITECT FOR FINAL MOUNTING HEIGHT OF 25'-0".
P4-2	79	1	LED	LUMINAIRE: GE LIGHTING POLE: VALMONT STRUCTURES	EACL-01-0-F4-AF-7-40-W-D-D1-BLCK-x *DS340-450V250-D2-FP-BK-FBC-AB	GE LIGHTING EVOLVE LED POLE AREA LIGHT FIXTURE WITH TYPE IV ASYMMETRIC FORWARD DISTRIBUTION, ZERO UPLIGHT, 70CRI, 4000K, 120V, COORDINATE MOUNTING ARM AND FINISH WITH ARCHITECT. * - FIELD VERIFY AND COORDINATE POLE & BASE SPECIFICATIONS WITH ARCHITECT FOR FINAL MOUNTING HEIGHT OF 25'-0".

PHOTOMETRIC VALUES

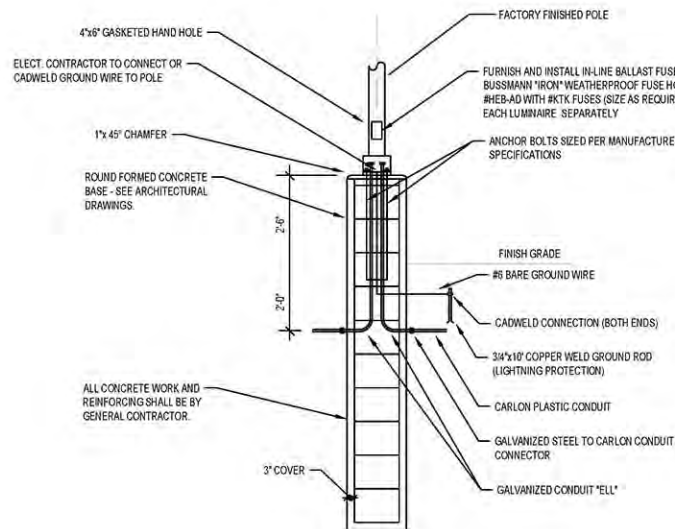
CALCULATION ZONE	SYMBOL	AVERAGE	MAXIMUM	MINIMUM	MAX/MIN	AVE/MIN
SITE	+	1.1	17.5	0.0	173.1	11.0.1
PAVED AREA	×	2.5	6.4	0.1	64.0.1	25.0.1
PROPERTY LINE	□	0.2	1.1	0.0	11.0.1	2.0.1

SITE ELECTRICAL NOTES - GENERAL

- EXACT LOCATIONS OF PARKING LOT LIGHTING STANDARDS SHALL BE COORDINATED WITH APPROVED ARCHITECTURAL SITE PLAN AND PARKING LOT LAYOUT.
- ALL LIGHTING FIXTURES PROJECTING TOWARD ADJACENT RESIDENTIAL AREAS MUST BE PROPERLY SHIELDED TO PREVENT LIGHT SOURCE FROM EXTENDING INTO THIS AREA.
- ALL SITE LIGHTING POLES SHALL BE DESIGNED TO WITHSTAND 100 MPH WINDS WITH A 1.3 GUST FACTOR.
- ELECTRICAL CONTRACTOR SHALL INSTALL EACH LIGHTING POLE PLUMBS AND TRUE. ELECTRICAL CONTRACTOR SHALL PROVIDE NECESSARY LEVELING SHIMS.
- ELECTRICAL CONTRACTOR SHALL BACKFILL ALL ELECTRICAL TRENCHES USING CLEAN FILL MATERIAL FREE OF ORGANIC CONTAMINATIONS AND OTHER DELETERIOUS MATTER. PLACE BACKFILL MATERIAL IN 8" THICK LAYERS WITH EACH LIFT COMPACTED AT NEAR OPTIMUM MOISTURE CONTENT. COMPACT LIFTS TO ACHIEVE A MINIMUM IN PLACE DENSITY OF 95% OF THE MAXIMUM DENSITY AS DETERMINED BY ASTM D698.
- ELECTRICAL CONTRACTOR SHALL COORDINATE LOCATION OF EASEMENTS, UNDERGROUND UTILITIES, AND DRAINAGE PRIOR TO TRENCHING OR AUGERING FOR POLE BASE. (TYPICAL)

SITE ELECTRICAL NOTES - CHASE

- CONTRACTOR SHALL COORDINATE WITH CHASE SECURITY VENDOR PLANS AND TC SERIES DRAWINGS FOR ALL FINAL LOCATIONS PRIOR TO ROUGH-IN.
- MOUNT EXTERIOR CAMERAS TO AVOID BLOCKAGE BY THE AWNING. ALL 180 DEGREE CAMERAS TO BE SURFACE MOUNTED WITH RAIN HOOD.
- EXTERIOR CAMERA WIRING SHALL BE RUN THROUGH A CONDUIT SYSTEM (IMC OR EMT) FROM THE BUILDING INTERIOR TO THE CAMERA LOCATION. CONDUIT SHALL BE CONCEALED FROM VIEW. EXTERIOR SURFACE-MOUNT CONDUIT IS GENERALLY NOT PERMITTED, AND ITS USE MUST BE APPROVED AS AN EXCEPTION BY THE OWNER.
- EXTERIOR CAMERA CABLES THAT ARE INSTALLED IN LIGHT POLES SHALL PROVIDED CABLES THAT ARE LISTED FOR VOLTAGE RATINGS OF THE LIGHTING CONDUCTORS OR INSTALL IN SEPARATE RACEWAY INSIDE POLE.
- BOND GROUNDING ELECTRODE CONDUCTOR IN POLE BASES TO EQUIPMENT GROUNDING CONDUCTOR RUN WITH CIRCUIT CONDUCTORS.
- ALL SIGNAGE SHALL HAVE DISCONNECT SWITCH WITHIN SIGHT OF SIGN OR CIRCUIT BREAKER THAT OPENS ALL UNDERGROUND CONDUCTORS AND CONTROLS NO OTHER LOAD. PER NEC 800.6(A).



POLE BASE DETAIL

N.T.S.

- NOTES:
- 3500 P.S.I. MIN. 28 DAY COMPRESSIVE STRENGTH CONCRETE WITH GRADE 60 REINFORCING STEEL
 - IF WATER IS PRESENT IN HOLE, REMOVE BEFORE POURING CONCRETE
 - FOUNDATION EXCAVATION SHALL BE BY 24" AUGER IN UNDISTURBED OR PROPERLY COMPACTED FILL PER SPECIFICATIONS
 - FOUNDATION SHALL HAVE A MINIMUM ALLOWABLE END BEARING OF 2000 P.S.F. INCREASE BASE DEPTH AS REQUIRED.

SITE PHOTOMETRIC PLAN
1" = 20'-0"

CASE 3: BZA-22-22 – WHIT’S FROZEN CUSTARD – 4138 Main Street

PARCEL NUMBER: 050-000051

APPLICANT: Whit’s Frozen Custard, c/o Judy Vitale, 1177 Warren Road, Ostrander, OH 43061

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 on 0.195-acre.

BACKGROUND:

The site is 0.195-acre located on the southeastern side of Main Street in Old Hilliard . The site is zoned OH-MD, Old Hilliard Mixed Use District, which allows for a wide range of residential and commercial uses, including frozen custard shops. The building was constructed in 1940 and was previously used as a barber shop and residence. The building is approximately 1,060 square feet and includes one-way circulation around the building to a parking lot behind the primary structure. Whit’s received approval of an Old Hilliard District Plan in April of 2016; that approval included the approval of variances from the Board of Zoning Appeals (16-0052AC) to reduce the minimum maneuvering lane width from 14 feet to 10 feet around the building. The rear parking lot includes a dumpster enclosure and striped area with four total parking spaces. This request includes a variance to permit the use of approximately 1,150 square feet of gravel behind the existing paved lot for additional parking.

CONSIDERATIONS:

- The applicant is proposing to use a gravel area off the paved drive aisle to the rear of the property. No dimensioned plan has been provided to staff for evaluation. Code enforcement has restricted the use of the gravel area for parking. The original Old Hilliard District Plan approval by the Planning and Zoning Commission in April 2016 included a condition that the gravel area on the lot be paved. *(#4 – That the vehicular use area is revised to maximize the number of parking spaces on the site, and is paved with all-weather paving and landscaped consistent with the provisions of the Code.)*
- 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 applications 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 been approved with long paved drives because of the very low trip rates and zoning limitations as public utilities.
- 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 approve 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 proposed gravel 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.

STAFF RECOMMENDATION:

Staff finds that the proposed variance to Section 1127.04(b)(1) for the purpose of expanding parking within a commercial business district is not appropriate and would set a negative precedent for other commercial properties throughout the city. 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. The original approval for this use included the condition that the gravel area be paved and brought into compliance with Code. Conditions for the variance have been self-created and can be addressed through other means and paving

the gravel area would provide for the efficient use of parking facilities that were expected with the original Commission approval. 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-22-22]



7844 Flint Rd.
Columbus, Ohio 43235-6407
Office: 614-791-1200
Mobile: 614-271-8420
jclarke@clarkearchitects.com



James W. Clarke
License No. 9924
Exp. Date 12/31/17



These Drawings and Specifications prepared by Clarke Architects Inc. are instruments of service for use solely with respect to this Project and, unless otherwise provided, Clarke Architects Inc. shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright. The Architect's Drawings, Specifications or other documents shall not be used by the Owner or others on other projects, for additions to this Project or for completion of this Project by others. No modifications or changes to the drawings shall be permitted.

DATE: AUGUST 29, 2016

REVISION DATES: OCTOBER 20, 2016

PROJECT:

WHIT'S FROZEN CUSTARD
4138 MAIN ST
HILLIARD, OHIO 43026

PROJECT NUMBER: CA201637

SHEET TITLE:

**ARCHITECTURAL SITE PLAN/
NOTES**

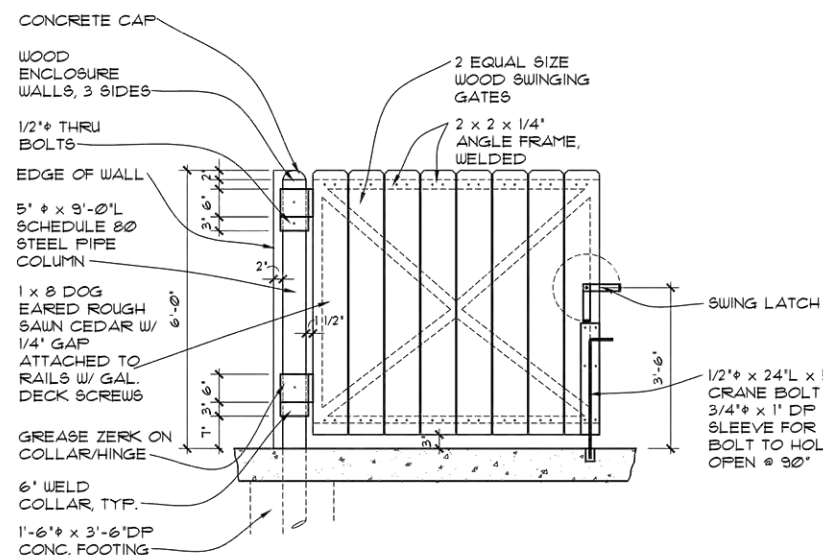
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AREAS:

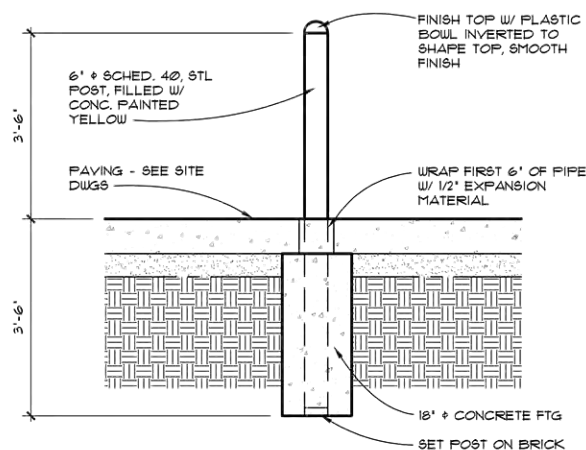
TOTAL LOT AREA:	8,766 SF
EXISTING BUILDING AREA:	942 SF
BUILDING ADDITION AREA:	263 SF
EXIST PAVED/DRIVE AREA:	3,530 SF
NEW ADDITIONAL DRIVE AREA:	118 SF
EXIST. HARD SURFACE PATIO AREA:	463 SF
TOTAL LOT COVERAGE AREA:	5,976 SF
GREEN SPACE AREA:	2,790 SF
OPEN GREEN SPACE (%):	32%

SITE PLAN GENERAL NOTES:

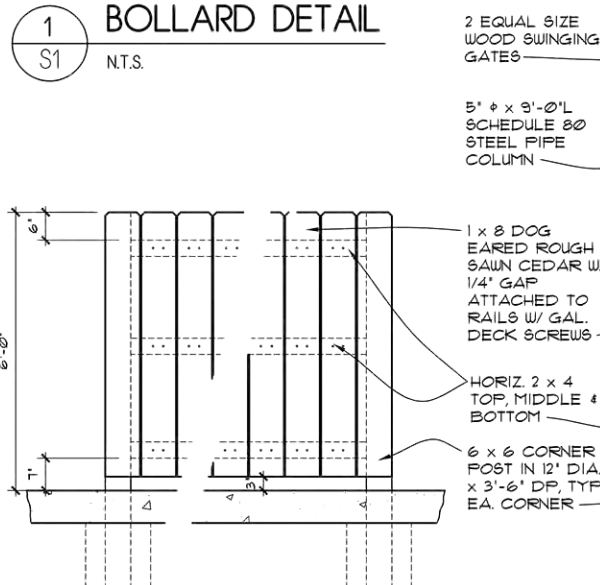
- ALL DIMENSIONS ARE FROM FACE OF CURB UNLESS NOTED OTHERWISE.
- ACCESS PATH FROM THE HC PARKING SPACE MEETS OR EXCEEDS THE REQUIREMENTS OF THE ACCESSIBLE PATH TO THE ENTRY DOORS. THE PAVING @ THE ENTRY ARE @ GRADE.
- PARKING SPACES INDICATED - 3. MIN. NUMBER OF HC PARKING SPACES REQUIRED IS 1



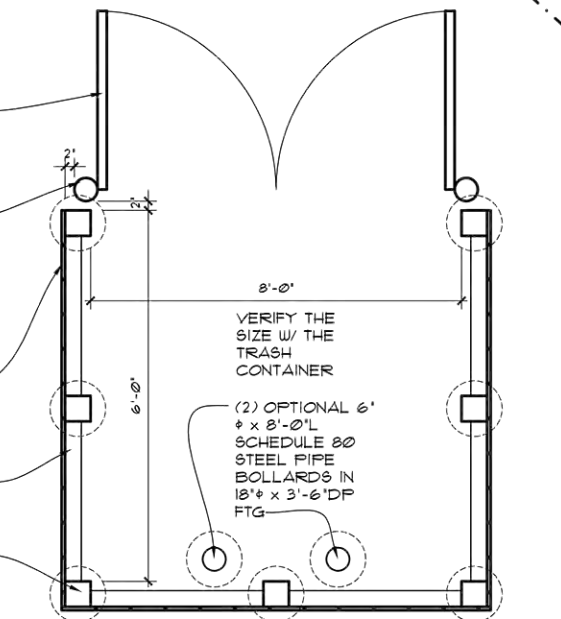
2 DUMPSTER GATE DETAIL
S1 1/2" = 1'-0"



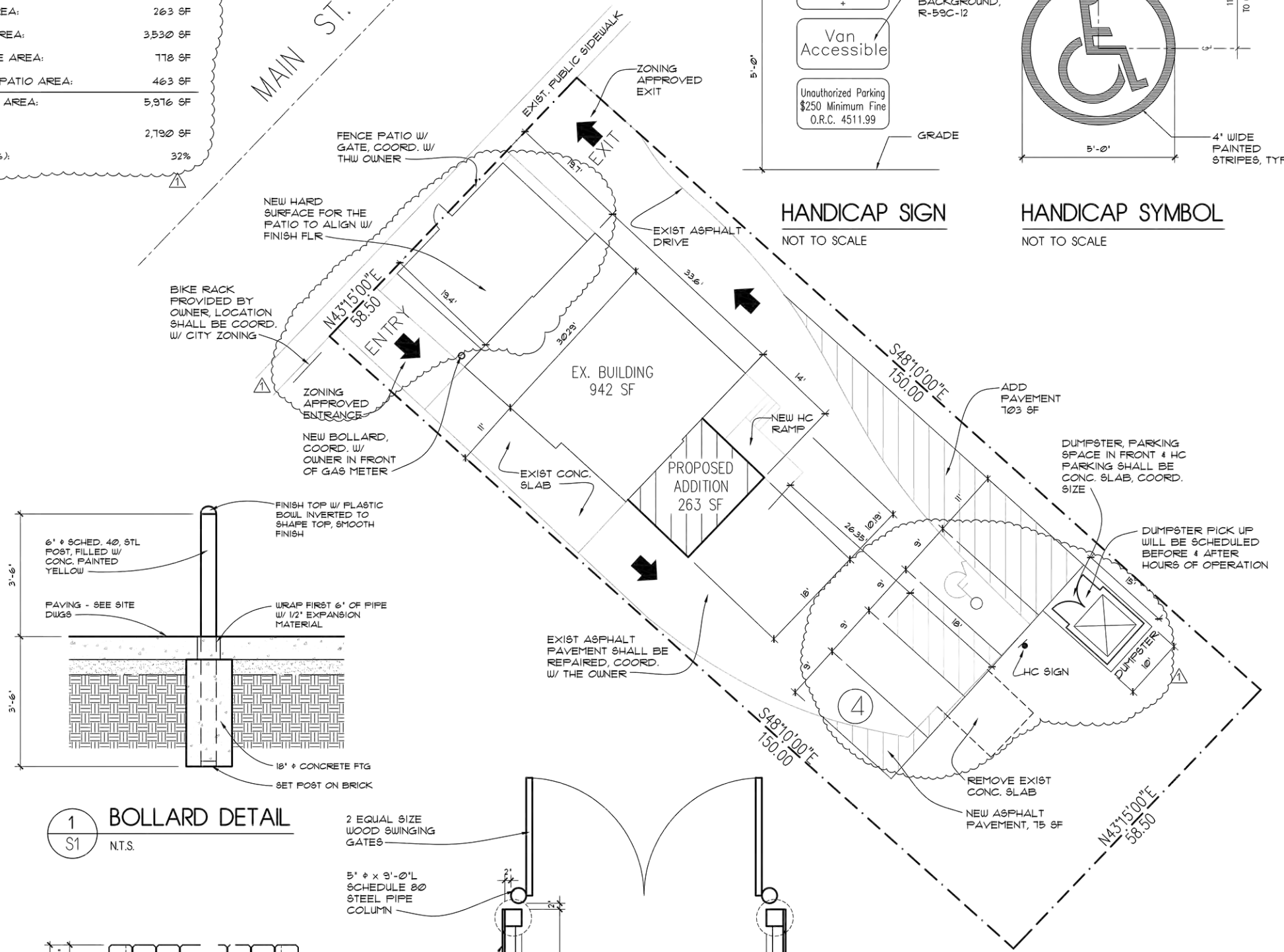
1 BOLLARD DETAIL
S1 N.T.S.



3 WOOD FENCE DETAIL
S1 1/2" = 1'-0"

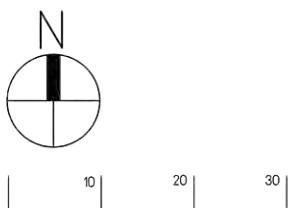


4 DUMPSTER ENCLOSURE PLAN
S1 1/2" = 1'-0"



HANDICAP SIGN
NOT TO SCALE

HANDICAP SYMBOL
NOT TO SCALE



Site Plan



CASE 4: BZA-22-23 – GEE RESIDENCE – 4380 Jennydawn Place

PARCEL NUMBER: 050-007352 (Darby Glen Section 3, Phase 1 – Lot 216)

APPLICANT: Meghan Gee, 4380 Jennydawn Place, Hilliard, OH 43026.

REQUEST: Review and approval of variances to Hilliard Code Section 1121.02(d)(1)(I) to permit a six-foot privacy fence along a secondary front lot line in lieu of a required 4-foot decorative aluminum fence and Section 1121.02(d)(1)(G) to permit more than one fence type per property line.

BACKGROUND:

The site is located at the northeast corner of Jennydawn Place and Crandon Street. The 0.224-acre parcel is Lot 216 within the Darby Glen subdivision, north of Scioto Darby Road between the CSX rail line and the Norfolk Southern retired railroad. The site and surrounding properties are zoned PUD, Planned Unit Development District and were platted in 1994. This application is for variances that would permit a combination of 6-foot privacy fence and 4-foot decorative aluminum fencing along a secondary front lot line (Crandon Street).

CONSIDERATIONS:

- The Zoning Code previously limited fences to only the rear yard and side yard on all residential lots citywide. On corner lots privacy fences could not be forward of the building line on a secondary street frontage.
- The Code just changed to provide more flexibility for properties with two frontages on corners. 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 if an aluminum/wrought iron style fence is used that does not exceed 48 inches in height.
- The side of the property along Crandon Street includes a 25-foot building line, which would allow a decorative fence to be located 12.5 feet from the property line. The proposed section of 4-foot tall metal fencing would comply with Code.
- Proposed 6-foot privacy fencing along Crandon Street does not comply with Code and may not be forward of the 25-foot building line. The change in fence material from metal to wood privacy fence along a single property line also does not comply with Code requirements.
- On April 20, 2022, the applicant submitted a fence permit (F-22-62) and was informed that privacy fences could not be forward of the platted building line. The applicant indicated that she would install the decorative aluminum fence but did not obtain a permit.
- Since that time, privacy fence along the east property line (side) and the decorative metal fence at the southwest corner of the house were installed and was halted by Code Enforcement after complaints were received.
- The lot also includes a 30-foot wide stormwater easement along the rear of the property that would require fence review and approval from the City Engineer. Installation of the unapproved fence within the easement may restrict stormwater flow and may require modification or reconstruction.

STAFF RECOMMENDATION:

Staff finds that recent changes to the Code to permit 4-foot tall **decorative** fencing forward of the building line have significantly increased the available area for fencing on corner lots. 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 limit the visual obstruction of fences in front yards. Staff finds that the proposed variance could be addressed by simply extending the decorative fencing along the full length of the Crandon Street frontage or by utilizing a 6-foot privacy fencing along the platted building line that would also

be consistent with Code. Staff finds that the proposed variance would be substantial and there are other options that would provide additional space while maintaining the integrity of the newly adopted Code. Staff finds that the proposed variance does not demonstrate a practical difficulty and that fence application should be modified to meet Code for approval. Staff respectfully recommends disapproval of the requested variance.

[END OF REPORT | BZA-22-23]



dotloop signature verification: 886a5c7955e483850AM

HOY LAND SURVEYING
617 McCorkle Blvd #1767
Westerville, Ohio 43086
Phone: 614-679-1186



JOB NUMBER #: 2163-2021 S DATE OF DRAWING 04-15-21

CERTIFIED TO SEARCH2CLOSE & FIRST AMERICAN TITLE INSURANCE COMPANY

LENDER WESBANCO BANK, INC.

BUYER GEE

LEGAL DESC. LOT 216 ~ DARBY GLEN SECTION 3 PHASE 1

P.B. 80 PG. 53 - 54

CITY/TWP. HILLIARD

COUNTY FRANKLIN

DRN. JBC

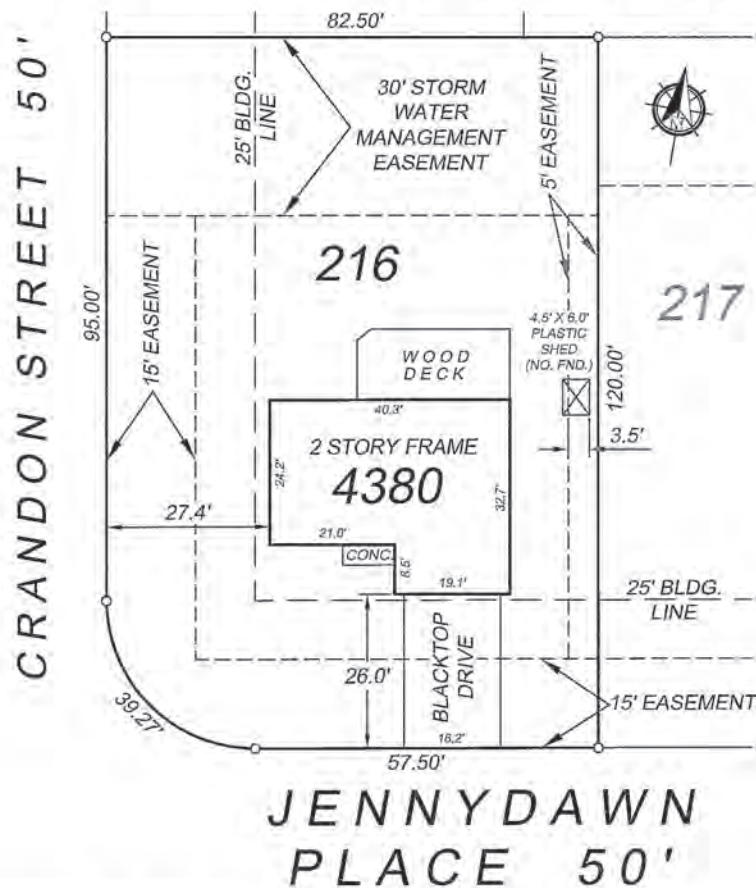
CK. SJH

DRAWING SCALE 1" = 20'

FEMA INFORMATION: FLOOD ZONE X

MAP PANEL INFO 39049C 0144K

MAP DATE 06-17-08



ENCROACHMENT INFORMATION
PLASTIC SHED IN EASEMENT BY 3.5'

I / WE HAVE RECEIVED A COPY OF THIS SURVEY
AND FIND THE CONDITIONS ACCEPTABLE.

Zachary Gee dotloop verified
04/29/21 1:34 PM CDT
8WV-3824-020-46049

Meghan Gee dotloop verified
04/29/21 1:33 PM CDT
KAZV-0486-1728-N780

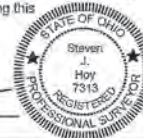
BUYER / OWNER

SELLER

SELLER

We hereby certify that the foregoing MORTGAGE LOCATION SURVEY was prepared in accordance with Chapter 4733-38, Ohio Administrative Code, and is not a Boundary Survey pursuant to Chapter 4733-37, Ohio Administrative Code. This plat is prepared for mortgage loan and title purposes only and is not to be construed as having been prepared for the owner and is not to be used to erect fences or other structures. Easements shown on this plat were taken from the subdivision plat of record. Additional easements affecting this property may exist.

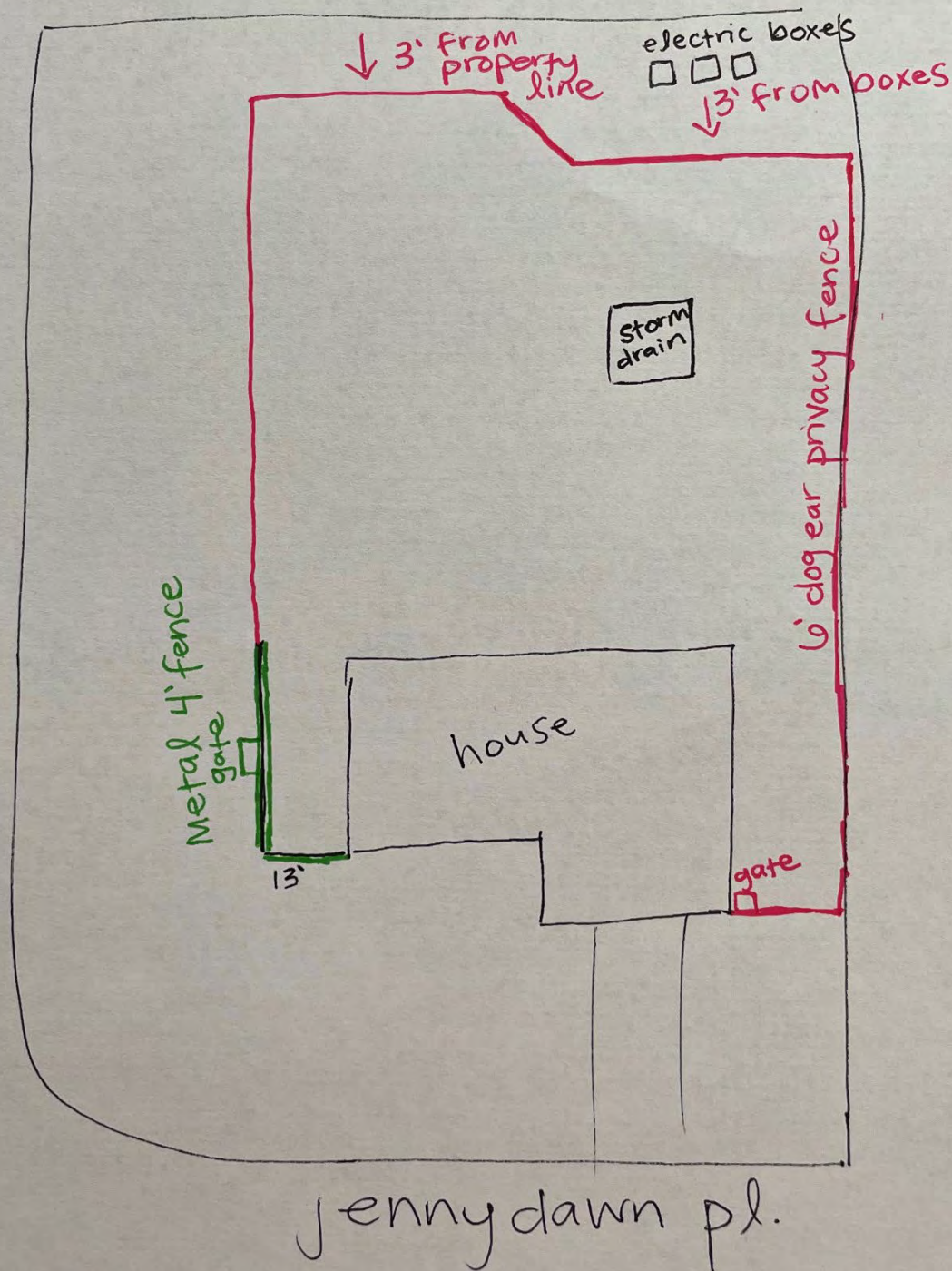
By Steven J. Hoy



mg
26

4380

crandon st.





CASE 5: BZA-22-24 – AMAZON DATA CENTER – 4120 Scioto Darby Road

PARCEL NUMBERS: 050-003336, 050-002806, 050-003210, 050-0002427, 050-002299 & 050-002301

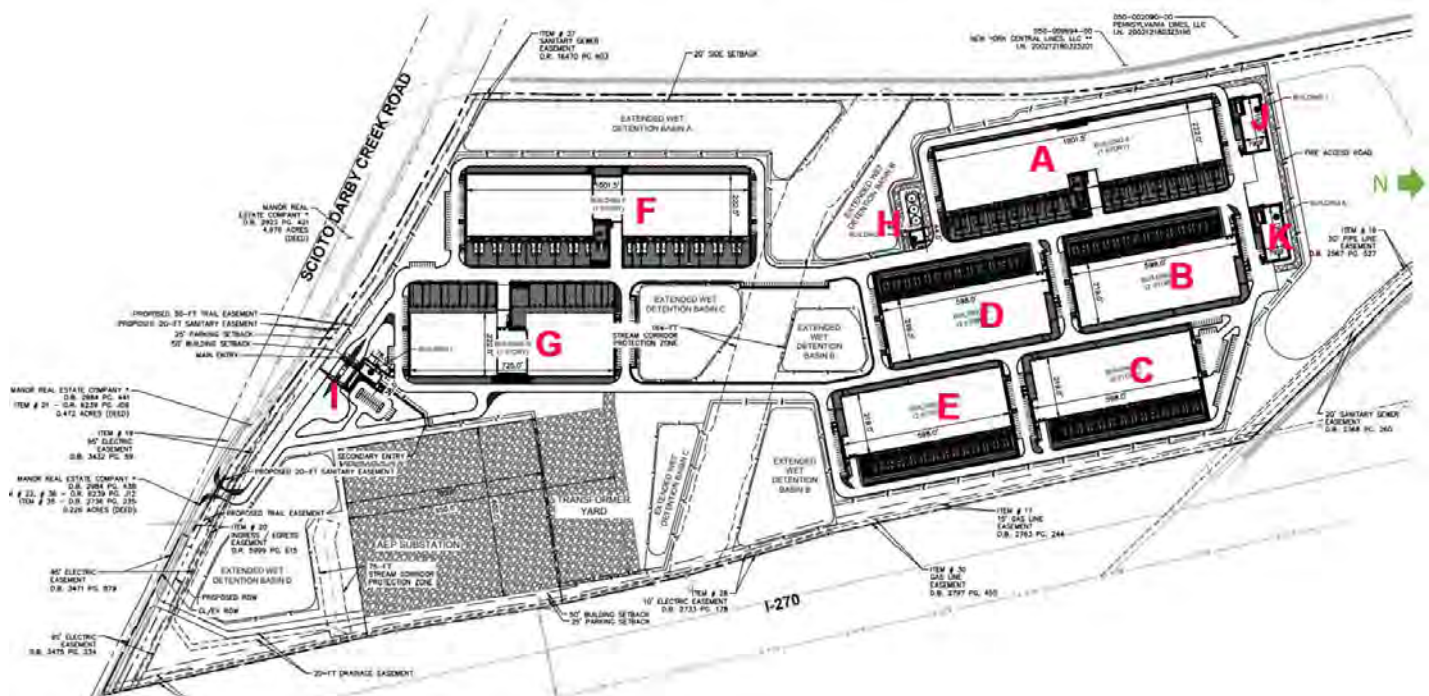
APPLICANT: Amazon Data Services, Inc., 410 Terry Avenue North, Seattle, WA 98108; c/o Isabella Culliton, Kimley-Horn, 7965 North High Street, Columbus, OH 43235.

REQUEST: Review and approval of variances to the Hilliard Zoning Code for a 152.13-acre data center complex:

- [1] Section 1113.03(b) to increase the maximum building height from 45 feet to 63 feet for Buildings B, C, D and E;
- [2] Section 1121.02(d)(1)(G) to permit more than one fence type along a single property line;
- [3] Section 1121.02(d)(3) to permit the placement of security fencing forward of the primary structure/building line;
- [4] Section 1121.02(d)(4)(A) to increase the maximum permitted fence height from 7 feet to 8 feet;
- [5] Section 1125.04(i) to reduce the required number of replacement tree inches;
- [6] Section 1125.05(b) to waive the required 10-foot vehicular use area landscaping along non-residential uses;
- [7] Section 1125.05(c)(3) to increase the maximum landscape island separation of 100 feet; and
- [8] Section 1127.02(g) to increase the maximum allowed parking.

BACKGROUND:

This is a request to obtain variances to construct a proposed Amazon data center complex. The site consists of six parcels totaling 152.13 acres located north of Scioto Darby Creek Road and west of I-270. The site is bounded by the CSX railroad to the north and the Conrail railroad to the west. On October 27, 2014, the site was zoned to M-1, Restricted Industrial District (Ordinance 14-29). On November 12, 2020, data centers were added as a permitted use within the M-1 zoning district (Ordinance 20-36) by City Council. On August 12, 2021, the Planning and Zoning Commission approved a similar plan for an Amazon data center site located between Cosgray and Leppert Roads that was zoned PUD, Planned Unit Development District. The applicant is requesting variances to modify Zoning Code requirements for fencing, parking, and landscaping based upon the unique conditions of the proposed site.



CONSIDERATIONS:

- The data center complex is zoned M-1, Restricted Industrial District and is a permitted use. It is immediately bounded to the west by the Conrail railroad and reserves between the railroad and Darby Glen subdivision. To the north the site is bounded by the CSX railroad and additional M-1-zoned industrial properties. South of the site is Scioto Darby Creek Road and its overpass as well as a large railroad switching area and heavy industrial properties within the City of Columbus. I-270 borders the site along the east and is elevated above the site.
- The proposed site plan shows seven data center buildings that are oriented east-west, an AEP substation and transformer yard in the southeast corner of the site. A security building is located to the immediate west of the AEP substation, and three smaller support buildings are proposed in the northwest corner of the site. Access to the data center will be a 30-foot-wide drive from Scioto Darby Creek Road located 750 feet west of the eastern property line. Access to the AEP substation will have a separate 20-foot-wide access from Scioto Darby Creek Road approximately 350 feet west of the eastern property line.
- *Building Height.* Section 1113.03(b) of the Zoning Code limits maximum building height for M-1 Districts to 45 feet. Four of the data center buildings (Buildings B, C, D, and E) are two-story buildings proposed to be 62'-7" in height. The applicant requests a variance to increase maximum building height to 63 feet and those buildings will be sited along the elevated interstate to maximize distance from residential areas and to minimize the visual impact of those particular buildings.
- *Security Fencing.* The zoning code allows fencing in an industrial district to a maximum height of seven feet. Additionally, the code limits fence types to one per property line and non-decorative fencing to be located behind the primary structure. The site plan proposes a double row of fences around the perimeter of the data center complex for security. Interior fencing will be an 8-foot-tall black, vinyl-coated chain link and exterior fencing running parallel outside the chain link will be an 8-foot-tall decorative mesh. This fence configuration is consistent with the data center on Cosgray Road.
- *Tree Replacement.* Tree surveys and replacement plans are currently being completed. Section 1127.04(i) of the Zoning Code requires a tree survey and preservation plan to determine the required number of replacement trees.
- *Parking Lot Islands.* Section 1125.05(c)(3) of the Zoning Code limits unbroken rows of parking to a maximum of one hundred feet in length. Parking for the site is primarily single row parking located alongside the data center buildings. Many of these parking rows exceed one hundred feet in length. Given the size of the buildings and overall site plan, the provision of these extended rows adjacent to the building are intended to reduce pavement with greater efficiency and to serve the functionality of the individual buildings instead of creating centralized large parking lots. Islands will be provided on the ends so that the rows can also serve to accommodate temporary use for equipment and trucks.
- *Maximum Allowed Parking.* According to Section 1127.02(g) of the Zoning Code, no more than 10% of the minimum required number of parking spaces may be exceeded. The site plan proposes 489 new parking spaces for 202,114 square feet of net usable floor area. The maximum allowed parking per Code for this site is 287 spaces. Due to the nature of the facility, Amazon requires a minimum level of parking at each individual building and the plans address operational needs for the facility.
- *Landscaping.* Section 1125.05(b) of the Zoning Code requires a 10-foot wide perimeter landscape buffer for vehicular use areas adjacent to a non-residential use or zoning district that includes a minimum of 2 trees and 30 shrubs per 100 linear feet. I-270 along the site is elevated and any screening material per code would not achieve the desired outcome.
- *Street Trees.* Because the right-of-way along Scioto Darby Road is outside the city's jurisdiction, placement of street trees will be coordinated with the City Forester.

STAFF RECOMMENDATION:

Staff finds that the proposed use on this industrial property is consistent with the intent of the Zoning Code. The site is uniquely bounded by railroads, overpasses, rail switching areas, industrial uses and an interstate which all provide a significant level of existing vegetative screening. The proposed layout of the development has been sensitively designed to minimize and transition the scale of architecture to the closest residential areas to the west. Staff finds that the proposed variances are relatively minimal and apply to this unique land use type, which has specific operational and safety/security requirements. Based on these findings, staff recommends approval of the proposed variances with the following seven conditions:

- 1) That all necessary variances be obtained from the Board of Zoning Appeals;*
- 2) That the 30-foot trail easement be indicated on plans to the satisfaction of staff;*
- 3) That a tree survey is provided and that tree replacement meet the requirements of the Code;
- 4) That approval for access points along Scioto Darby Creek be obtained from the City of Columbus and evidence of such be provided to staff;*
- 5) That required street trees be installed subject to the approval of the City Forester;*
- 6) That all parking spaces within the Storm Corridor Protection Zone be removed to the satisfaction of the City Engineer;* and
- 7) That construction within the SCPZ, including but not limited to culverts and utilities, minimize impacts to the satisfaction of the City Engineer.*

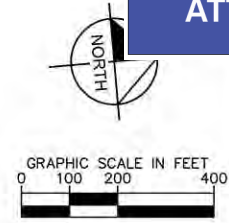
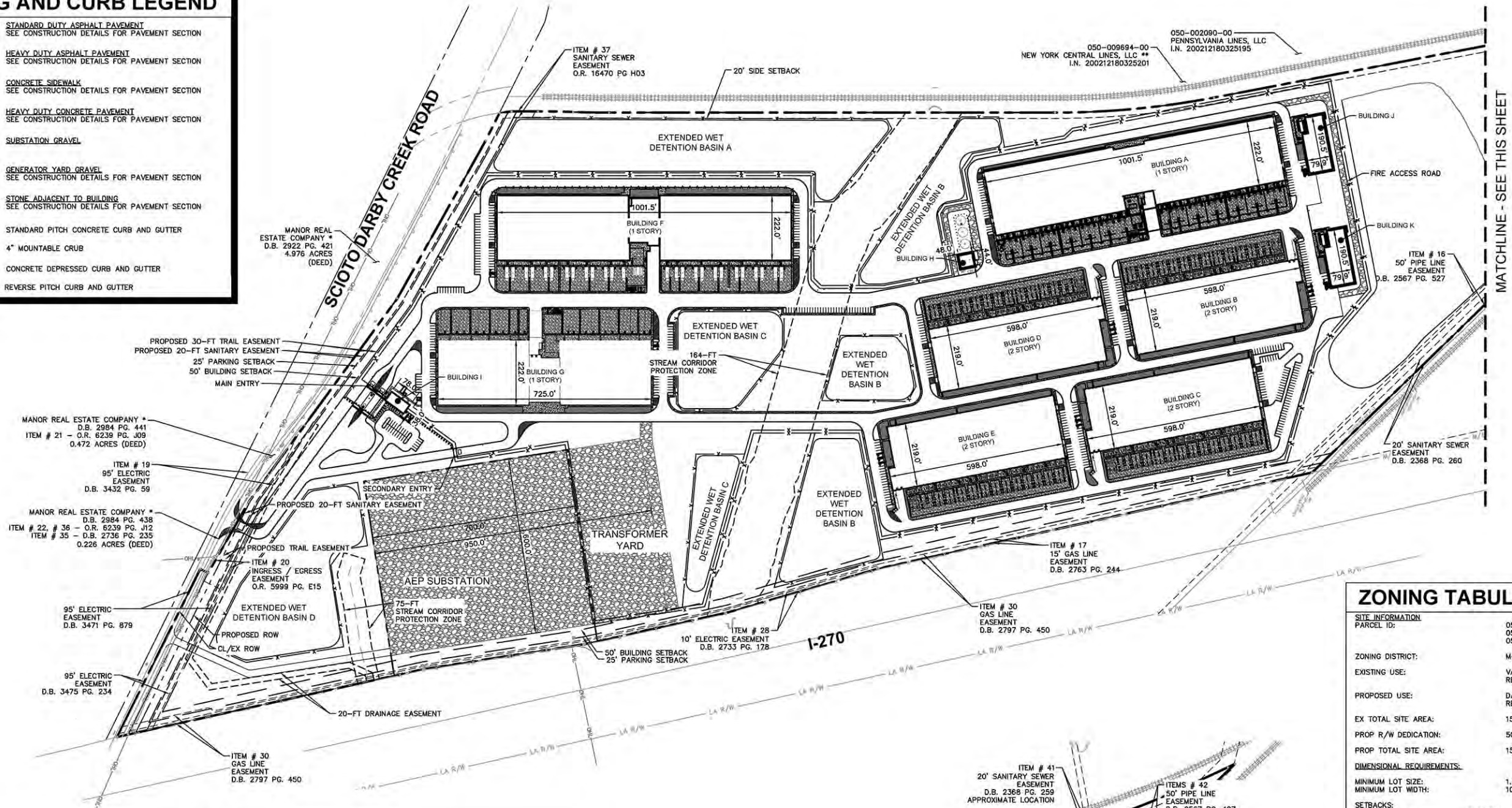
**conditions as approved by the Planning and Zoning Commission on July 14, 2022*

[END OF REPORT | BZA-22-24]



PAVING AND CURB LEGEND

	STANDARD DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	HEAVY DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	CONCRETE SIDEWALK SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	HEAVY DUTY CONCRETE PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	SUBSTATION GRAVEL SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	GENERATOR YARD GRAVEL SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	STONE ADJACENT TO BUILDING SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	STANDARD PITCH CONCRETE CURB AND GUTTER
	4" MOUNTABLE CRUB
	CONCRETE DEPRESSED CURB AND GUTTER
	REVERSE PITCH CURB AND GUTTER



PARKING SUMMARY

CITY PARKING REQUIREMENT - DATA CENTER			
BUILDING A:	PARKING REQUIRED = (1:800 SF OFFICE/22,905 SF)	= 29	SPACES
	PARKING SPACES PROVIDED	= 35	SPACES
	ACCESSIBLE PARKING SPACES REQUIRED	= 2	SPACES
	ACCESSIBLE PARKING SPACES PROVIDED	= 2	SPACES
	VAN ACCESSIBLE PARKING SPACES REQUIRED	= 1	SPACES
	VAN ACCESSIBLE PARKING SPACES PROVIDED	= 1	SPACES
	TOTAL PARKING SPACES PROVIDED	= 37	SPACES
BUILDING B:	PARKING REQUIRED = (1:800 SF OFFICE/31,724 SF)	= 40	SPACES
	PARKING SPACES PROVIDED	= 54	SPACES
	ACCESSIBLE PARKING SPACES REQUIRED	= 3	SPACES
	ACCESSIBLE PARKING SPACES PROVIDED	= 3	SPACES
	VAN ACCESSIBLE PARKING SPACES REQUIRED	= 1	SPACES
	VAN ACCESSIBLE PARKING SPACES PROVIDED	= 1	SPACES
	TOTAL PARKING SPACES PROVIDED	= 57	SPACES
BUILDING C:	PARKING REQUIRED = (1:800 SF OFFICE/31,724 SF)	= 40	SPACES
	PARKING SPACES PROVIDED	= 49	SPACES
	ACCESSIBLE PARKING SPACES REQUIRED	= 3	SPACES
	ACCESSIBLE PARKING SPACES PROVIDED	= 3	SPACES
	VAN ACCESSIBLE PARKING SPACES REQUIRED	= 1	SPACES
	VAN ACCESSIBLE PARKING SPACES PROVIDED	= 1	SPACES
	TOTAL PARKING SPACES PROVIDED	= 52	SPACES
BUILDING D:	PARKING REQUIRED = (1:800 SF OFFICE/31,724 SF)	= 40	SPACES
	PARKING SPACES PROVIDED	= 62	SPACES
	ACCESSIBLE PARKING SPACES REQUIRED	= 3	SPACES
	ACCESSIBLE PARKING SPACES PROVIDED	= 3	SPACES
	VAN ACCESSIBLE PARKING SPACES REQUIRED	= 1	SPACES
	VAN ACCESSIBLE PARKING SPACES PROVIDED	= 1	SPACES
	TOTAL PARKING SPACES PROVIDED	= 65	SPACES
BUILDING E:	PARKING REQUIRED = (1:800 SF OFFICE/31,724 SF)	= 40	SPACES
	PARKING SPACES PROVIDED	= 54	SPACES
	ACCESSIBLE PARKING SPACES REQUIRED	= 3	SPACES
	ACCESSIBLE PARKING SPACES PROVIDED	= 3	SPACES
	VAN ACCESSIBLE PARKING SPACES REQUIRED	= 1	SPACES
	VAN ACCESSIBLE PARKING SPACES PROVIDED	= 1	SPACES
	TOTAL PARKING SPACES PROVIDED	= 57	SPACES
BUILDING F:	PARKING REQUIRED = (1:800 SF OFFICE/22,905 SF)	= 29	SPACES
	PARKING SPACES PROVIDED	= 95	SPACES
	ACCESSIBLE PARKING SPACES REQUIRED	= 4	SPACES
	ACCESSIBLE PARKING SPACES PROVIDED	= 4	SPACES
	VAN ACCESSIBLE PARKING SPACES REQUIRED	= 1	SPACES
	VAN ACCESSIBLE PARKING SPACES PROVIDED	= 1	SPACES
	TOTAL PARKING SPACES PROVIDED	= 99	SPACES
BUILDING G:	PARKING REQUIRED = (1:800 SF OFFICE/22,905 SF)	= 29	SPACES
	PARKING SPACES PROVIDED	= 83	SPACES
	ACCESSIBLE PARKING SPACES REQUIRED	= 4	SPACES
	ACCESSIBLE PARKING SPACES PROVIDED	= 4	SPACES
	VAN ACCESSIBLE PARKING SPACES REQUIRED	= 1	SPACES
	VAN ACCESSIBLE PARKING SPACES PROVIDED	= 1	SPACES
	TOTAL PARKING SPACES PROVIDED	= 87	SPACES
BUILDING H:	PARKING REQUIRED	= N/A	
SECURITY BUILDING I:	PARKING REQUIRED = (1:250 SF/2,711 SF)	= 11	SPACES
	PARKING SPACES PROVIDED	= 27	SPACES
	ACCESSIBLE PARKING SPACES REQUIRED	= 1	SPACES
	ACCESSIBLE PARKING SPACES PROVIDED	= 1	SPACES
	VAN ACCESSIBLE PARKING SPACES REQUIRED	= 1	SPACES
	VAN ACCESSIBLE PARKING SPACES PROVIDED	= 1	SPACES
	TOTAL PARKING SPACES PROVIDED	= 29	SPACES
BUILDING J:	PARKING REQUIRED = (1:800 SF OFFICE/1,896 SF)	= 3	SPACES
	PARKING SPACES PROVIDED	= 2	SPACES
	ACCESSIBLE PARKING SPACES REQUIRED	= 1	SPACES
	ACCESSIBLE PARKING SPACES PROVIDED	= 1	SPACES
	VAN ACCESSIBLE PARKING SPACES REQUIRED	= 1	SPACES
	VAN ACCESSIBLE PARKING SPACES PROVIDED	= 1	SPACES
	TOTAL PARKING SPACES PROVIDED	= 3	SPACES
BUILDING K:	PARKING REQUIRED = (1:800 SF OFFICE/1,896 SF)	= 3	SPACES
	PARKING SPACES PROVIDED	= 2	SPACES
	ACCESSIBLE PARKING SPACES REQUIRED	= 1	SPACES
	ACCESSIBLE PARKING SPACES PROVIDED	= 1	SPACES
	VAN ACCESSIBLE PARKING SPACES REQUIRED	= 1	SPACES
	VAN ACCESSIBLE PARKING SPACES PROVIDED	= 1	SPACES
	TOTAL PARKING SPACES PROVIDED	= 3	SPACES

ZONING TABULATION TABLE

SITE INFORMATION	050-003210-00, 050-002427-00, 050-002299-00, 050-002301-00, 050-002806-00
ZONING DISTRICT:	M-1 (RESTRICTED INDUSTRIAL)
EXISTING USE:	VACANT INDUSTRIAL LAND, VACANT RESIDENTIAL LAND, AGRICULTURAL LAND
PROPOSED USE:	DATA PROCESSING, HOSTING, AND RELATED SERVICES
EX TOTAL SITE AREA:	152.91 ACRES (PER SURVEY)
PROP R/W DEDICATION:	50'-FT
PROP TOTAL SITE AREA:	152.13 ACRES
DIMENSIONAL REQUIREMENTS:	
MINIMUM LOT SIZE:	1.0 ACRES
MINIMUM LOT WIDTH:	100'
SETBACKS:	
NORTH (REAR):	REQUIRED 40' PROVIDED 40'
SOUTH (FRONT):	REQUIRED 50' PROVIDED 50'
EAST/WEST (SIDE):	REQUIRED 50' PROVIDED 150'
HEIGHT REQUIREMENTS:	MAXIMUM 45' PROVIDED 1 STORY - 35' 2 STORY - 63' (VARIANCE BEING PURSUED)
LOT COVERAGE REQUIREMENTS	
MAXIMUM LOT COVERAGE ALLOWED:	THE TOTAL GROUND AREA OCCUPIED BY ALL BUILDINGS AND STRUCTURES SHALL NOT EXCEED MAXIMUM OF 30% OF THE TOTAL AREA OF THE LOT
MINIMUM LOT AREA:	1 ACRE
MINIMUM LOT WIDTH:	100'
PROPOSED LOT COVERAGE:	17.11% (INCLUDES BUILDINGS AND STRUCTURES ONLY)
EXISTING IMPERVIOUS AREA:	0 SF (0.00 ACRES) 00.00%
PROPOSED IMPERVIOUS AREA:	2,929,819 SF (67.26 ACRES) 44.21%

OVERALL SITE PLAN

SITE PLAN DRAWINGS FOR DATA CENTER



Ohio Utilities Protection Service



before you dig

PAVING AND CURB LEGEND

	STANDARD DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	HEAVY DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	CONCRETE SIDEWALK SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	HEAVY DUTY CONCRETE PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	SUBSTATION GRAVEL
	GENERATOR YARD GRAVEL SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	STONE ADJACENT TO BUILDING SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	STANDARD PITCH CONCRETE CURB AND GUTTER
	4" MOUNTABLE CRUB
	CONCRETE DEPRESSED CURB AND GUTTER
	REVERSE PITCH CONCRETE CURB AND GUTTER

GENERAL NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3'-FEET, TYPICAL.
5. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
6. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

NO.	REVISIONS	SITE PLAN SUBMITTAL
6/		

Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
7965 NORTON ROAD, SUITE 200
COLUMBUS, OHIO 43232
PHONE: 614-434-6697
WWW.KIMLEY-HORN.COM

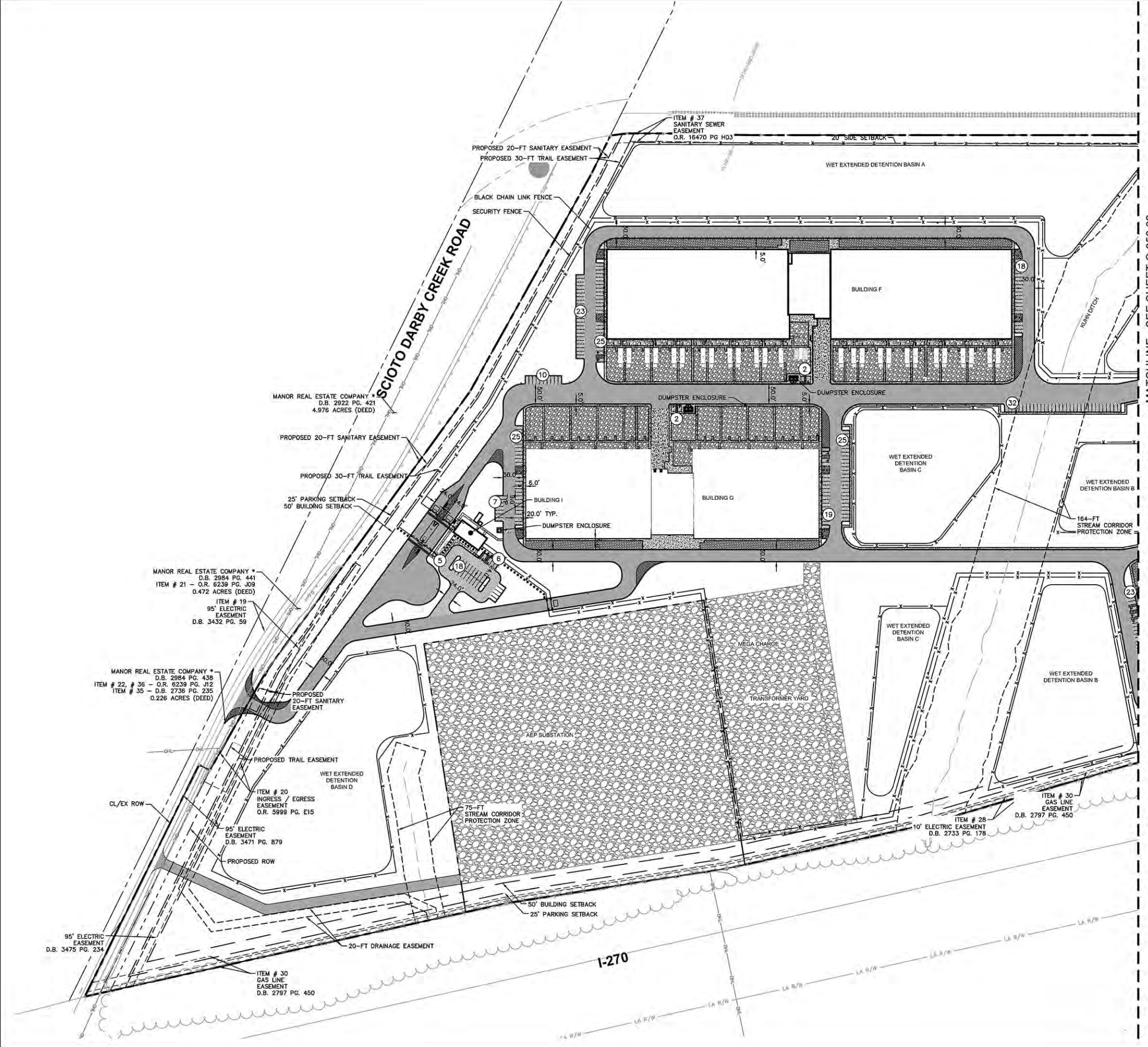
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SITE PLAN

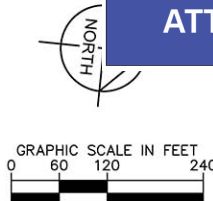
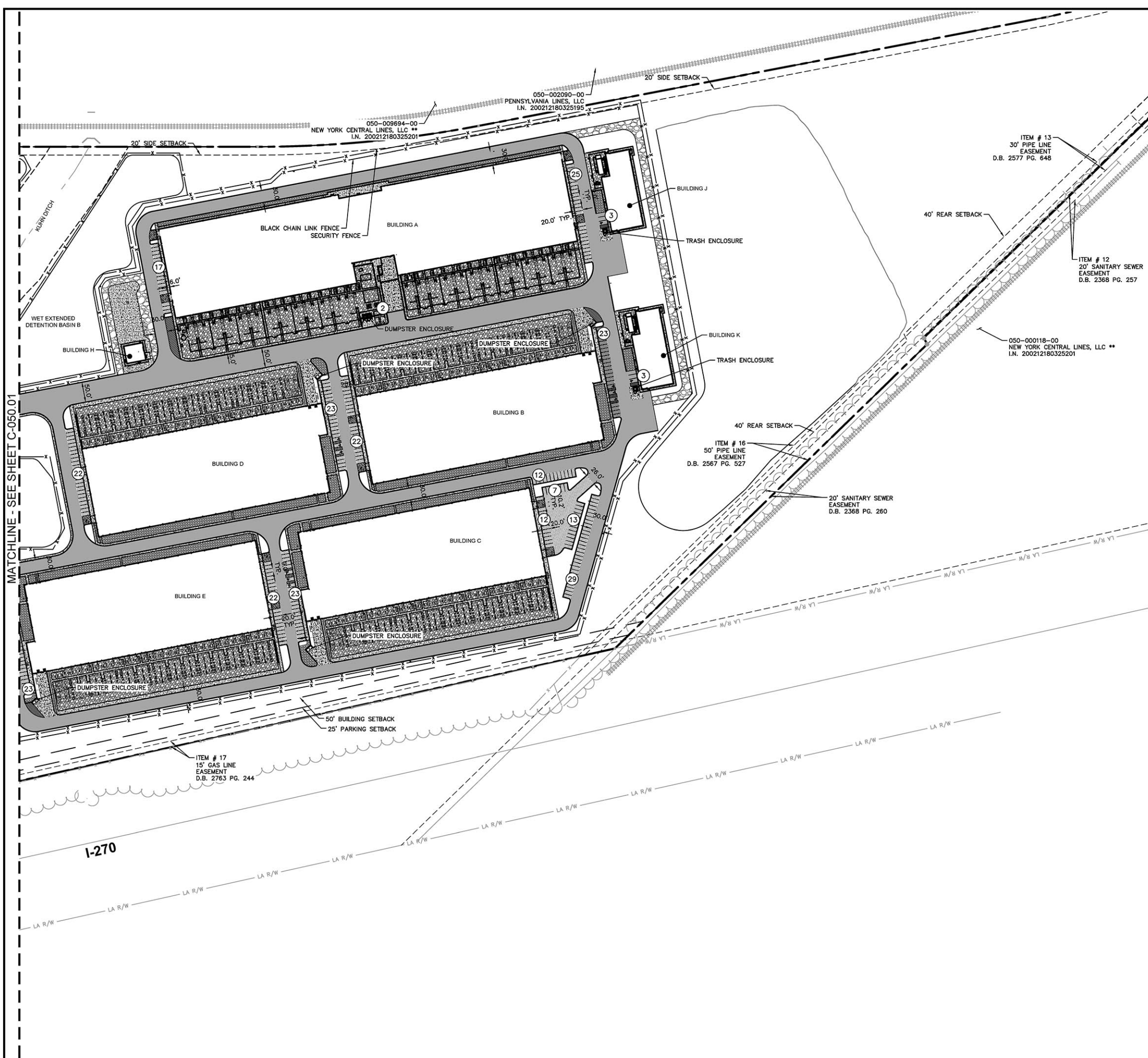
SITE PLAN DRAWINGS FOR
DATA CENTER
HILLIARD, OHIO 43026

ORIGINAL ISSUE:	6/8/2022
KHA PROJECT NO.	190147001
SHEET NUMBER	

C-050.01



MATCHLINE - SEE SHEET C-050.02



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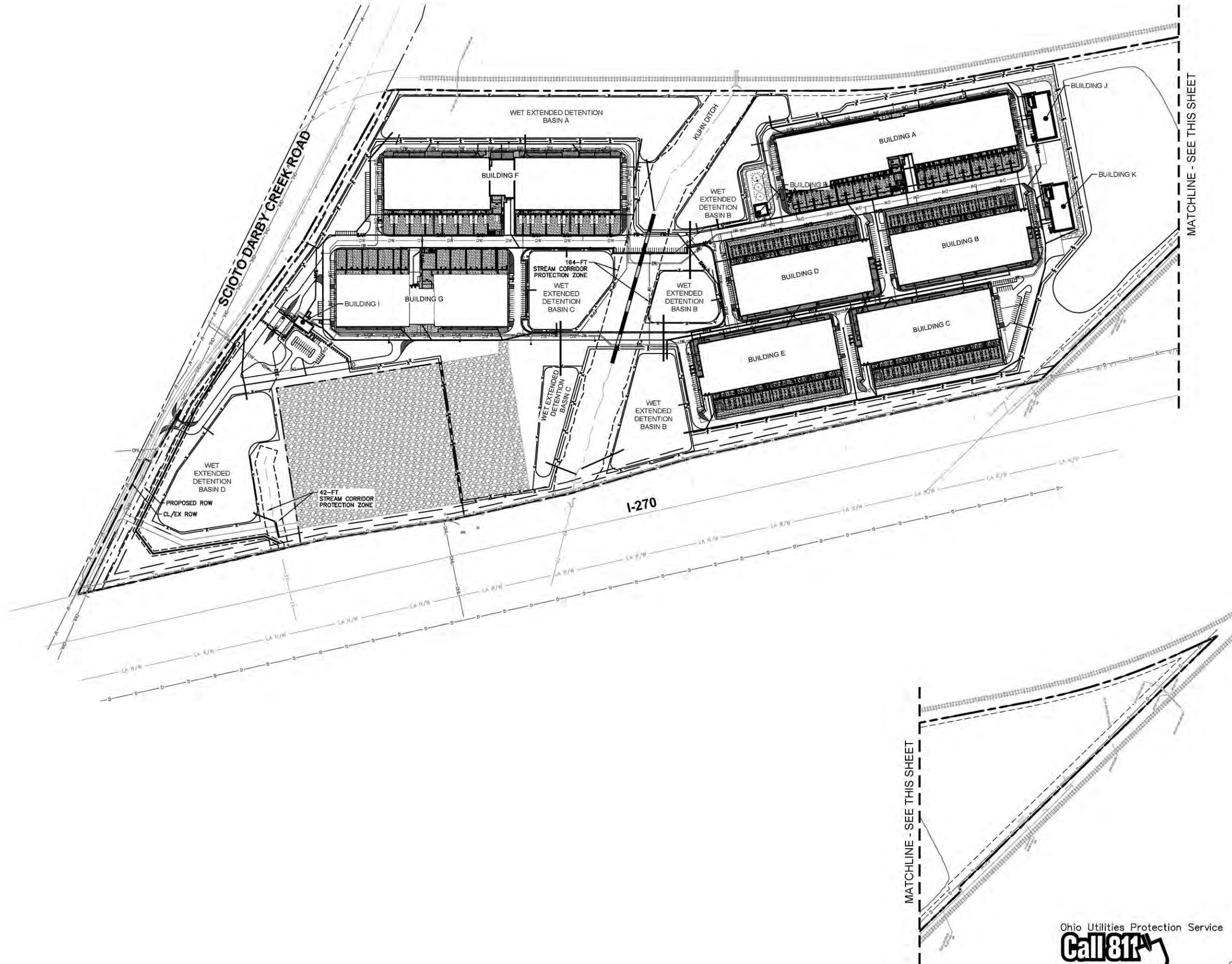
PAVING AND CURB LEGEND

- STANDARD DUTY ASPHALT PAVEMENT
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY ASPHALT PAVEMENT
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- CONCRETE SIDEWALK
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY CONCRETE PAVEMENT
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- SUBSTATION GRAVEL
- GENERATOR YARD GRAVEL
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- STONE ADJACENT TO BUILDING
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- STANDARD PITCH CONCRETE CURB AND GUTTER
- 4" MOUNTABLE CRUB
- CONCRETE DEPRESSED CURB AND GUTTER
- REVERSE PITCH CURB AND GUTTER

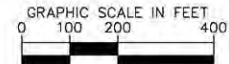
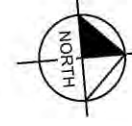
GENERAL NOTES

- ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
- RADIi ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3'-FEET, TYPICAL.
- REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
- ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

SITe PLAN SUBMITTAL		6/
REVISIONS		No.
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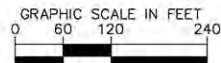
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OVERALL UTILITY
PLAN

SITE PLAN DRAWINGS FOR
DATA CENTER
HILLIARD, OHIO 43026

ORIGINAL ISSUE:	6/8/2022
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UTILITY LEGEND

	EX. WATER LINE
	EX. HYDRANT
	EX. WATER VALVE
	EX. SANITARY SEWER LINE
	EX. SANITARY SEWER MANHOLE
	EX. STORM DRAIN LINE
	EX. STORM STRUCTURE/INLET
	EX. GAS LINE
	EX. OVERHEAD ELECTRIC LINE
	EX. ELECTRIC POLE
	PROPOSED STORM SEWER LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED INDUSTRIAL WATER LINE
	PROPOSED FIRE WATER LINE
	PROPOSED DOMESTIC WATER LINE

UTILITY NOTES

GENERAL UTILITY NOTES

- ALL WATER LINES $\geq 3"$ SHALL BE DUCTILE IRON PIPE, CLASS 52.
- ALL SANITARY SEWER LINES SHALL BE PVC MEETING, ASTM D-3034 SDR 26 EXCEPT FOR SANITARY SEWER THAT CROSSES ABOVE WATER MAIN, THIS PIPE SHALL BE AWWA C900 (UNLESS WATER MAIN CASING IS UTILIZED). PROVIDE 42" MINIMUM COVER.
- CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
- ALL ELECTRIC AND TELEPHONE EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
- CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.
- CONTRACTOR TO CALL "JULIE" (1-800-892-0123) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
- PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OTHER UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM THE ENGINEER AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION. THE ENGINEER AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION. THE MUNICIPALITY SHALL BE NOTIFIED OF ANY AND ALL CHANGES TO THE DESIGN PLANS.
- CONTRACTOR SHALL COMPLY COMPLETELY WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED TO ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH PERFORMANCE CRITERIA AS REQUIRED BY OSHA.
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- ALL DIMENSIONS ARE TO CENTERLINE OF PIPE OR CENTER OF MANHOLE UNLESS NOTED OTHERWISE.
- SEE ARCHITECTURAL AND MEP PLANS FOR EXACT UTILITY CONNECTION LOCATIONS AT BUILDING.
- LIGHT POLES SHOWN FOR COORDINATION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE. SEE SITE LIGHTING PLANS BY OTHERS FOR MORE INFORMATION.
- SEE DETAILS FOR LOCATING STORM STRUCTURES WITHIN THE CURB LINE.
- STORMWATER FACILITIES MUST BE FUNCTIONAL BEFORE BUILDING CONSTRUCTION BEGINS.

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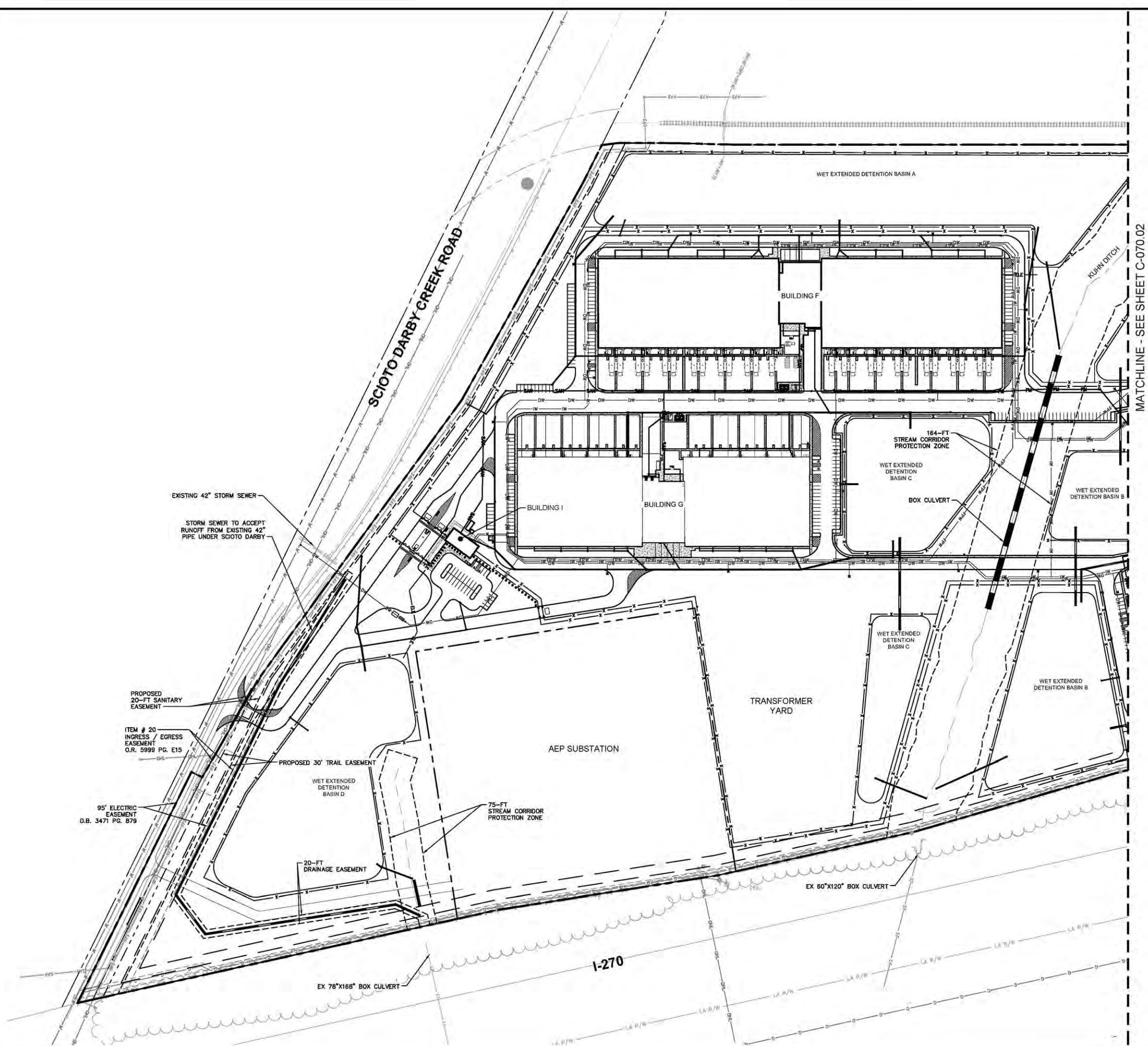
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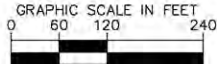
UTILITY PLAN

SITE PLAN DRAWINGS FOR
DATA CENTER
HILLIARD, OHIO 43026

ORIGINAL ISSUE:
6/8/2022
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UTILITY LEGEND

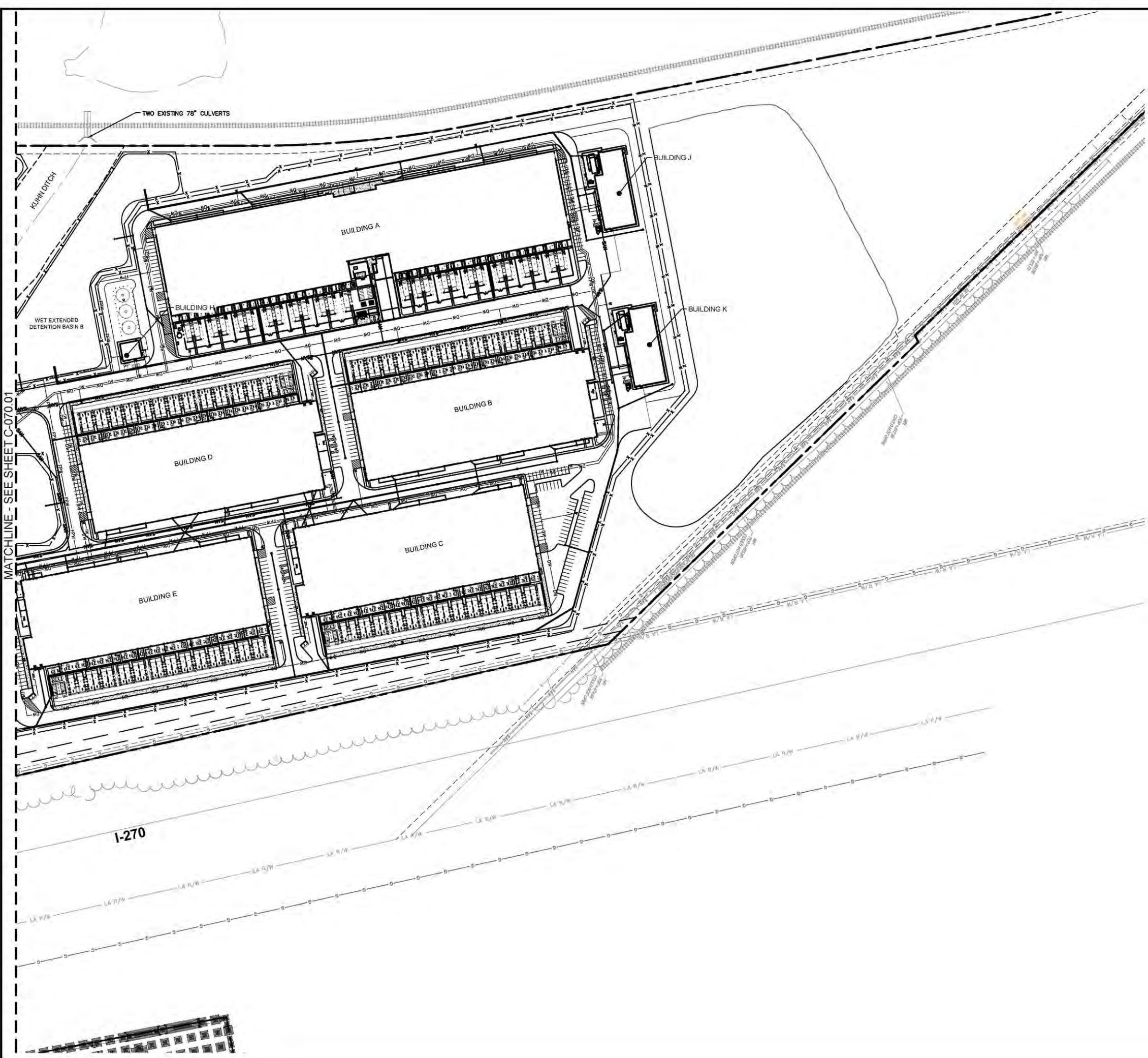
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MATCHLINE - SEE SHEET C-070.01



No.	REVISIONS
6	SITE PLAN SUBMITTAL

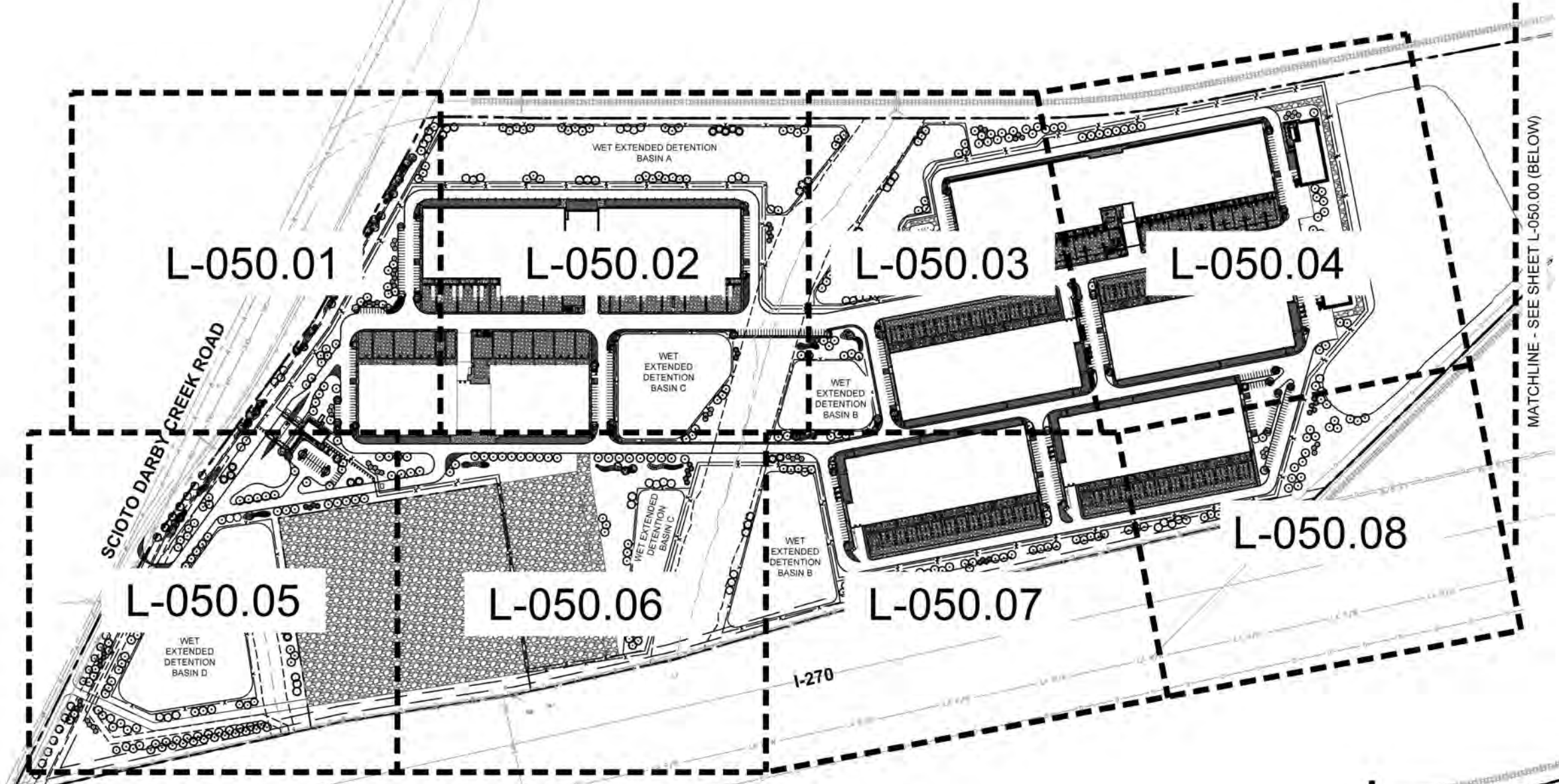
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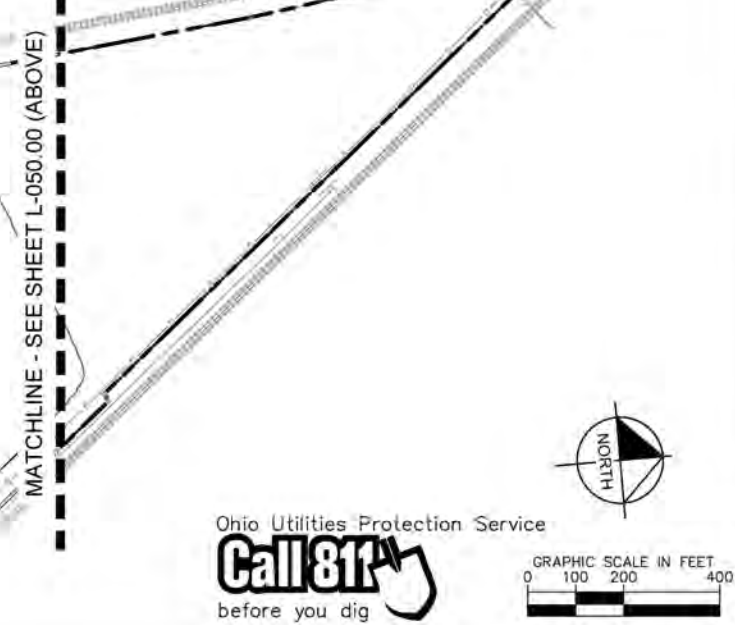
UTILITY PLAN

SITE PLAN DRAWINGS FOR
DATA CENTER
HILLIARD, OHIO 43026

ORIGINAL ISSUE: 6/8/2022
KHA PROJECT NO. 190147001
SHEET NUMBER



ZONING ORDINANCE		HILLIARD, OH - LANDSCAPE CODE REQUIREMENTS	PROPOSED
SECTION 120.04 - LANDSCAPE DESIGN STANDARDS			
ALL OTHER ZONING ORDINANCES (EXCEPT INDIVIDUAL LOTS OR PLATS) APPLYING TO THIS SITE SHALL BE LANDSCAPED AREAS EQUAL TO 20 SQUARE FEET FOR EVERY 1,000 SQUARE FEET OF BUILDING SURFACE COVERAGE AREA AND 100 SQUARE FEET FOR EVERY 1,000 SQUARE FEET OF BUILDING SURFACE COVERAGE AREA.		TOTAL BUILDING AREA = 1,332,125 SQ. FT. (BUILDING A - 210,134 SQ. FT., BUILDING B - 128,234 SQ. FT., BUILDING C - 128,234 SQ. FT., BUILDING D - 128,234 SQ. FT., BUILDING E - 128,234 SQ. FT., BUILDING F - 215,778 SQ. FT., BUILDING G - 154,231 SQ. FT., BUILDING H - 112,152 SQ. FT., BUILDING I - 2,289 SQ. FT., BUILDING J - 14,185 SQ. FT., BUILDING K - 14,185 SQ. FT.) 1,332,125 SQ. FT. / 1,000 SQ. FT. = 1,332.13 1,332.13 x 20 = 26,642.6 26,643 SQ. FT. OF LANDSCAPED AREAS REQUIRED	31,778 SQ. FT. OF LANDSCAPE AREA PROVIDED THROUGHOUT THE SITE
TREES PRESERVATION AND REPLACEMENT: 1 INCH OF CALIPER REPLACEMENT MUST BE PROVIDED FOR EVERY INCH OF CALIPER REMOVED FROM THE SITE (TREES WITH A DBH OF 24 IN OR GREATER SHALL BE MEASURED AS DOUBLE). TO REDUCE THE BURDEN OF HEAVILY WOODED SITES, A REDUCTION OF 50% MAY BE GRANTED FOR ANY TREE REPLACEMENT REQUIREMENTS IN EXCESS OF 30 CALIPER INCHES PER ACRE FOR THE ENTIRE SITE.		TOTAL BUILDING AREA = 1,332,125 SQ. FT. (BUILDING A - 210,134 SQ. FT., BUILDING B - 128,234 SQ. FT., BUILDING C - 128,234 SQ. FT., BUILDING D - 128,234 SQ. FT., BUILDING E - 128,234 SQ. FT., BUILDING F - 215,778 SQ. FT., BUILDING G - 154,231 SQ. FT., BUILDING H - 112,152 SQ. FT., BUILDING I - 2,289 SQ. FT., BUILDING J - 14,185 SQ. FT., BUILDING K - 14,185 SQ. FT.) 1,332,125 SQ. FT. / 1,000 SQ. FT. = 1,332.13 1,332.13 x 20 = 26,642.6 26,643 SQ. FT. OF LANDSCAPED AREAS REQUIRED 75% TREE INCHES REQUIRED THROUGHOUT THE SITE (25% TREES AT 3 CALIPER INCHES) TREE PRESERVATION PLANS TO FOLLOW AFTER FORMAL SURVEY, ASSUMPTION OF 30 CALIPER INCHES PER ACRE OF WOODED AREAS ON SITE, USING 50% REDUCTION	15% DECIDUOUSLAND AND EVERGREEN TREES AT 3 CALIPER INCHES PROVIDED THROUGHOUT THE SITE
SECTION 120.05 - VEHICLE USE AREAS			
PERIMETER LANDSCAPING: PUBLIC OR PRIVATE STREET - ESTABLISHED LARGE OR MEDIUM TREES AND BEST AVAILABLE DECIDUOUS OR EVERGREEN SHRUBS FOR 100 LINEAR FEET		LENGTH ALONG SCIOTO DARBY CREEK ROAD = 1,807.81 FT. 1,807.81 FT. / 100 FT. = 18.08 18.08 x 2 TREES = 36.16 = 37 LARGE OR MEDIUM TREES REQUIRED 18.08 x 30 SHRUBS = 542.4 = 543 DECIDUOUS OR EVERGREEN SHRUBS REQUIRED	37 LARGE AND MEDIUM TREES AND 543 SHRUBS PROVIDED ALONG SCIOTO DARBY CREEK ROAD
INTERIOR LANDSCAPING: EACH ISLAND OR PENINSULA SHALL CONTAIN A MINIMUM OF 1 LARGE OR MEDIUM TREE AND 4 DECIDUOUS SHRUBS OR ORNAMENTAL GRASSES		EACH ISLAND SHALL CONTAIN A MINIMUM OF 1 TREE AND 4 SHRUBS	TREES AND SHRUBS PROVIDED IN ALL PARKING LOT ISLANDS
SECTION 120.06 - LANDSCAPING STANDARDS			
INTERIOR LANDSCAPING FOR PARKING AREAS: INTERIOR LANDSCAPING SHALL EQUAL, NOT LESS THAN 5% OF THE TOTAL AREA OF THE PARKING LOT		TOTAL AREA OF PARKING LOT = 278,874.25 SQ. FT. 278,874.25 SQ. FT. x 0.05 = 13,943.71 SQ. FT. 13,944 SQ. FT. OF INTERIOR LANDSCAPING REQUIRED	31,250 SQ. FT. OF INTERIOR LANDSCAPING PROVIDED THROUGHOUT THE PARKING LOT AREAS
HILLIARD ENGINEERING DESIGN MANUAL			
STREET TREE PLANTING REQUIREMENTS: ALL BUILDERS ARE REQUIRED TO PLANT LARGE OR MEDIUM TREES ALONG THE PUBLIC STREETS OF THEIR DEVELOPMENTS.		STREET TREES REQUIRED ALONG SCIOTO DARBY CREEK ROAD	STREET TREES PROVIDED PARTIALLY ALONG SCIOTO DARBY CREEK ROAD, EXISTING VISIBILITY ROW TO REMAIN



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OVERALL
LANDSCAPE PLAN

SITE PLAN DRAWINGS FOR
DATA CENTER
HILLIARD, OHIO 43026

ORIGINAL ISSUE:
6/8/2022
KHA PROJECT NO.
190147001
SHEET NUMBER
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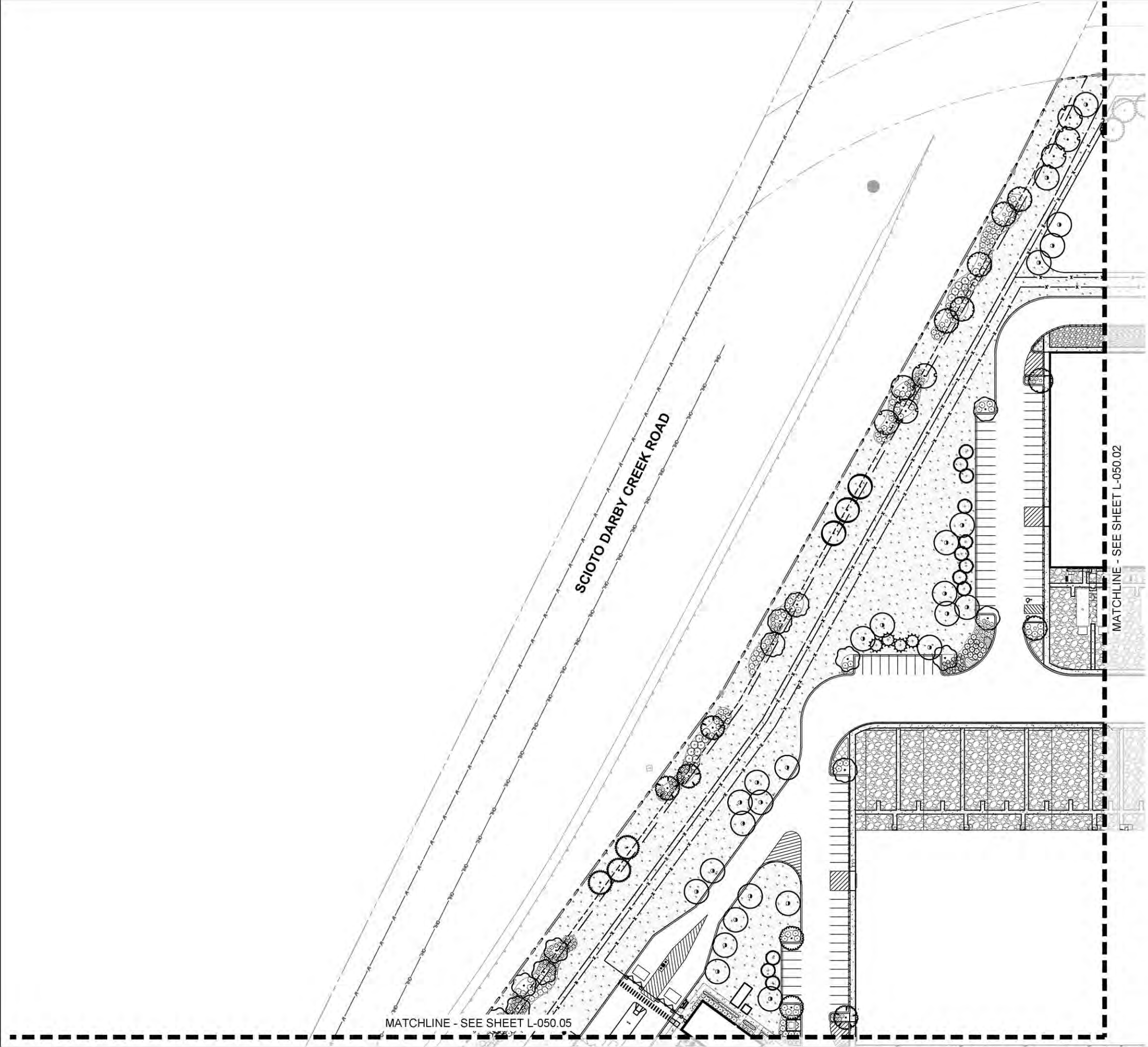
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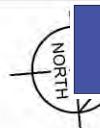
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**SITE PLAN DRAWINGS FOR
DATA CENTER**
HILLIARD, OHIO 43026

ORIGINAL ISSUE: 6/8/2022
KHA PROJECT NO. 190147001
SHEET NUMBER L-050.01





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MATCHLINE - SEE SHEET L-050.01

MATCHLINE - SEE SHEET L-050.04

MATCHLINE - SEE SHEET L-050.06

WET EXTENDED DETENTION BASIN A

WET EXTENDED
DETENTION
BASIN C

WET EXTENDED
DETENTION BASIN B

DETAILED
LANDSCAPE PLAN

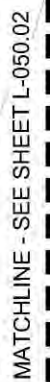
SITE PLAN DRAWINGS FOR
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HILLIARD, OHIO 43026

ORIGINAL ISSUE: 6/8/2022
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No.	REVISIONS
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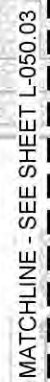


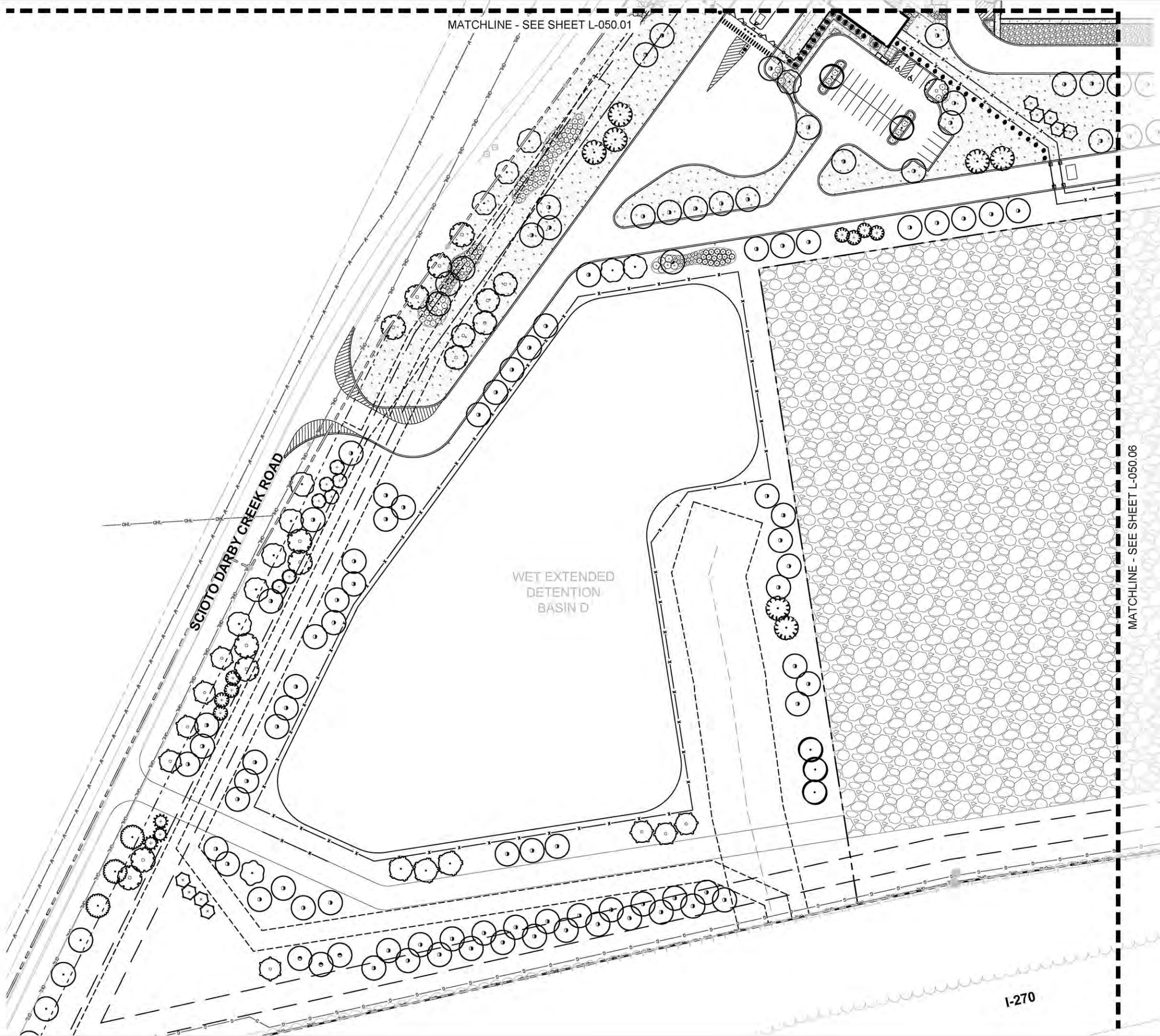
WET EXTENDED
DETENTION BASIN B

MATCHLINE - SEE SHEET L-050.04

MATCHLINE - SEE SHEET L-050.07

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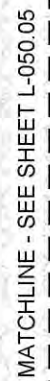
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DETAILED
LANDSCAPE PLAN

SITE PLAN DRAWINGS FOR
DATA CENTER
HILLIARD, OHIO 43026

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MATCHLINE - SEE SHEET L-050.02

MATCHLINE - SEE SHEET L-050.07

1-270

ORIGINAL ISSUE:
6/8/2022

KHA PROJECT NO.
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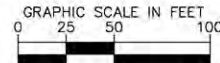
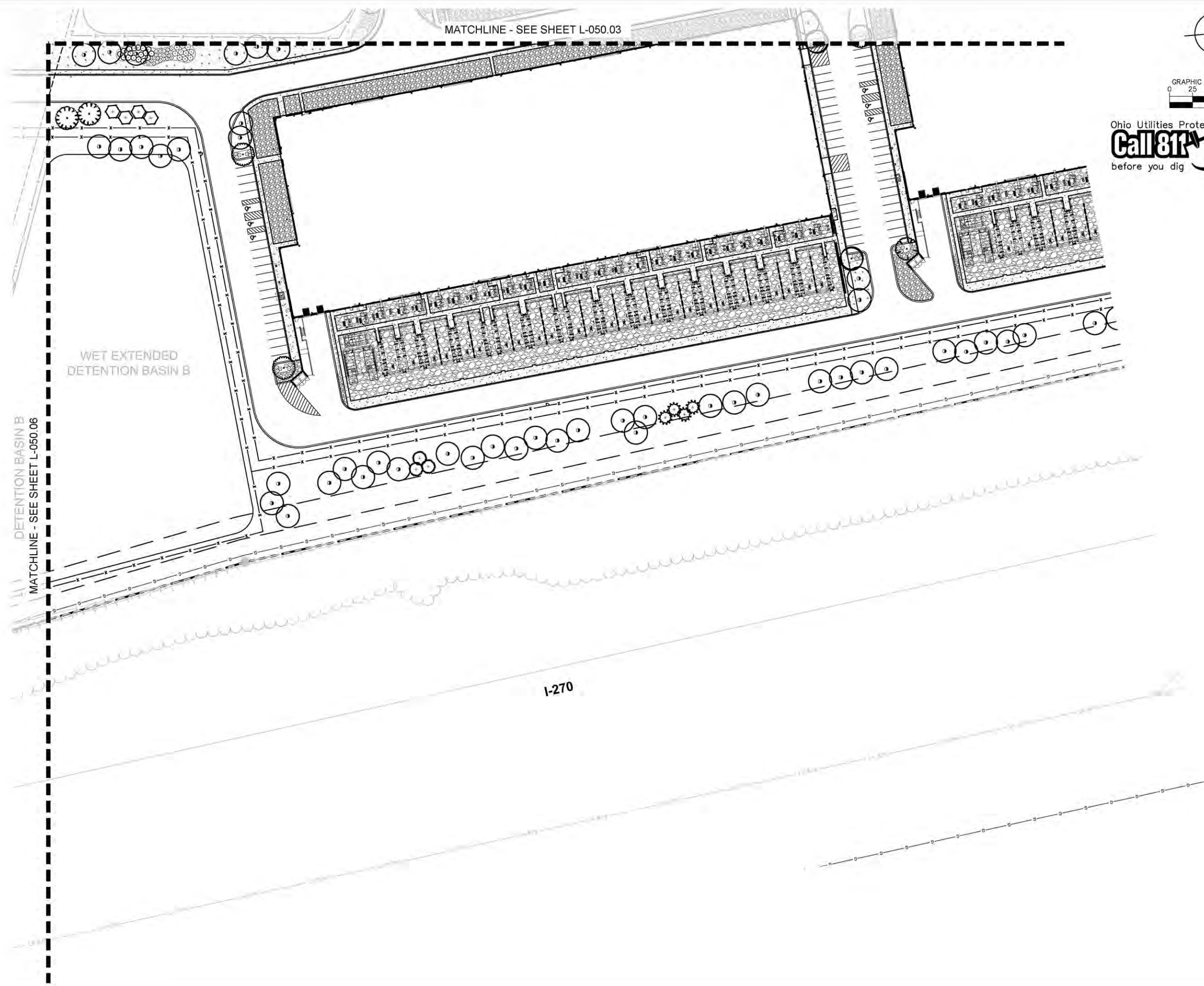
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REVISIONS	
No.	DESCRIPTION
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DETAILED
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MATCHLINE - SEE SHEET L-050.04

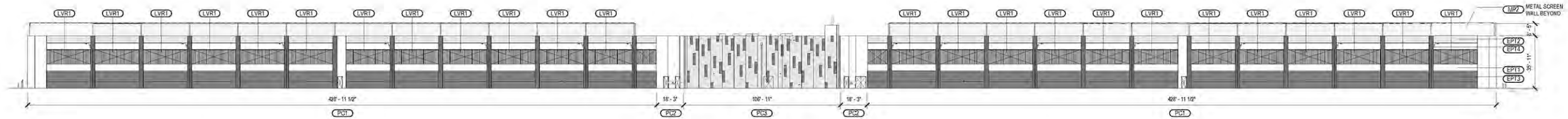
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DRAWN BY:	DJG
CHECKED BY:	DDL

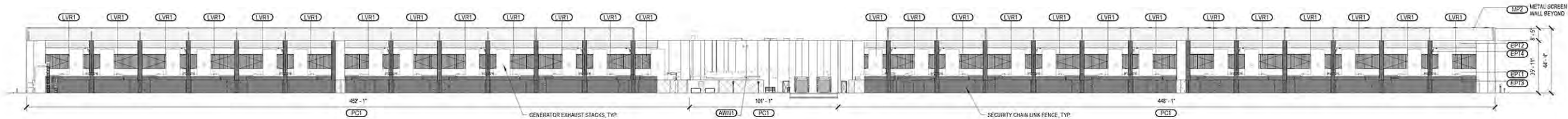
DETAILED LANDSCAPE PLAN

**SITE PLAN DRAWINGS FOR
DATA CENTER**
HILLIARD, OHIO 43026

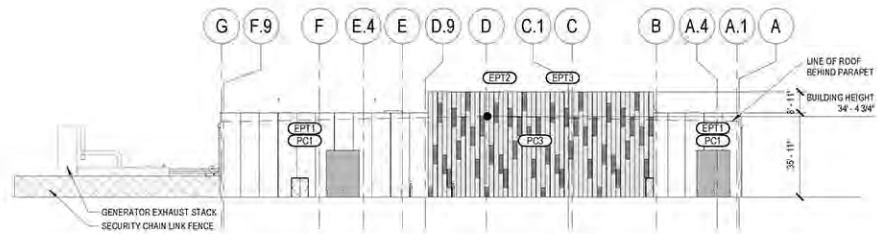
ORIGINAL ISSUE:
6/8/2022
KHA PROJECT NO.
190147001
SHEET NUMBER
L-050.08



1 ARCHITECTURAL NORTH ELEVATION.
A01 1" = 30'-0"



2 ARCHITECTURAL SOUTH ELEVATION.
A01 1" = 30'-0"



3 ARCHITECTURAL EAST ELEVATION.
A01 1" = 30'-0"



4 ARCHITECTURAL WEST ELEVATION.
A01 1" = 30'-0"

CONFIDENTIAL

PROJECT ADDRESS
BUILDINGS A, F & G
HILLIARD, OH 43026

PROJECT DELIVERY PACKAGE

ZONING

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ISSUE DATE: 06/20/2022 PROJECT NO: 63.7841.000
DESIGNED: GENSLER ARCHITECT: JON GAMBRILL

MARK DATE DESCRIPTION

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4502 SOUTH ULSTER STREET
SUITE 750
DENVER, CO 80237

ARCHITECT
GENSLER
JON GAMBRILL
(303) 595-8585
1225 17TH STREET
SUITE 150
DENVER CO 80202

PROJECT
BUILDING A, F & G
TITLE
OVERALL ELEVATIONS

DRAWING
A01
E1 SCALE: 1" = 30'-0" ANGLE No. REV

SHEET NOTES

- 01 THROUGH WALL SCUPPER AND DOWN SPOUT BEHIND PANEL. OFFSET DOWNSPOUT TO CENTER ON GRID 5 LOUVERS BELOW. PREFINISHED TO MATCH ADJACENT LOUVER COLOR. TYP.
- 02 THROUGH WALL SCUPPER AND DOWN SPOUT. OFFSET DOWNSPOUT TO CENTER ON GRID BETWEEN LOUVERS BELOW. PREFINISHED TO MATCH ADJACENT WALL COLOR. TYP.
- 03 DOCK SEAL, TYP.
- 04 1" X 1" CONCRETE REVEALS, TYP.
- 05 APPLY EPT2 ON ALL EXTERIOR T&T UP CONCRETE SURFACES, TYP. SPEC TBD.
- 06 "x"es
- 07 WINDOW TYPE "E". RE WINDOW SCHEDULE. MULLION FINISH AND COLOR TO MATCH EXTERIOR LOUVER FINISH.
- 08 EXTERIOR DOORS TO BE PAINTED TO MATCH COLOR OF WALL IN WHICH THEY OCCUR TYP.
- 09 METAL PANEL SYSTEM REVEALS TYP.
- 10 1" X 1" CONCRETE REVEALS, TYP.
- 12 BUILDING ENTRY STOPS/PORT DOOR AND GLAZING.
- 13 LINE OF SCREEN WALL (DASHED). REFER TO PROVIDED ELEVATIONS FOR ADDITIONAL INFORMATION.
- 17 APPLY EPT2 PAINT FIELD WITH EPT3 ACCENT FILLED SECTIONS ON ALL T&T EXTERIOR TLT UP CONCRETE SURFACES, AS INDICATED ON ELEVATIONS. SPEC TBD.
- 18 6" HIGH STEEL LETTERS, PIN MOUNTED TO TLT UP PANEL. PAINTED TO MATCH EPT3.
- 20 WALL PACK EXTERIOR LIGHT FIXTURE. CENTER OVER DOOR OR OVER LOUVERS OR WITHIN PANEL, WHERE APPLICABLE. RE ELECTRICAL DRAWINGS.

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PROJECT ADDRESS

BUILDINGS B, C, D & E
HILLIARD, OH 43026

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ISSUE DATE: 06/JUN/2022 PROJECT NO: 03.7541.000

DESIGNED: GENSLER ARCHITECT: JON GAMBRILL

MARK DATE DESCRIPTION

GENERAL NOTES

- 1 GENERAL CONTRACTOR SHALL COORDINATE AND CONFIRM
LOCATION AND SIZE OF ALL EXTERIOR WALL PENETRATIONS WITH
ARCHITECT AND ENGINEER.
- 2 REFERENCE SHEET A610 FOR FINISHES AND MATERIALS

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JON GAMBRILL
(303) 595-8585
2 HOUSTON CENTER
903 FANNIN STREET, SUITE 200
HOUSTON, TX 77010

PROJECT: BUILDINGS B, C, D & E

TITLE: OVERALL ELEVATIONS

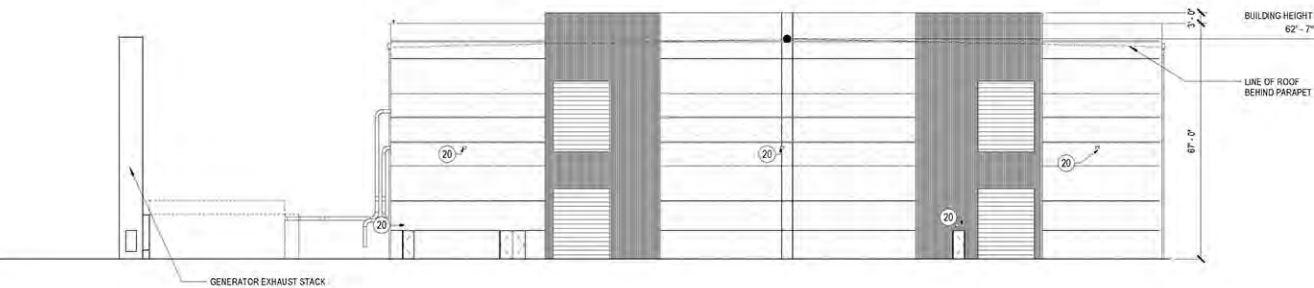
DRAWING: A01

E1 SCALE: 1" = 30'-0" AGILE No. REV



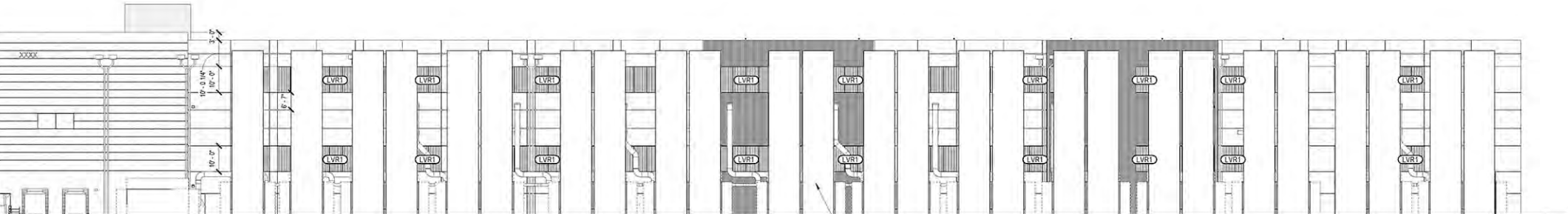
1 ARCHITECTURAL NORTH EXTERIOR ELEVATION

A600 1" = 20'-0"



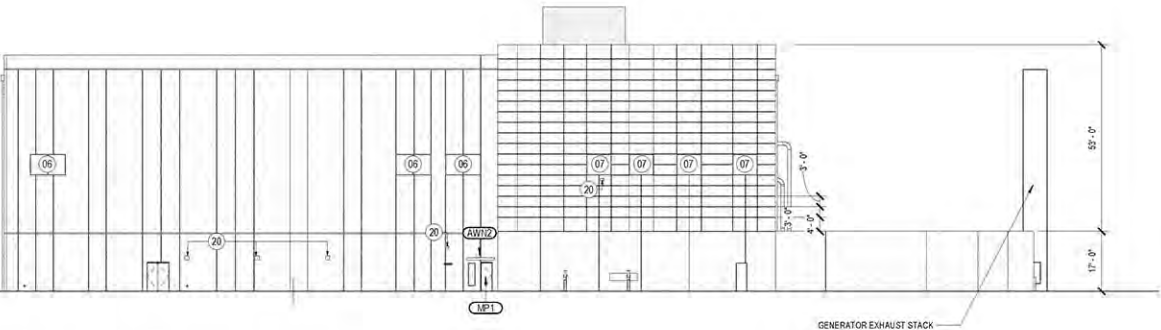
2 ARCHITECTURAL EAST EXTERIOR ELEVATION

A600 1" = 20'-0"



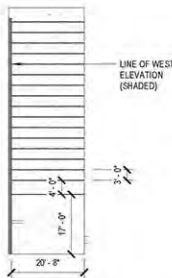
6 ARCHITECTURAL SOUTH EXTERIOR ELEVATION

A600 1" = 20'-0"



7 ARCHITECTURAL WEST EXTERIOR ELEVATION

A600 1" = 20'-0"



8 ARCHITECTURAL NORTH EXTERIOR ELEVATION - BEYOND

A600 1" = 20'-0"



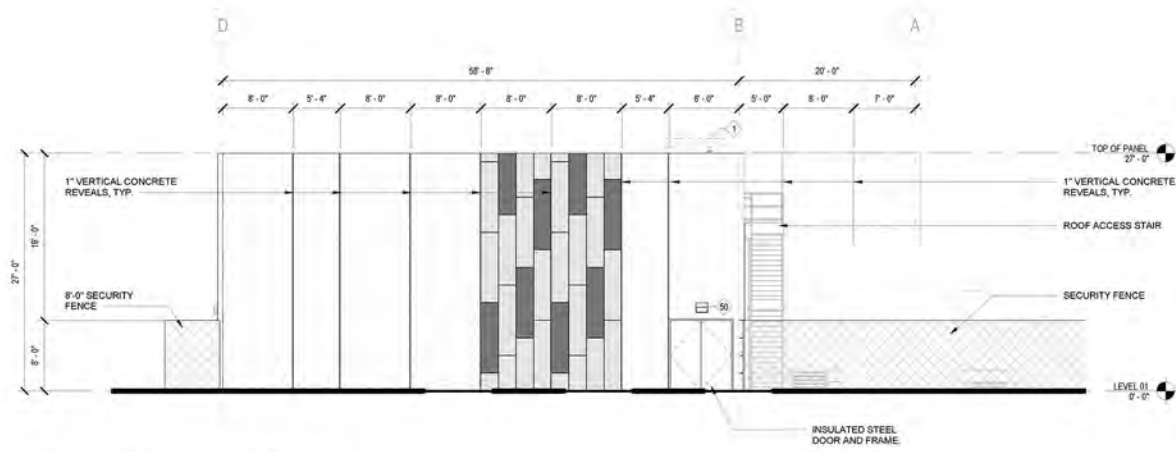
X XX WALL TYPE (REFER A600)
PARTITION DETAIL NUMBER
FIRE RATING
XX ROOF/FLOOR TYPE (REFER A600)

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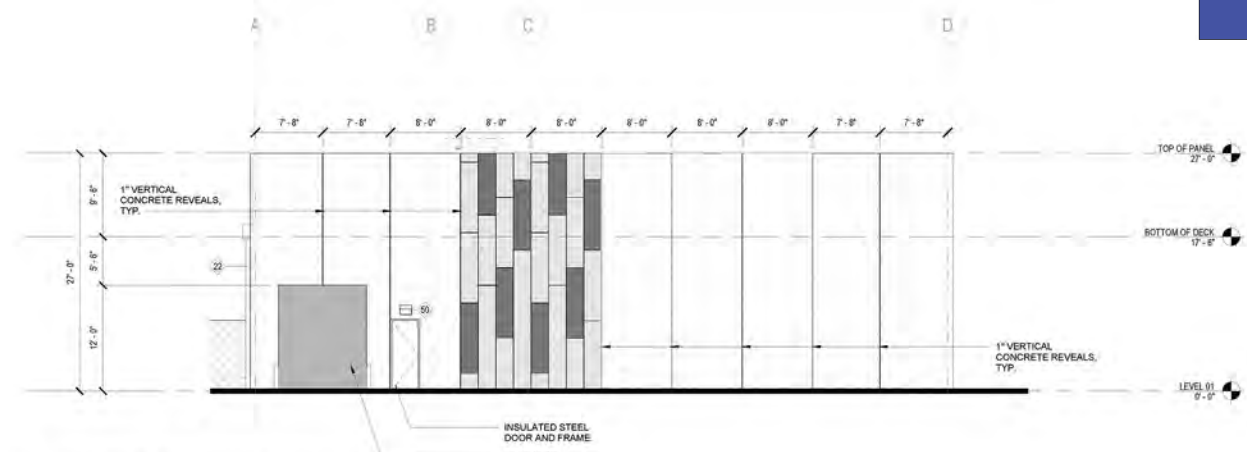
MECHANICAL ENGINEER BUILDING H BUTT GAVIN 206.740.3558 UMMA, OREGON	ELECTRICAL ENGINEER BUILDING H JUNO JAMES 206.740.3558 UMMA, OREGON
CIVIL ENGINEER HULET KORN AND ASSOCIATES, INC PERMIT: 09.07204 WYOMING AGER 425.689.5066 200 N 6TH, SUITE 1200	STRUCTURAL ENGINEER SIA MIRO INC CHAD MICHELLE 340.131.3737 425 S OLIVER ST #750 DENVER, CO 80207
ARCHITECT SHENGLER JON GAMBRILL 713.644.0000 109 S 17TH STREET, SUITE 150 DENVER, CO 80202	OWNER ENGINEER ROONEY BROCKELMAN 832.232.2666 109 S 17TH STREET, SUITE 150 DENVER, CO 80203

PROJECT:		BUILDING H	
TITLE:		ARCHITECTURAL EXTERIOR ELEVATIONS AND SECTIONS	
DRAWING:		A400	
E1	SCALE: As indicated	AGILE No:	REV



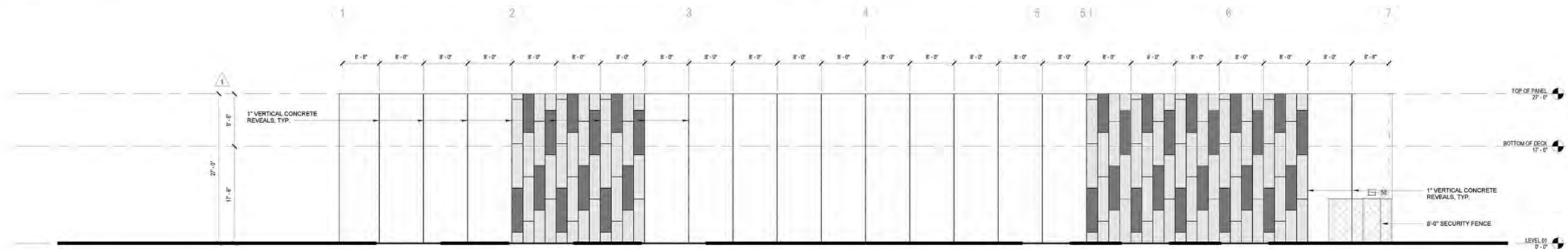
1 ARCHITECTURAL EAST ELEVATION

A600 1/8" = 1'-0"



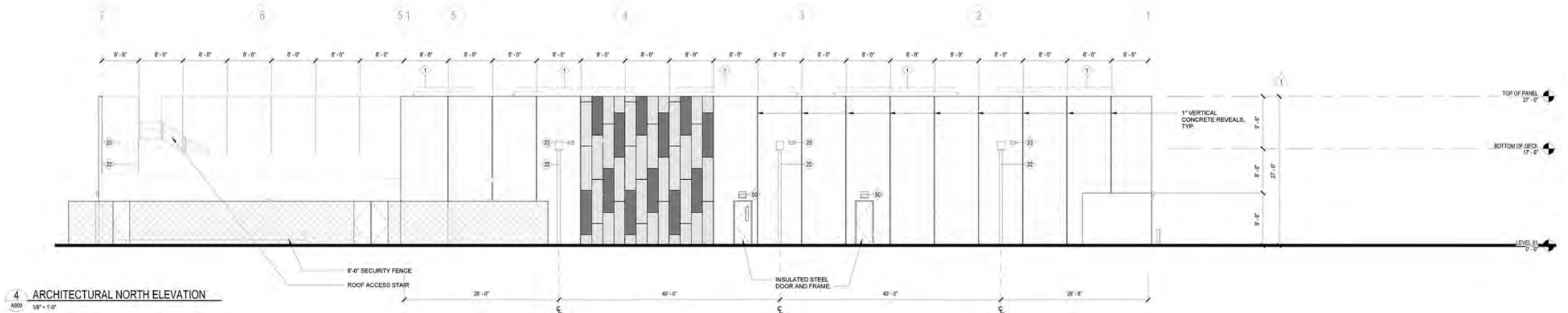
2 ARCHITECTURAL WEST ELEVATION

A600 1/8" = 1'-0"



3 ARCHITECTURAL SOUTH ELEVATION

A600 1/8" = 1'-0"



4 ARCHITECTURAL NORTH ELEVATION

A600 1/8" = 1'-0"

SHEET NOTES

- 1 MECHANICAL EQUIPMENT, SEE MEP DRAWINGS
 22 THROUGH WALL SCUPPER AND DOWNSPOUT
 23 OVERFLOW THROUGH WALL SCUPPER, LOCATE 1'-0" TO SIDE OF CONDUCTOR HEAD AND 2" ABOVE INVERT OF MAIN THROUGH WALL SCUPPER DRAINAGE
 50 EXTERIOR WALL PACK LIGHTING FIXTURE, SEE ELECTRICAL DRAWINGS

NOTE: FOR EXTERIOR LIGHTING, RE ELECTRICAL

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PROJECT ADDRESS
 BUILDING J & K
 HILLIARD, OH 43026

PROJECT DELIVERY PACKAGE
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ISSUED: 02/02/2022 PROJECT NO: 02-5021-000
 DESIGNED: GENSLER ARCHITECT: JON GAMBRILL
 MARK DATE DESCRIPTION
 A 22APR2022 50% REVIEW
 B 20MAY2022 90% REVIEW

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 JON GAMBRILL
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SECURITY ENGINEER BUILDING F
 JON GAMBRILL
 (203) 595-8585

PROJECT: BUILDING J & K
 TITLE: ARCHITECTURAL OVERALL EXTERIOR ELEVATIONS
 DRAWING: A600
 E1 SCALE: 1/8" = 1'-0" ANGLE No. REV: 2

CASE 6: BZA-22-25 – AGEAN HOT TUBS & BATHROOMS – 4421 Cemetery Road

PARCEL NUMBER: 050-002292

APPLICANT: Chris Fosnaugh, Agean Hot Tubs & Bathrooms, 4421 Cemetery Road, Hilliard, OH 43026;
Buckeye Lane, LLC. 9756 Princeton Glendale Road, Cincinnati, OH 45246.

REQUEST: Review and approval of a temporary use under the provisions of Section 1106.02 to permit an annual tent sale.

UPDATE:

Since the time that the agenda was published for this meeting, the applicant has worked with staff to arrive at an administrative solution. The case has been withdrawn by the applicant and no review is needed by the Board.

[END OF REPORT | BZA-22-25]

CASE 7: BZA-22-26 – OPALEK RESIDENCE – 4867 Barbeau Lane

PARCEL NUMBER: 050-010417 (Estates at Hoffman Farms Section 2 Phase 4 – Lot 153)

APPLICANT: David Opalek, 4867 Barbeau Lane, 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 jacuzzi (private pool) and from Section 1121.06(f)(2) to reduce the required rear setback from 10 feet to 8.5 feet.

BACKGROUND:

The site is located along Barbeau Lane approximately 175 feet northwest of Nadine Park Drive. The 0.456-acre parcel is Lot #153 of the Hoffman Farms subdivision located on the west side of Cosgray Road south of Homestead Park. The site and all surrounding properties within the subdivision are zoned PUD, Planned Unit Development District. This application is a variance request to install a locking cover for jacuzzi in lieu of swimming pool fencing with self-closing and self-locking gate as required by Section 1121.02(d)(5) of the Code. A variance is also requested to reduce the required rear setback from 10 feet to 8.5 feet for a portion of the patio and pavilion associated with the jacuzzi.

CONSIDERATIONS:

- 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 seven variance requests to replace required pool fencing with an automatic pool cover. **The Board has approved all seven requests.** [BZA-22-16 Calabrese Residence; 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 third instance of a request for a variance to permit a locking cover for a hot tub/jacuzzi in lieu of required swimming pool fencing.
- Because the Zoning Code defines a hot tub or jacuzzi as a private pool, the Code requires a minimum 10-foot rear setback for all pavement associated with the “pool.” If the at-grade patio were requested without the jacuzzi, the patio could be placed within 3 feet of the rear property line and the covered pavilion within 6 feet to meet Code requirements.

STAFF RECOMMENDATION:

Jacuzzi Cover

Staff finds that there can be beneficial use of the property without the pool cover variance and that the proposed variance to permit a pool (jacuzzi) 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 fence variance be denied. In prior cases, the Board has approved requested variances with the following condition:

- 1) That the jacuzzi remains covered and locked when not in use.

Rear Setback

Staff finds that the proposed rear yard setback variance meets the general intent and spirit of the Code and will be minimal, impacting a small portion of the proposed patio. Because the jacuzzi tub is considered by the Zoning Code as a pool, a 10-foot rear yard setback is required. Without the jacuzzi the Code would allow the patio within 3 feet of the property line and the proposed pavilion within 6 feet of the rear property line. Staff believes that the encroachment of one corner of the proposed improvements will not inherently impact the surrounding neighborhood and recommends approval of the setback variance with three conditions:

- 1) That the rear setback reduction to 8.5 feet be permitted only for the improvements as indicated on the proposed plans;
- 2) That a certificate of zoning compliance be obtained prior to construction; and
- 3) That a building permit and any necessary electrical permits be obtained for the proposed pergola and improvements prior to construction.

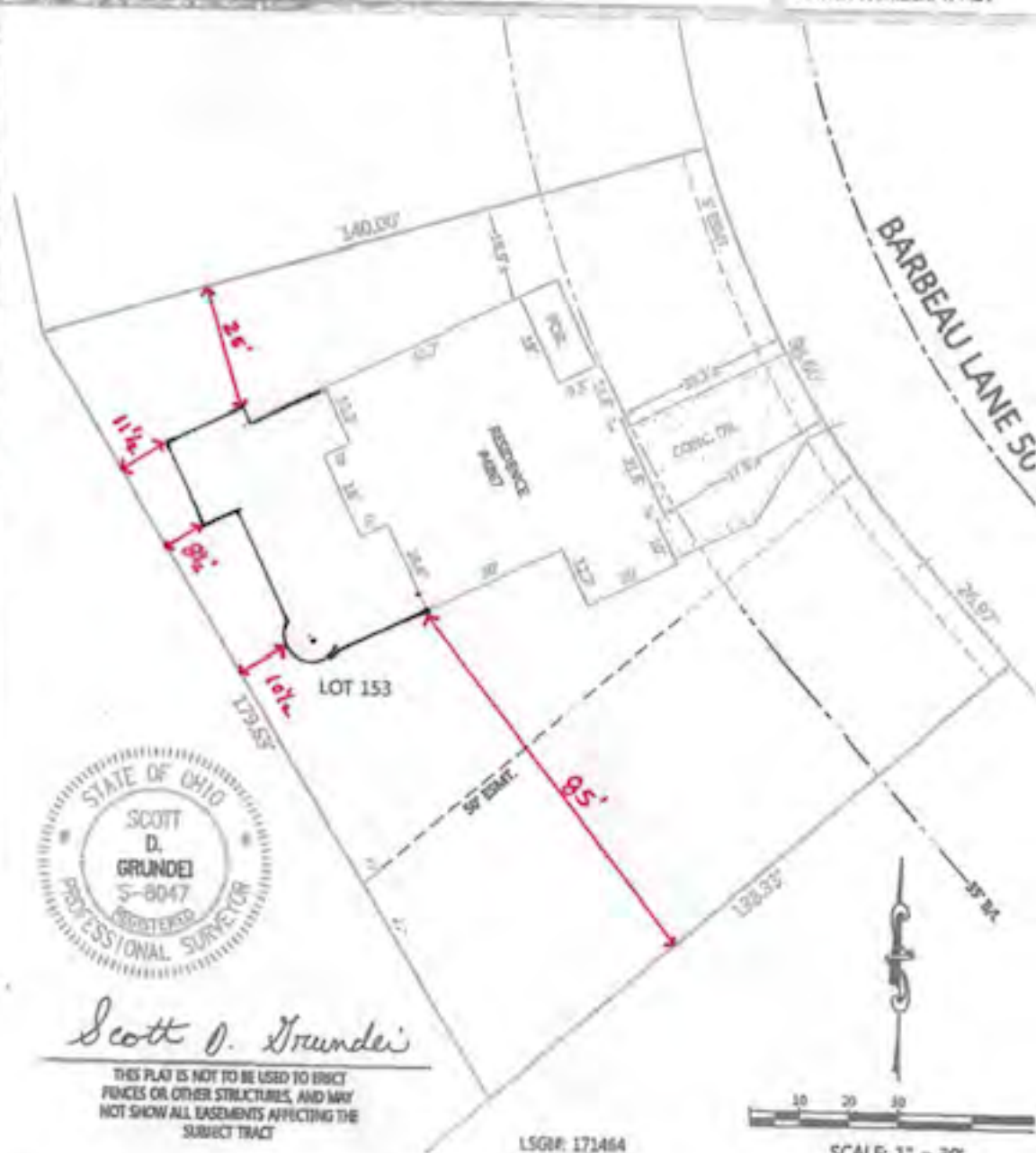
[END OF REPORT | BZA-22-26]





PROPERTY ADDRESS: 4867 BARBEAU LANE, HILLIARD, OHIO 43026

SURVEY NUMBER: 171464



Scott D. Grunder

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

LSGR: 171464

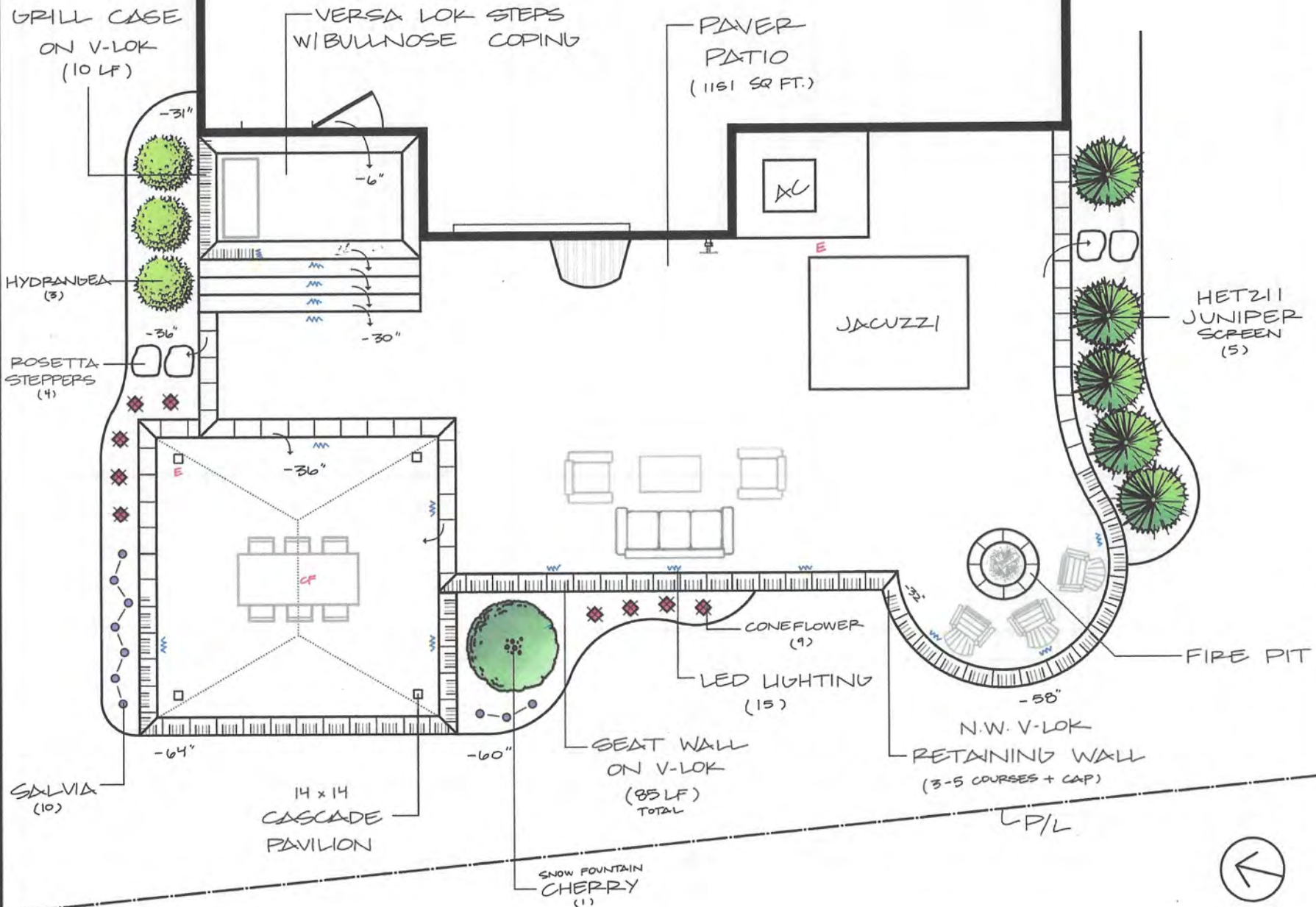
SCALE: 1" = 30'



OPALEK RES.
4867 BARBEAU LANE
HILLIARD, OH 43026

9 Trees
Landscape
Construction

Date: 2.7.22
REV. 2.14.22
Drawn
By: CC
Scale: $\frac{1}{8}" = 1'0"$





CASE 8: BZA-22-27 – TOMM RESIDENCE – 3394 Woodland Drive

PARCEL NUMBER: 053-000086 (Heritage Preserve Section 1 Phase 2 – Lot 43)

APPLICANT: Cynthia Tomm, 3394 Woodland Drive, Hilliard, OH 43026; Tasha Jones, Fun Time Pools and Spa, 3812 April Lane, Columbus, OH 43227

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 along Woodland Drive approximately 850 feet west of Blue Heron Drive. The 0.286-acre parcel is Lot #43 of the Heritage Preserve subdivision located west of Audubon Avenue in the center of the development. The site and all surrounding properties within the subdivision are zoned PUD, Planned Unit Development District. This particular lot backs onto the central woodland reserve and is adjacent to the pedestrian connector and street green/pocket park on Woodland Drive. While the property current includes an existing fence, this application is a variance request for a retractable locking cover in lieu of the required swimming pool fencing with self-closing and self-locking gate as required by Section 1121.02(d)(5) of the Code.

CONSIDERATIONS:

- 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 seven variance requests to replace required pool fencing with an automatic pool cover. **The Board has approved all seven requests.** [BZA-22-16 Calabrese Residence; BZA-22-7 Vawter Residence; BZA-21-35 Bandow 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).

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*. In prior cases, the Board has approved requested variances with the following condition:

- 1) That the pool cover be maintained in good working order and be extended and locked over the pool when the pool is not in use.

[END OF REPORT | BZA-22-27]



