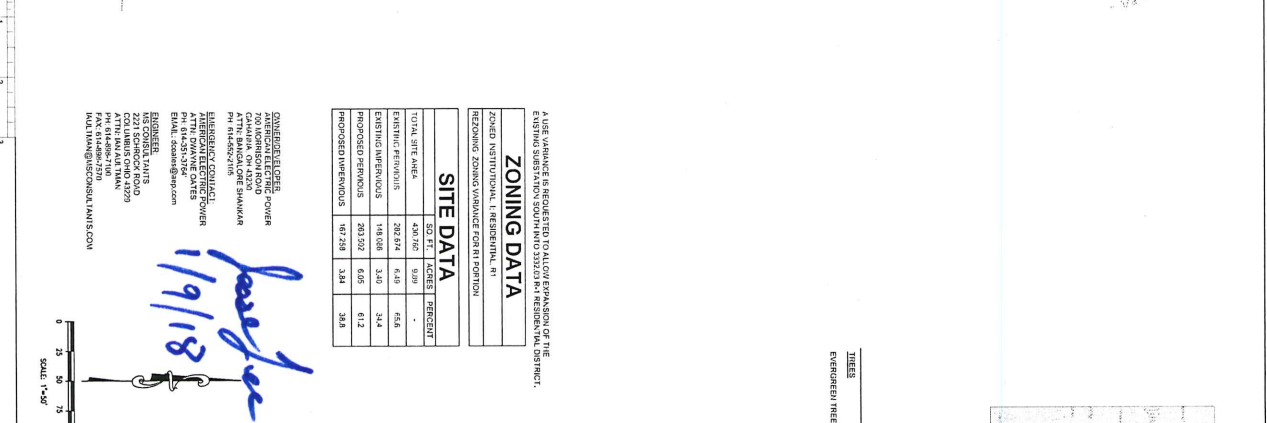
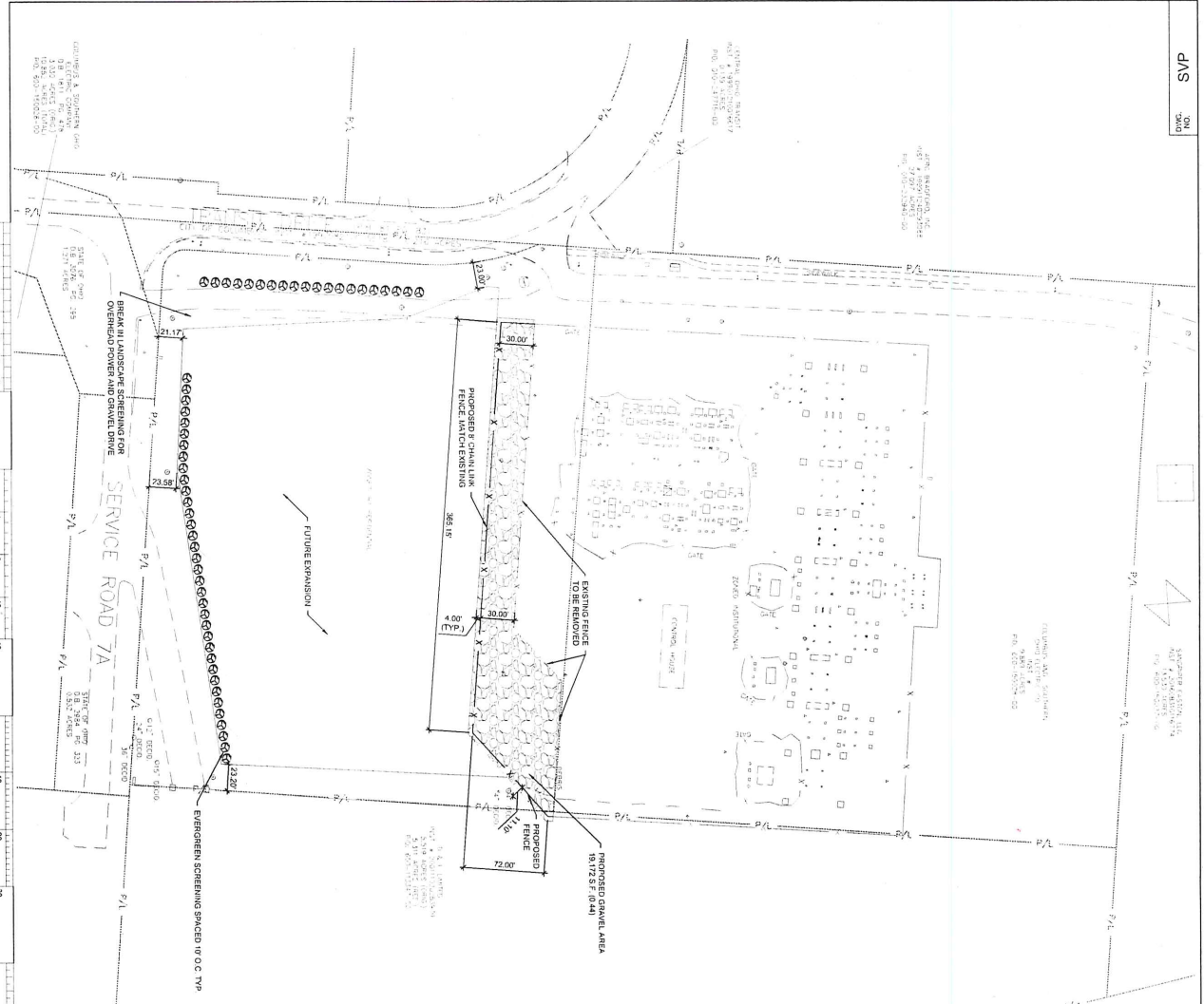


D/S
No.



PLANT SCHEDULE

TIER	QUANTITY	CONTRACT	UNIT
EMERGENCY TREE	THMA OCCIDENTALIS	EMERALD ARBORVITAE	3 GAL 55

LEGEND

EXISTING _____

PROPOSED _____

GRAVEL AREA [Symbol]

GENERAL NOTES:

- BY GRADUAL FLOODING ONLY. THIS SITE IS SITUATED IN FLOOD ZONE XFER FROM...
- ALL EXISTING CONDITIONS, TOPOGRAPHY, UTILITIES AND PROPERTY INFORMATION ARE TAKEN FROM A SURVEY OF LAND SITUATED IN THE CITY OF COLUMBIANA COUNTY OF FRANKLIN STATE...
- PROVIDE SMOOTH TRANSITION FROM EXISTING PAVED AREAS TO PROPOSED GRAVEL AREAS AS ALL AREAS SURROUNDING PROPOSED PAVED AREAS EXISTING PAVED AREAS...
- CONNECTION IS RESPONSIBLE FOR LOCAL AND VARIOUS ALL XFER FROM UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION, AND IS RESPONSIBLE FOR ANY DAMAGE TO THESE UTILITIES...
- CONNECTION TO SANITARY SEWER CANNOT BE MADE WITHOUT OBTAINING A PERMIT FROM THE SANITARY SEWER DIVISION, 300 BUSHY HILL ROAD, COLUMBIANA, OH 43084-1549.
- ALL EXCAVATED AREAS TO BE RESEALED AND/OR SLOPED AT THE SHORTEST GRADIENT UNLESS OTHERWISE NOTED. ALL NEW EXCAVATED AREAS SHALL HAVE A MINIMUM OF 2% SLOPE AWAY FROM EXISTING DRIVEWAYS AND DRIVEWAYS TO GRAVEL AREAS.
- THE PROPOSED PROJECT WILL COMPLY WITH SECTIONS 31.12 & 31.13 OF DAVIS' EASEL ACT, WHICH REQUIRE THE INSTALLATION OF A PERMANENT SURFACE FOR PAVED AREAS AND 31.24 WHICH SETS THE SITE COMPLIANCE PLAN IS VALID FOR 1 YEAR FROM THE DATE OF APPROVAL.

SITE DATA

ITEM	EXISTING	PROPOSED
TOTAL SITE AREA	430,672	3,592
EXISTING PERMITS	202,874	649
EXISTING PERMITS	148,008	310
PROPOSED PERMITS	203,592	645
PROPOSED PERMITS	197,298	304

OWNER/ENGINEER:
 CONSUMER SERVICE
 700 BUSHY HILL ROAD
 COLUMBIANA, OH 43084
 PH: 614-531-3747
 PH: 614-531-3747
 FAX: 614-531-3747
 E-MAIL: CONSUMER@MPS.COM

REGISTERED PROFESSIONAL ENGINEER:
 DANIEL J. HANCOCK
 2211 COLUMBIANA ROAD
 ATTN: DANIEL HANCOCK
 COLUMBIANA, OH 43084
 PH: 614-531-3747
 FAX: 614-531-3747
 E-MAIL: DANIEL.HANCOCK@MPS.COM

SCALE: 1" = 20' (AS SHOWN)
 1" = 20' (AS SHOWN)
 1" = 20' (AS SHOWN)
 1" = 20' (AS SHOWN)

DATE: 1/19/18

SCALE: 1" = 20' (AS SHOWN)

DATE: 1/19/18

SCALE: 1" = 20' (AS SHOWN)

DATE: 1/19/18



DEPARTMENT OF BUILDING AND ZONING SERVICES

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

STATEMENT OF HARDSHIP

Application Number: CV17-074

Chapter 3307 of the Columbus Zoning Code

Section 3307.10 Variances by City Council

- A. Permit a variance in the yard, height, or parking requirements of any district only in conjunction with a change in zoning or a use variance and only where there are unusual and practical difficulties or unusual hardships in the carrying out of the zoning district provisions due to an irregular shape of lot, topography, or other conditions, providing such variance will not seriously affect any adjoining property or the general welfare.
B. Permit a use of the property not permitted by the Zoning District established on the property if such use will not adversely affect the surrounding property or surrounding neighborhood and if Council is satisfied that the granting of such variance will alleviate some hardship or difficulty which warrants a variance from the Comprehensive Plan.
Before authorizing any variance from the Zoning Code in a specific case, City Council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.
In granting a variance pursuant to this section, Council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as Council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare

List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are discovered after your application is approved, a new application will be required.

I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners and will comply with the variance(s) requested as detailed below (use separate page if needed or desired):

See attached.

Multiple horizontal lines for providing details on variances requested.

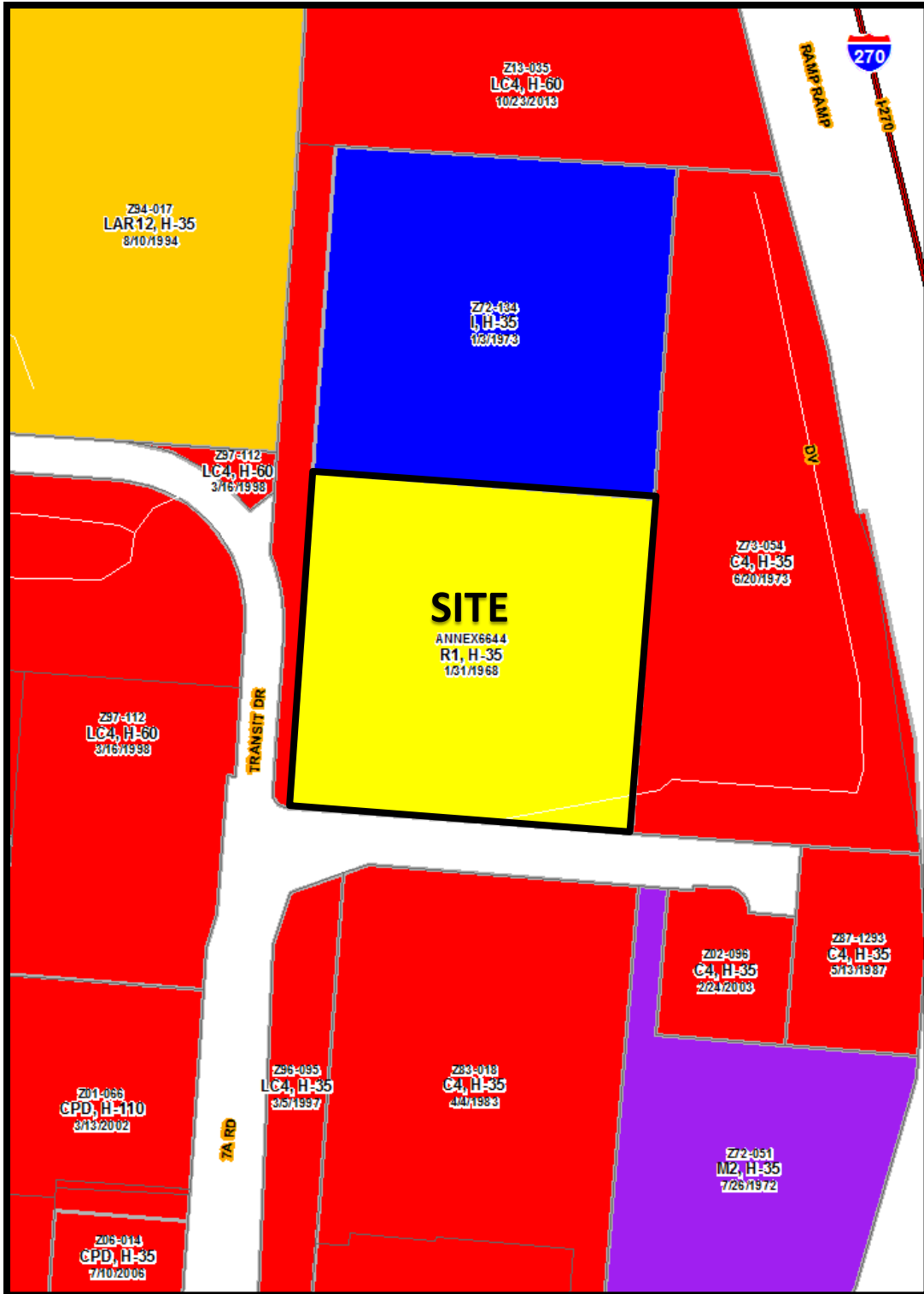
Signature of Applicant [Handwritten Signature]

Date 10/20/17

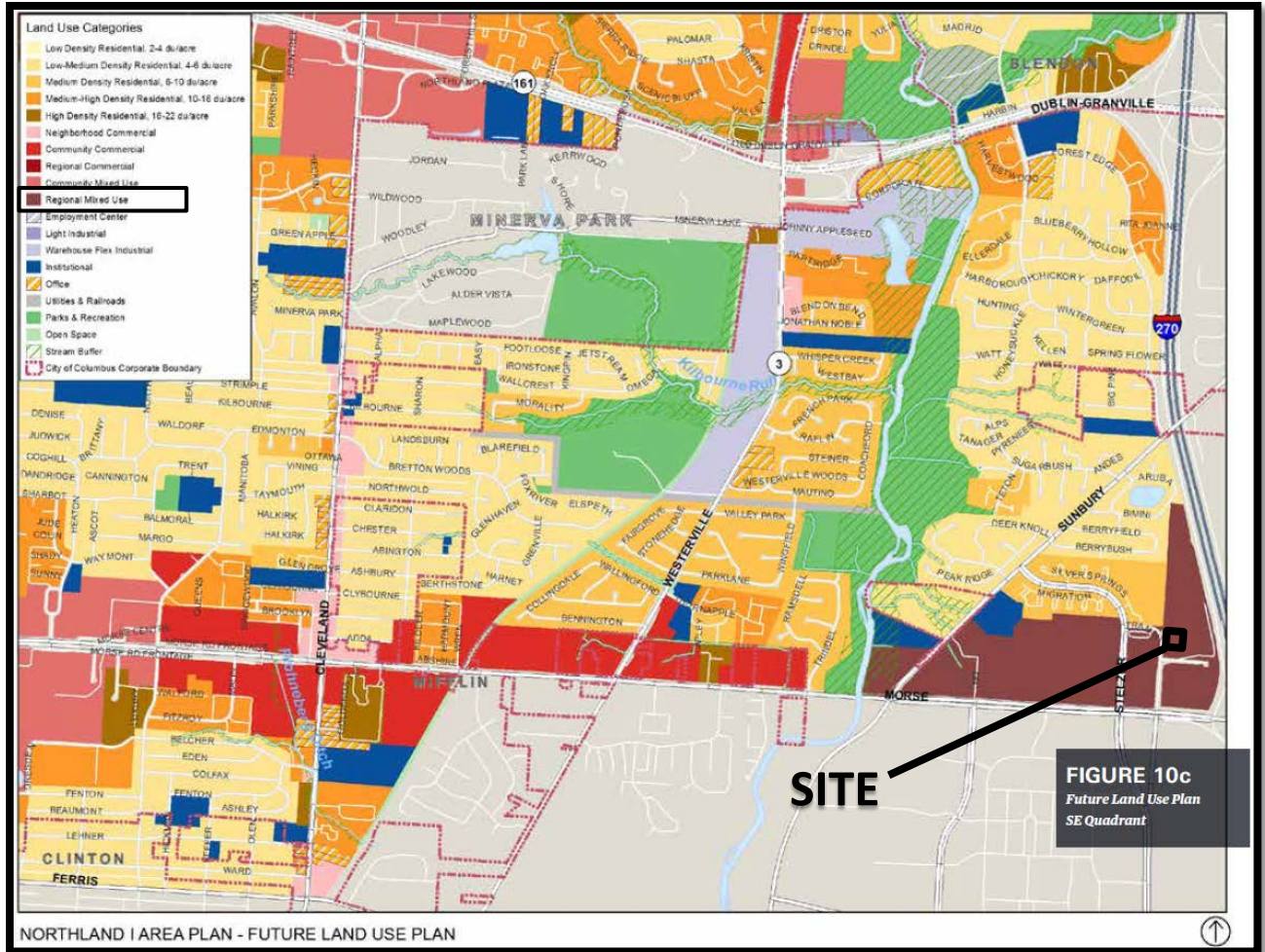
PLEASE NOTE: Incomplete information will result in the rejection of this submittal. Applications must be submitted by appointment. Call 614-645-4522 to schedule. Please make checks payable to the Columbus City Treasurer

Statement of Hardship

Ohio Power Company would like to expand the existing substation south into the southern half of the parcel that is zoned as R1. The southern half of the parcel does not permit the intended use with the current zoning district. A use variance is requested to allow expansion of the existing substation south into 3332.03 R-1 Residential district. The northern half of the parcel is currently zoned Institutional I and the substation is a permitted use in this zone. All other surrounding parcels are zoned as Commercial C and the granting of the use variance would not cause any problems for surrounding properties nor would public safety be impeded by the granting of this variance.



CV17-074
4040 Morse Road
Approximately 4.1 acres



CV17-074
4040 Morse Road
Approximately 4.1 acres



CV17-074
4040 Morse Road
Approximately 4.1 acres



Northland Community Council
Development Committee

Report

December 6, 2017 6:30 PM
Franklin County Job and Family Services
(Use south entrance)
1721 Northland Park Avenue (43229)

Meeting Called to Order: 6:35 pm by chair Dave Paul

Members represented:

Voting: (16): Albany Park (APHA), Asherton Grove (AGHA), Blendon Chase (BCHA), Blendon Woods (BWCA), Clinton Estates (CECA), Cooper Woods (CWCA), Forest Park (FPCA), Karmel Woodward Park (KWPCA), Lee/Ulry (LUCA), Maize-Morse Tri-Area (MMTACA), Northland Alliance (NA), Northland Area Business Association (NABA), Rolling Ridge (RRSHA), Salem (SCA), Sharon Woods (SWCA), Woodstream East (WECA).

Case #1: Application #Z17-048 (Rezone 55 AC± from R-rural to PUD4 for 163 single family units, pending annexation)
Laura Comek/Laura M. Comek Law *representing*
Ciminello's Inc.
6450 Ulry Road, 43081 (PID 110-00023)

- *The Committee approved (16-0) a motion (by AGHA, second by LUCA) to **RECOMMEND APPROVAL WITH 3 (THREE) CONDITIONS:***
 - That the plan and text be amended to establish a “no build” conservation area extending 52’ from the adjacent property line to the west (PID 110-003056) replacing (portions of) lots designated #22 and #23.
 - That the plan and text be amended to reflect that lots shown as #1-21, #40-51, #78-82 and #117-123 on the plan (dated 12/6/2017) will be provided a 130’ lot depth and 35’ back yards.
 - That the text be amended to reduce the minimum separation between dwelling units as specified in section 3.A.1. from 10 feet to 0 (zero) feet.

Case #2: Application #Z17-045/CV17-075 (Rezone 5.035 AC± from R to L-AR-12 for 60 multi-family residential units; concurrent Council variance to increase building height to 37’, reduce setback and reduce rear yard)
Dave Perry/David Perry Co. *representing*
Homeport
5049 Sunbury Rd, 43230 (PID 110-00023)

- *The Committee approved (15-0 w/ 1 abstention) a motion (by KWPCA, second by BCHA) to **RECOMMEND DISAPPROVAL** of the rezoning application. Consequently, the Committee did not vote concerning the concurrent Council variance.*

Case #3: Application #CV17-074 (CV to permit use of southern half of parcel, zoned R-1, for expansion of existing AEP substation)
Jesse Lee/MS Consultants *representing*
Ohio Power Company (AEP)
4040 Morse Road, 43230 (PID 600-150028)

- *The Committee approved (16-0) a motion (by RRSHA, second by SCA) to **RECOMMEND APPROVAL WITH 1 (ONE) CONDITION:***
 - That landscape screening, of a nature to be determined, will be provided along the west and south sides of the southern portion of the parcel which is zoned R-1.

Case #4: Application #GC17-030 (Graphics variance from §3377.22(B) to permit a permanent wall sign to extend beyond the horizontal dimension of a building)
Stanley Young/Trinity Sign Group *representing*
TENFOLD
4860 E Dublin-Granville Rd (Big Lots corporate offices), 43081 (PID 010-296247)

- *The Committee approved (16-0) a motion (by APHA, second by LUCA) to **RECOMMEND APPROVAL** of the application.*

Executive Session

9:15 pm

Meeting Adjourned

10:10 pm



DEPARTMENT OF BUILDING AND ZONING SERVICES

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

Application Number: CV17-074

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jesse Lee
of (COMPLETE ADDRESS) 2221 Schrock Road, Columbus, OH 43229

deposes and states that (he/she) is the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

Name of business or individual
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

Table with 2 columns and 2 rows. Row 1: 1. Ohio Power Company (Matt Panzitta), 700 Morrison Road, Gahanna, OH 43230, 614-552-1197; 2. (Empty). Row 2: 3. (Empty); 4. (Empty).

Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 19 day of October, in the year 2017

SIGNATURE OF NOTARY PUBLIC [Signature]

My Commission Expires 05/18/2020

Notary Seal Here



Melissa C. Ames
Notary Public-State of Ohio
My Commission Expires
May 18, 2020

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make checks payable to the Columbus City Treasurer