



Jackson Township Franklin County, Ohio

Fiscal Officer
Ron Grossman

Board of Trustees
Ron McClure
David Burris
Jim Rauck

Administrator
Shane W. Farnsworth

Conditional Use 2-CU-2023

Property Owner: Turn-Key Industrial Services
Applicant: Suzanne Cole
Property: 4512 Harrisburg Pike, (parcel # 160-000268)

The applicant is requesting a Child Care Center. Child Care Centers are a Conditional Use under the Semi-Residential (SR) Zoning District.

107.01 NATURE OF A CONDITIONAL USE

Specifically listed Conditional Uses are provided within the Zoning District Regulations in recognition that such uses, although often desirable, will more intensely affect the surrounding area in which they are located than the Permitted Uses of such Zoning Districts.

The intent of the procedure for authorizing a Conditional Use is set forth in the development standards and criteria for locating and developing a Conditional Use in accordance with the nature of the surrounding area, conditions of development, and with regard to appropriate plans. Applications for Conditional Use Permits are heard by the Board of Zoning Appeals, hereinafter the Board.

107.02 SUBMITTAL REQUIREMENTS

Two (2) copies of a provided application form shall be filed with the Zoning Administrator not less than twenty (20) days prior to the date of the public hearing before the Board.

- A. Description of Property and Intended Use. The application shall include the following statements:
1. A legal description of the property.
 2. The proposed use of the property.
 3. A statement of the necessity or desirability of the proposed use to the neighborhood or community.
 4. A statement of the relationship of the proposed use to adjacent property and land use.
 5. Such other information regarding the property, proposed use, or surrounding area as may be pertinent to the application or required for appropriate action by the Board.
- B. Site Plan. The application shall be accompanied by three (3) copies of a site plan, drawn to an appropriate scale, clearly showing the following:
1. The boundaries and dimensions of the lot.
 2. The size and location of existing and proposed structures.

3756 Hoover Road - P.O. Box 517 - Grove City, Ohio 43123
Phone: 614-875-2742 - Fax: 614-871-6456 - jacksontwp.org



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3. The proposed use of all parts of the lot and structures, including accessways, traffic circulation, walks, off-street parking and loading spaces, existing and proposed utilities, stormwater drainage, lighting, landscaping, and other such improvements.
4. The relationship of the proposed development to the property.
5. The use of adjacent properties and location of adjacent structures.

C. Fees. Applicable fees are established based upon the fee schedule and shall be paid at time of application submittal.

107.03 PROCEDURE

- A. Acceptance of a Complete Application.
- B. Notice of Public Hearing.
- C. Action by the Board. The Board shall hold a public hearing and act on a Conditional Use in one of the following ways:
 1. Approval. The Board shall approve an application for a Conditional Use if the following three (3) conditions are met:
 - a. The proposed use is a Conditional Use of the Zoning District, and the applicable Development Standards established in this Zoning Resolution are met.
 - b. The proposed development is in accord with appropriate plans for the area.
 - c. The proposed development will be in keeping with the existing land use character and physical development potential of the area.
 2. Approval with Modification. The Board may approve with modification of an application for a Conditional Use, if the proposed use is a Conditional Use of the Zoning District and the applicable Development Standards are met, but plot plan modification is required:
 - a. To be in accord with appropriate plans for the area; and
 - b. To prevent undesirable effects of adjacent property and the surrounding area.

Such modification may be a limitation on the extent or intensity of development, a requirement for additional screening by fence or landscaping, a change in the method or plan for lighting, control or access or other conditions of development as may be required. Recommendations regarding the modification of plans or other appropriate actions shall be stated with the reasons for each recommendation.

1. Disapproval. The Board shall only disapprove an application for a Conditional Use for any one (1) of the following reasons:

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- a. The proposed use is not a Conditional Use of the Zoning District, or the applicable Development Standards are not and cannot be met.
- b. The proposed development is not in accord with appropriate plans of the area.
- c. The proposed development will have undesirable effects on the surrounding area and is not in keeping with the existing land use character and physical development potential of the area.

107.04 EFFECT OF APPROVAL

- A. Conditional Use Approval. Upon a favorable finding, the Board shall approve a Conditional Use application within thirty (30) days following the public hearing.
- B. Conditional Use Permit. A Certificate of Zoning Compliance may be issued only for an approved Conditional Use within the period of one (1) year from the date of final approval by the Board.
- C. Building Permit. A Building Permit may be obtained only for the development in accordance with the approved plot plan.

204.09 CHILD CARE CENTER

Child Care Centers shall be allowed as a conditional use in any agricultural and any residential zoning district, subject to approval in accordance with Chapter 107, and permitted in the OI District, provided such use occupies a lot of not less than one (1) acre, provided such use is not located on a local street within a platted subdivision, and provided there is an outdoor play area of at least two hundred (200) square feet per child. Such play area shall be arranged in accordance with the provisions of the zoning district for accessory uses and shall be enclosed with a chain link fence or its equivalent in strength and protective character to a height of four (4) feet, but not more than six (6) feet.

305 Off-Street Parking and Loading

Child Care Centers require Two (2) spaces for each classroom, but not less than six (6) spaces.

Staff Review

- The parcel in question is 2.85 acres.
- Proposed fenced area is described in two areas; 36' x 51' (1836 sq. ft.), and 48' x 51' (2784 sq. ft.) for a total fenced area of 4,620 square feet.
 - This will allow for up to 23 children.
- Drop off and pick up times will be 7:00am - 9:00am and 4:00pm – 5:30pm.
- Access point to Harrisburg Pike is subject to review and possible improvements by ODOT.
- ADA parking and building access points will be required.

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- Commercial Building and Fire Code inspections are required.
- No proposed signage provided in the application.
 - Any proposed signage is subject to Chapter 306 of the Jackson Township Zoning Regulations.
- No landscaping plan provided.
- No Stormwater plan provided.
- Traffic circulation not clearly defined.

Attachments:

1. Conditional Use Application
2. Property Images
3. Site Map
4. Fence Description

Fee Paid by Cash / Check # Credit Card

Application # 2-CU-20 23

APPLICATION FOR CONDITIONAL USE

JACKSON TOWNSHIP BOARD OF ZONING APPEALS

3756 Hoover Road
Grove City, OH 43123 614-875-2742

Property Owner: Turn-key industrial Services Applicant: Suzanne Cole

Address: 4512 Harrisburg Pike Grove City, Ohio 43123 Zoned: _____

PID: 160- 268 Area/Acres: 2.8 Floodplain: _____

(Home): _____ (Work): _____ (Cell): 614-832-1152

Email Address: TheDropoffCenter@yahoo.com

Summary of Conditional Use: It is recognized that while some uses within a particular Zoning District may be desirable, such uses may more intensely affect the surrounding area in which they are located than the Permitted Uses. Conditional Uses (also known as "special use permits") are uses or activities unique to an individual property in a Zoning District that may have a significant impact and thus require an administrative hearing before the Board of Zoning Appeals. A Conditional Use may not be transferable to future owners.

To the Board of Zoning Appeals, the applicant requests Conditional Use for the following:

- | | | |
|--|---|--|
| <input type="checkbox"/> Bed & Breakfast Inn | <input checked="" type="checkbox"/> Child Care Center | <input type="checkbox"/> Religious Use |
| <input type="checkbox"/> Cellular Tower | <input type="checkbox"/> Elderly Care | <input type="checkbox"/> Home Occupation |
| <input type="checkbox"/> Cemetery | <input type="checkbox"/> In-Law Suite | <input type="checkbox"/> Zoning Use -OTHER |

Requesting the following Conditional Use (be specific):

We are opening up a licensed Day care center. We will have 25-30 children throughout the week 6:30 am - 5:30 pm. We will serve infant to school age children.

Under Ohio Law (519.14) the Board of Zoning Appeals may only approve a Conditional Use only for the specific uses mentioned in the Township's Zoning Resolution. Each application is reviewed on its own merits for generally acceptable standards such as traffic, safety, noise, health, compatibility to the area or zoning district.

1. Describe special conditions and circumstances which may exist which are unique to the land, structures or the property involved and the details of the Conditional Use.

We will have multiple cars throughout the day parking on the property and pulling out on 62. We will allow two hours daily (weather permitting) for outdoor play. We will monitor noise levels.

2. Describe in specific detail why this Conditional Use **WILL NOT** adversely affect the health, safety or general welfare of adjacent property owners or neighbors. (Attach additional sheets, documentation, photographs and supporting information as necessary.)

All activities will be contained in the fenced in areas. As described in the first question - The majority of our activities will take place indoors. Summers will be longer hours outside for our school age kids.

Our high traffic times will be between 7:00am - 9:00am and 4:00pm - 5:30pm. We have no after hour care and no weekend care.

Our location will be monitored by cameras and sensors so that we can make sure no crime is on the property.

SUBMITTAL CHECKLIST

- | | |
|--|---|
| <input type="checkbox"/> Legal Description / Deed | <input type="checkbox"/> Photos documenting requested use |
| <input type="checkbox"/> Plot Plan / Site Plan | <input type="checkbox"/> Date Filed _____ |
| <input type="checkbox"/> Detailed Building Plans | <input type="checkbox"/> Legal Ad _____ |
| <input type="checkbox"/> Property Owners within 500' | <input type="checkbox"/> Notices Sent _____ |
| <input type="checkbox"/> Application Fee | <input type="checkbox"/> Hearing Date _____ |

CONDITIONAL USE PROCEDURES

PUBLIC NOTICE: After filing your Conditional Use Application, the Township Zoning Administrator will provide written notice of your request to all property owners within approximately five-hundred (500') feet of the exterior boundaries of the property. *Written notice to property owners, and a Legal Notice in the Grove City Record will occur approximately ten (10) days prior to the date of the hearing.* The Township Zoning Administrator will visit the property prior to the Public Hearing date to photograph the property. *NOTE: By filing this application for Conditional Use you grant permission to the Township and its employees to enter upon your property for the purpose of observing, document and photographing the existing conditions of the property and the situations for the requested use. All application materials and photographs become public records of the Township and will be posted on the Township's website for public information purposes.*

PUBLIC HEARING: The Applicant or the applicant's representative must be present at the Public Hearing at the date and time scheduled. All persons wishing to speak will be asked to stand and be sworn in to speak truthfully. It is the responsibility of the applicant to accurately present all facts, statements, photographs and other evidence supporting their request. The Board Chair will allow persons present to voice their opinions either for or against your request. The Board Chair will ensure that the meeting will be conducted in an orderly and professional manner. All Public Hearings are conducted at the Township Hall, 3756 Hoover Road, Grove City, Ohio.

APPROVAL PROCESS: Under Ohio Law (519.14) the Board of Zoning Appeals may only approve a Conditional Use that will not be contrary to the public's best interest and that preserves the spirit and intent of the Zoning Resolution. The Board of Zoning Appeals must apply acceptable standards to evaluate the proposed use. These standards generally reference traffic and accessibility, safety, noise, health, adequate public services, and compatibility with surrounding area, etc. Each conditional use application must be reviewed on its own merits, particular situation and set of facts.

The Board of Zoning Appeals may do any of the following:

APPROVE the Conditional Use only if all four (4) of the following criteria are met:

- a. The proposed use is identified as a Conditional Use in the District (see Section 205);
- b. The proposed use meets all applicable development standards;
- c. The proposed use is in accord with the appropriate plans for the area;
- d. The proposed use will be in keeping with the existing land use character and physical development potential of the area.

MODIFY the conditions of the application due to unique characteristics of the site plan, or proposed use of the property. Modifications must be in accordance with appropriate plans for the area and must prevent undesirable effects upon adjacent properties and the surrounding area.

DENY – the Board may deny the Conditional Use for any of the following items:

- a. The proposed use is not listed as a Conditional Use in Section 205;
- b. The applicable development standards are not or can not be met;
- c. The proposed use is not in accord with appropriate plans for the for the area;
- d. The proposed use will have an undesirable effect on surrounding properties or the area;
- e. The proposed use does not fit with existing land use character and physical development potential for the area.

APPLICANT'S AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

I/We Turn-Key Industrial Services - Suzanne Cole
(Name)

4512 Harrisburg Pike, Grove City, OH Home: _____
(Address) (City, State, Zip Code) 43123 (Phone)

Cell: 614-832-1152 Business: _____
(Phone) (Phone)

" the above named Owner / Applicant being duly sworn, depose and say that I/We are the owner(s) of the land included in the application and that the foregoing statement herein contained and attached, and information or attached exhibits thoroughly and to the best of my ability. By filing this application for Conditional Use, I/We do hereby grant permission to Jackson Township and its employees to enter upon my property and to observe, photograph and document all conditions observed therein and to post all application materials upon the Township's website for public information purposes."

 STEPHEN R FINKEL
(Owner Signature)

(Co-Owner Signature)

Subscribed and sworn before me this _____ day of _____
(Day) (Month) (Year)

(Notary Signature)

Stamp or Seal

ACTION BY TOWNSHIP

Application Received & Accepted by: _____ Date: _____

Hearing Date: _____ 7:00pm at the Jackson Township Hall, Grove City, Ohio

Parking - 13 SPOTS



DRIVEWAY Gravel will be ordered



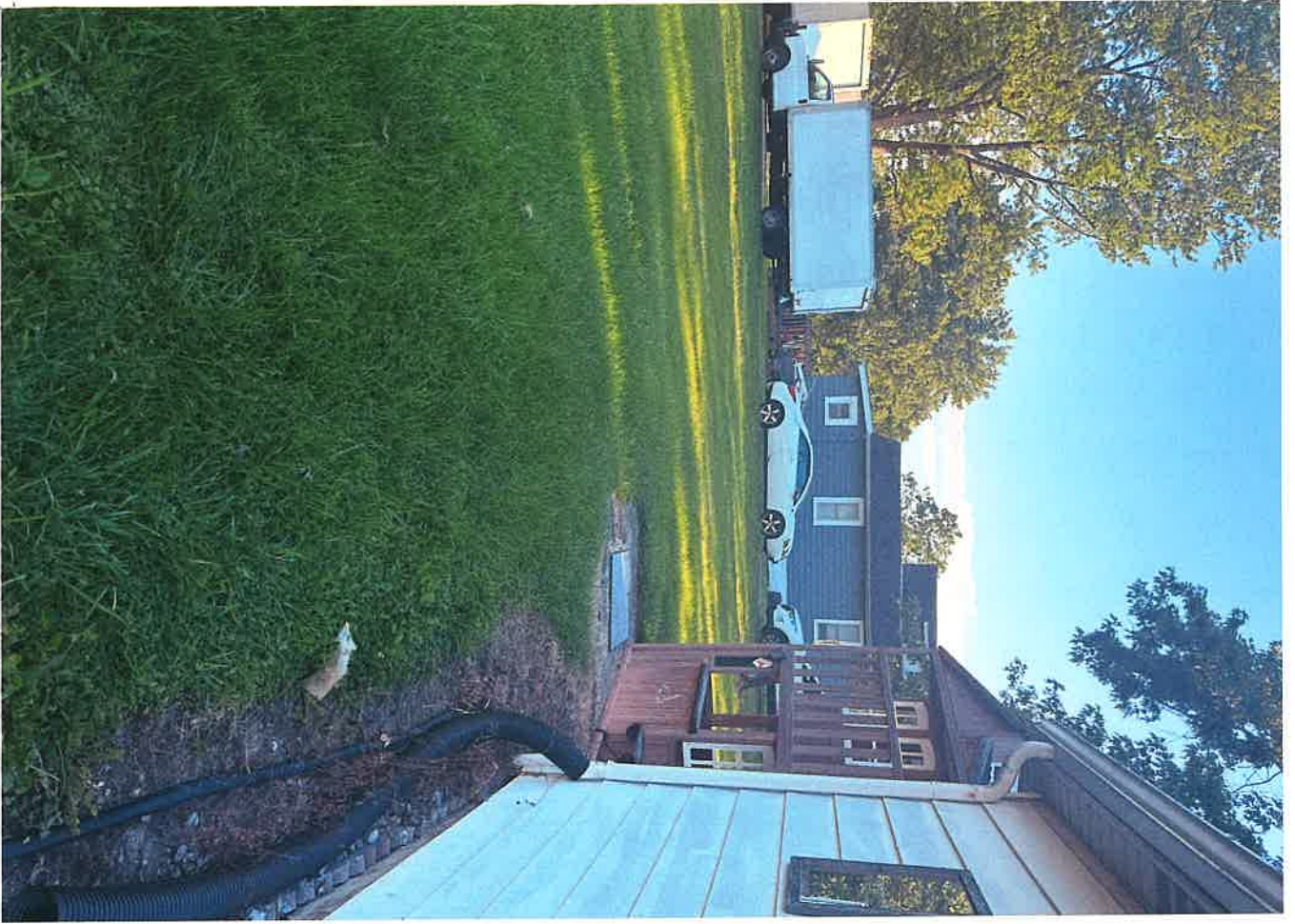




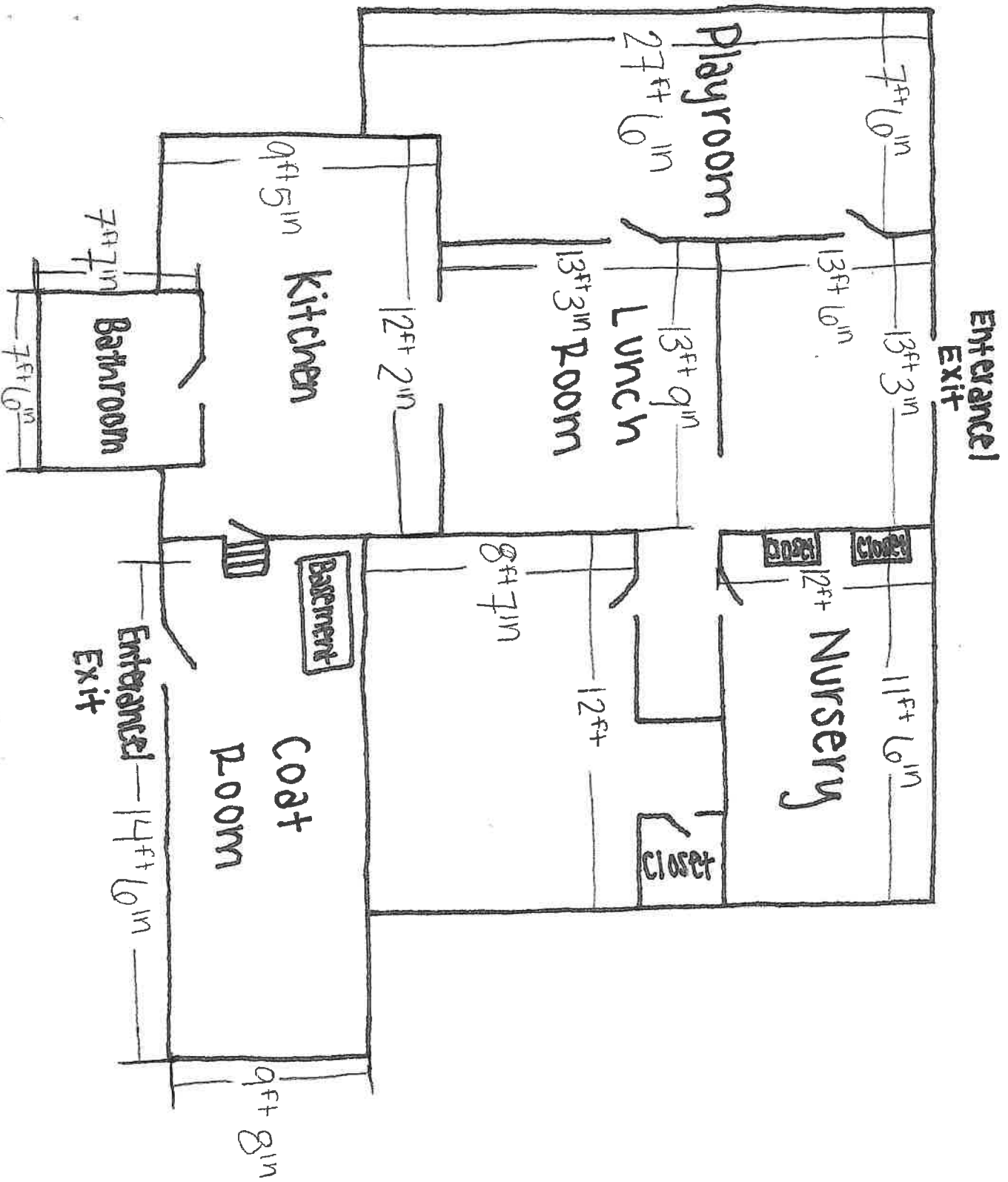
New concrete ordered













fence

99'

← 36' →

fence 99'

5 h e r
10x10

House

Gate

fence

5'

92' fence

48' fence

concrete

51 a b
14' fence

92' concrete

driv 17'

Gate

concrete

gravel lot

+

+

+

+

+

+

+

36' fence

Ogden Services LLC

5011 Winter Creek Dr
Grove City, OH 43123 US
ogden.79@buckeyemail.osu.edu
s://www.facebook.com/Ogden-Services-LLC-
807265422989826/



Estimate

ADDRESS
Suzanne Cole
4512 Harrisburg Pike
Grove City, OH 43123 USA

ESTIMATE 21-61
DATE 07/26/2023

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Fence Build	1	6,600.00	6,600.00
	Chain Link Fence 4ft high x 340Ft Gates: 2 Walk-thru gates Material, Labor, Delivery			

Hi Suzanne,

This quote consists of building a chain link fence at 4ft high x 340ft in length with two walk-thru gates.

For us to get started we take a minimum of 50% down up front and we take the other payment after the job is finished. We can take, cash, check, credit card, or Venmo for payment.

All material, in ground and above ground is the property of Ogden Services LLC until paid in full.

Next, I will call OUPS to mark the lines. They usually need 48 hours to mark everything before we get started.

Once the lines are marked, I will have the material delivered and we will get started that afternoon or the following day.

Please text, call, or email me if you have any questions.

Thanks again Suzanne,
Brandon Ogden
Ogden Services LLC
614-499-3630

Accepted By

Accepted Date

SUBTOTAL	6,600.00
TAX	0.00
TOTAL	\$6,600.00



AUDITOR OFFICE

SEARCH

ONLINE TOOLS

REFERENCE

CONTACT MICHAEL

Summary

Land Profile

Residential

Commercial

Improvements

Permits

Mapping

Sketch

Photo

StreetSmart

Aerial Photos

Transfers

BOR Status

CAUV Status

Tax & Payments

Tax Distribution

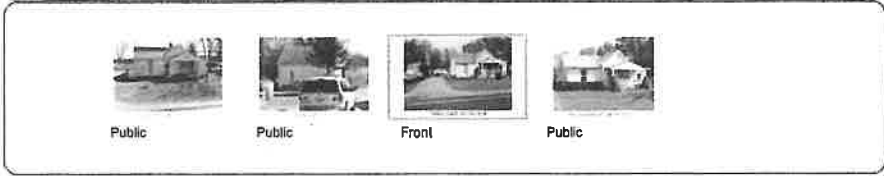
Tax Calculators

Value History

Rental Contact

Incentive Details

Quick Links



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Franklin County Auditor's Office



AUDITOR OFFICE

SEARCH

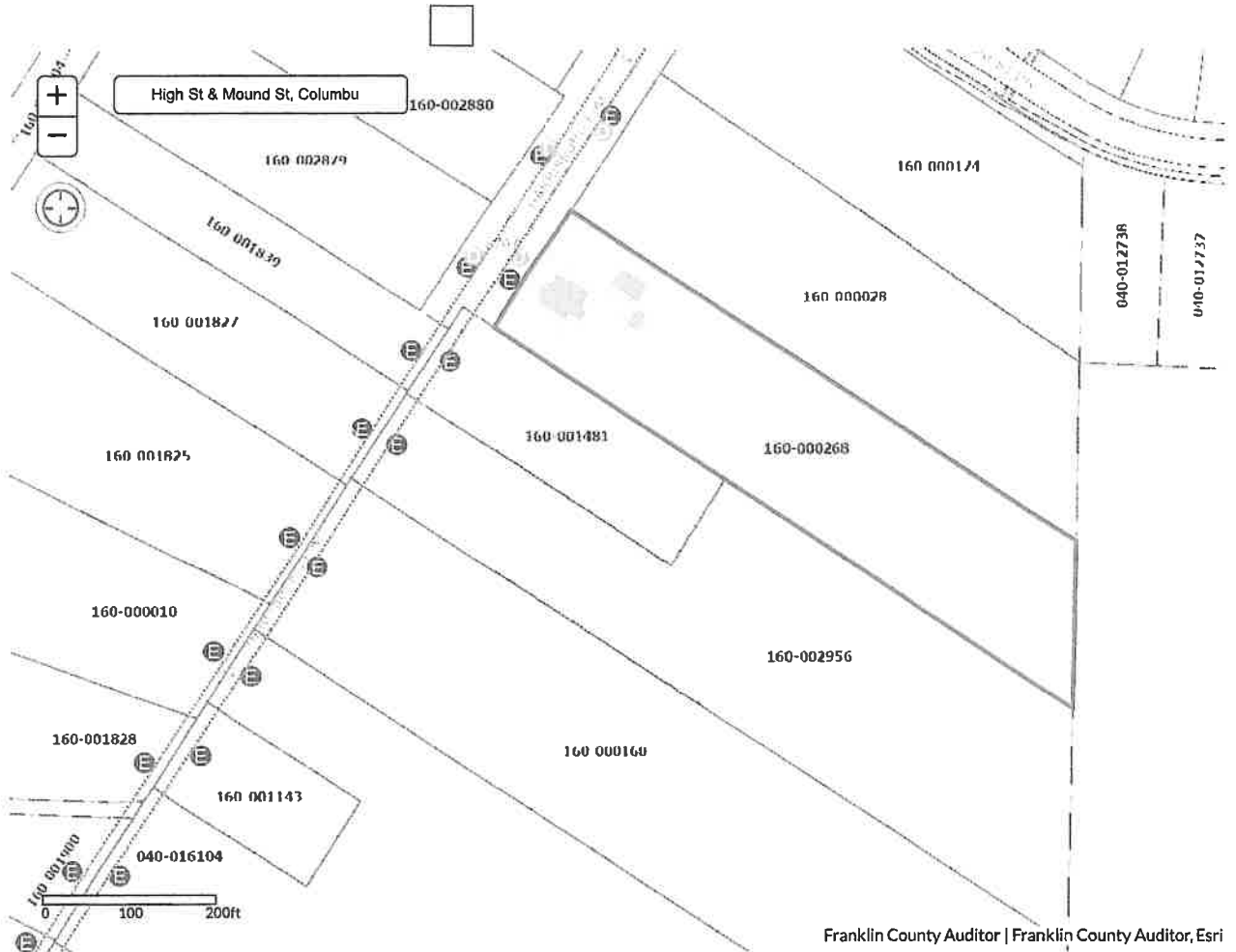
ONLINE TOOLS

REFERENCE

CONTACT MICHAEL

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

Parcel ID: 160-000268-00
 B J ROACH TR



Franklin County Auditor | Franklin County Auditor, Esri



AUDITOR OFFICE

SEARCH

ONLINE TOOLS

REFERENCE

CONTACT MICHAEL

Summary

Land Profile

Residential

Commercial

Improvements

Permits

Mapping

Sketch

Photo

StreetSmart

Aerial Photos

Transfers

BOR Status

CAUV Status

Tax & Payments

Tax Distribution

Tax Calculators

Value History

Rental Contact

Incentive Details

Quick Links

Parcel ID: 160-000268-00

B J ROACH TR

Map Routing: 160-O033A -009-00

4512 HARRISBURG PI

1 of 1

Return to Search Results

SECOND HALF TAX PAYMENTS

Property tax payments can be made to the Franklin County Treasurer's Office online, by mail, or in person at 373 S High St, 17th Floor, Columbus, OH 43215. The Treasurer's Office is typically open Monday through Friday, 8AM-5PM, and they can be contacted at 614-525-3438 or Treasurer@franklincountyohio.gov. Additionally, the second-half property tax payment deadline is June 21, 2021.

Actions

- Neighborhood Sales
- Proximity Search
- Printable Version
- Custom Report Builder

OWNER

Owner B J ROACH TR

Owner Mailing / Contact Address 3980 BROADWAY GROVE CITY OH 43123
[Change Owner Address](#)

Reports

- Proximity Report
- Map Report
- Parcel Summary
- Parcel Detail

Go

Site (Property) Address 4512 HARRISBURG PI
[Change Site Address](#)

Legal Description HARRISBURG PIKE
 OQ 2222 2-3
 ENTRY 1383

Calculated Acres 2.85
 Legal Acres 3

Tax Bill Mailing View or Change on the Treasurer's Website
If you have recently satisfied or refinanced your mortgage, please visit the above link to review your tax mailing address to ensure you receive your tax bill and other important mailings.

Parcel Permalink <https://apps.franklincountyauditor.com/redir/Link/Parcel/160-000268-00>

- View Google Map
- Print Parcel Summary

MOST RECENT TRANSFER

Transfer Date JUL-09-2020
 Transfer Price \$0
 Instrument Type QE
 Parcel Count 1

2020 TAX STATUS

Property Class R - Residential
 Land Use 511 - ONE-FAMILY DWLG UNPLT: 0-9.99 AC
 Tax District 160 - JACKSON TOWNSHIP
 School District 2511 - SOUTH WESTERN CSD [SD Income Tax]
 City/Village
 Township JACKSON TWP
 Appraisal Neighborhood 08100
 Tax Lien No
 CAUV Property No
 Owner Occ. Credit 2020: No 2021: No
 Homestead Credit 2020: No 2021: No
 Rental Registration Yes
 Board of Revision No
 Zip Code 43123
 Pending Exemption No

2020 AUDITOR'S APPRAISED VALUE

	Land	Improvements	Total
Base	63,600	85,400	149,000
TIF			
Exempt			
Total	63,600	85,400	149,000
CAUV	0		

2020 TAXABLE VALUE

	Land	Improvements	Total
Base	22,260	29,890	52,150
TIF			
Exempt			
Total	22,260	29,890	52,150

2020 TAXES

Net Annual Tax	Total Paid	CDQ
3,144.96	3,144.96	

DWELLING DATA

Yr Built	Tot Fin Area	Rooms	Bedrooms	Full Baths	Half Baths
1894	1,444	6	2	1	

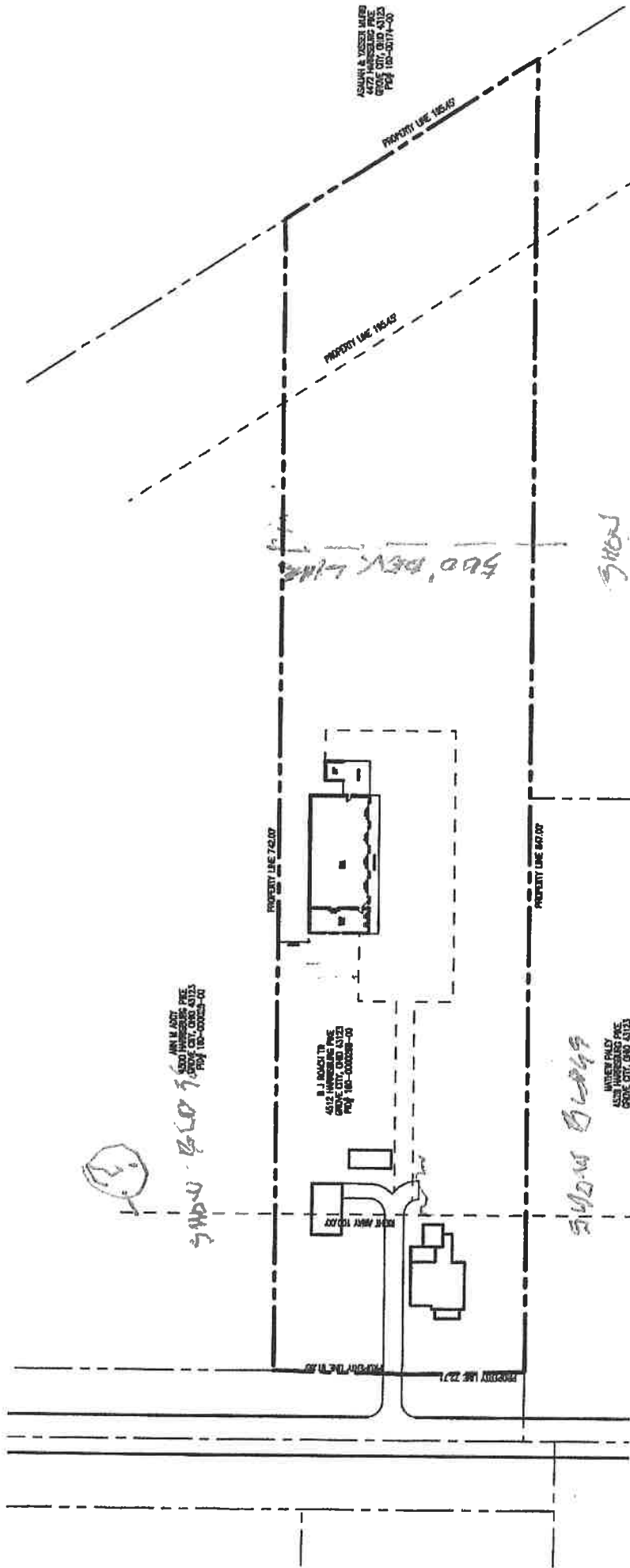
SITE DATA

Frontage	Depth	Acres	Historic District
		2.849	

Disclaimer

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AGUIAH & YOSSEN MAERS
 6771 HARRINGTON PINE
 CROVE CITY, OHIO 43123
 PLY 100-00023-01

PROPERTY LINE 126.69

PROPERTY LINE 196.69

500' DEV. LINE

SHOW
 BLDGS

PROPERTY LINE 742.00

PROPERTY LINE 840.00

AGUIAH & YOSSEN MAERS
 6771 HARRINGTON PINE
 CROVE CITY, OHIO 43123
 PLY 100-00023-01



SHOW
 DRIVE

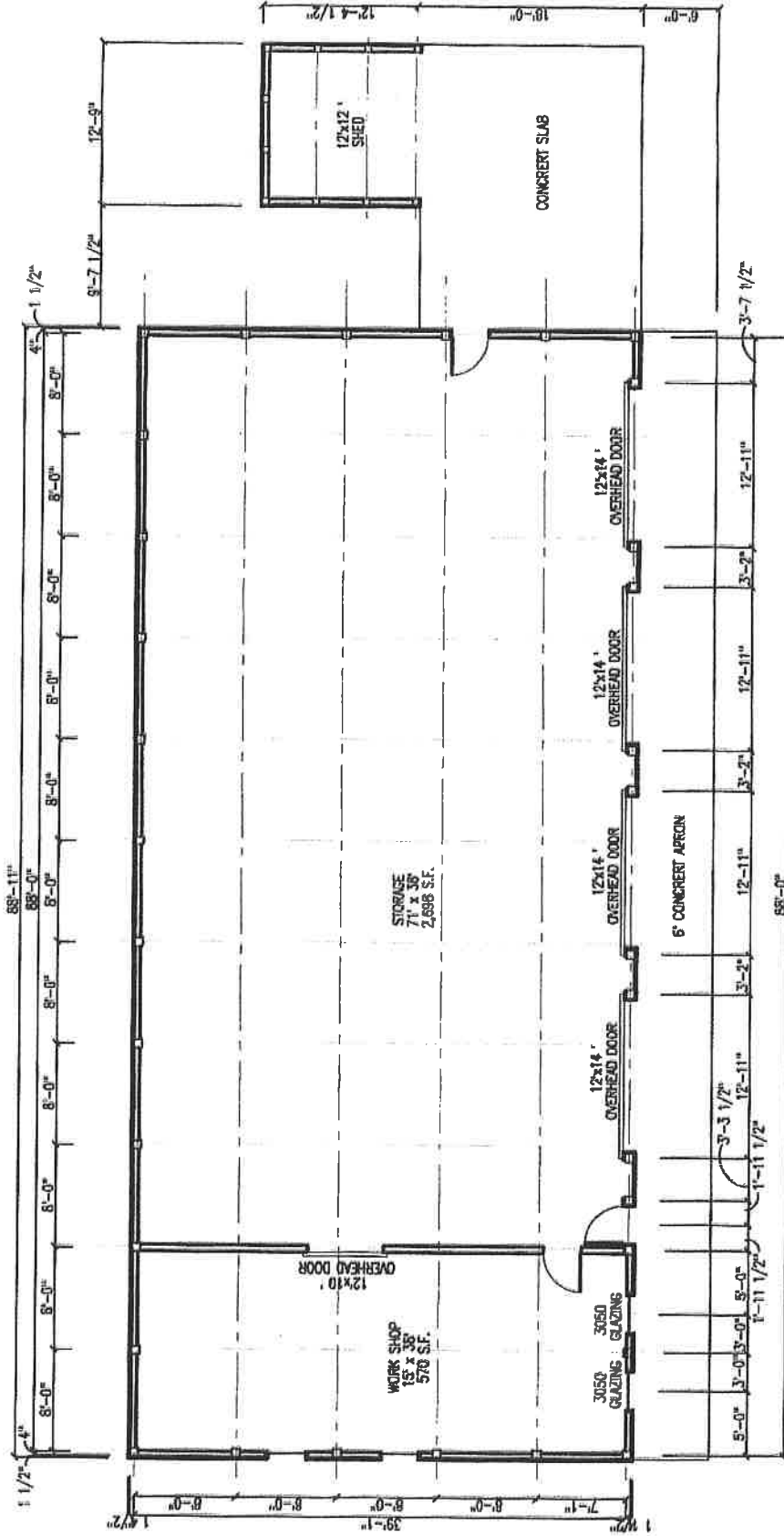
B. J. BRANCH TR
 6512 HARRINGTON PINE
 CROVE CITY, OHIO 43123
 PLY 100-00023-01

SHOW
 DRIVE

WINTER PALM
 6508 HARRINGTON PINE
 CROVE CITY, OHIO 43123

PROPERTY LINE 79.89

PROPERTY LINE 22.71



said 3 acre tracts, a distance of 40.00 feet to an iron pin set in the easterly right-of-way line of said Harrisburg Pike, being North 56° 25' 31" West, a distance of 0.97 feet from a 3/4 inch iron pin found;

Thence South 33° 43' 57" West, with the easterly right-of-way line of Harrisburg Pike, across said Roach tract, a distance of 91.86 feet to an iron pin set;

Thence South 33° 05' 40" West, with the easterly right-of-way line of said Harrisburg Pike, across said Roach tract, a distance of 72.71 feet to an iron pin set in the line common to said Roach tract and that 1.000 acre tract conveyed to Matthew Paley by deed of record in Instrument Number 201809040119665;

Thence North 56° 23' 42" West, across said Harrisburg Pike, with the line common to said Roach tract and said 1.000 acre tract, (passing a 5/8 inch rebar found at 4.48 feet) a total distance of 40.00 feet to a magnetic nail set in the centerline of said Harrisburg Pike, in the southeasterly line of that 1.782 acre tract conveyed as Parcel I to Lena Anita Graves by deed of record in Instrument Number 201404090042886;

Thence North 33° 05' 40" East, with the centerline of said Harrisburg Pike, the line common to said Roach tract and 1.782 acre tract, a distance of 72.57 feet to a magnetic nail set;

Thence North 33° 43' 57" East, with the centerline of said Harrisburg Pike, the northwesterly line of said Roach tract, the southeasterly line of said 1.782 and 1.788 acre tracts, a distance of 91.97 feet to the TRUE POINT OF BEGINNING, containing 0.151 acre, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (NSRS 2007). Control for bearings was from coordinates of monuments FCGS 5539 and FCGS 0024 RESET, having a bearing of North 33° 43' 57" East for a portion of Harrisburg Pike, as established by the Franklin County Engineering Department using Global Positioning System procedures and equipment.

This description is based on an actual field survey performed by or under the direct supervision of Heather L. King, Professional Surveyor Number 8307 in June of 2019.

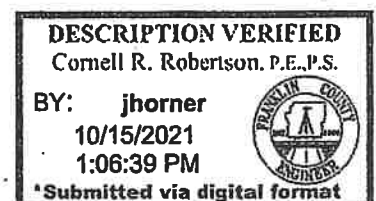


Exhibit "A"
Legal Description
For File: 77166071

Situated in the Township of Jackson, County of Franklin, State of Ohio, described as follows:

Begin part of Survey No. 1383 Virginia Military District: Beginning at an iron pin in the centerline of the Columbus and Harrisburg Pike, and at the Southwest corner of the George E. Stafford Tract; thence with the centerline of said Pike South 34 degrees 36' West One Hundred and Forty-Eight and Eighty Hundredths (148.80) feet; thence South 34 degrees 15 minutes West Fifteen and Seventy Four Hundredths (15.74) feet to an iron pin; thence South 55 degrees 24' East Eight Hundred and Forty-Seven (847) feet to an iron pin in the West line of Patzer Land; thence with said West line North 20 degrees East One Hundred and Ninety-Five and Forty-Five Hundredths (195.45) feet to an iron pin; thence North 55 degrees 24' West Seven Hundred and Forty-Two (742) feet to the point of beginning, containing three acres of land more or less. Said premises are bounded on the North by the land conveyed to George E. Stafford by Adam G. Grant by deed recorded in Deed Book 450, Page 190, and on the South by land conveyed by A.G. Grant and wife to John H. Parkinson and wife, by deed recorded in Deed Book 450, Page 212.

EXCEPTING THEREFROM THE FOLLOWING from Instrument Number 202007100099801:

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military Survey Number 1383, and being part of that 3 acre tract conveyed to B.J. Roach, Trustee by deed of record in Instrument Number 201008060100683, (all references are to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

Beginning, for reference, at a magnetic nail set at the centerline intersection of Harrisburg Pike (U.S. 62) with Demorest Drive, as dedicated in Plat Book 105, Page 52;

Thence South 33° 43' 57" West, with the centerline of said Harrisburg Pike, a distance of 417.10 feet to a magnetic nail set at the common corner of said 3 acre tract and that 3 acre tract conveyed to Ann M. Addy by deed of record in Official Record 33593B16, being in the southeasterly line of that 1.788 acre tract conveyed as Parcel II to Lena Anita Graves by deed of record in Instrument Number 201404090042886, and being the TRUE POINT OF BEGINNING;

Thence South 56° 25' 31" East, across said Harrisburg Pike, with the line common to

Variance #2-CU-2023 Zoning Hearing October 16, 2023 at 7:00 p.m.

Applicant: Turn-Key Industrial Services
Property: 4512 Harrisburg Pike, (parcel #160-000268) 2.85 Acres
Section: Chapter 204.09 Child Care
Application: Requesting a Child Care Center



Excerpt from Zoning Code

204.09 CHILD CARE CENTER

Child Care Centers shall be allowed as a conditional use in any agricultural and any residential zoning district, subject to approval in accordance with Chapter 107, and permitted in the OI District, provided such use occupies a lot of not less than one (1) acre, provided such use is not located on a local street within a platted subdivision, and provided there is an outdoor play area of at least two hundred (200) square feet per child. Such play area shall be arranged in accordance with the provisions of the zoning district for accessory uses and shall be enclosed with a chain link fence or its equivalent in strength and protective character to a height of four (4) feet, but not more than six (6) feet.