



City of Canal Winchester

36 South High Street
Canal Winchester, Ohio 43110
Development Department
Phone (614) 837-7501 Fax (614) 837-0145

VARIANCE APPLICATION

rev. 09/24/2013

PROPERTY OWNER

Name CANAL POINTE LLC c/o VIC IRELAN

Address 6233 AVERY ROAD DUBLIN, OHIO 43016

Daytime Phone 614-889-1445 Email VIRELAN@DUBLINBUILDING.COM

APPLICANT

Name DUBLIN BUILDING SYSTEMS c/o CHRISTOPHER JOHN

Address 6233 AVERY ROAD DUBLIN, OHIO 43016

Daytime Phone 614-889-1445 Email CJOHN@DUBLINBUILDING.COM

Address of Subject Property 6355 RUTHERFORD DRIVE

Current Zoning LM Variance Request to Section 1191.02(a)

Requested Variance REDUCE THE REQUIRED AMOUNT OF TREE PLANTINGS

Attach a legal description and current survey (within 2 years) of the subject property and all supporting materials as required by Section 1147.02(c) (see attachment). Additional information may be required by the Planning and Zoning Administrator or the Planning and Zoning Commission.

I certify that the information provided with this application is correct and accurate to the best of my ability.


SENIOR DESIGNER
Property Owner's or Authorize Agent' Signature

9.13.2018
Date

DO NOT WRITE BELOW THIS LINE

Date Received: ___/___/___

Fee: \$ _____
Paid

Historic District: ___ Yes ___ No

Preservation District: ___ Yes ___ No

Date of Action: ___/___/___

Application ___ No

Expiration Date: ___/___/___

Approved: ___ Yes

___ Yes, with conditions

Tracking Number: VA - _____



Dublin Building Systems

Design • Build • Service

September 12, 2018

City of Canal Winchester
Planning and Zoning Commission
36 S. High Street
Canal Winchester, Ohio 43110

Re: Mill Tech
6355 Rutherford Drive
Canal Winchester, Ohio 43110

Staff:

Nature of the Variances:

Dublin Building Systems is representing Mill Tech in their efforts to obtain a variance to section 1191.02 (a), Development Standards, to reduce the required amount of tree plantings.

Justification for the Variance:

- The future parking expansion, the future building expansion, and the gas line easement area will not allow for the planting of trees now that would be removed later.
- Granting the variance would not confer any special privilege to this Owner. It would allow the Owner to develop his property in a logical manner.
- Granting the variance would not adversely affect the health or safety of persons residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare or injurious to private property or public improvements in the vicinity.

Thank you for your consideration in this matter, please call if you have any questions or need any additional information.

Sincerely,
Dublin Building Systems

Christopher P. John
Senior Designer

Mill Tech

Adjoining Property Owners Mailing Addresses

September 11, 2018

1. Stanley E. Smith
10685 Busey Road
Canal Winchester, Ohio 43110

2. Canal Pointe LLC
6233 Avery Road
Dublin, Ohio 43016

3. Village of Canal Winchester
36 S High Street
Canal Winchester, Ohio 43110

4. AK Equity Holdings LLC
8015 Howe Industrial Parkway
Canal Winchester, Ohio 43110

6.123 ACRE TRACT

Situated in the Township of Violet and the City of Canal Winchester, County of Fairfield, State of Ohio; also being a part of the southeast quarter of Section 20, Township 15, Range 20, Congress Lands; also being a part of a 13.943 acre tract as conveyed to Canal Point, LLC as described in Official Record 1639 Page 315 Tract "A"; being more particularly described as follows:

Commencing at a MAG nail set at the intersection of the centerline of Howe Industrial Parkway (70' right-of-way as established in Plat Cabinet 2 Slide 127) and the centerline of Rutherford Drive (70' right-of-way as established in Plat Cabinet 2 Slide 127); thence,

Along the centerline of Rutherford Drive, **North 04° 29' 05" East for a distance of 39.17'** to a point; thence,

Along a line perpendicular to the centerline of Rutherford Drive, **North 85° 30' 55" West for a distance of 35.00'** to an iron pin set, said point being along the westerly right-of-way line of Rutherford Drive and an easterly line of said 13.943 acre tract, said point also being the **TRUE POINT OF BEGINNING**, and from said beginning point running thence,

Along the westerly right-of-way line of Rutherford Drive and along a portion of an easterly line of said 13.943 acre tract, **South 04° 29' 05" West for a distance of 399.51'** to an iron pin set, said point being the southeasterly corner of said 13.943 acre tract, said point also being the northeasterly corner of a 14.248 acre tract, the remainder of those lands as conveyed to Village of Canal Winchester as described in Deed Book 646 Page 849; thence,

Along the southerly line of said 13.943 acre tract and the northerly line of said 14.248 acre tract, **North 85° 25' 38" West for a distance of 669.43'** to a stone found, said point being the southwest corner of said 13.943 acre tract and the northwest corner of said 14.248 acre tract, said point also being along the easterly line of a 2.355 acre tract as conveyed to Village of Canal Winchester as described in Deed Book 639 Page 273 Tract 2; thence,

Along a portion of the westerly line of said 13.943 acre tract and along a portion of the easterly line of said 2.355 acre tract, **North 04° 46' 15" East for a distance of 398.49'** to an iron pin set; thence,

Along a line through said 13.943 acre tract, said line being perpendicular to the centerline of Rutherford Drive, **South 85° 30' 55" East for a distance of 667.44'** to the point of beginning, containing 6.123 acres of land, more or less, as determined by Michael L. Keller, Professional Surveyor, Ohio License No. 7978, based on a survey performed by The Kleingers Group in September, 2018.

Basis of Bearings is the State Plane Coordinate System, Ohio South Zone (NAD83-2011), with a portion of the centerline of Rutherford Drive being North 04° 29' 05" East as determined by a GPS survey utilizing CORS Station "COLB".

Iron pins set are 5/8" diameter rebar, 30" in length, with plastic identifier caps stamped "THE KLEINGERS GROUP".

Subject to any easements, restrictions, covenants, ordinances, or agreements of record.

Michael L. Keller
Professional Surveyor, Ohio License No. 7978

Date

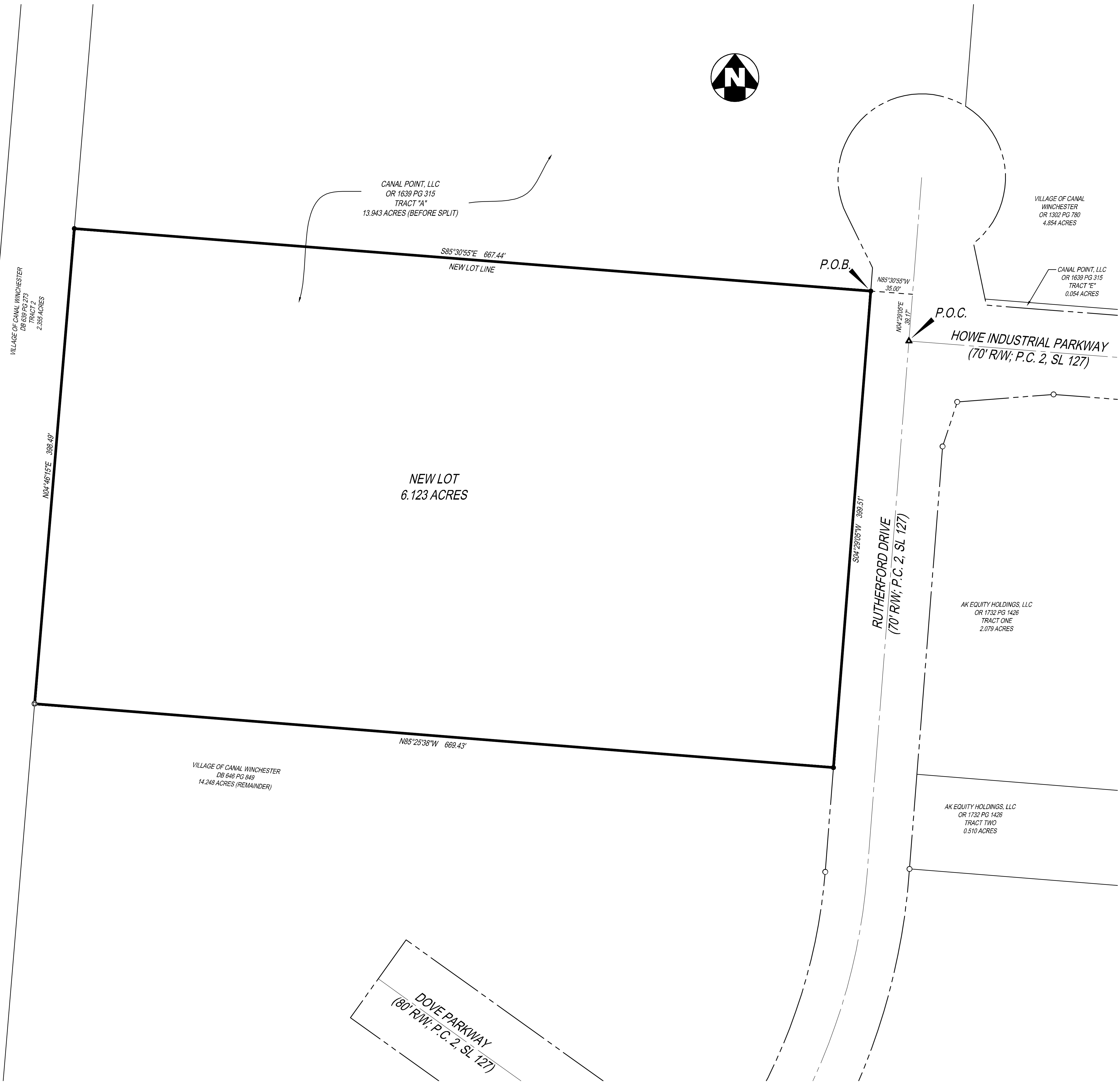


LEGEND

- 5/8" CAPPED IRON PIN SET
- 5/8" IRON PIN FOUND
- ⊙ 1" IRON PIPE FOUND
- ▲ NAIL SET
- △ NAIL FOUND
- ▲ RR SPIKE SET
- ⊕ STONE PROPERTY CORNER FOUND



THE KLEINGERS GROUP
 CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE
 www.kleingers.com
 350 Worthington Rd Suite B Westerville, OH 43082
 614.882.4311



- NOTES**
- 1.) OCCUPATION IN GENERAL FITS SURVEY.
 - 2.) SOURCE DOCUMENTS AS NOTED.
 - 3.) MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
 - 4.) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE (NAD83-2011), WITH A PORTION OF THE CENTERLINE OF RUTHERFORD DRIVE BEING NORTH 04° 28' 05" EAST AS DETERMINED BY A GPS SURVEY UTILIZING CORS STATION "COLB".
 - 5.) THIS DRAWING IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY THE KLEINGERS GROUP IN JULY, 2018.

I HEREBY CERTIFY THAT THIS PLAT IS BASED UPON A FIELD SURVEY MADE UNDER MY DIRECTION.

MICHAEL L. KELLER OHIO PROFESSIONAL SURVEYOR NO. 7978 DATE _____



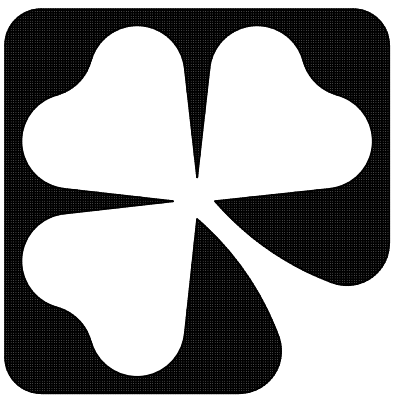
NO.	DATE	DESCRIPTION

6.123 ACRE TRACT
 SE 1/4 SEC 20, TWP 15, R 20, CONGRESS LANDS, VIOLET TOWNSHIP, CITY OF CANAL WINCHESTER, FAIRFIELD COUNTY, OHIO

PROJECT NO: 180526.000
 DATE: 9/11/18
 SCALE: 1" = 40'

SHEET NAME:
LOT SPLIT

SHEET NO.
1 OF 1



Dublin Building Systems
 Design Build Contractors and Engineers
 6233 Avery Road
 Box 370
 Dublin, Ohio 43017
 (614) 889-1445

SITE PLAN
 PROPOSED BUILDING FOR:
MILL TECH
 CANAL POINTE CANAL WINCHESTER, OHIO

REVISIONS

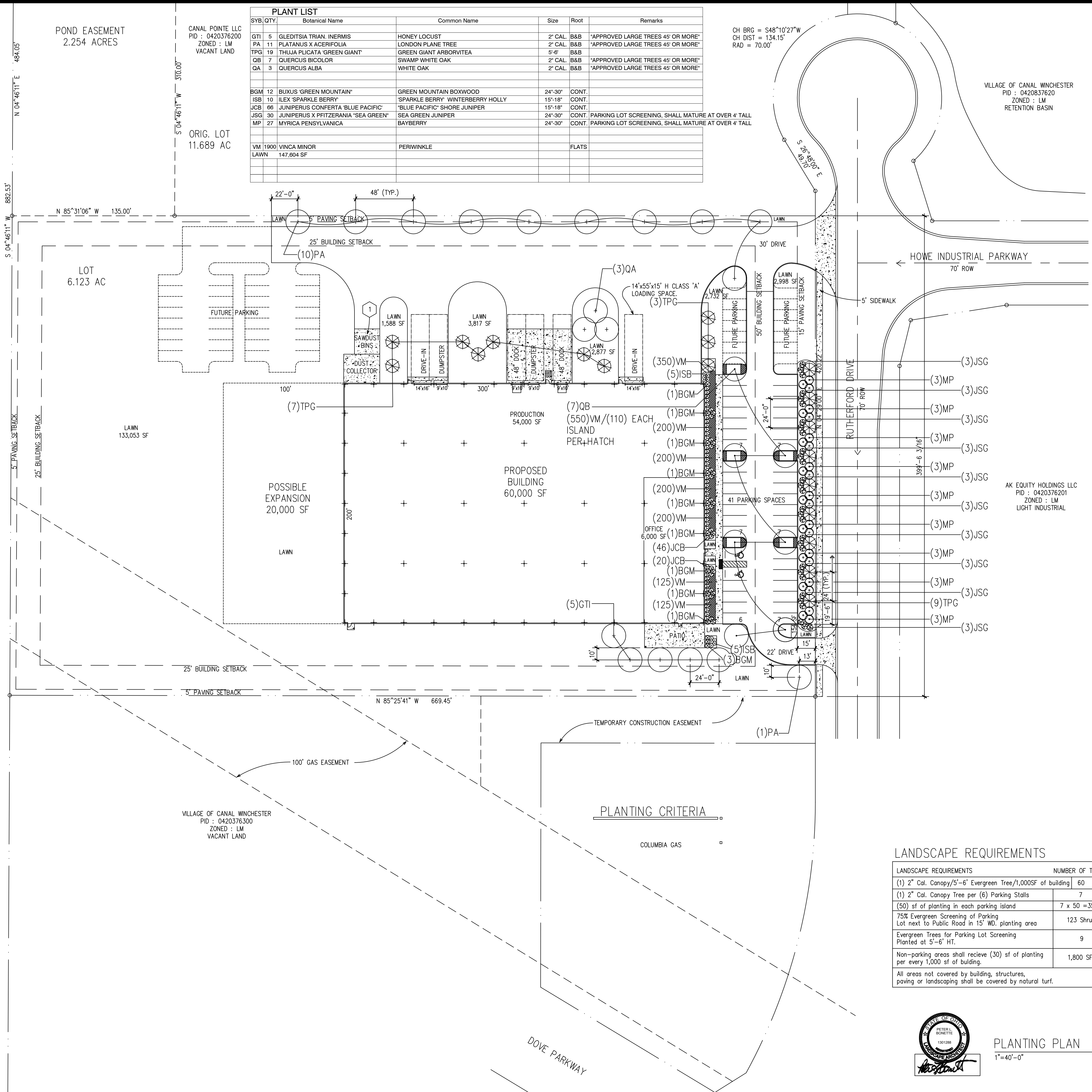
DATE: AUG. 23, 2018
 REVISED:
 JOB NO. 18-

PLANT LIST

SYB/ QTY	Botanical Name	Common Name	Size	Root	Remarks
GTI 5	GLEDITSIA TRIAN. INERMIS	HONEY LOCUST	2" CAL	B&B	*APPROVED LARGE TREES 45' OR MORE*
PA 11	PLATANUS X ACERIFOLIA	LONDON PLANE TREE	2" CAL	B&B	*APPROVED LARGE TREES 45' OR MORE*
TPG 19	THUJA PLICATA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	5'-6"	B&B	
QB 7	QUERCUS BICOLOR	SWAMP WHITE OAK	2" CAL	B&B	*APPROVED LARGE TREES 45' OR MORE*
QA 3	QUERCUS ALBA	WHITE OAK	2" CAL	B&B	*APPROVED LARGE TREES 45' OR MORE*
BGM 12	BUXUS 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD	24"-30"	CONT.	
ISB 10	ILEX 'SPARKLE BERRY'	'SPARKLE BERRY' WINTERBERRY HOLLY	15"-18"	CONT.	
JCB 06	JUNIPERUS CONFERTA 'BLUE PACIFIC'	'BLUE PACIFIC' SHORE JUNIPER	15"-18"	CONT.	
JSG 30	JUNIPERUS X PFITZERANIA 'SEA GREEN'	SEA GREEN JUNIPER	24"-30"	CONT.	PARKING LOT SCREENING, SHALL MATURE AT OVER 4' TALL
MP 27	MYRICA PENNSYLVANICA	BAYBERRY	24"-30"	CONT.	PARKING LOT SCREENING, SHALL MATURE AT OVER 4' TALL
VM 1900	VINCA MINOR	PERIWINKLE		FLATS	
LAWN					147,604 SF

CH BRG = S48°10'27"W
 CH DIST = 134.15'
 RAD = 70.00'

VILLAGE OF CANAL WINCHESTER
 PID : 0420837620
 ZONED : LM
 RETENTION BASIN



SMITH STANLEY E
 PID : 0370206900
 ZONED : R-1
 AGRICULTURAL

AK EQUITY HOLDINGS LLC
 PID : 0420376201
 ZONED : LM
 LIGHT INDUSTRIAL

VILLAGE OF CANAL WINCHESTER
 PID : 0420376300
 ZONED : LM
 VACANT LAND

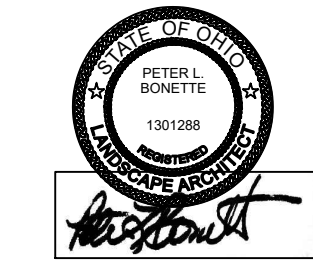
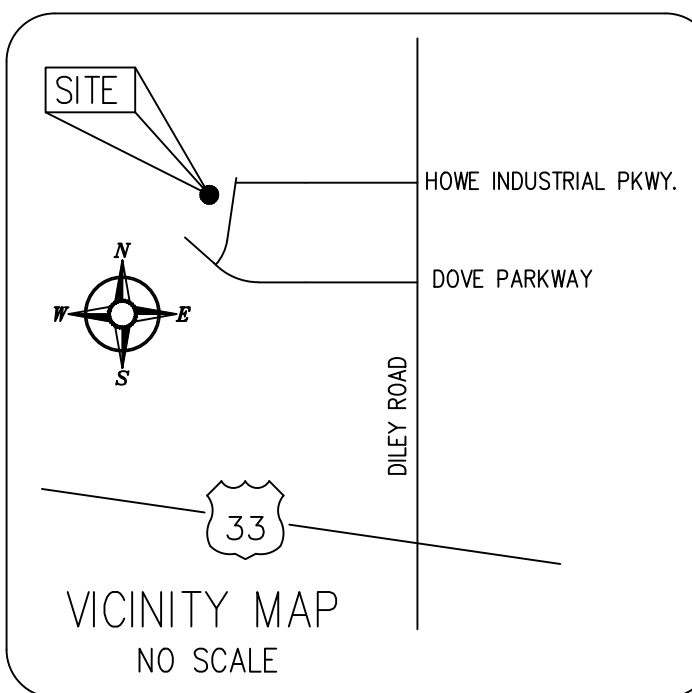
PLANTING CRITERIA

COLUMBIA GAS

LANDSCAPE REQUIREMENTS

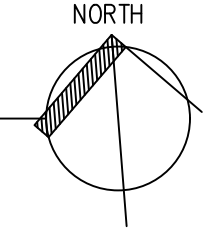
LANDSCAPE REQUIREMENTS	NUMBER OF TREES	NUMBER OF TREES PROVIDED
(1) 2" Cal. Canopy/5'-6" Evergreen Tree/1,000SF of building	60	38
(1) 2" Cal. Canopy Tree per (6) Parking Stalls	7	7
(50) sf of planting in each parking island	7 x 50 = 350	350
75% Evergreen Screening of Parking Lot next to Public Road in 15' WD. planting area	123 Shrubs	123 Shrubs
Evergreen Trees for Parking Lot Screening Planted at 5'-6" HT.	9	9
Non-parking areas shall receive (30) sf of planting per every 1,000 sf of building.	1,800 SF	1,800 SF

All areas not covered by building, structures, paving or landscaping shall be covered by natural turf.



PLANTING PLAN

1"=40'-0"



09/17/18
 09/13/18
 08/03/18
 07/31/18