



**CITY OF WHITEHALL PLANNING COMMISSION
MEETING AGENDA
THURSDAY January 15, 2026, 6:30 PM**

CALL TO ORDER:

6:30 p.m. by Chairman, Terry Anderson

OATH OF OFFICE TO MEMBERS:

Administered to Terry Anderson and Jeff Phillips by Mayor Michael T. Bivens

ROLL CALL:

TERRY ANDERSON	2026-2029
MIKE BROWN	2023-2026
BARBARA BLAKE	2024-2027
JEFF PHILLIPS	2026-2029
JASON THOMAS	2025-2028
JACKIE PLANK	2023-2026
CASEY ROWLANDS	

EXCUSE ABSENT MEMBERS:

ELECTION OF CHAIRPERSON FOR 2026:

ELECTION OF VICE CHAIRPERSON FOR 2026:

ACCEPTANCE OF CLERK FOR 2026:

Natia Hinton

APPROVAL OF MINUTES:

December 4th, 2025

ADOPT RULES AND REGULATIONS

2026 RULES AND REGULATIONS

ACTION ON CURRENT PLANNING CASES:

CASE 900 JACOB REHL REQUESTING 090-00855-00, 558 COLLINGWOOD AVE, TO SPLIT INTO THREE LOTS FOR FUTURE DEVELOPMENT

- **Staff Presentation** by City of Whitehall Economic Development
- **Applicant Presentation** by Jacob Rehl, property owner of 558 Collingwood Ave



- **Poll Public**
- **Poll Commission**
- **Motion and Vote**

ACTION ON LEGISLATION (CODE OR ORDINANCES):

N/A

- **Staff Presentation**
- **Applicant Presentation**
- **Poll Public**
- **Poll Commission**
- **Motion and Vote**

OTHER BUSINESS:

ADJOURN:

CITY OF WHITEHALL PLANNING COMMISSION

MEETING MINUTES

Thursday, December 4, 2025

CALL TO ORDER

The Whitehall Planning Commission Meeting for Thursday, December 4, 2025, was called to order by Chairperson Terry Anderson at 6:30pm.

ROLL CALL

Chairperson Anderson asked for roll.

Commission members present include Terry Anderson, Mike Brown, Barbara Blake, Casey Rowland, and Jason Thomas. Member Dennis Roberge was absent.

Others in attendance include:

Lara Jones, City of Whitehall Economic Development Specialist

Natia Hinton, City of Whitehall Administrative Assistant / WPC Clerk

Jacob Rehl, Property Owner of 558 Collingwood Ave.

Kevin Geib, Shremshock Architects

Motion to excuse absent member Roberge was made by Commissioner Rowlands, seconded by Commissioner Blake. Motion carried unanimously.

APPROVAL OF MINUTES

Motion to approve the special meeting minutes from November 17, 2023, was made by Commissioner Brown, seconded by Commissioner Plank. Motion carried unanimously.

ACTION ON CURRENT PLANNING CASES

CASE900: Jacob Rehl Requesting Subdivision of Parcel 090-000855, 558 Collingwood Ave. Economic Development Coordinator Lara Jones presented the case, explaining that the property owner Jacob Rehl was requesting to subdivide his parcel at 558 Collingwood Avenue into three separate lots. Jones displayed maps showing the property and the proposed subdivision layout. She noted that the property was previously divided as three separate lots according to Franklin County Auditor records, and Mr. Rehl was looking to split it into three parcels again, though with a slightly different configuration.

The proposed dimensions would be:

- Western lot: 0.269 acres
- Northern rear lot: 0.667 acres
- Southern rear lot: 0.507 acres

Jones showed diagrams illustrating the development plans, which included demolishing the current garage and relocating it closer to the southern lot line on the front parcel, with a permanent access drive to accommodate the development. She also presented an example of the development planned for the northern rear lot.

Jones explained that based on guidance from the city attorney, this case would require a more thorough subdivision review process due to its size and nature. She noted that staff still needed additional information to complete a full review to plat standards and recommended tabling the case until this information could be obtained. Jones mentioned that staff hoped to meet with the applicant the following week to gather the needed information and clarify next steps.

CITY OF WHITEHALL PLANNING COMMISSION
MEETING MINUTES
Thursday, December 4, 2025

Commissioner Rowlands confirmed that Mason Run is located behind the property. Jones confirmed this and noted that the property is fully located in the 100-year floodplain, which means any new development would need to go through the floodplain development application process.

Commissioner Brown asked if the creek was open and not buried. Mr. Rehl, the property owner, addressed this by stating that while he was close to the floodplain, his current garage height is out of the floodplain, and his goal would be to have similar elevation for new development. He mentioned he would have surveyors determine the exact elevations to ensure the building sites would not be in the floodplain.

Mr. Rehl then presented his plans, noting that he has lived on the property since 2004. He explained he was hoping to put a duplex on one portion of the property and create an access driveway by removing the existing garage and moving it to the south portion of the lot. He confirmed that he has seen Mason Run exceed its banks during his time on the property. He described how water has surrounded the existing mother-in-law house on the southern portion but has only reached the front step once since he's lived there. He assured the commission that the elevation of any new buildings would be approximately two feet higher than the existing mother-in-law house to avoid flood issues.

Commissioner Rowlands confirmed that the plan would result in three housing units with four possible dwelling units if the duplex was built.

Motion to table Case 900 until the January 8, 2026, Planning Commission meeting was made by Commissioner Rowlands, seconded by Commissioner Thomas. Motion carried unanimously.

Mr. Rehl expressed appreciation for the development department's service and helpfulness in the process.

ACTION ON LEGISLATION (CODE OR ORDINANCES)

CASE 901, ORD. 120-2025 Wright Patt Credit Union Requesting Special Use Permit for Drive Through Lanes for Teller Assistance and Interactive Teller Machines for Parcel 090-008433

Economic Development Specialist Lara Jones presented the case, explaining that Wright-Patt Credit Union was requesting a special use permit for drive-through lanes with interactive teller machines (ITMs) at the southwest parcel at the corner of Broad and Hamilton. She noted this parcel is situated across from Flower Rama and The Ashford on Broad, with Commonwealth Bank directly south and Norton Crossing Lofts directly west.

Jones explained that the request was for drive-through lanes for ITMs (similar to ATMs). She showed colored elevations of the proposed development. Jones mentioned that staff had conducted a review of all standalone financial institutions in Whitehall and found that they all have similar drive-through setups. Based on this review, staff recommended a favorable recommendation to city council.

CITY OF WHITEHALL PLANNING COMMISSION
MEETING MINUTES
Thursday, December 4, 2025

Kevin Geib from Shremshock Architects presented on behalf of Wright-Patt Credit Union, providing more detailed renderings of the proposed credit union building and drive-through canopies. He explained that the ITMs would function as ATMs but would also allow customers to speak with a teller remotely. The machines would dispense cash but would not have vacuum tubes for deposits.

Commissioner Brown inquired about the building's orientation, noting that the front entrance would face Hamilton Road while the north side facing Broad Street appeared plain. Jones explained that the city had requested the main entrance face Hamilton Road and mentioned that the corner of the property would feature brick pavers and landscaping as part of an ODOT project at Hamilton and Broad, which would serve as the main focal point for that corner.

Mr. Geib also addressed questions about water retention plans for the property.

Motion to recommend approval of Case 901, Ordinance 120-2025 to City Council was made by Commissioner Blake, seconded by Commissioner Plank. Motion carried unanimously.

OTHER BUSINESS

Economic Development Coordinator Lara Jones announced that the communications department requested individual photos of commission members at the January meeting, which would be held on January 8, 2024.

ADJOURN

Motion to adjourn was made by Commissioner Rowlands, seconded by Commissioner Blake. Motion carried unanimously. Meeting adjourned at 7:07pm.

Submitted by: _____
Natia Hinton Date
Planning Commission Clerk

APPROVED: _____
Terry Anderson Date
Planning Commission Chairperson



2026 Rules of Procedures

Whitehall Planning Commission

SECTION 1: Meetings will be held on the 1st Thursday of each month and shall be called to order at 6:30 p.m. If there is no business scheduled for that month, the meeting will be postponed until the next meeting date.

SECTION 2: The order of business shall be:

1. Call to Order
2. Roll Call
3. Excuse Absent Members
4. Approval of Minutes
5. Action on Current Planning Cases
6. Action on Legislation
7. Other Business
8. Adjourn

SECTION 3: Majority. Any motion to approve an Ordinance or Resolution establishing, amending, revising, changing, or repealing zoning classifications, districts, uses or regulations which fails to receive **four (4)** votes for approval shall be reported to council as a written recommendation for disapproval of the majority of the members of this commission.

SECTION 4: Quorum. **Four (4)** members of the commission shall constitute a quorum.

SECTION 5: Roll Call. The secretary shall call the names of the members individually and record the vote of each member as "yes," "no," or "abstention."

SECTION 6: Special Meetings. Special meetings will be held when deemed necessary. Special meetings will be set by motion at a regular meeting or at the call of the chairman of the commission. (Officers of the city shall make their request for special meetings through the chairman.)

SECTION 7: Officer Vacancies. When a vacancy occurs in the chairmanship, the Vice-chairman shall assume the duties of the chairman and a new vice-chairman shall be elected at the next regular meeting or special meeting called by the new chairman. When a vacancy exists in the vice-chairmanship it shall be filled at the next regular meeting or special meeting called by the chairman.

SECTION 8: Lack of Officer to Conduct Meeting. When neither the chairman nor vice-chairman attends a meeting, the Director of Public Service shall conduct the meeting. If the Director of Public Service is not available, then the meeting shall be conducted by the member in attendance with the most seniority on the Commission.

SECTION 9: Rule Change. These rules may be amended or suspended by **six (6)** votes of the members of the Commission.

SECTION 10: Motions. All motions shall be presented for approval.



SECTION 11: Robert's Rules of Order. In the absence of any rule upon a matter of business, the Commission shall be governed by "Robert's Rules of Order," newly revised.

Submitted by,

Planning Commission Clerk

Date

Approved by,

Planning Commission Chairperson

Date



November 19, 2025

Notice of Whitehall Planning Commission Meeting

CASE 900 JACOB REHL, PROPERTY OWNER OF PARCEL 090-000855, 558 COLLINGWOOD AVE, IS SEEKING TO SUBDIVIDE

Dear Contiguous Property Owner,

The Whitehall Planning Commission of the City of Whitehall, Ohio, will consider the above request.

The Board will hold a public hearing on **Thursday, December 04, 2025, at 6:30 p.m.** in the Municipal Building, located at 360 South Yearling Road, Whitehall, Ohio 43213 in the City Courtroom. At the time of this meeting the Municipal Building is undergoing construction and the side entrances will be closed off, please enter through the front doors.

Copies of the application and supporting documents are on file in the office of development and are available for review. If you would like to examine these documents, please call 614.246.7413 or email natia.hinton@whitehall-oh.us to make your request.

Respectfully,

Lara Jones
Economic Development Specialist



250' proximity notice address list:

taxid	ownername1	owneraddress1	address2	STATE	zipcode
090-001069-00	AMUNDSON ALEXANDER R	545 ROBINWOOD AVE	COLUMBUS	OH	43213
090-000531-00	BAMER JOYCE M	590 COLLINGWOOD AVE	COLUMBUS	OH	43213
090-004282-00	BRICKLEY LENORA J	551 COLLINGWOOD AVE	WHITEHALL	OH	43213-1799
090-007604-00	BRINKLEY OKEY R	PO BOX 50721	MIDLAND	TX	79710
090-000090-00	CALES CONSTANCE JOY	584 COLLINGWOOD AVE	COLUMBUS	OH	43213
090-000856-00	CALES JAMES D	578 COLLINGWOOD AVE	COLUMBUS	OH	43213-1742
090-002481-00	CLEMENS ROBERT LJR	4112 ELBERN AVE	WHITEHALL	OH	43213-2331
090-000859-00	DASSING DANIEL R	597 ROBINWOOD AVE	COLUMBUS	OH	43213
090-000950-00 & 090-000549-00	DAYTON WILLIAM	3744 WASHBURN ST	COLUMBUS	OH	43213
090-005158-00	DILDINE LINDA LOU TR	615 ROBINWOOD AV	COLUMBUS	OH	43213
090-000846-00	DRW INVESTMENT INC	297 WOODLAND AV	COLUMBUS	OH	43203
090-000154-00	EGY HOLDINGS LLC	8095 BREEZWOOD CT	WESTERVILLE	OH	43081
090-004307-00	EIFEL DENNIS A	557 COLLINGWOOD AVE	COLUMBUS	OH	43213-1799
090-000612-00	FRAME HEATHER B TTEE	4786 GLENGATE DR	COLUMBUS	OH	43232
090-000033-00	GILMORE LINDA P	546 COLLINGWOOD AVE	COLUMBUS	OH	43213
090-001068-00	HARDYMON MINDA	539 ROBINWOOD AVE	COLUMBUS	OH	43213-1753
090-001112-00	HERRERA SANCHEZ VENTURA TR	523 ROBINWOOD AVE	COLUMBUS	OH	43213
090-000897-00	HESS JOHN J	585 COLLINGWOOD AVE	COLUMBUS	OH	43213-1799
090-000155-00	HUNTER UNA T	4076 E MAIN ST	COLUMBUS	OH	43213
090-000893-00	KENNEDY CORY R	3750 WASHBURN ST	COLUMBUS	OH	43213
090-005347-00	KUZEVSKI TOMCE	479 COLLINGWOOD AVE	COLUMBUS	OH	43213
090-005169-00	MARTIN DEAN R	573 ROBINWOOD AVE	COLUMBUS	OH	43213
090-001067-00	MCCLAIN TIMOTHY L	512 COLLINGWOOD AVE	COLUMBUS	OH	43213-1742
090-001982-00	MOCK CATHY	541 COLLINGWOOD AVE	COLUMBUS	OH	43213
090-000159-00	PLOWCHA STEPHEN	535 ROBINWOOD AVE	COLUMBUS	OH	43213
090-000844-00	POWELL ROBIN E	519 COLLINGWOOD AVE	COLUMBUS	OH	43213-1799
090-001071-00	PRATT WILLIAM MICHAL	7957 BROOKFIELD PLACE NW	CANAL WINCHESTER	OH	43110
090-001061-00	PRATT WILLIAM MICHAL	561 ROBINWOOD AVE	COLUMBUS	OH	43213-1753
090-001979-00 & 090-004399-00	ROWLAND RICHARD M	281 CHATHAM DR	KETTERING	OH	45429
090-000669-00	ROZZELLE RAYNES E JR	576 COLLINGWOOD AVE	COLUMBUS	OH	43213
090-001983-00	RUSSELL SHANNON	620 GARRARD ST	COVINGTON	KY	41011
090-001072-00	SATTLER CLAIRE L	3827 ELBERN AVE	COLUMBUS	OH	43213
090-005900-00	SCARVILLE IVAN A II	518 COLLINGWOOD AVE	COLUMBUS	OH	43213
090-007502-00	SCHUYLER NICHOLAS V	569 COLLINGWOOD AVE	COLUMBUS	OH	43213
090-005466-00	SCURLOCK LARRY D	607 ROBINWOOD AVE	COLUMBUS	OH	43213-1756
090-004353-00	SMITH JOHN E	599 ROBINWOOD AVE	COLUMBUS	OH	43213
090-000670-00 & 090-001070-00	SPEER CLIFFORD	549 ROBINWOOD AVE	COLUMBUS	OH	43213
090-001062-00	ST JOHN AMY M	581 COLLINGWOOD AVE	COLUMBUS	OH	43213
090-000085-00	VERNON GARY W	540 COLLINGWOOD AVE	COLUMBUS	OH	43213-1742
090-007559-00	WILLIAMS ADAM	570 COLLINGWOOD AVE	COLUMBUS	OH	43213



November 19, 2025

Notice of Whitehall Planning Commission Meeting

CASE 901 KEVIN GEIB, ARCHITECT FOR WRIGHT-PATT CREDIT UNION ON PARCEL 090-008433, 19 SOUTH HAMILTON ROAD, IS SEEKING SPECIAL USE PERMIT FOR DRIVE-THRU USE AT FINANCIAL INSTITUTE

Dear Nearby Property Owner,

The Whitehall Planning Commission of the City of Whitehall, Ohio, will consider the above request.

The Board will hold a public hearing on **Thursday, December 04, 2025, at 6:30 p.m.** in the Municipal Building, located at 360 South Yearling Road, Whitehall, Ohio 43213 in the City Courtroom. At the time of this meeting the Municipal Building is undergoing construction and the side entrances will be closed off, please enter through the front doors.

Copies of the application and supporting documents are on file in the office of development and are available for review. If you would like to examine these documents, please call 614.246.7413 or email natia.hinton@whitehall-oh.us to make your request.

Respectfully,

Lara Jones
Economic Development Specialis



250' proximity notice address list:

090-000027-00
WSC OPERATIONS LLC
4780 E BROAD ST
COLUMBUS, OH 43213

090-000056-00
WIZ OF OZ CORP
1337 WINDTREE CT
NEW ALBANY, OH 43054

090-001054-00
SAUCEDO INVESTMENTS LLC
2175 MORSE RD
COLUMBUS OH, 43229

090-001568-00
WHITEHALL ASSISTED LIVING LLC
6880 TUSSING RD
REYNOLDSBURG, OH 43068

090-008216-00
DAVID & NANCY GILL
4700 E BROAD ST
COLUMBUS, OH 43213

090-008415-00
NORTON CROSSING OWNER LLC
80 E RICH ST, STE 120
COLUMBUS, OH 43215-5249

090-008422-00
NORTON CROSSING COMMERCIAL LLC
150 E BROAD ST, STE 800
COLUMBUS OH 43215

090-008432-00
NORTON CROSSING COMMERCIAL LLC
150 E BROAD ST
COLUMBUS, OH 43215

090-008432-00
FIRST COMMONWEALTH BANK
51 S HAMILTON RD
WHITEHALL, OH 43213

THE DAILY REPORTER

580 South High Street, Suite 316
Columbus, Ohio 43215-5659
(614) 228-NEWS (6397)
FAX (614) 224-8649

Email: legal@thedailyreporteronline.com

Affidavit of Publication

11/20/2025

Julie Ogg
City of Whitehall
360 S. Yearling Road
Whitehall, OH 43213

Public Hearing
Ordinance 120-2025
12/4/2025

Total public notice charge \$39.00

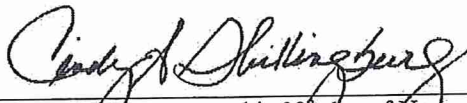
STATE OF OHIO
Franklin County, Ohio, SS.

CINDY A SHILLINGBURG

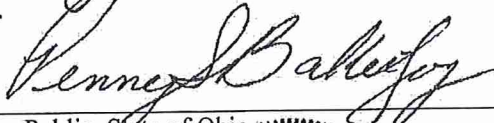
On behalf of THE DAILY REPORTER, a newspaper published in Franklin County, Ohio, makes oath that the attached printed advertisement was published 1 time(s) in said newspaper i.e., on

November 20, 2025

and that said newspaper is of general circulation in said County.



Subscribed and sworn to this 20th day of November, 2025.



Notary Public, State of Ohio



Notice of Public Hearing

A Public Hearing will be held by the Whitehall City Council on Tuesday, December 2, 2025, at 6:30 p.m. in the Council Chambers of the Municipal Building, 360 South Yearling Road, to consider the following:

A Public Hearing will be held by the Whitehall Planning Commission on Thursday, December 4, 2025, at 6:30 p.m. in the Council Chambers of the Municipal Building, 360 South Yearling Road, to consider the following:

ORDINANCE
NO. 120-2025

ALLOWING A SPECIAL PERMIT UNDER 1125.04 TO ALLOW DRIVE-THROUGH FACILITIES ON THE PROPERTY LOCATED AT 0 S. HAMILTON ROAD, PARCEL NUMBER 090-008433, PROPERTY OWNED BY WRIGHT PATT CREDIT UNION INC AND DECLARING AN EMERGENCY.

Copies of the exhibits are on file in the City Council Office and the Public Service Department and may be examined by anyone interested Monday through Friday, during regular business hours.

Nov 20

WPC case # 900



PLANNING COMMISSION APPLICATION
PUBLIC SERVICE & BUILDING DEPARTMENT

CITY OF WHITEHALL
360 S. Yearling Road
Whitehall, Ohio 43213
614-237-8612
Building-Department@whitehall-oh.us
www.whitehall-oh.us

Duties of the Planning Commission are outlined in Whitehall Codified Ordinances Section 149. Please use this application to apply for:

- Rezoning**
- Special Use Permit**
- Expansion of Nonconformity**
- Lot split greater than 1 acre**
- Preliminary Plat Review**
- Final Plat Review**

APPLICATION CHECKLIST

- Application with all completed attachments submitted digitally to Building-Department@whitehall-oh.us *at least* two weeks prior to Planning Commission Meeting**
****Refer to each type of application for breakdown of specific timeline**
- A legal description of the property. If this is a metes and bounds description, the applicant must provide, at their own cost, a statement and a plot plan from a duly licensed surveyor or a licensed professional civil engineer verifying the correctness of the description and plot plan.
- A description of the architectural character and proposed use of the property and/or facility.
- A complete list of all property owners contiguous to and directly across the street from any part of the subject property including their mailing addresses taken from the County Auditor's tax list and the Treasurer's mailing list. This information should be listed separately on a sheet attached to the application.
- If the project has been previously denied, please provide a copy of the denial letter with statement of reason for the denial.
- See each application's type section for specific additional requirements
- If including additional supporting documents, which are not on the required, please list those here (photographs, pamphlets, etc.):
 1. _____
 2. _____
 3. _____
 4. _____
 5. _____
 6. _____
- A Notary Public must attest to Applicant's signatures on Page 7 and Affidavit Form on Page 8.
- Affidavit Form - Certify that the names and addresses, as submitted are current as of the first date of publication of the Public Hearing Notice. (Check with the Clerk of Council on the date to file Affidavit Form.)

Applicant is responsible for the accuracy of all the information contained in the application.

Rezoning Applications (For Details, see Chapter 1126):

- Description of all variances previously approved and/or requested for the subject property (for example if awarded or applying for variances with BZBA)
- Description of any discrepancies between existing conditions of the subject property and its conformance with applicable provisions of current Code (existing non-conforming items)
- For phased development plans, include the masterplan and timetable for phases
- Property owner signed letter allowing the Director of Public service to have their designee to post sign of notice of public hearing at subject property
- Current photos of subject property that documents existing conditions
- Site Plan showing the proposed development of the property drawn to scale and meeting the requirements of the below checklist:

- | | | | |
|-----|---|------------------------------|-----------------------------|
| 1. | Is the site plan prepared by registered architect or registered engineer? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 1a. | If no, is requirement waived by Director of Public Service? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 2. | Site plan drawn to the following scale? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| | Up to 1 acre: 1" = 10' | | |
| | 1 to 5 acres: 1" = 20' | | |
| | 5 to 20 acres: 1" = 40' | | |
| | 20 to 50 acres: 1" = 60' | | |
| | 50 or more acres: 1" = 100' | | |
| 3. | The following shall be noted on the site plan: | | |
| | a) Total Acreage | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| | b) Percentage of property covered by building(s) | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| | c) Percentage of property covered by paving | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| | d) Percentage of property covered by landscaping | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| | e) Total number of parking spaces | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 4. | The face of the drawing shall include the following: | | |
| | a) Size and location of existing and/or proposed buildings | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| | b) Distance between buildings | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| | c) Landscaping of the lot | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| | d) Parking spaces and driveways | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| | e) Existing and proposed curb cuts | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| | f) Existing and proposed signs | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| | g) Location of hydrants | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| | h) Location of fencing (if applicable) | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| | i) Location of pool (if applicable) | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| | j) Loading areas (if applicable) | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| | k) Abutting rights-of-way boundaries and utilities easements on subject property | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| | l) Location and use of all properties contiguous to and directly across the street from the proposed facility | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

Rezone Timeline

1. Upon verifying the received application is complete, the WPC public meeting shall take place within 30 days (WPC meetings occur every first Thursday of the month)
2. WPC secretary shall mail notices to contiguous and adjacent properties at least 10 days prior to WPC public meeting
3. WPC secretary shall have a sign posted on project site at least 7 days prior to WPC meeting to give notice of public meeting
4. City Council public hearing shall occur at least 75 days after receiving completed application submittal but within 60 days of WPC's written recommendation (Council public hearing meetings occur every first 1st and third 3rd Tuesday of the month)
5. Clerk of Council shall post an ad in a Franklin County paper at least 20 days prior to Council public meeting
6. Clerk of Council shall mail notices to contiguous and adjacent properties at least 10 days prior to Council public meeting if the rezone concerns 10 or less parcels

Special Use Permit Applications (For Details, see Section 1125.04):

- Narrative statement discussing compatibility of proposed special use with existing uses of adjacent properties and is to include effects of traffic circulation, noise, glare, odor, fumes and vibrations from proposed special use
 - Site Plan showing the proposed development of the property drawn to scale and meeting the requirements of the below checklist:
1. Is the site plan prepared by registered architect or registered engineer? Yes No
 - 1a. If no, is requirement waived by Director of Public Service? Yes No
 2. Site plan drawn to the following scale? Yes No
 - Up to 1 acre: 1" = 10'
 - 1 to 5 acres: 1" = 20'
 - 5 to 20 acres: 1" = 40'
 - 20 to 50 acres: 1" = 60'
 - 50 or more acres: 1" = 100'
 3. The following shall be noted on the site plan:
 - a) Total Acreage Yes No
 - b) Percentage of property covered by building(s) Yes No
 - c) Percentage of property covered by paving Yes No
 - d) Percentage of property covered by landscaping Yes No
 - e) Total number of parking spaces Yes No
 4. The face of the drawing shall include the following:
 - a) Size and location of existing and/or proposed buildings Yes No
 - b) Distance between buildings Yes No
 - c) Landscaping of the lot Yes No
 - d) Parking spaces and driveways Yes No
 - e) Existing and proposed curb cuts Yes No
 - f) Existing and proposed signs Yes No
 - g) Location of hydrants Yes No
 - h) Location of fencing (if applicable) Yes No
 - i) Location of pool (if applicable) Yes No
 - j) Loading areas (if applicable) Yes No
 - k) Abutting rights-of-way boundaries and utilities easements on subject property Yes No
 - l) Location and use of all properties contiguous to and directly across the street from the proposed facility Yes No

Special Use Permit Timeline

1. Upon verifying the received application is complete, the WPC public meeting can be 20 days or later from submittal date (WPC meetings occur every first Thursday of the month)
2. WPC secretary shall post an ad in a Franklin County paper at least 10 days prior to WPC public meeting
3. WPC secretary shall mail notices to contiguous and adjacent properties at least 10 days prior to WPC public meeting
4. WPC shall provide written recommendation to Council at least 25 days prior to City Council public hearing and the Council public hearing shall occur at least 50 days after receiving completed application submittal but within 30 days of WPC's written recommendation (Council public hearing meetings occur every first 1st and third 3rd Tuesday of the month)
5. WPC, Council, and applicant may choose to agree to extend the time before the hearing
6. Clerk of Council shall post an ad in a Franklin County paper at least 20 days prior to Council public meeting
7. Clerk of Council shall mail notices to contiguous and adjacent properties at least 10 days prior to Council public meeting

Expansion of Nonconformity Applications (For Details, see Section 1120.04a):

- Narrative statement discussing compatibility of proposed use with existing uses of adjacent properties and is to include effects of traffic circulation, noise, glare, odor, fumes and vibrations from proposed special use
- If expansion of nonconformity is for land use, then only the narrative statement is required
- If expansion of nonconformity will include additional signage, then a copy of the sign permit application with site plan and design is requested to be included with this application
- If expansion of nonconformity will include moving, extending, altering, or adding structures on the lot, then a copy of the building permit application with site plan and design is requested to be included with this application

Expansion of Nonconformity Timeline

1. Upon verifying the received application is complete, the WPC public meeting can be 20 days or later from submittal date (WPC meetings occur every first Thursday of the month)
2. WPC shall provide written recommendation to Council at least 25 days prior to City Council public hearing and the Council public hearing shall occur at least 50 days after receiving completed application submittal but within 30 days of WPC's written recommendation (Council public hearing meetings occur every first 1st and third 3rd Tuesday of the month)
3. WPC, Council, and applicant may choose to agree to extend the time before the hearing

Lot Splits greater than 1 acre (For Details, see Section 151.06):

- Statement of special circumstances or conditions why the property is seeking a lot split
 - Statement that proposed lot split would not create special circumstances or conditions in which surrounding properties (not part of this lot split) would then need to seek out lot splits
 - Statement that proposed lot split is necessary to the preservation and enjoyment of substantial property rights
 - Map showing City zoning classification of proposed lot split site and immediate area
 - Plot Plan meeting the requirements of the below checklist:
1. The boundaries and dimensions of the lot or lots involved.
 2. The nature of the special conditions or circumstances giving rise to this application.
 3. The size and location of existing and/or proposed structures.
 4. The proposed use of all parts of the lot and structures, including access ways, walks, off-street parking and loading spaces, and landscaping.
 5. The location of structures on adjacent property.

Lot Split Timeline

1. Upon verifying the received application is complete, the WPC public meeting can be 17 days or later from submittal date (WPC meetings occur every first Thursday of the month)
2. WPC secretary shall post an ad in a Franklin County paper at least 10 days prior to WPC public meeting
3. WPC secretary shall mail notices to contiguous and adjacent properties at least 10 days prior to WPC public meeting

Preliminary Plat Review (For Details, see Chapter 1132, 1134, 1135, respective zoning district standards and potentially 1136):

- Vicinity sketch at 1" = 400' scale, or greater, showing nearest existing City streets and parcels immediately adjoining the proposed subdivision. This must also include the following information for the immediately adjoining parcels: all existing subdivisions, streets, tract lines of acreage, and property owner name on record.
- Copy of any proposed deed restrictions
- Copy of any proposed maintenance and repair agreements (if included as deed restriction or if proposed plat includes private streets)
- Bond for improvements shall be made to the City in accordance with 1131.04, if applicable at this time
- Preliminary Plat Plan meeting the requirements of the below checklist:

- | | | | |
|----|--|------------------------------|-----------------------------|
| 1. | Is the plat plan shall be prepared by registered engineer or surveyor | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 2. | Minimum scale of 1" = 100' | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 3. | The following shall be noted on the site plan: | | |
| | a) Name of proposed subdivision | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| | b) Is that name already in use, or closely resemble, other names of Franklin County subdivisions? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| | c) Name and address of property owner, subdivider, and engineer/surveyor | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| | d) Names of any adjacent subdivisions and parcels of unplatted land | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| | e) Boundary lines of land tract to be subdivided | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| | f) Location, width, and names of existing streets, plotted streets, public ways, permanent buildings, railroad lines, and corporation lines within or immediately adjacent to property | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| | g) Location, pipe size, and grade of existing sewer, water mains, culverts, and other underground structures within or immediately adjacent to property | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| | h) Contours of land shown at 5 ft or less intervals (reference to Columbus data) | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| | i) Layout and width of proposed streets (showing names of streets), service drives, right of ways, and easements | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| | j) Are the street names already in use, or closely resemble, other names of Franklin County streets (coterminous are exempt) | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| | k) Layout with numbers and approximate dimensions of proposed lots | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| | l) Zoning boundary lines if multiple zoning districts exist in the scaled plot plan | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| | m) Proposed property use(s) | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| | n) Proposed front yard depths | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| | o) Location of any parcels or streets intended to be temporarily or permanently dedicated to public use or deeded for common use of subdivision property owners | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| | p) Location of any structures tied to the subdivision which are intended for common use of property owners (such as gates) | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| | q) North directional arrow, scale, date, and location and elevation of bench mark | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| | r) If using reserves, indicate the use of | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| | s) Street lighting system | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

Preliminary Plat Review Timeline

1. Subdivider shall submit preliminary plat (in accordance with 1132) and WPC application no later than 2 weeks before WPC meeting for presentation of preliminary plat project (WPC meetings occur every first Thursday of the month)
2. WPC secretary shall mail notices of the filing of a preliminary plat, to contiguous, adjacent, across the street, and other property owners considered to be affected by the proposed subdivision. The notice shall state a reasonable time in which replies from property owners may reply prior to action taken by WPC on the preliminary plat.
3. The City Engineer and Commission shall check the preliminary plat for compliance of zoning code
4. WPC shall approve, disapprove, or approve with modifications, the preliminary plat, no later than 90 days from day of submittal
5. Copy of preliminary plat along with the written decision of the WPC shall be returned to the developer
6. Sale of the subdivision shall only be done upon agreement of purchaser to complete improvements and perform work shown in preliminary plat
7. Upon receiving approval from Commission, the developer may then proceed with grading, street and sewer improvements
8. After City Engineer gives inspection approval of completed of required improvements, as noted on the preliminary plat, the subdivider shall file the Final Plat

Final Plat Review (For Details, see Chapter 1133, 1134, 1135, respective zoning district standards and potentially 1136):

- Record plat of subdivision as black ink on 22" x 30" mylar which are to be the City's property
- Sewer, storm, and water line drawings to be approved by City Engineer
- Certification by registered professional surveyor that the plat represents a survey made by them as an accurate survey in the field, which shall be balanced and closed; error of closure shall not exceed one to 10,000; which all monuments shown and described are existing or will be erected during construction of subdivision
- Copy of any deed restrictions
- Copy of any proposed maintenance and repair agreements if including private streets
- List of any yard restrictions or requirements as noted by Zoning Code
- Statement that any lot transferred will have a minimum width and area substantially the same as those shown on the plat
- List of any street line restrictions as required by public authority
- Accurate description of the subdivision in reference to real estate records of Franklin County
- Title insurance, or other assurance of marketable title, showing ownership of all lands to be dedicated to public use and that the title therefor is free and unencumbered
- Bond for improvements shall be made to the City in accordance with 1131.04, if applicable at this time
- Final Plat Plan meeting the requirements of the below checklist:

- | | | | |
|----|---|------------------------------|-----------------------------|
| 1. | Is the plat plan shall be prepared by registered engineer or surveyor | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 2. | Maximum scale of 1" = 100' | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 3. | The following shall be noted on the site plan: | | |
| | a) Plat boundary lines, length of courses in hundredths of a foot and bearing to half minutes | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| | b) Exact location and width of all existing or recorded streets intersecting or adjoining the boundaries of the tract | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

- | | | |
|---|------------------------------|-----------------------------|
| c) True bearing and distance to nearest street lines or official monuments, to include material and size of monument | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| d) Bearing and distance of municipal, township, county or section lines accurately tied to the lines of the subdivision | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| e) Name, bearing, angle of intersection and width of right of way of streets and service drives | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| f) Length of all arcs, radii, internal angles, points of curvature and tangent bearings | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| g) Public service easements or rights of way, noting limitation of | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| h) Lot numbers and lot lines with accurate dimensions in feet and hundredths, with bearings and angles to minutes | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| i) Accurate boundaries of all property which is reserved for public use or for common use by deed restriction | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| j) Boundaries of any deed restrictions | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| k) Name of subdivision | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| l) Name and address of property owner, subdivider, and engineer/surveyor | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| m) North directional arrow, scale and date | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

Final Plat Review Timeline

1. After City Engineer gives inspection approval of completed required improvements, as noted on the preliminary plat, the subdivider shall file the Final Plat for review **OR** WPC may accept the final plat submittal if the City is provided with certified check, irrevocable letter of credit or bond in the amount equal to the estimated cost of improvements not yet completed, plus 10%, to ensure improvements completion
2. Subdivider shall submit final plat (in accordance with 1133) and WPC application no later than 2 weeks before WPC meeting in which the WPC will make their decision (WPC meetings occur every first Thursday of the month)
3. Upon receiving final plat, the City Engineer shall check computations, certifications, lot areas and numbers, monuments, other related data and compliance with preliminary plat
4. Upon the City Engineer finding the final plat to be in order, they shall transmit that copy to WPC for review and decision
5. Upon receiving the reviewed final plat WPC shall approve and endorse the final plat
6. Upon receiving approval from WPC, the developer shall file for record in the office of the Franklin County Recorder
8. Upon receiving approval from Commission, the developer may then secure building permits, after providing certified check, irrevocable letter of credit or bond in the amount equal to the estimated cost of improvements
9. If sewer, storm, and water lines change from that which was approved during final plat approval due to circumstances in field, then updated plans shall be sent to the Service and Building Department reflecting that

FEES AND GENERAL INFORMATION

Applications may be submitted digitally to Building-Department@whitehall-oh.us or in person. The office files applications between the hours of 8:30 AM and 4:30 PM on weekdays. Prior to the hearing, during regular business hours, there shall be deposited a fee based on the following scale. Fees can be paid by check or over the phone with a credit card (3% processing fee is assessed to all card transactions).

For Rezoning and Special Permits, fees are calculated by acreage of the project.

ONE ACRE OR LESS:	\$150.00
1 ACRE, BUT LESS THAN 3 ACRES:	\$225.00
3 ACRES, BUT LESS THAN 5 ACRES:	\$300.00
5 ACRES OR MORE:	\$600.00

Fees for other Requests:

EXPANTION OF NONCONFORMITY:	\$50.00
LOT SPLIT:	\$50.00
PLAT REVIEW FOR 5 ACRES OR LESS:	\$50.00
PLAT REVIEW FOR 5 ACRES OR MORE:	\$50.00 + \$8/EACH 5 ACRE INCREMENTS OVER

City Council meets on the first and third Tuesday of every month at 6:30 PM.
 The Planning Commission meets on the first Thursday of every month at 6:30 PM.
 Zoning Code Booklets are available from the Clerk of Council at the cost of \$42.00 per copy.

PLANNING COMMISSION APPLICATION BUILDING AND PUBLIC SERVICE DEPARTMENT

PLEASE INDICATE ALL REQUESTS:

- REZONING
- SPECIAL USE PERMIT
- LOT SPLIT GREATER THAN 1 ACRE
- PRELIMINARY PLAT REVIEW
- FINAL PLAT REVIEW

APPLICANT INFORMATION

APPLICANT:

Jacob Rehl

ADDRESS:	CITY	STATE	ZIP
558 Collingwood Ave	WHITEHALL	OH	43213

PHONE:	E-MAIL:
(614) 886-3609	JAKEREHL@GMAIL.COM

ATTORNEY FOR APPLICANT (IF ANY):

- NA -

ADDRESS:	CITY	STATE	ZIP

PHONE:	E-MAIL:

OWNERSHIP (IF DIFFERENT THAN APPLICANT)		
NAME:	ADDRESS:	PERCENTAGE:
SAME		

*If corporation, list names of all stockholders having more than 25% interest in the premises sought to be rezoned.

PROJECT DETAILS			
PROJECT ADDRESS:	CITY	STATE	ZIP
558 Collingswood Ave	Whitehall	PA	19380

NAME OF SUBDIVISION:
NUMBER AND TYPE OF BUILDINGS CURRENTLY ON THE PROPERTY (IF NONE, STATE "NONE"):
CURRENT ZONING:
(PLEASE PROVIDE CODE SECTION)

DOES THE PROJECT PROPERTY HAVE DEED RESTRICTIONS? YES NO

IF YES, PLEASE PROVIDE THE DATE THE DEED RESTRICTIONS HAVE/WILL EXPIRE(D):

PROPOSED USE OF THE PROPERTY IN DETAIL:

FOR REZONING

PROPOSED CHANGE IN ZONING: (PLEASE PROVIDE CODE SECTION) NO REZONING NEEDED

FOR SPECIAL USE PERMIT

SPECIAL PERMIT REQUESTED: (PLEASE PROVIDE CODE SECTION)

FOR EXPANSION OF NONCONFORMING REQUEST

CODE SECTION: 1120.04

WHAT IS NONCONFORMING:

FOR LOT SPLIT

PARCEL ID #: 090-000855

FOR PLAT REVIEW

PROPOSED NAME OF SUBDIVISION:

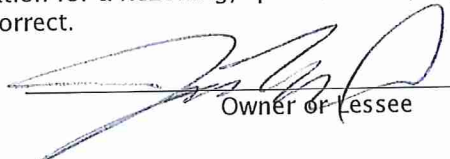
PARCEL(S) ID:

AUTHORIZATION

The City of Whitehall is hereby specifically authorized to erect Rezoning Signs required by the City Charter upon the property aforementioned pursuant to the provisions of Zoning Code Section 1126.01(d).

Owner or Lessee

I do swear that the facts as appearing in the above Application for a Rezoning, Special Permit, Expansion of Nonconformity, Plat Reivew and/or Lot Split are true and correct.



Owner or Lessee

STATE OF OHIO

)
) ss.
)

FRANKLIN COUNTY

Sworn to and subscribed in my presence by

LARA JONES this 21st day of October, 2025.



Notary Public



LARA K. JONES
NOTARY PUBLIC - STATE OF OHIO
Comm. No. 2021-RE-838990
My Commission Expires Oct. 19, 2026

NOTE: NOT TO BE FILED WITH THE APPLICATION; MUST BE FILED AFTER NOTIFICATION OF THE PUBLIC HEARING BY THE CLERK OF COUNCIL.

AFFIDAVIT

STATE OF OHIO)
) ss.
FRANKLIN COUNTY)

Kevin Geib being first duly sworn deposes and says that he is the applicant for a proposed Rezoning (or Special Permit) of certain property in the City of Whitehall, Ohio and more particularly described as follows, to-wit:

property located at 19 S. Hamilton Road (Parcel No. 090-008433) which is situated on the southwest corner of E. Broad St. and S. Hamilton Road.

THAT THE APPLICATION FOR SUCH ZONING CLASSIFICATION CHANGE OR SPECIAL PERMIT HAS BEEN FILED with the Clerk of Council of the City of Whitehall pursuant to the requirements of the Zoning Code, and the City Charter and that such application includes the names and addresses of property owners contiguous to and directly across the street from such parcel or parcels sought to be rezoned or for a Special Permit taken from the County Auditor's Tax List and the Treasurer's Mailing List.

AFFIANT now being advised of notice of the Public Hearing to be held on this proposed change of Zoning (or Special Permit Use) has rechecked the names and addresses referred to above, does hereby certify that these names and addresses are current as of the first date of publication of the Notice of Public Hearing to be held on this proposed change in Zoning (or Special Permit Use) and no later than fifteen (15) days before the date of the Public Hearing, to-wit:

December 2nd, 2025 , except as hereinafter noted.

FURTHER AFFIANT saith not.

[Signature]
Applicant

Sworn to and subscribed in my presence by
this 1st day of December, 2025.

[Signature]
Benjamin C. Shromshock
Notary Public, State of Ohio
My Commission Expires 12-31-2025



PLANNING COMMISSION APPLICATION
PUBLIC SERVICE & BUILDING DEPARTMENT

CITY OF WHITEHALL
360 S. Yearling Road
Whitehall, Ohio 43213
614-237-8612
Building-Department@whitehall-oh.us
www.whitehall-oh.us

STOP - OFFICE USE ONLY

APPLICATION NUMBER:
CASE NUMBER:
ORDINANCE NUMBER:
DATE APPLICATION RECEIVED:
DATE FEE RECEIVED:
DATE OF WPC MEETING:

WPC RECOMMENDATION:

- FAVORABLE
- UNFAVORABLE
- RECOMMEND TO COUNCIL

FOR REZONING AND SPECIAL
PERMIT ORDINANCES
CITY COUNCIL READING DATES:

FIRST:	
SECOND:	
THIRD:	

Request to split 558 Collinwood Ave into 3 lots

This proposal is for the address 588 Collingwood Ave Whitehall Ohio 43213.

The parcel id #090-000855-00

The plot plan provided uses the lot dimensions provided on the franklin county auditor's website.

Proposed lot 1:

Would remove back portion of the lot to remain the same size or larger than the existing lots on either side. The existing garage would be removed. The new garage would be moved to the south side of the lot and allow for permanent access to Lots 2 and 3.

Proposed Lot 2:

Lot 2 is to have a 790sf duplex with parking. The Lot would be 140'x205.6 for a total of 28,784SF. Access to the lot will require a permanent access drive by lot 1.

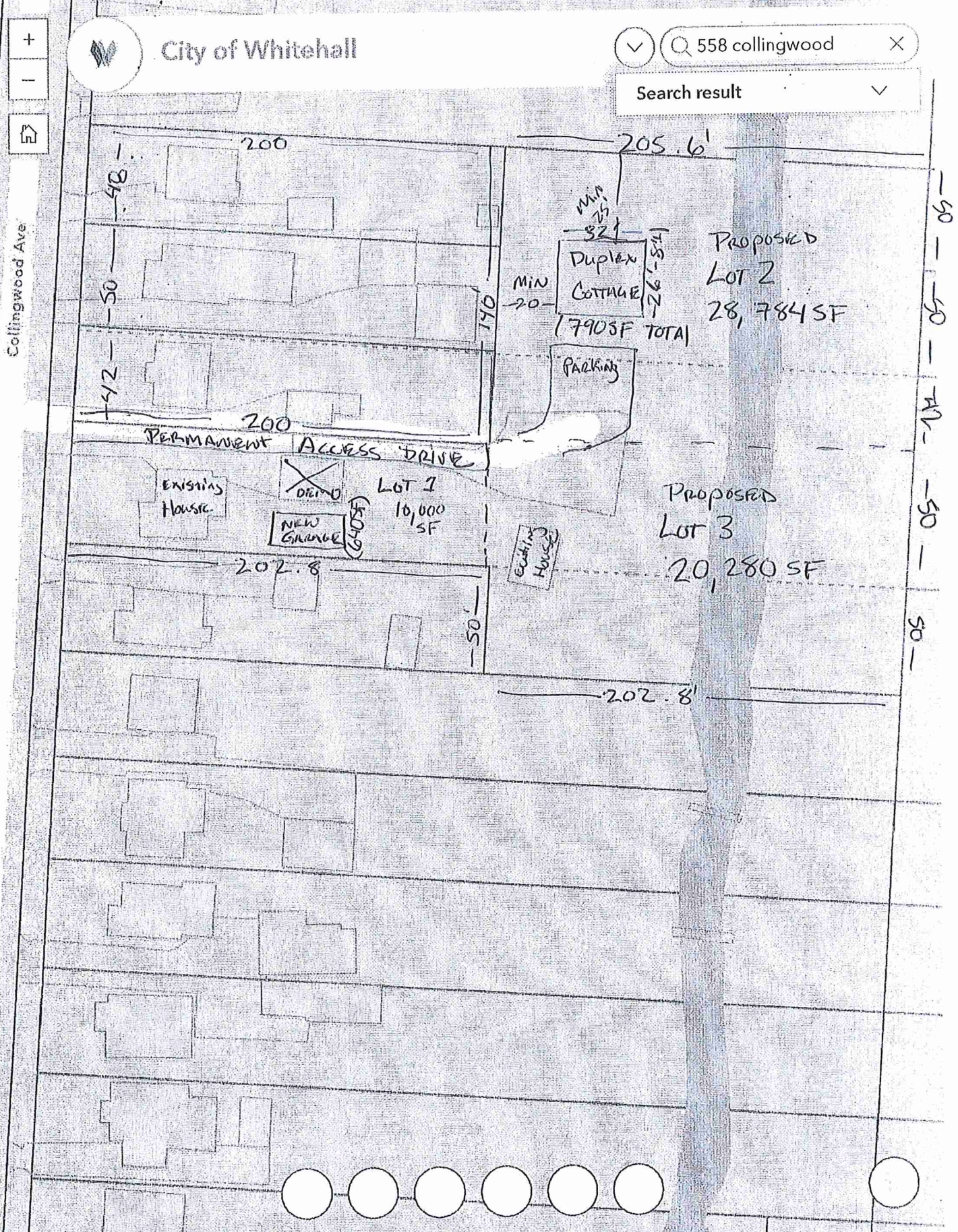
Proposed Lot 3

The existing house will remain on the property and will sit on its own 20,280sf lot

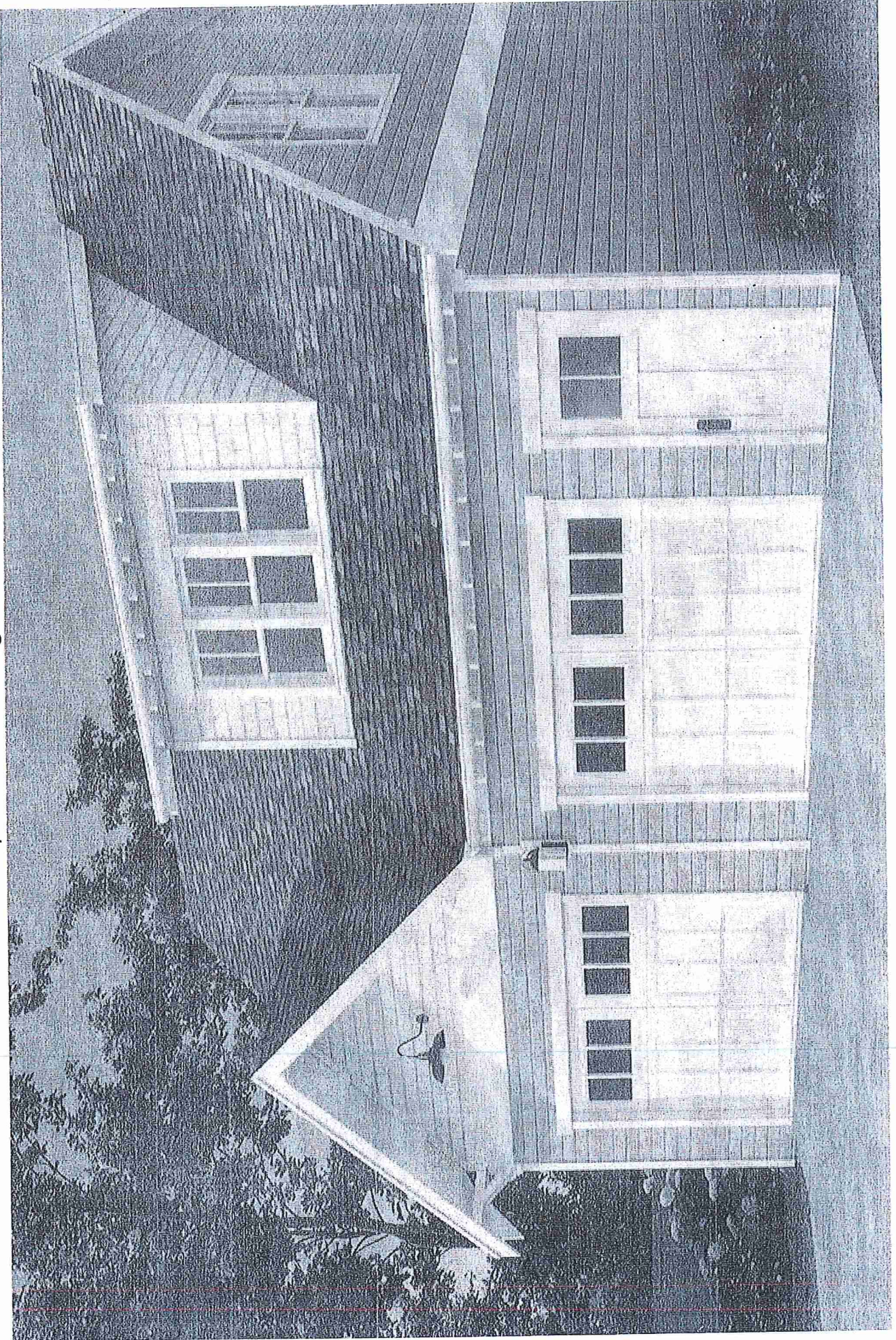
I think this project would provide new and attractive real estate in the Whitehall Community. It will encourage the community to beautify their properties.

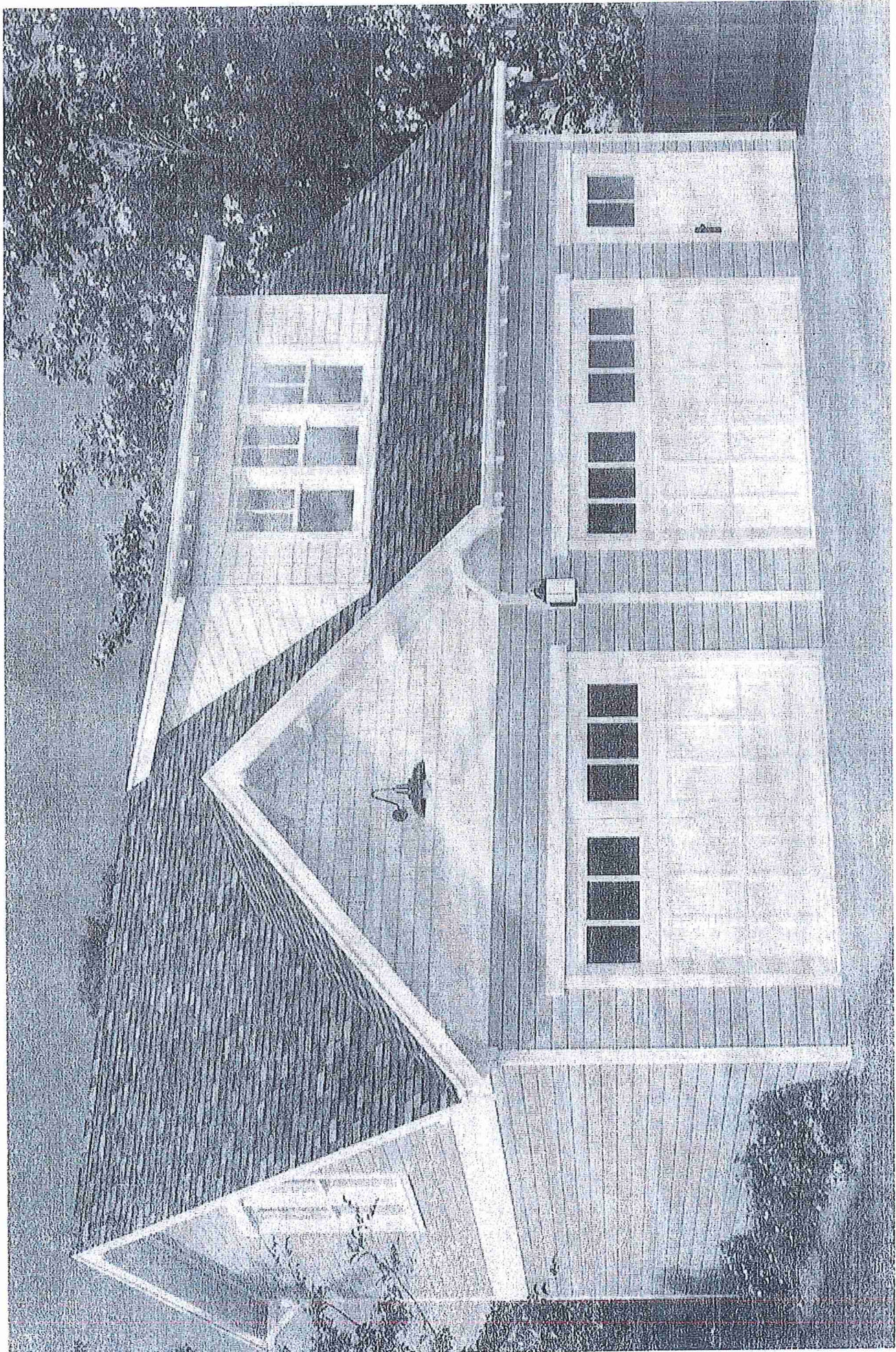
The new lots would all have the same single family/two unit zoning as the rest of the lots in the area.

See the attached plot plan

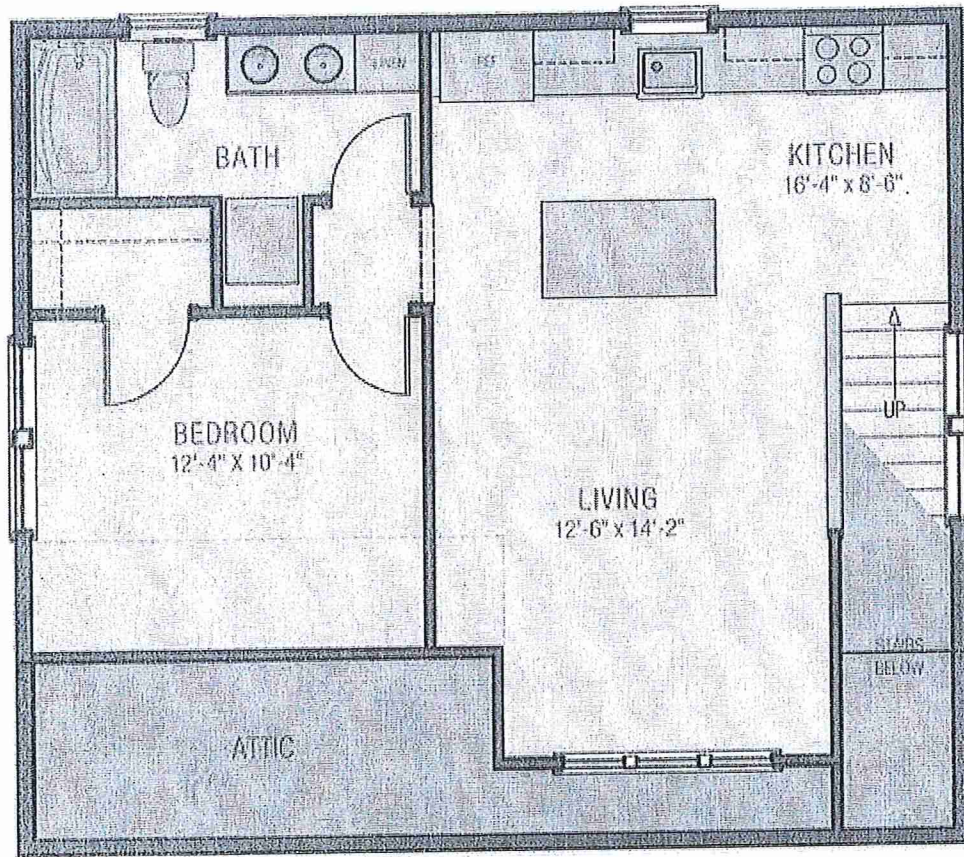


New Garage For House

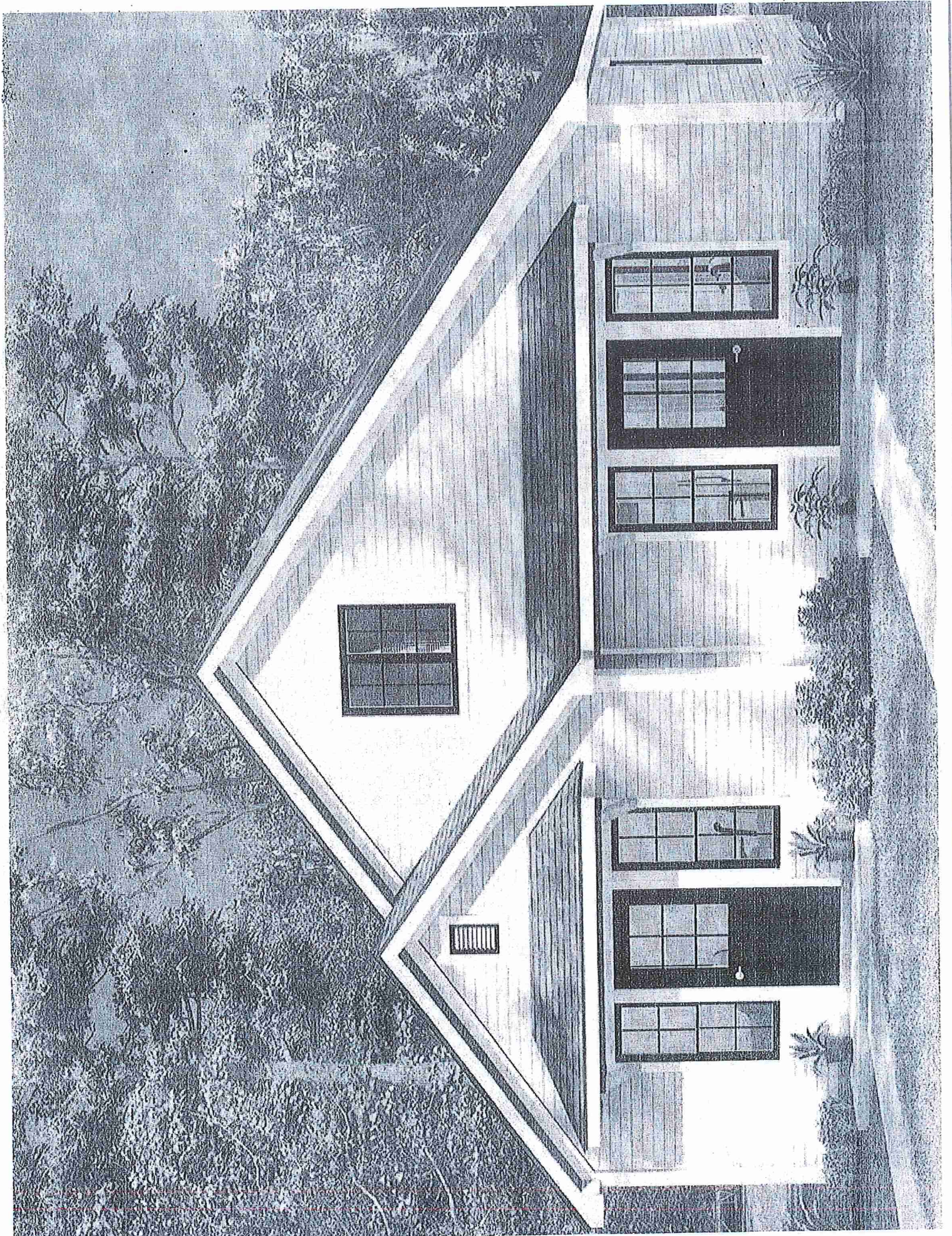


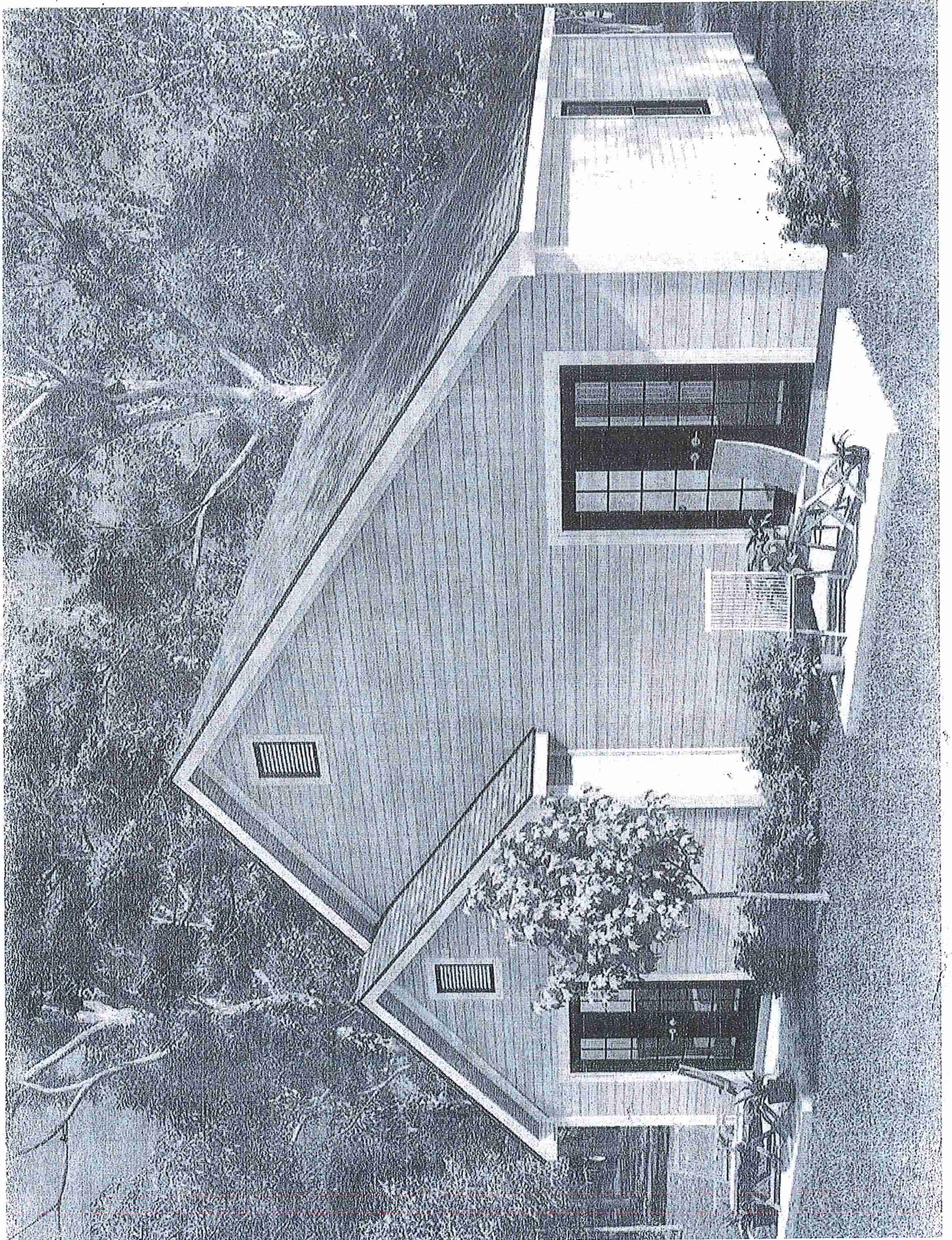


NEW GARAGE

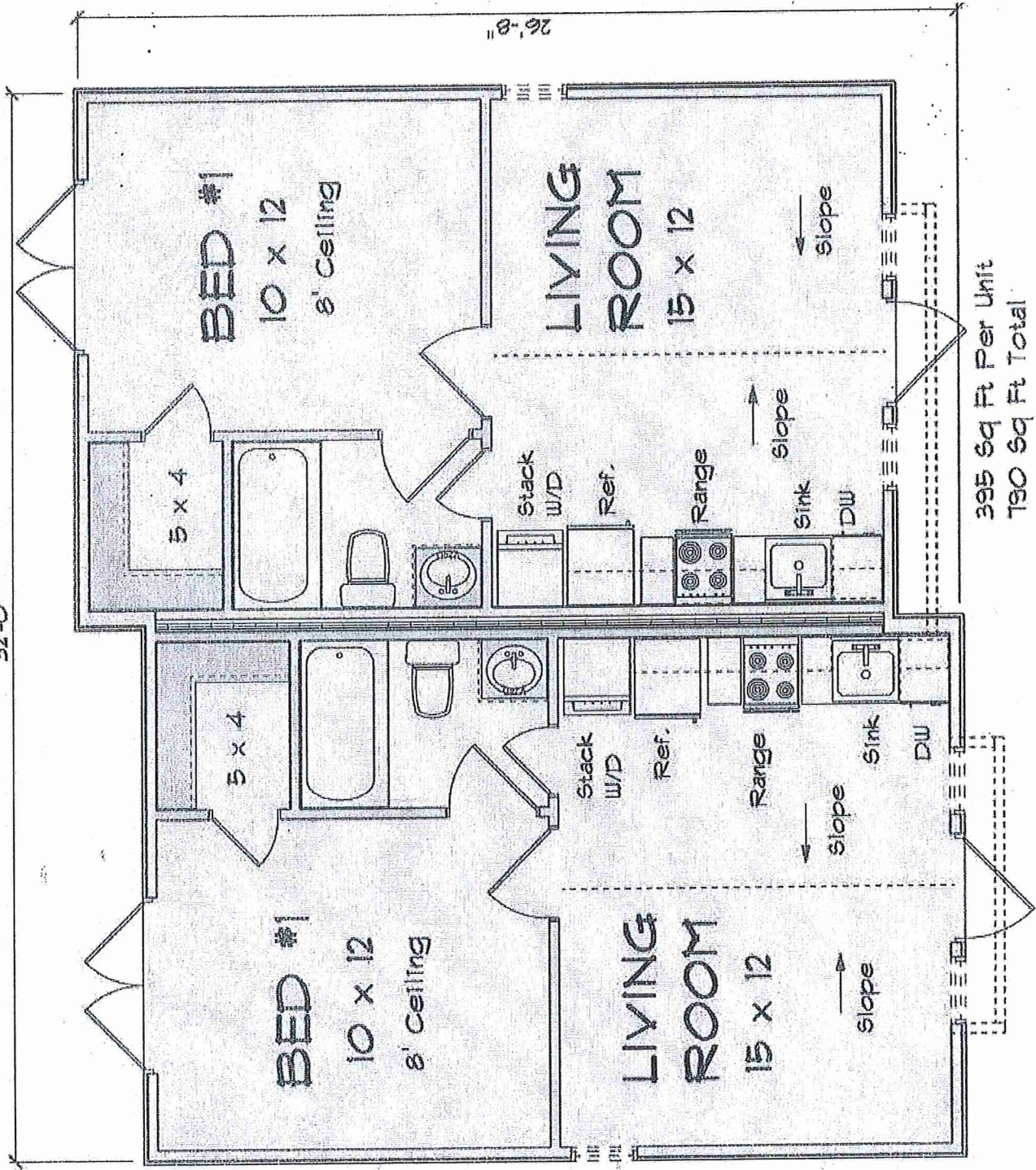


LIVING AREA
640 SQ FT





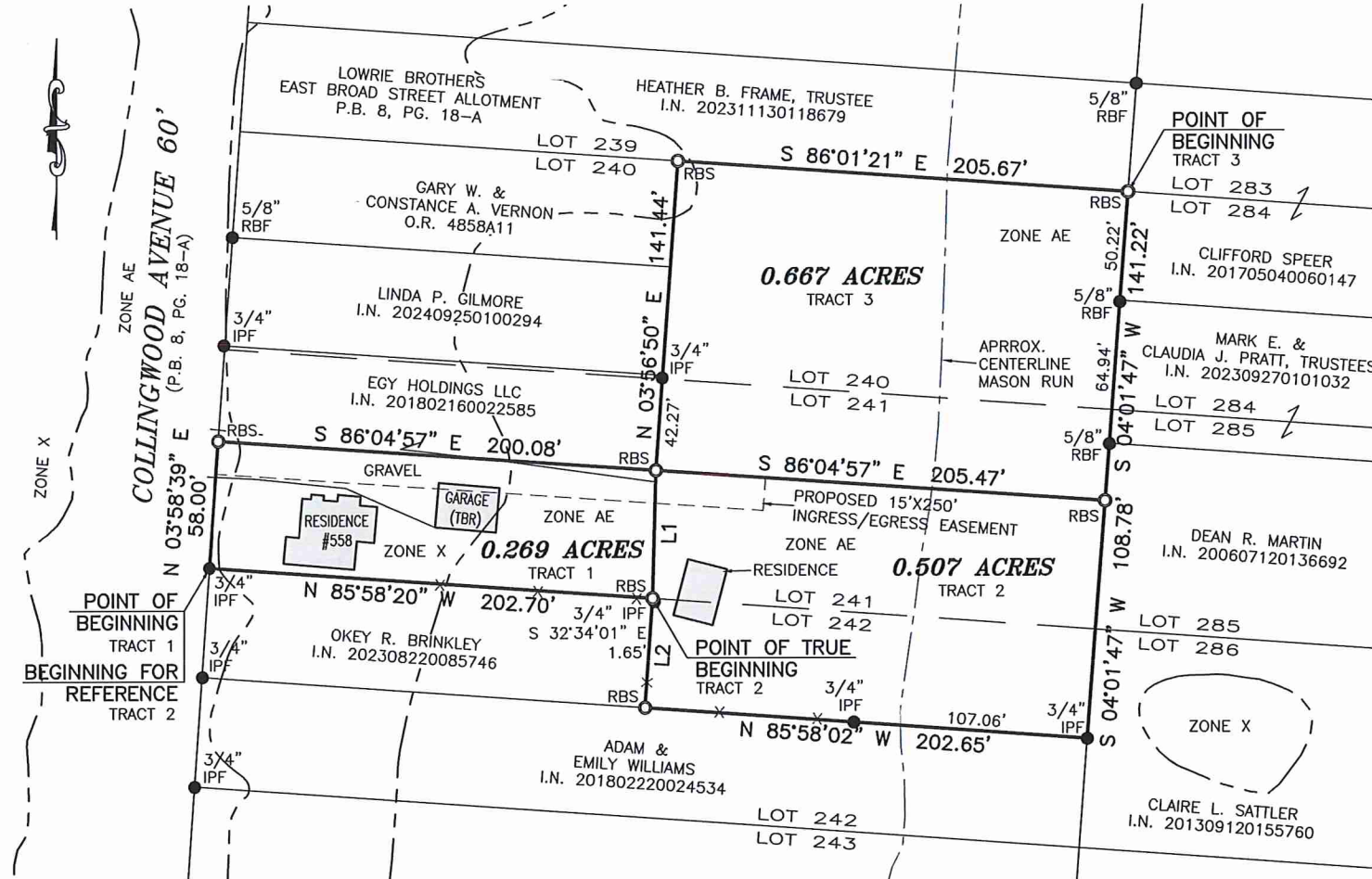
Cottage Duplex
32'-0"



395 Sq Ft Per Unit
790 Sq Ft Total

FLOOR PLAN

Parcel ID: 090-000154-00 EGY HOLDINGS LLC	Map Routing: 090-N075-20200 552 COLLINGWOOD AVE
Parcel ID: 090-000033-00 GILMORE LINDA P	Map Routing: 090-N075-20100 546 COLLINGWOOD AVE
Parcel ID: 090-000085-00 VERNON GARY W	Map Routing: 090-N075-19900 540 COLLINGWOOD AVE
Parcel ID: 090-000612-00 FRAME HEATHER B TTEE	Map Routing: 090-N075-19800 532 COLLINGWOOD AVE
Parcel ID: 090-001070-00 SPEER CLIFFORD	Map Routing: 090-N075-11300 ROBINWOOD AVE
Parcel ID: 090-001061-00 PRATT WILLIAM MICHAL	Map Routing: 090-N075-11200 561 ROBINWOOD AVE
Parcel ID: 090-005169-00 MARTIN DEAN R	Map Routing: 090-N075-11000 573 ROBINWOOD AVE
Parcel ID: 090-001072-00 SATTLER CLAIRE L	Map Routing: 090-N075-10900 595 ROBINWOOD AVE
Parcel ID: 090-007559-00 WILLIAMS ADAM	Map Routing: 090-N075-20500 570 COLLINGWOOD AVE
Parcel ID: 090-007604-00 BRINKLEY OKEY R	Map Routing: 090-N075-20400 564 COLLINGWOOD AVE



LINE TABLE:

LINE	BEARING	DISTANCE
L1	S 01°24'27" W	58.45'
L2	N 03°51'50" E	49.98'

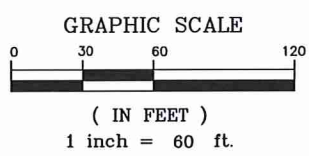
BASIS OF BEARINGS:
 THE BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011) EPOCH 2010. SAID BEARINGS ORIGINATED FROM A FIELD TRAVERSE WHICH WAS REFERENCED TO SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE OHIO DEPARTMENT OF TRANSPORTATION REAL-TIME-NETWORK. THE PORTION OF THE EASTERLY LINE OF COLLINGWOOD AVENUE, HAVING A BEARING OF N 03°58'39" E AND MONUMENTED AS SHOWN HEREON, IS DESIGNATED THE "BASIS OF BEARING" FOR THIS PLAT.

NOTE:
 THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS THAT MAY AFFECT THIS TRACT AND DOES NOT REPRESENT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THIS TRACT. ALL REBAR SET ARE 5/8" DIA. 30" LONG, WITH AN ORANGE PLASTIC CAP STAMPED "P.S. 8047".

FLOOD NOTE:
 THE SUBJECT PROPERTY LIES IN ZONE AE (AREA DETERMINED TO BE WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN) AND ZONE X (AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN), AS DETERMINED BY GRAPHIC INTERPOLATION FROM THE FLOOD INSURANCE RATE MAP NUMBER 39049C0334L, WITH AN EFFECTIVE DATE OF 6/16/2011, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

SURVEY OF
0.269 ACRES, 0.507 ACRES & 0.667 ACRES
 LYING IN
 PART OF LOTS 240, 241 & 242
 LOWRIE BROTHERS EAST BROAD STREET ALLOTMENT
 PLAT BOOK 8, PAGE 18-A
 CITY OF WHITEHALL, COUNTY OF FRANKLIN
 STATE OF OHIO

DEED REFERENCE:
 JACOB REHL
 1.442 ACRES
 I.N. 200502230033187
 I.N. 202211220159831
 P.P.N. 090-000855



- LEGEND**
- IPF IRON PIN FOUND
 - RBF REBAR FOUND
 - RBS REBAR SET
 - x- EXISTING FENCE LINE
 - TBR TO BE REMOVED

CERTIFICATION:
 I HEREBY CERTIFY THAT THE HEREON BOUNDARY SURVEY WAS PREPARED FROM AND ACTUAL FIELD SURVEY PERFORMED BY OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH CHAPTER 4733-37 OHIO ADMINISTRATIVE CODE. THE SURVEY WAS PERFORMED IN NOVEMBER OF 2025.

SCOTT D. GRUNDEL, P.S. DATE
 REGISTERED SURVEYOR NO. 8047

PRELIMINARY APPROVAL
 ADAM W. FOWLER, P.E., P.S.
 mbostard
 01/12/2026 8:08:46 AM
PENDING ORIGINALS
 *Submitted via digital format

Please return this approval, along with the original description and plat of survey, as prepared by the surveyor, signed, sealed, and dated in blue ink.

P: (614) 205-0721
 GM@COMPASS360SURVEYING.COM
 WWW.COMPASS360SURVEYING.COM
 DATE: 11/26/25 JOB NO. 25-326

DRAWN BY: SG

**DESCRIPTION OF 0.269 ACRES
LYING NORTH OF WASHBURN STREET
AND EAST OF COLLINGWOOD AVENUE
TRACT I**

Situated in the State of Ohio, County of Franklin, City of Whitehall, being part of lot 241 of Lowrie Brothers East Broad Street Allotment, of record in Plat Book 8, Page 18-A, and part of a 1.442 acre tract conveyed to Jacob Rehl, by deed of record in Instrument Numbers 200502230033187 and 202211220159831, Recorder's Office, Franklin County, Ohio, and being bounded and more particularly described as follows:

Beginning, at a 3/4 inch iron pin found, at the southwesterly corner of said lot 241, the northwesterly corner of lot 242 of said Lowrie Brothers East Broad Street Allotment, the southwesterly corner of said 1.442 acre tract, the northwesterly corner of a tract of land conveyed to Okey R. Brinkley, by deed of record in Instrument Number 202308220085746, and being on the easterly line of Collingwood Avenue (60 feet wide, P.B. 8, Pg. 18-A);

Thence North 03°58'39" East, a distance of 58.00 feet, along the westerly line of said lot 241, the westerly line of said 1.442 acre tract, and the easterly line of said Collingwood Avenue, to a rebar set, at a northwesterly corner of said 1.442 acre tract, and the southwesterly corner of a tract of land conveyed to EGY Holdings LLC, by deed of record in Instrument Number 201802160022585;

Thence South 86°04'57" East, a distance of 200.08 feet, across said lot 241, and along the line common to said 1.442 acre tract and said EGY Holdings LLC tract, to a rebar set, at the easterly common corner of said 1.442 acre tract and said EGY Holdings LLC tract;

Thence South 01°24'27" West, a distance of 58.45 feet, across said lot 241, and across said 1.442 acre tract, to a rebar set, on the line common to said lot 241 and said lot 242, at an interior corner of said 1.442 acre tract and the northeasterly corner said Brinkley tract, referenced by a 3/4 inch iron pin found S 32°34'01" E, a distance of 1.65 feet;

Thence North 85°58'20" West, a distance of 202.70 feet, along the line common to said lot 241 and said lot 242, and along the line common to said 1.442 acre tract, and said Brinkley tract, to the **Point of Beginning**, containing 0.269 acres more or less, and being subject to all easements, restrictions and rights-of-way of record.

The bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011) Epoch 2010. Said bearings originated from a field traverse which was referenced to said Coordinate System by GPS observations and observations of selected stations in the Ohio Department of Transportation Real-Time-Network. The portion of the easterly line of Collingwood Avenue, having a bearing of North 03°58'39" East and monumented as shown hereon, is designated the "basis of bearing" for this description.

All rebar set are 5/8 inch DIA. 30 inches in length, with an orange plastic cap stamped "P.S. 8047".

The above description is based on an actual field survey performed in November of 2025.

Compass 360 Surveying

Scott D. Grundei, P.S. Date
Registered Surveyor No. 8047

PRELIMINARY APPROVAL

ADAM W. FOWLER, P.E., P.S.

mbostard

01/12/2026 8:06:46 AM

PENDING ORIGINALS

*Submitted via digital format



Please return this approval, along with the original description and plat of survey, as prepared by the surveyor, signed, sealed, and dated in blue ink.

**DESCRIPTION OF 0.507 ACRES
LYING NORTH OF WASHBURN STREET
AND EAST OF COLLINGWOOD AVENUE
TRACT II**

Situated in the State of Ohio, County of Franklin, City of Whitehall, being part of lots 241 and 242 of Lowrie Brothers East Broad Street Allotment, of record in Plat Book 8, Page 18-A, and part of a 1.442 acre tract conveyed to Jacob Rehl, by deed of record in Instrument Numbers 200502230033187 and 202211220159831, Recorder's Office, Franklin County, Ohio, and being bounded and more particularly described as follows:

Beginning for reference, at a 3/4 inch iron pin found, at the southwesterly corner of said lot 241, the northwesterly corner of lot 242 of said Lowrie Brothers East Broad Street Allotment, the southwesterly corner of said 1.442 acre tract, the northwesterly corner of a tract of land conveyed to Okey R. Brinkley, by deed of record in Instrument Number 202308220085746, and being on the easterly line of Collingwood Avenue (60 feet wide, P.B. 8, Pg. 18-A);

Thence South 85°58'20" East, a distance of 202.70 feet, along the line common to said lot 241 and said lot 242, and along the line common to said 1.442 acre tract and said Brinkley tract, to a rebar set, at an interior corner of said 1.442 acre tract and the northeasterly corner said Brinkley tract, referenced by a 3/4 inch iron pin found S 32°34'01" E, a distance of 1.65 feet, and being the **Point of True Beginning**;

Thence North 01°24'27" East, a distance of 58.45 feet, across said lot 241, and across said 1.442 acre tract, to a rebar set, at an interior corner of said 1.442 acre tract, and the southeasterly corner of a tract of land conveyed to EGY Holdings LLC, by deed of record in Instrument Number 201802160022585;

Thence South 86°04'57" East, a distance of 205.47 feet, across said lot 241, and across said 1.442 acre tract, to a rebar set, on the easterly line of said lot 241, the easterly line of said 1.442 acre tract, on the westerly line of lot 285 of said Lowrie Brothers East Broad Street Allotment, and on the westerly line of a tract of land conveyed to Dean R. Martin, by deed of record in Instrument Number 200607120136692;

Thence South 04°01'47" West, a distance of 108.78 feet, along the line common to said lot 241 and said lot 285, and along the line common to said 1.442 acre tract and said Martin tract, along the easterly line of said lot 242, the westerly line of lot 286 of said Lowrie Brothers East Broad Street Allotment, and along the westerly line of a tract of land conveyed to Claire L. Sattler, by deed of record in Instrument Number 201309120155760, to a 3/4 inch iron pin found, at the southeasterly corner of said 1.442 acre tract, and the northeasterly corner of a tract of land conveyed to Adam and Emily Williams, by deed of record in Instrument Number 201802220024534;

Thence North 85°58'02" West, a distance of 202.65 feet, across said lot 242, and along the line common to said 1.442 acre tract and said Williams tract, to a rebar set, at the southerly common corner of said 1.442 acre tract and said Brinkley tract;

Thence North 03°51'50" East, a distance of 49.98 feet, across said lot 242, and along the line common to said 1.442 acre tract and said Brinkley tract, to the **Point of True Beginning**, containing 0.507 acres more or less, and being subject to all easements, restrictions and rights-of-way of record.

The bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011) Epoch 2010. Said bearings originated from a field traverse which was referenced to said Coordinate System by GPS observations and observations of selected stations in the Ohio Department of Transportation Real-Time-Network. The portion of the easterly line of Collingwood Avenue, having a bearing of North 03°58'39" East and monumented as shown hereon, is designated the "basis of bearing" for this description.

All rebar set are 5/8 inch DIA. 30 inches in length, with an orange plastic cap stamped "P.S. 8047".

The above description is based on an actual field survey performed in November of 2025.

Compass 360 Surveying

Scott D. Grundei, P.S.
Registered Surveyor No. 8047

Date

PRELIMINARY APPROVAL

ADAM W. FOWLER, P.E., P.S.

mbostard

01/12/2026 8:07:42 AM

PENDING ORIGINALS

*Submitted via digital format



Please return this approval, along with the original description and plat of survey, as prepared by the surveyor, signed, sealed, and dated in blue ink.

**DESCRIPTION OF 0.667 ACRES
LYING NORTH OF WASHBURN STREET
AND EAST OF COLLINGWOOD AVENUE
TRACT III**

Situated in the State of Ohio, County of Franklin, City of Whitehall, being part of lots 240 and 241 of Lowrie Brothers East Broad Street Allotment, of record in Plat Book 8, Page 18-A, and part of a 1.442 acre tract conveyed to Jacob Rehl, by deed of record in Instrument Numbers 200502230033187 and 202211220159831, Recorder's Office, Franklin County, Ohio, and being bounded and more particularly described as follows:

Beginning, at a rebar set, at the northeasterly corner of said lot 240, the southeasterly corner of lot 239, the southwesterly corner of lot 283, the northwesterly corner of lot 284, all of said Lowrie Brothers East Broad Street Allotment, the northeasterly corner of said 1.442 acre tract, the southeasterly corner of a tract of land conveyed to Heather B. Frame, Trustee, by deed of record in Instrument Number 202311130118679, and on the westerly line of a tract of land conveyed to Clifford Speer, by deed of record in Instrument Number 201705040060147;

Thence South 04°01'47" West, a distance of 141.22 feet, passing two 5/8 inch rebars found at distances of 50.22 feet and 115.16 feet, respectively, along the line common to said lot 240 and said lot 284, and along the line common to said 1.442 acre tract and said Speer tract, thence along the easterly line of said lot 241, the westerly line of lot 285 of said Lowrie Brothers East Broad Street Allotment, and along the westerly line of a tract of land conveyed to Mark E. and Claudia J. Pratt, Trustees, by deed of record in Instrument Number 202309270101032, and the westerly line of a tract of land conveyed to Dean R. Martin, by deed of record in Instrument Number 200607120136692, to a rebar set;

Thence North 86°04'57" West, a distance of 205.47 feet, across said lot 241, and across said 1.442 acre tract, to a rebar set, at an interior corner of said 1.442 acre tract and the southeasterly corner of a tract of land conveyed to EGY Holdings LLC, by deed of record in Instrument Number 201802160022585;

Thence North 03°56'50" East, a distance of 141.44 feet, along the line common to said 1.442 acre tract and said EGY Holdings LLC tract, thence along the easterly line of a tract of land conveyed to Linda P. Gilmore, by deed of record in Instrument Number 202409250100294, and along the easterly line of a tract of land conveyed to Gary W. and Constance A. Vernon, by deed of record in Official Record 4858A11, and across said lots 241 and 240, to a rebar set, at the northerly common corner of said 1.442 acre tract and said Vernon tract, and on the line common to said lots 239 and 240, and on the southerly line of said Frame tract;

Thence South 86°01'21" East, a distance of 205.67 feet, along the line common to said lots 239 and 240, and along the line common to said 1.442 acre tract and said Frame tract, to the **Point of Beginning**, containing 0.667 acres more or less, and being subject to all easements, restrictions and rights-of-way of record.

The bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011) Epoch 2010. Said bearings originated from a field traverse which was referenced to said Coordinate System by GPS observations and observations of selected stations in the Ohio Department of Transportation Real-Time-Network. The portion of the easterly line of Collingwood Avenue, having a bearing of North 03°58'39" East and monumented as shown hereon, is designated the "basis of bearing" for this description.

All rebar set are 5/8 inch DIA. 30 inches in length, with an orange plastic cap stamped "P.S. 8047".

The above description is based on an actual field survey performed in November of 2025.

Compass 360 Surveying

Scott D. Grundei, P.S.
Registered Surveyor No. 8047

Date

PRELIMINARY APPROVAL

ADAM W. FOWLER, P.E., P.S.

mbostard

01/12/2026 8:08:07 AM

PENDING ORIGINALS

*Submitted via digital format



Please return this approval, along with the original description and plat of survey, as prepared by the surveyor, signed, sealed, and dated in blue ink.

STAFF REPORT

Planning Commission
~~December 4, 2025 (tabled)~~
 January 15, 2026 (un-tabled)

Case 900

Prepared by: Lara Jones

Applicant:	Jacob Rehl
Owner:	Jacob Rehl
Site:	090-000855, 558 Collingwood Ave
Acreage:	1.443 +/- acres
Zoning:	STUR – Single- and Two-Unit Residential
Request:	Requesting 090-00855-00, 558 Collingwood Ave, to split into three lots for future development

Request and Background

Property owner, Jacob Rehl, is requesting a review of a plat to split his 1.443 acre property into three parcels of 0.269 acres, 0.507 acres, and 0.667 acres to accommodate additional residences. The current primary house will remain as is on site, and the current garage will be demolished and rebuilt further south, to allow for better access to the shared common access driveway. The existing secondary house on this lot will remain on site but on the proposed southeast parcel. On the proposed northeast parcel the applicant is wanting to build a duplex.

Mr. Rehl went in front of the Whitehall Board of Zoning and Building Appeals (BZBA) on Monday, 01/12/2026, for related variance requests. He requested a variance from Whitehall code section 1103.02(c)(1) for front yard setback requirement to allow the existing secondary house to remain located as is on the proposed lot; this variance passed. He also requested variance from Whitehall code section 903.12(a) for driveway width to allow the driveway to be wider than 25’ near the duplex’s garages and the new build garage, to allow the residents more room to maneuver in and out of the garages. This variance request passed with a condition that the driveway width shall not exceed 48 feet and shall only be allowed at the access of each separate garage. He also requested a variance from Whitehall code section 903.09(a) for driveway construction material- to use gravel for the permanent driveway, instead of concrete or asphalt or more permanent material. This variance request was denied. Staff recommends that the Planning Commission give favorable consideration to this lot split request.

Description of the Location

Subject parcel 090-000855 is near the middle of the residential block of Collingwood Ave between Etna St and Washburn St. The current parcel is wider than surrounding parcels both at the street and in the back. For reference, this lot is about as big as five other lots combined.



Surrounding Area

Direction	Zoning	Land Use
North	Single-Unit Residential (STUR)	Residential
East	Single-Unit Residential (STUR)	Residential
South	Single-Unit Residential (STUR)	Residential
West	Single-Unit Residential (STUR)	Residential

Evaluation of Request

As per the recommendation of the City Attorney, this case is to be handled like a quasi-lot split case and quasi-subdivision case. In order to comply with the City Attorney’s recommendation, this application was reviewed to the lot split code section 151.06(e) and subdivision code chapters 1131-1136, where applicable.

151.06 Procedure for Requests for Lot Splits.

(e) Approval of Lot Split. The Board of Zoning and Building Appeals or the Whitehall Planning Commission shall only approve a lot split or modification thereof if the following findings are made:

(1) That special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the same zoning district.

Property 558 Collingwood Ave is roughly five lots wide in the eastern portion, or the rear, of the lot. Due to the excessive size of this lot, staff has determined regulation 151.06(e)(1) to have been met.

151.06(e)(2) That a literal interpretation of the provisions of the zoning ordinances would deprive the applicant of rights commonly enjoyed by other

properties in the same zoning district under the terms of the zoning ordinances.

Other properties in the Single- and Two-Unit Residential District (STUR) may also apply for lot split as they see fit. If this applicant is denied the right to apply for a lot split, then it would deprive them from a common right in the STUR. Staff has determined 151.06(e)(2) to have been met.

151.06(e)(3) That the special conditions and circumstances do not result from the action of the applicant.

Property 558 Collingwood Ave has the following special conditions and circumstances on their current lot:

- Larger residential lot size than average (largest on the block)
 - This would be mitigated through the lot split request
- T-shaped lot
 - In the 56-house block area, 54 are rectangular
 - This would be mitigated through the lot split request
- Street frontage width is wider than average lot on block
 - In the 56-house block area, 37 properties have a 50-foot-wide lot; this lot is 58 feet wide
 - This existed prior to lot split request, and will not increase the special circumstance
- They have two houses on their lot since 1944
 - This would be mitigated through lot split request
- The small, original, house built on their lot was not built parallel to the street
 - No other houses on the 56-house block area have an orientation which is unaligned to the street by approximately more than 15 degrees
 - This is part of why they had to go before the Board of Zoning and Building Appeals for variance to 1103.02(c)(1) Front yard setback for the secondary house which is partially within code allowance and partially outside of code allowance
 - This existed prior to lot split request, and will not increase the special circumstance

151.06(e)(4) That granting the lot split requested will not confer on the applicant any special privilege that is denied by the zoning ordinances to other lands or structures in the same zoning district.

Other properties in the Single- and Two-Unit Residential District may also apply for a lot split as they see fit, therefore granting the lot split will not confer any special privilege that is denied by zoning ordinances.

151.06(e)(5) That granting the lot split will 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.

Staff has determined that granting this lot split will not violate 151.06(e)(5).

151.06(e)(6) The Chairman of the Board of Zoning and Building Appeals or the Chairman of the Whitehall Planning Commission where applicable may approve the requested lot split if:

A. All conditions of the Zoning Code (Title Three) are met as reviewed and certified by the Chief Building Inspector.

As per Part Eleven – Planning and Zoning Code, Title Three – Uses, specifically code section 1108.01, “Dwelling, Single-Unit, Detached, Attached, Duplex” is a permitted use in the Single- and Two-Unit Residential District. As per Code Section 1109.18 “Private Garages and Carports” is an allowed structure on a residential lot with a primary dwelling unit.

151.06(e)(6)B. The application and plot plan requirements (b) and (c) have been filed.

They have been received.

151.06(e)(6)C. Waivers from property owners entitled to notice of hearing (d) are presented.

This is not applicable. This is only required if notices for WPC Case 900 were not mailed. Notices were mailed to neighbors within 250 feet on November 19th, 2025, during the start of this case.

151.06(e)(6)D. Property owners contiguous to the property for which a lot split is requested have not filed written objection with the Board or the Whitehall Planning Commission where applicable.

No objections have been received.

151.06(e)(6)(7) A deed or other instrument approving such lot split shall be executed by the Mayor or the Chairman of the Board after approval has been granted. (Ord. 03-09. Passed 2-17-09.)

The Chairperson of Whitehall Planning Commission shall stamp the legal description and survey pages which the Franklin County Engineers Office has already given preliminary stamp approval of in accordance with the typical procedure of the Franklin County Engineer’s office for recording lot splits.

Chapter 1131 – Procedure for Plat Approval; Fees

This Chapter is not applicable to this case.

Chapter 1132 – Preliminary Plat

This Chapter is not applicable.

Chapter 1133 – Final Plat

Please note that the sewer and water service lines will be reviewed during the permitting process with the city’s Building Department.

Chapter 1134 – Subdivision Standards

The applicant will be utilizing a service drive instead of a private street. There will not be any dedication of public right-of-way or public area through the platting process. Please note that the site drainage will be checked during the flood plain development review process and building drainage features will be checked during the building permitting process which requires that both items be inspected during construction.

Chapter 1135 – Required Improvements

Due to the size and scope of this proposed development, this Chapter is not applicable.

Chapter 1136 – Flood Damage Reduction

After the applicant receives approval on the lot split application from WPC on 01/15/2026, the applicant will submit a flood plain development application to the Service Department since the property is partially located within the 100-yr floodplain. After the application is received, it will be reviewed to the standards and is required to receive that approval prior to any other permit approvals issued by the Building Department.

Chapter 1103 – Residential Districts

Code Section 1103.02 (STUR) Single and Two-Unit Residential District

1103.02(b) Permitted Building Types

Detached Single-Unit Building and Duplex are permitted building types.

1103.02(c) Building Placement

The proposed structures meet code regulations, the primary existing house meets code regulations, and the secondary existing house was granted a variance by the BZBA on 01/12/2026 for variance from 10' minimum front yard setback for building placement, however it otherwise meets other regulations.

1103.02(d) Building Form

The proposed and existing structures meet code regulations.

1103.02(e) Parking Placement

The proposed and existing structures meet code regulations.

1103.02(f) Signage

The proposed and existing structures meet code regulations.

1103.02(g) Permitted Open Space Types

Green is a permitted open space type.

1103.02(h) Land Use Type

Dwelling, Single-Unit, Detached, Attached, Duplex is a permitted land use.

Chapter 1109 – Specific Use Standards

Code Section 1109.18 - Private Garages and Carports

The applicant is placing garage on a lot with a primary dwelling, only one garage on the lot, and the garage is not exceeding 660 sf of floor space with capacity to store no more than three vehicles, which meets code requirements.

Chapter 1110 General Building Standards

Code Section 1110.01 - Permitted Exceptions to Dimensional Standards

The proposed and existing structures meet code regulations.

Code Section 1110.02 - Building Materials

The proposed development meets these regulations.

Code section 1110.03 - Exterior Architecture

This is not applicable to the STUR.

Chapter 1111 Parking, Loading and Drive-Thrus

Code Section 1111.01 - Parking Space Count

Proposed development meets these regulations.

Code Section 1111.02 - Pick-Up and Drop-Off Parking Spaces

This code section is not applicable to these buildings and uses.

Code Section 1111.03 - Parking Space Dimensions

This code section is not applicable, as residents will be utilizing driveway and garage for parking, instead of a parking lot with stalls.

Code Section 1111.04 - Shared Parking Spaces

This is not applicable to this site.

Code Section 1111.05 - Location of Parking Areas

This is not applicable to this site.

Code Section 1111.06 - Pedestrian Walkways

This is not applicable to this site.

Code Section 1111.07 - Parking Area Surfaces

At least 50% of lot is pervious surfaces, and a driveway for parking is planned to prevent parking on grass. CBO to verify that driveway does not cause water drainage issues with joint driveway neighbor's front lawn.

Code Section 1111.08 - ADA Parking Requirements

This is not applicable to this site.

Code Section 1111.09 - Parking Lot Landscaping

This is not applicable to this site.

Code Section 1111.10 - Drive-Thru Standards

This is not applicable to this site.

Code Section 1111.11 - Loading Standards

This is not applicable to this site.

Code Section 1111.12 - Parking of Construction Equipment Prohibited

Code Enforcement has the right to cite property owner for violation of this, should they be in offense.

Code Section 1111.13 - Limitation of Parking in Residential Districts

This is not applicable at this time, however Code Enforcement has the right to cite property owner for violation of this, should they be in offense.

Code Section 1111.14 - Parking of Trailers and Semitrailers

This is not applicable at this time, however Code Enforcement has the right to cite property owner for violation of this, should they be in offense.

Code Section 1111.15 - Portable Storage Units

This is not applicable at this time, however Code Enforcement has the right to cite property owner for violation of this, should they be in offense.

Chapter 1112 – Signs

This chapter is not applicable at this time, should the property owner or tenants wish to submit for signs at a later date, it would be regulated by this code.

Chapter 1113 – Landscaping

This development is not subject to chapter 1113 – Landscaping.

Chapter 1114 – Fences, Walls and Screening

The applicant did not submit any fences, walls, or screening at this time. Should the applicant choose to include these as part of their development, CBO will verify they follow code during permitting process.

Chapter 1115 – Outdoor Lighting

The applicant did not submit any information on outdoor lighting at this time. Should the applicant choose to include that as part of their development, CBO will verify they follow code during permitting process.

Chapter 1116 – Accessory Structures

The applicant's submission includes a garage, however that is regulated by a different code section, despite being an accessory structure. At this time, chapter 1116 is not applicable. Should the applicant choose to include that as part of their development, CBO will verify they follow code during permitting process.



Chapter 1117 – Mobile Homes

This chapter does not apply to this development.

Chapter 1118 – Telecommunications

This chapter does not apply to this development.

Chapter 1119 – Small Cell Facilities

This chapter does not apply to this development.

Please note that Part Thirteen – Building Code, will be verified by CBO during the plan review process of the permit submissions to Building Department.

Recommendation

Staff recommends that the Planning Commission give favorable consideration to this lot split request.