



BOARD OF ZONING AND BUILDING APPEALS

AGENDA - FEBRUARY 9th, 2026

CALL TO ORDER:

6:30 P.M.

ROLL CALL AND VALIDATION OF TERMS OF OFFICE:

<u>MICHAEL ARENDS</u>	<u>2025 - 2029</u>
<u>MICOLE SPICER</u>	<u>2023 - 2027</u>
<u>TAFESE KAHASSAI</u>	<u>2024 - 2028</u>
<u>CATRENA CANNON</u>	<u>2024 - 2028</u>
<u>LORI WATSON</u>	<u>2024 - 2028</u>

EXCUSE ABSENT MEMBERS:

APPROVAL OF MINUTES:

JANUARY 12, 2026

CASE(S) FOR CONSIDERATION:

CASE BA-26-04: 796 ROSEMORE AVE, WHITEHALL, OH 43213, PARCEL NUMBER 090-001563-00, IS SEEKING VARIANCES FROM WHITEHALL CODE SECTIONS 1103.02(C)(1) FOR FRONT YARD SETBACK REQUIREMENT AND 1103.02(C)(2) FOR LOT COVERAGE OPEN SPACE REQUIREMENT.

- **Staff Presentation – Curtis Nutter, Intern**
- **Applicant Presentation – Joaquin Serantes, Architect on Record for project**
- **Poll Public**
- **Poll Commission**
- **Motion and Vote**

OTHER BUSINESS:

POLL PUBLIC:

POLL BOARD MEMBERS:

ADJOURN:

**CITY OF WHITEHALL
BOARD OF ZONING AND BUILDING APPEALS
ORGANIZATIONAL MEETING MINUTES
Monday, January 12, 2026**

CALL TO ORDER

The City of Whitehall Board of Zoning and Building Appeals organizational meeting was called to order on Monday, January 12, 2026, at 6:30pm.

ROLL CALL AND VALIDATION OF TERMS OF OFFICE

Chairperson Michael Arends requested a roll call.

Board Members present include: Michael Arends, Micole Spicer, Kahassai Tafese, and Lori Watson. It was noted that Catrena Cannon would be joining later as she was caught in traffic on route 270.

EXCUSE ABSENT MEMBERS

No members were formally excused as all were expected to attend.

APPROVAL OF MINUTES

Chairperson Arends called for a motion to approve the minutes from December 8, 2025.

Motion to approve the December 8, 2025, BZBA minutes by Micole Spicer. Seconded by Kahassai Tafese.

Motion Passed Unanimously: (Arends - Yes, Spicer - Yes, Tafese - Yes, Watson – Yes)

ADOPT RULES AND REGULATIONS

The Board reviewed the 2026 Rules and Regulations.

Motion to adopt the Rules and Regulations for 2026 by Micole Spicer. Seconded by Kahassai Tafese.

Motion Passed Unanimously: (Arends - Yes, Spicer - Yes, Tafese - Yes, Watson – Yes)

CASE(S) FOR CONSIDERATION

CASE BA-26-01: 558 Collingwood Ave, Whitehall, OH 43213, Parcel No. 090-000855-00.

Jacob Rehl, Property Owner presented his case seeking variances from Whitehall Code Sections 1103.02(c)(1) for front yard setback requirement, 903.09(a) for driveway construction material, and 903.12(a) for driveway width.

Mr. Rehl explained that he is seeking to split his property into three separate lots. One of the existing buildings on the current lot is positioned close to what would become a setback line, necessitating the first variance. The case was previously presented to the Planning Commission in December, but certain details requiring variances were not addressed at that time.

**CITY OF WHITEHALL
BOARD OF ZONING AND BUILDING APPEALS
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Monday, January 12, 2026**

Economic Development Specialist, Lara Jones, presented the staff report detailing three variance requests:

- Front yard setback for the existing house
- Driveway construction material
- Driveway width

Lara explained that the existing house is not perfectly parallel with the neighboring lot line, with part of it being just shy of the required 10-foot setback.

Regarding the driveway, Mr. Rehl clarified that while his neighbor uses the driveway, it is technically on his property. The current driveway is gravel, and he is requesting to maintain this material rather than upgrade to concrete or asphalt.

For the driveway width variance, Mr. Rehl noted that access to the garage for the proposed duplex would require that the driveway exceed the 25-foot width allowed by code in some areas.

Lara recommended:

- Approval for the front yard setback variance
- Denial for the gravel driveway construction material
- Approval for the driveway width variance

During discussion, board members expressed concern about allowing gravel for a driveway that would see increased traffic with the addition of a duplex. Mr. Rehl indicated he would be willing to use asphalt or concrete if required for approval.

The board also clarified that the driveway width would need to exceed code limits primarily at access points to the garages, not along the entire length.

Motion by Micole Spicer to approve Case BA-26-01 for variances from Code Section 1103.02(c)(1) for front yard setback, Code Section 903.09(a) for driveway construction material (with the condition that it be constructed with asphalt or concrete), and Code Section 903.12(a) for driveway width not to exceed 48 feet. Seconded by Kahassai Tafese.

Motion Passed Unanimously: (Arends - Yes, Spicer - Yes, Tafese - Yes, Watson – Yes)

CASE BA-26-02: 5186 East Main Street, Whitehall, OH 43213, Parcel No. 090-001578-00.

Moses, representing Moses Realty (property owner), presented the case seeking variances from Whitehall Code Sections 1112.13(b) for free-standing sign height and 1112.12(b) for free-standing sign size.

**CITY OF WHITEHALL
BOARD OF ZONING AND BUILDING APPEALS
ORGANIZATIONAL MEETING MINUTES
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Economic Development Specialist, Lara Jones presented the staff report explaining that this case had a history dating back to 2017, with multiple submissions through the Planning Commission. The applicant is seeking to replace a damaged sign, utilizing the existing pole structure. The proposed monument sign would be 12 feet tall (with a 10-foot sign on a 2-foot stone base) and approximately 81.25 square feet in area.

Lara noted that the current sign code is more restrictive than when the process began, with the current code allowing a maximum height of 8 feet. The proposed sign would include spaces for the business name and five tenant signs.

After reviewing the Duncan factors and considering the history of the case, Lara recommended approval for both variance requests noting that the sign would be transforming from a pole sign (which is no longer allowed by code) to a monument sign, and that the design was in line with neighboring properties' signage.

Motion by Micole Spicer for favorable consideration for variances from Code Section 1112.13(b) for a freestanding sign height of 12 feet above ground level and from Code Section 1112.12(b) for a freestanding sign area to be greater than 40 square feet.
Seconded by Lori Watson.

Motion Passed Unanimously: (Arends - Yes, Spicer - Yes, Tafese - Yes, Watson – Yes)

CASE BA-26-03: 44 Woodcliff Drive, Whitehall, OH 43213, Parcel No. 090-008428-00.

This case involved a city project for the Rockwell District, seeking variances from Whitehall Code Sections 1112.15(c)(3) for temporary sign area allowed on each lot and 1112.15(d)(1) for maximum sign area for large yard sign.

Lara Jones explained that as part of the construction project, temporary signage was needed to display information about the development, contractors, and project updates. The request was for two V-shaped signs, each 4 feet tall by 8 feet wide, to be placed at the entrances from Hamilton Road and Broad Street.

Current code allows for temporary signs up to 24 square feet per lot and permits them for 120 days. The variances sought would allow for larger signs and for them to remain throughout the construction period, which would exceed the 120-day limit.

The board discussed concerns about leaving signs up for an indefinite period and considered options for time limitations. After discussion, they decided to limit the approval until the end of 2027, at which point the applicant would need to return for an extension if construction was still ongoing.

**CITY OF WHITEHALL
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Monday, January 12, 2026**

Motion by Micole Spicer to approve Case BA-26-03 for variances from Code Section 1112.15(c)(3) for temporary sign area allowed on a lot and Code Section 1112.15(d)(1) for maximum sign area, with the time limit to extend until the end of calendar year 2027. Seconded by Kahassai Tafese.

Motion Passed Unanimously: (Arends - Yes, Spicer - Yes, Tafese - Yes, Watson – Yes)

ELECTION OF CHAIRMAN FOR 2026

Motion by Micole Spicer to nominate Lori Watson for Chairperson of 2026.
Seconded by Kahassai Tafese.

Motion Passed Unanimously (Arends - Yes, Spicer - Yes, Tafese - Yes, Watson – Yes)

ELECTION OF VICE-CHAIRMAN FOR 2026

Motion by Michael Arends to nominate Micole Spicer for Vice-Chairperson of 2026.
Seconded by Kahassai Tafese.

Motion Passed Unanimously: (Arends - Yes, Spicer - Yes, Tafese - Yes, Watson – Yes)

ELECTION OF SECRETARY FOR 2026

Motion by Micole Spicer to nominate Michael Arends for Secretary of 2026. Seconded by Lori Watson.

Motion Passed Unanimously: (Arends - Yes, Spicer - Yes, Tafese - Yes, Watson – Yes)

OTHER BUSINESS

Natia Hinton was accepted as Clerk for 2026.

ADJOURN

Motion to adjourn by Micole Spicer. Seconded by Michael Arends. The meeting was adjourned at 7:35pm.

Submitted by: _____
Natia Hinton
BZBA Clerk

Date

APPROVED: _____
Lori Watson
BZBA Chairperson

Date

NOTICE OF PUBLIC HEARINGS

A Public Hearing will be held by the Whitehall City Council at regular scheduled meeting on, or after, Tuesday, February 16, 2026, at 6:30 p.m. in the Courtroom of City Hall, 360 South Yearling Road, to consider the following:

ORD. 004-2026: AMENDING SECTION 1116.03 AND ENACTING SECTION 1116.04 TO STANDARDIZE THE DEVELOPMENT OF ACCESSORY DWELLING UNITS (ADUs) IN THE CITY OF WHITEHALL.

Copies of the exhibits are on file with the Clerk of Council and may be examined by anyone interested Monday through Friday, during regular business hours. For further meeting details you may reference our online calendar at <https://www.whitehall-oh.us/calendar>.

A Public Hearing will be held by the Whitehall Planning Commission at regular scheduled meeting on, or after, Thursday, February 5, 2026, at 6:30 p.m. in the Courtroom of City Hall, 360 South Yearling Road, to consider the following:

Case NO. 902 for ORD. 004-2026: AMENDING SECTION 1116.03 AND ENACTING SECTION 1116.04 TO STANDARDIZE THE DEVELOPMENT OF ACCESSORY DWELLING UNITS (ADUs) IN THE CITY OF WHITEHALL.

Copies of the exhibits are on file with the Clerk of Council and may be examined by anyone interested Monday through Friday, during regular business hours. For further meeting details you may reference our online calendar at <https://www.whitehall-oh.us/calendar>.

A Public Hearing will be held by the Whitehall Board of Zoning and Building Appeals at a regular scheduled meeting on, or after, Monday, February 9, 2026, at 6:30 p.m. in the Courtroom of City Hall, 360 South Yearling Road, to consider the following:

Case BA-26-04: 796 Rosemore Ave, Whitehall, OH 43213, parcel number 090-001563-00, is seeking variances from Whitehall Code Sections 1103.02(c)(1) for front yard setback requirement and 1103.02(c)(2) for lot coverage open space requirement.

Copies of the exhibits are on file in the Public Service Department and may be examined by anyone interested Monday through Friday, during regular business hours. For further meeting details you may reference our online calendar at <https://www.whitehall-oh.us/calendar>.

BA-26-04

Mon
2/9/26



**BOARD OF ZONING AND BUILDING
APPEALS 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 and application requirements for the Board of Zoning and Building Appeals are outlined in Whitehall Codified Ordinances Section 151. Please use this application to apply for:

- Lot splits less than 1 acre
- Similar Use Permit
- • Variances from the zoning code
- Appeals

Feb

APPLICATION CHECKLIST

- Application with all completed attachments must be submitted digitally to Building-Department@whitehall-oh.us. An application must be submitted twenty (20) days prior to the Board of Zoning and Building Appeals Meeting.
- If the project has been previously denied, please provide a copy of the denied Certificate of Zoning and statement of reason for the denial.

For Similar Use Permit, Variance, and Lot Split Applications: The Application must include the following:

- 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.
- The proposed use of the property.
- A statement of the necessity or desirability of the proposed use to the neighborhood or community.
- A statement of the relationship of the proposed use to adjacent property and land use.
- The relationship of the proposed development to the Development Standards of the City as expressed by the Zoning Ordinances and the Master Plan. Please include details to include an evaluation of the effects on adjoining properties of such elements as traffic circulation, noise, glare, odor, fumes and vibration.
- Plot Plan with the following information:
 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.

- Any additional information regarding the property, proposed use, or surrounding area, such as photographs, that would be beneficial in presenting the case.
List any other supporting documents or exhibits which accompany this application (photographs, pamphlets, etc.)

- A Notary Public must attest to Applicant's signatures on the Affidavit Form on Page 7. For Similar Use Applications, Affidavit Form - Certify that the names and addresses, as submitted are current as of the first date of publication of the Public Hearing Notice (Section 105.5, Codified Ordinances). (Check with the Clerk of Council on the date to file Affidavit Form.)

*Note that the applicant will be responsible for the accuracy of all the information contained in the application.

TIMELINE

STEP 1: Applications must be submitted digitally to Building-Department@whitehall-oh.us twenty days prior to the BZBA meeting. If the project has been previously denied, the application must be filed with the Chairman of the Board of Zoning and Building Appeals not more than twenty (20) days from the date such denial of the Certificate of Zoning is issued. The office files applications between the hours of 8:30 AM and 4:30 PM on weekdays. At the time the application is filed, 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. (Service fees do apply.)

VARIANCE:	\$80.00	←
SIGN VARIANCE:	\$75.00	
FENCE VARIANCE:	\$50.00	
LOT SPLIT:	\$50.00	
ADMINISTRATIVE APPEAL:	\$80.00	

STEP 2: The Board of Zoning and Building Appeals shall study the matter and within a reasonable time (Code Section 151.08 states that any matter referred to the Board of Zoning and Building Appeals shall be considered and final action taken within ninety days from the date of referral unless a longer time is authorized by mutual agreement between the applicant and the Board).

STEP 3: Written notice of the hearing will be published in a newspaper of general circulation in Franklin County, Ohio. For Similar Use Permit Applications, written notice of the hearing must be mailed at least ten (10) days before the date of the Public Hearing to the owners of property within and contiguous to the addresses of such owners, appearing on the County Auditor's current tax list or the Treasurer's Real Estate Tax Mailing list. No notice shall be required if there is filed with the application waivers from the property owners who are entitled to such notice.

STEP 4: The project can proceed with obtaining any required building permits from the Building and Zoning Department in accordance with the recommendations and approvals by the Board of Zoning and Building Appeals. These changes or construction must be fully completed within the period of one (1) year from the date of final approval by the Board of Zoning and Building Appeals, unless an extension of time is approved by the Board.

GENERAL INFORMATION:

- City Council meets on the first and third Tuesday of every month at 7:30 PM.
- The Board of Zoning and Building Appeals meets on the second Monday of every month at 6:30 PM.
- The entire procedure can be accomplished in 45 - 60 days or, worst case scenario, 90 days.
- Zoning Code Booklets are available from the Clerk of Council at the cost of \$42.00 per copy.

BOARD OF ZONING AND BUILDING APPEALS APPLICATION
PUBLIC SERVICE & BUILDING DEPARTMENT

PLEASE INDICATE ALL REQUESTS:

- LOT SPLIT LESS THAN 1 ACRE
- SIMILAR USE PERMIT
- VARIANCE FROM ZONING CODE
- APPEAL FROM ZONING CODE

NUMBER OF VARIANCES REQUESTED:
NUMBER OF APPEALS REQUESTED:

FO TWO

APPLICANT INFORMATION

APPLICANT:

Baye Avenu			
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ADDRESS: CITY: STATE: ZIP:

696 country club Rd	Whitehall	OH	43213
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PHONE: E-MAIL: bayeavenu2016@gmail.com

(614) 806-6119	
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ATTORNEY FOR APPLICANT (IF ANY):

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ADDRESS: CITY: STATE: ZIP:

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PHONE: E-MAIL:

--	--

OWNERSHIP (IF DIFFERENT THAN APPLICANT)

NAME: ADDRESS: PERCENTAGE:

NAME:	ADDRESS:	PERCENTAGE:

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

PROJECT DETAILS

PARCEL ID #: 090001563

PROJECT ADDRESS: CITY: STATE: ZIP:

796 Rosemore Avenu	Whitehall	OH	43213
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NAME OF SUBDIVISION:

NUMBER AND TYPE OF BUILDINGS CURRENTLY ON THE PROPERTY (IF NONE, STATE "NONE"):

CURRENT ZONING: (PLEASE PROVIDE CODE SECTION)

TWO HOUSES AND Garage
STUY

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: HOUSING

NARRATIVE STATEMENT DESCRIBING THE WHAT IS BEING REQUESTED AND REASON FOR REQUEST:

FOR LOT SPLIT

PARCEL ID #:
(PLEASE PROVIDE CODE SECTION)

FOR SIMILAR USE PERMIT

PROPOSED SIMILAR USE:
(PLEASE PROVIDE CODE SECTION)

FOR VARIANCE(S)

PROPOSED VARIANCE(S):
(PLEASE PROVIDE CODE SECTION)

PROPOSED VARIANCE 1:	1103-02C2	four open space
PROPOSED VARIANCE 2:	1103-02C1	four front yard set back
PROPOSED VARIANCE 3:		
PROPOSED VARIANCE 4:		
PROPOSED VARIANCE 5:		
PROPOSED VARIANCE 6:		
PROPOSED VARIANCE 7:		
PROPOSED VARIANCE 8:		
PROPOSED VARIANCE 9:		
PROPOSED VARIANCE 10:		

*IF MORE VARIANCES ARE BEING REQUESTED, PLEASE COPY THIS PAGE AS NEEDED.

FOR APPEAL(S)


PROPOSED APPEAL(S):
(PLEASE PROVIDE CODE SECTION)

PROPOSED APPEAL 1:	
PROPOSED APPEAL 2:	
PROPOSED APPEAL 3:	
PROPOSED APPEAL 4:	
PROPOSED APPEAL 5:	
PROPOSED APPEAL 6:	
PROPOSED APPEAL 7:	
PROPOSED APPEAL 8:	
PROPOSED APPEAL 9:	
PROPOSED APPEAL 10:	

*IF MORE APPEALS ARE BEING REQUESTED, PLEASE COPY THIS PAGE AS NEEDED.

AUTHORIZATION

I do swear that the facts as appearing in the above Application for a Similar Use Permit, Appeal, Variance, and/or Lot Split are true and correct.

Boye Alemu 
Owner or Lessee

STATE OF OHIO)
) SS.
FRANKLIN COUNTY)

Sworn to and subscribed in my presence by LARA K JONES
this 22nd day of December, 2025.


Notary Public



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



**BOARD OF ZONING AND BUILDING
APPEALS APPLICATION
BUILDING & PUBLIC SERVICE 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:	
DATE APPLICATION RECEIVED:	
DATE FEE RECEIVED:	
BZBA DATE:	
BZBA RECOMMENDATION:	<input type="checkbox"/> FAVORABLE
<small>*Please attach written report with reasons of denial or approval</small>	<input type="checkbox"/> UNFAVORABLE



Modern Residential Living

As one of the fastest growing cities in the country, Columbus OH is experiencing the need for housing densification and is fostering new centers for community growth. Located in the community of Whitehall in a primarily single-residence neighborhood, the project brings 30 new units to an under serving series of lots.

Retaining the visual scale of its context, Rosemore employs a distinctive massing strategy and unique floorplan to integrate living quarters with roof decks and outdoor spaces. Utilizing an efficient footprint, passive design strategies and recyclable materials, this project brings sustainable approaches to a future vision of housing in the area.

This project is on line to sets a new bar for performance, resourcefulness, and connection to place for permanent supportive housing in the Whitehall Community. We are promoting an all-electric affordable building—on track for zero energy—to be built with modular technology to streamline delivery of much-needed homes for the greater Columbus metropolitan.

“Today, according to various studies, up to 3/4 of renters in Franklin are “rent-burdened,” as in paying 30% or more of their income on rent or mortgage payments. This is not just a east or west coast problem, but it peaks in the westcoast, and results from various factors, starting with the growing lag over the last two decades between income and rent or mortgage because of the gap between housing demand and supply.”

Frances Anderton and
David Kersh



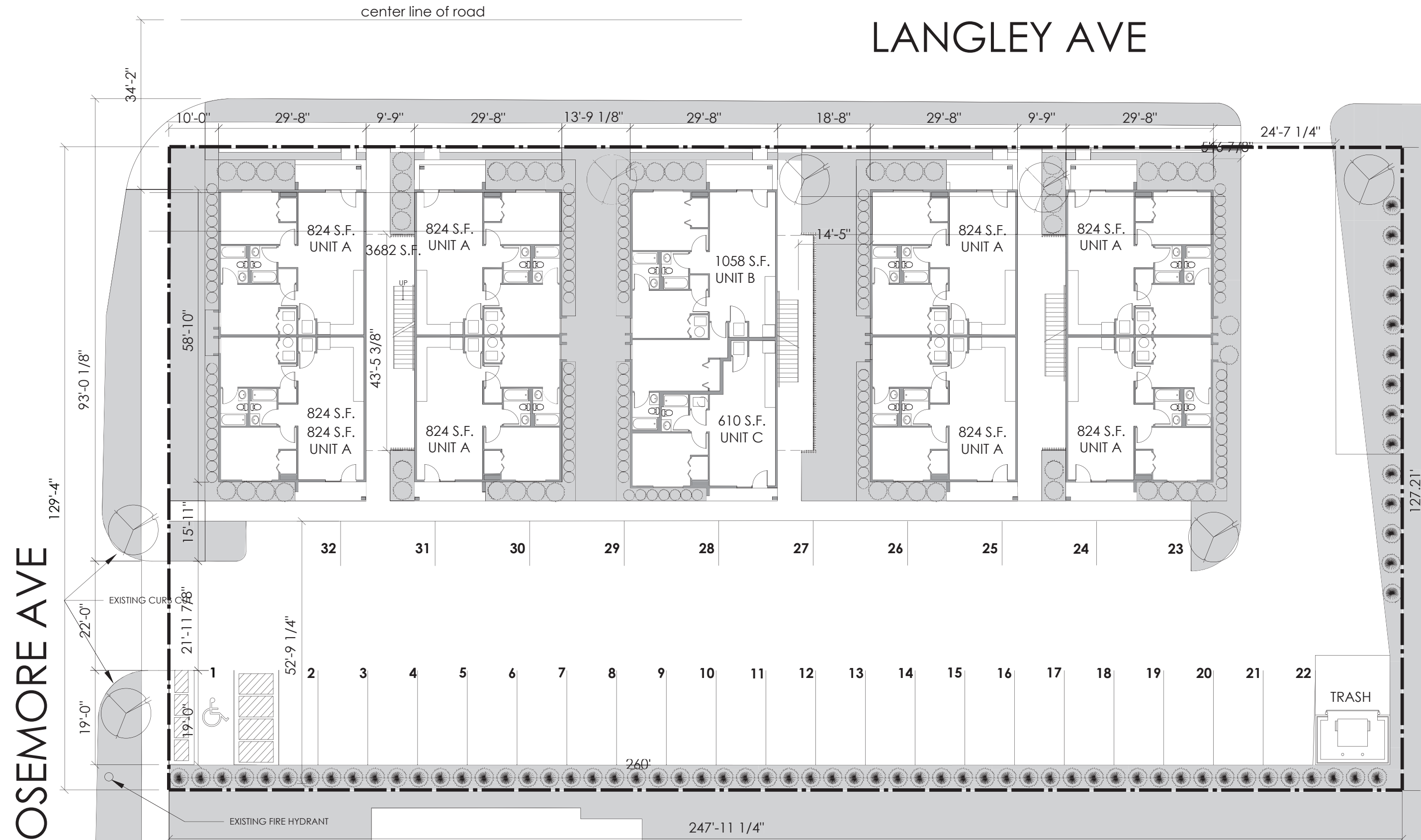
Project Details:
 Lot Size: ± 31,962 S.F. = .733 AC
 Building Coverage: ±9,711 S.F.
 Lot Coverage Bldg ± 30.0%
 Lot Coverage Bldg and Sidewalks:
 = ± 33%
 Lot Coverage Bldg, Sidewalks and
 Parking: ± 74%
 Lot Coverage by Landscape: ± 22%

FIRST FLOOR:
 1 Bedroom 1
 2 Bedroom 8
 3 Bedroom 1

Number of Units:
 Studio 0
 1 Bedroom 4
 2 Bedrooms 14
 3 Bedrooms 2
 Total 20

Parking:
 30 units - 31 spaces proposed

Density Ratios:
 Project 31,962 sf
 Acres 0.733
 Units per Acre 40



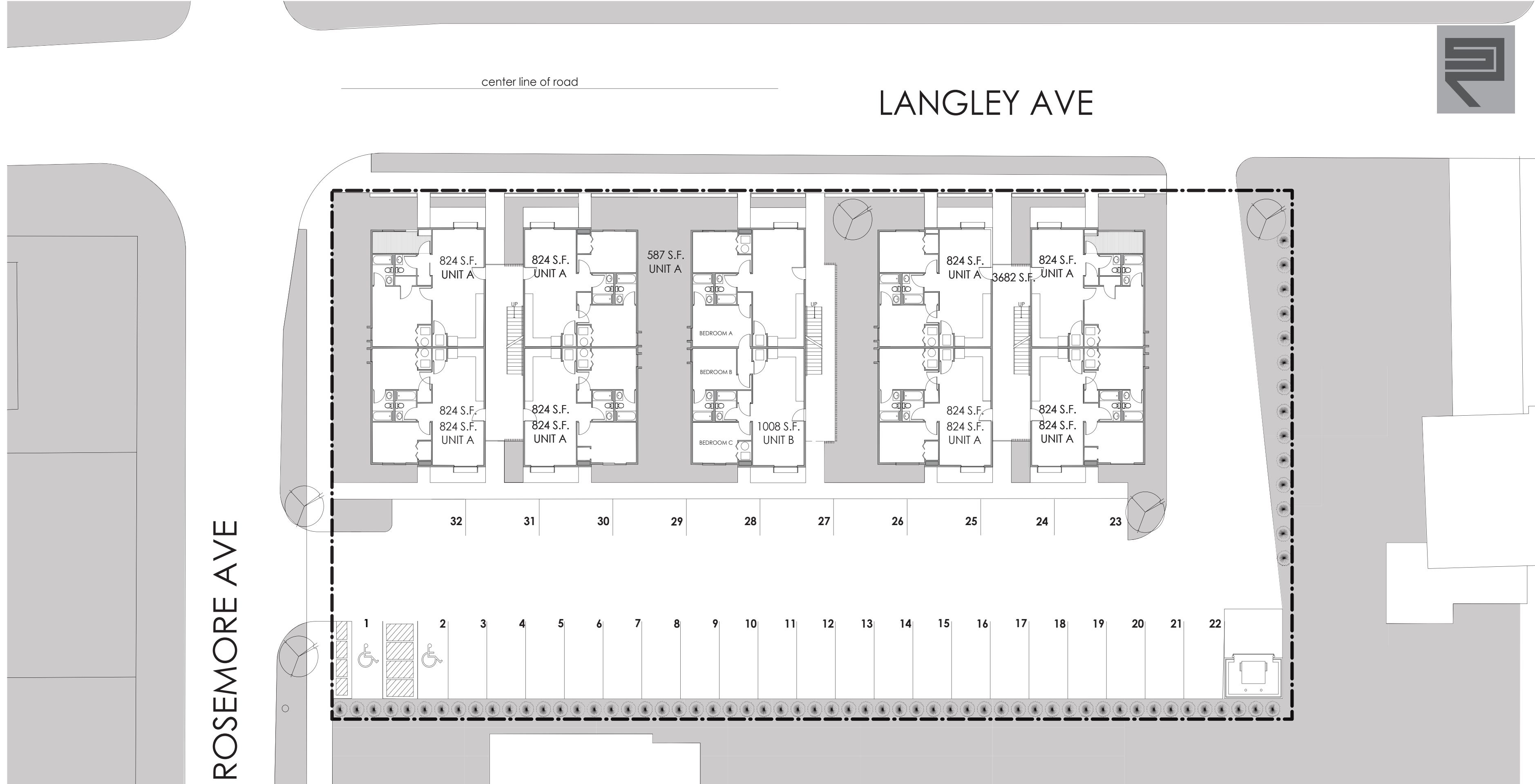
Project Details:
 Lot Size: ± 31,962 S.F. = .733 AC
 Building Coverage: ±9,711 S.F.
 Lot Coverage Bldg ± 30.0%
 Lot Coverage Bldg and Sidewalks:
 = ± 33%
 Lot Coverage Bldg, Sidewalks and
 Parking: ± 74%
 Lot Coverage by Landscape: ± 22%

SECOND FLOOR:
 Number of Units:
 Studio 0
 1 Bedroom 3
 2 Bedrooms 6
 3 Bedrooms 1
 Total 10

Parking:
 30 units - 31 spaces proposed

Density Ratios:
 Project 31,962 sf
 Acres 0.733
 Units per Acre 40

NumConstruction
 Type III (modular)





LANGLEY AVE

Project Details

Address:
944 Rosemore Ave
Whitehall, OH 43213

Architect:
jserantes@se-raarch.com

Status:
Proposal

SITE DATA TABLE
Total Site Area
= 31,962 SF = .733 AC

Total Disturbe Aarea
23,760 SF = .545 AC

Pre-Developed
Impervious - Parcel
= 5899 SF = .1354 AC

Post-Developed
Impervious - Parcel
= 23,760 SF = .545 AC

New Total Impervious
= 23,760 SF = .545 AC





Welcome to conscious community oriented housing— designed with intentionality, creativity and purpose. Curated to uplift those who choose it for living, working, or exploration.

The project, located on what was previously four different parcels, is a series of three-story “Residential Size” building composed of traditional building material fabricated modularly. The previously unused site is proposed to serve as 30 apartments for the community.

The property sits in close proximity to Rosemore Middle School, the proposed buildings community is arranged to appear as if structures are single family homes.

While public transportation accessibility is vital for residents, the design thoughtfully addresses the concerns that come with living in an urban concept. The project therefore utilizes standard building filtration and landscaping to create a ‘Green-lung’ that filters vehicle pollutants. The building is also connected to its environment through a rainwater collection system. All roof canopies, also funnel rainwater into our ecological sensitive landscape concept.

Likewise, the project includes a new “Living Lung” on its southern exterior, in the form of a shared street/parking which incorporated landscaping, a greywater irrigation system, and a safer zone for residence. That space which is the parking for the residents we called Courtyard. We believe that with creative thinking we will be able to carve-out a Communal Green space.



OUR NEIGHBOHOOD

We believe our lives are enhanced when lived with curiosity, connection, and intent. Rosemore Landing is the place for that



A core believe of community and connection

A place for all - the
established and
emerging, the makers
and
dreamers alike.



Guided by our tradition

Mindfully developed to foster
wellbeing, honor creative
expression, and positively
impact the world we share.



Impact

We pursue purpose and community engagement to positively impact the locality and the context around us.

GRANT OF DRIVEWAY EASEMENT

154355

KNOW ALL MEN BY THESE PRESENTS that ROMAN E. JOHNSON and IONA D. JOHNSON, husband and wife (hereinafter referred to as "Grantor"), for good and valuable consideration in hand paid, does hereby grant and convey to ADRAIN T. WATSON and EULA M. WATSON, husband and wife (hereinafter referred to as "Grantee"), whose tax mailing address is 831 Country Club Road, Whitehall, Ohio 43213, their heirs and assigns forever, a perpetual, nonexclusive easement for purposes of ingress and egress, and for all ordinary private driveway purposes, on, over and across a strip of land 20 feet in width along the east line of their property and extending southerly 86.91 feet from Langley Avenue and further described as follows:

Situated in Half Section 12, Section 9, Township 12, Range 21, Refugee Lands, City of Whitehall, Franklin County, Ohio, being a 0.028 acre tract of land out of that 0.162 acre tract (Tract 13) as conveyed to Romaine D. Male of record in Deed Book 2249, Page 282 (all references to records in the Recorder's Office, Franklin County, Ohio), said 0.028 acre tract being more particularly described as follows:

Beginning at an iron pin found on the south line of Langley Avenue (as dedicated in Plat Book 48, Page 56) at the northwest corner of 0.200 acre tract of land conveyed to Larry E. White and Bonnie Jean White of record in Deed Book 3385, Page 162, said iron pin being located South 86° 03' 00" East 235.00 feet from the intersection of the south right-of-way line of Langley Avenue with the east right-of-way line of Rosemore Avenue;

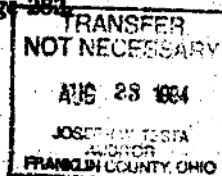
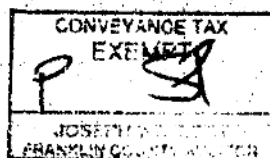
Thence South 4° 21' 00" West, along the west line of said 0.200 acre tract, a distance of 61.91 feet to an iron pin set in the north line of a 0.600 acre tract of land as conveyed to Roman E. Johnson and Iona E. Johnson of record in Deed Book 1516, Page 400;

Thence North 86° 03' 0" West, along the south line of said Tract 13, the north line of said 0.600 acre tract, a distance of 20.00 feet to an iron pin set;

Thence North 4° 21' 0" East, a distance of 61.91 feet to an iron pin set in the south line of said Langley Avenue;

Thence South 86° 03' 00" East, along the south line of said Langley Avenue, a distance of 20.00 feet to the place of beginning and containing 0.028 acres of land.

Note: Bearings used in the above description are assumed and match that system used in Deed Book 2249, Page 282.



STATE OF OHIO)
)ss.
COUNTY OF FRANKLIN)

BE IT REMEMBERED that on this 15th day of August, 1994,
before me, the subscriber, a Notary Public in and for said County and State, personally
came ROMAN E. JOHNSON and IONA D. JOHNSON, Grantor in the foregoing deed,
and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my
notarial seal on the day and year last aforesaid.


NOTARY PUBLIC



ROBERT R. GOLDSTEIN, Attorney At Law
NOTARY PUBLIC STATE OF OHIO
My commission has no expiration date
Section 147.03 R.C.

MAIL

This instrument prepared by Robert R. Goldstein, Attorney at Law, HYATT LEGAL SERVICES, 4517 East Main Street, Whitehall, Ohio 43213. The above was prepared at the specific request of Grantor based solely upon information supplied by one or more of the parties to this conveyance, and without examination of title or abstract. The drafter assumes no liability for any errors, inaccuracies or omissions in this instrument resulting from the information provided and makes no assertions with respect to liens which may be against the property, and the parties hereto signifying their assent to this Disclaimer by the Grantor's execution and the Grantee's acceptance of this instrument.

TIME 9 02 0 AM
RECORDER FRANKLIN CO, OHIO

AUG 23 1994


RICHARD B. WETCALE RECORDER
RECORDER'S FEE 13.00

This easement is not intended and shall not be construed as a dedication to public use. Grantor and Grantee shall refrain from any action that would cause a dedication and shall take any steps necessary to avoid a dedication to public use.

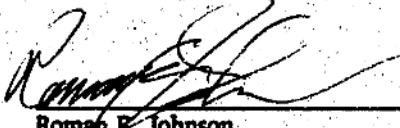
Grantor agrees to maintain in good condition and repair and to replace as necessary the roadway on the Roadway Easement Area and to remove snow and ice when required. This easement and the rights and obligations of Grantor and Grantee set forth above shall run with the land and shall be binding upon and inure to the benefit of Grantor and Grantee, and their respective heirs, personal representatives, successors and assigns, including, but no limited to, all future owners of the Property and Grantor's Parcel.

WITNESS their hand, this 15th day of August, 1994.

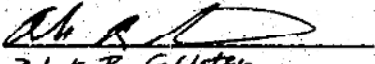
Signed and acknowledged
in the presence of:




Marc Stinson



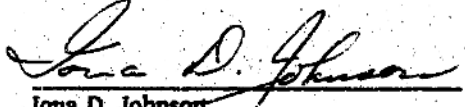
Roman E. Johnson



Robert R. Goldstein



Marc Stinson



Iona D. Johnson



Robert R. Goldstein

RE: [EXTERNAL EMAIL]re: 796 Rosemore

From jserantes@se-raarch.com <jserantes@se-raarch.com>

Date Wed 1/21/2026 2:09 PM

To Lara Jones <lara.jones@whitehall-oh.us>; 'Catherine Fleming' <cfleming@se-raarch.com>

Cc bayealemu2016@gmail.com <bayealemu2016@gmail.com>

 1 attachment (1 MB)

(26-01-21) 25 ft corner triangle cone of vision .pdf;

Lara,

Please see comments below in red..

Thank you.

Joaquin

joaquin serantes, aia, ncarb
principal



se-ra architecture, llc

1160 alum creek dr

Columbus, oh 43215

c) 614 439 5189

jserantes@se-raarch.com

www.se-raarchitecture.com

From: Lara Jones <lara.jones@whitehall-oh.us>

Sent: Tuesday, January 20, 2026 4:19 PM

To: Catherine Fleming <cfleming@se-raarch.com>

Cc: Joaquin Serantes <jserantes@se-raarch.com>

Subject: Re: [EXTERNAL EMAIL]re: 796 Rosemore

Catherine,

On 12/18/2026, I was asking for clarification on:

1. As per Code Section 1111.09(c)(6), **is the vegetation/landscaping at least 3 feet away from the rear lot line?**

Yes, we can place dimension on the plans or note to be 3' to the center of the plan.

2. As per Code Section 1111.09(c)(6), **is the fence at least 12 inches away from lot lines?**

Yes, we provide dimension string if that is preferred.

3. As per Code Section 1111.09(b), **is the one parking space you are turning into green space at least 330 square feet in size?**

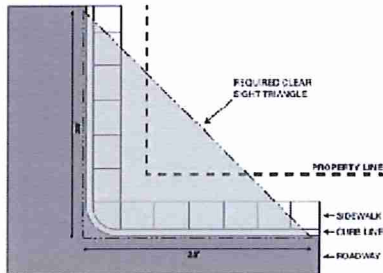
Yes. It is 9' x 19' = 24,624 sq.in

4. As per Code Section 919.02 & 919.05, **will the front and rear doors of dwelling units have the address numbers posted** in at least 4 inch tall font?

Yes, we will place building numbers at doors.

5. As per Code Section 1114.01(c), **is the forecourt wall of the northwestern unit, on the corner, outside of the clear line of sight triangle?** Please reference diagram below showing 25' x 25' triangle.

Please review the attached plan for the 25' triagle site lines. The northeast is currently of by 4 ". This can be easily fix by moving the drive or the east building .



Those are all items I did not receive any information on when the BZBA variance application was submitted.

Thank you,
Lara Jones
Economic Development Specialist



P: 614-246-7854

lara.jones@whitehall-oh.us

www.whitehall-oh.us

360 S Yearling Rd, Whitehall, OH 43213

From: Catherine Fleming <cfleming@se-raarch.com>

Sent: Tuesday, January 20, 2026 7:38 AM

To: Lara Jones <lara.jones@whitehall-oh.us>

Cc: Joaquin Serantes <jserantes@se-raarch.com>

Subject: Re: [EXTERNAL EMAIL]re: 796 Rosemore

Hi Lara,

Baye tells me that he received a response from you asking us to clarify something on the site plan. I'm afraid I haven't been able to find that message in my inbox - could you resend it to me, please?

Thank you,



SE-RA
ARCHITECTS
4700 Road Suite 0
Columbia, SC 29222
TEL: 714.494.4122

PROJECT NO: 20180073

796

Residence
744 Rosemore Ave

CLIENT:
Boye Alernu

GENERAL CONTRACTOR:

STRUCTURAL ENGINEER:

MEP ENGINEER:

CONSULTANT:

PROJECT TEAM

No.	Date	Issue/Revision
1	1/6/15/24	VARIANCE
2	11/0/16/24	ZONING
3	12/04/24	PLANNING



DATE AND ISSUE

CONCEPT DESIGN

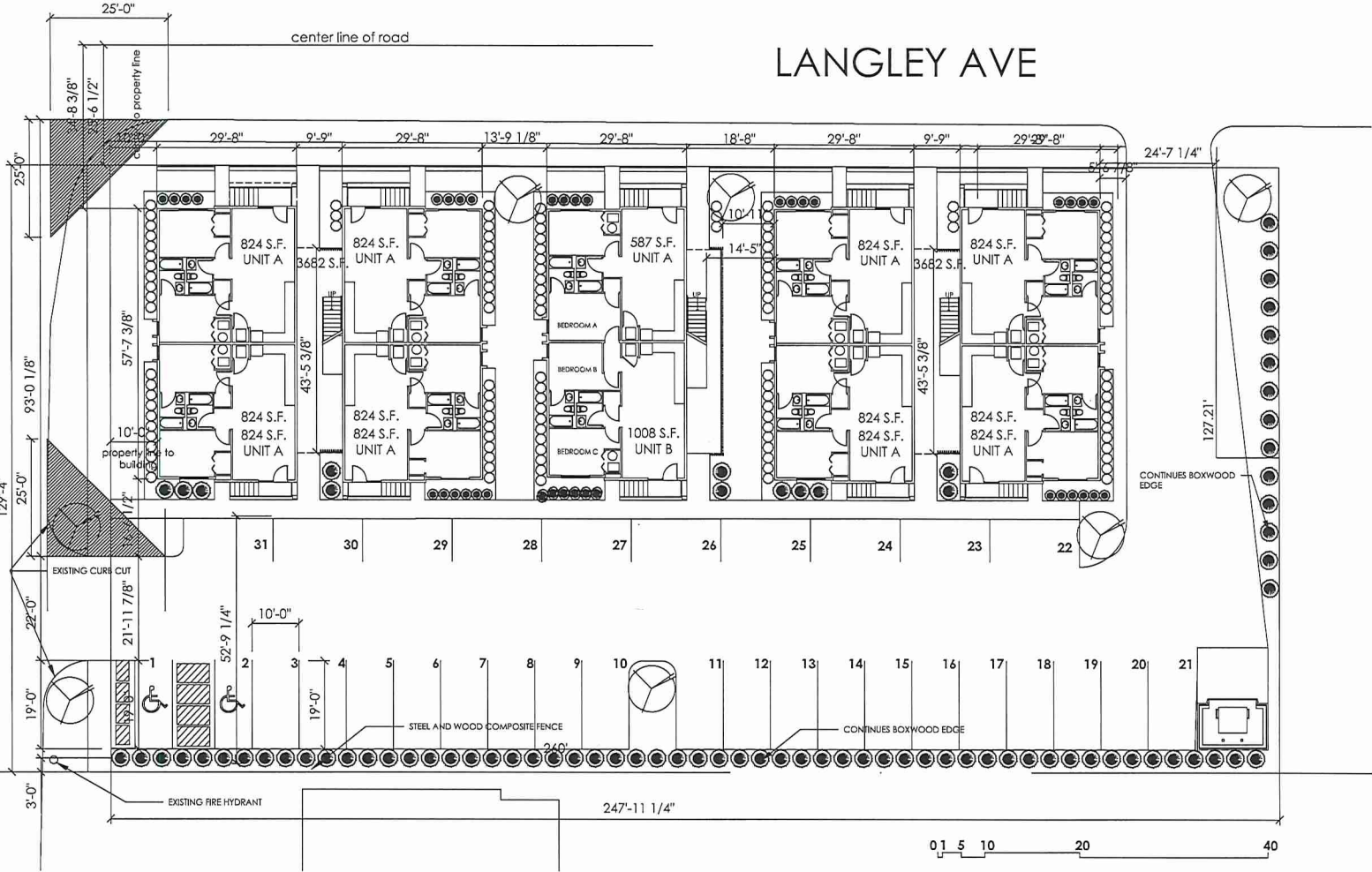
SHEET TITLE

A0.01

SHEET NO:

LANGLEY AVE

ROSEMORE AVE



1 GROUND FLOOR CONCEPT DESIGN
SCALE: 1/16" = 1'-0"

SITE DATA TABLE		
TOTAL SITE AREA	31,902 S.F.	0.733 AC
TOTAL DISTURBED AREA	23,760 S.F.	0.5454 AC
PRE-DEVELOPED IMPERVIOUS - PARCEL	5,890 S.F.	0.1354 AC
POST-DEVELOPED IMPERVIOUS - PARCEL	23,760 S.F.	0.5454 AC
NEW TOTAL IMPERVIOUS	23,760 S.F.	0.5454 AC

PARKING				
USE GROUP	S.F.	RATIO	REQUIRED	PROVIDED
R	13,125	1 PER UNIT	30	30

LOT COVERAGE	
LOT SIZE: ± 31,902 S.F. = .733 ACREAGE	
BUILDING COVERAGE: ± 9,711 S.F.	
LOT COVERAGE BUILDING: ± 30.0%	
LOT COVERAGE BUILDING AND SIDEWALKS: ± 33%	
LOT COVERAGE BUILDING, SIDEWALKS AND PARKING: ± 74%	
LOT COVERAGE BY LANDSCAPE: ± 22%	