

WASHINGTON TOWNSHIP BOARD OF ZONING APPEALS

APPEAL, VARIANCE, SPECIAL PERMIT OR SPECIAL ZONING CERTIFICATE REQUEST

Name(s) of Person(s) Appealing Or Making the Request

*Michael King*

Address of Above Person(s)

*P.O. Box 2001*

*Dublin, OH 43016*

Name(s) of Owner(s) of the Subject Property, if Different From Above-Listed Person(s)

*Beatrice Brogan*

*7025 Shire Kings Rd*

*Dublin, OH 43016*

Address of Owner(s)

Description of Property involved (address—if any, on which side of a particular street or roadway it is located, frontage and depth in feet, acreage, etc./please attach a copy of a legal description such as would appear in a deed and a drawing showing the property's location and dimensions):

*SEE ATTACHED PLAT MAP AND LEGAL DESCRIPTION*

If this is an APPEAL, describe the action of the township's administrative official which you appeal (such as the refusal of a zoning certificate or the issuance of a cease and desist order as to property usage):

If this is a REQUEST FOR A VARIANCE OR REQUEST FOR A SPECIAL PERMIT OR ZONING CERTIFICATE, describe the zoning requirement as to which you desire a variance (such as a sideyard set-back requirement or a floor-space requirement) or the zoning requirement under which you request a special permit or special zoning certificate:

*REDUCE LOT SIZE FROM 2.88 ACRES TO 1.159 ACRES*

List of Property Owners (include the names and mailing addresses of all persons and entities owning property adjacent to the sides and rear of the subject property and all property across any streets that border it. If not known, check the real estate tax records at the Franklin County Courthouse.):

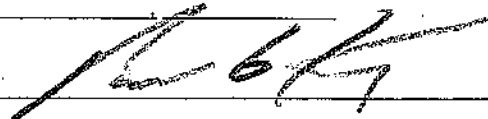
Names

Addresses

*SEE ATTACHED*

This Request is submitted as of

Rebecca C. Princehorn  
Bricker & Eckler LLP  
100 S. 3<sup>rd</sup> Street  
Columbus, Ohio 43215



Signature(s) of Person(s) Appealing or making the Request

The foregoing form should be submitted with the appropriate filing fee (\$100.00) to the Secretary of the Washington Township Board of Zoning Appeals.

**DESCRIPTION OF 1.700 ACRES  
LYING EAST OF COSGRAY ROAD  
AND SOUTH OF SHIER RINGS ROAD**

Situated in the State of Ohio, County of Franklin, Township of Washington, lying in Virginia Military Survey No. 6953, and being part of an original 3.000 acre tract conveyed to Beatrice L. Brogan, by deed of record in Instrument Number 200802260028751, Recorder's Office, Franklin County, Ohio and being bounded and more particularly described as follows:

Beginning for Reference, at Franklin County Engineer Control Monument 5534 Reset, found in the centerline intersection of Shier Rings Road (60 feet wide) and Cosgray Road (width varies), being referenced by Franklin County Engineer Control Monument 5535 found, North 84°26'11" East, a distance of 1118.29 feet, and being the northwesterly corner of a 1.192 acre tract conveyed to the City of Dublin, by deed of record in Instrument Number 201207160101496;

Thence North 84°26'11" East, a distance of 909.54 feet, along the northerly line of said 1.192 acre tract and said centerline of Shier Rings Road, the northerly line of a 0.093 acre tract conveyed to the City of Dublin, by deed of record in Instrument Number 201206110082412, the northerly line of a 0.108 acre tract conveyed to the City of Dublin, by deed of record in Instrument Number 201206110082412, to a point, at the northeasterly corner of said 0.108 acre tract and the northwesterly corner of a 0.120 acre tract conveyed to the City of Dublin, by deed of record in Instrument Number 201206220089837;

Thence South 05°02'03" East, passing a 3/4 inch iron pin found online at a distance of 24.86 feet, a distance of 267.81 feet, along the line common to said 0.108 acre and 0.120 acre tracts, the easterly line of an original 4.033 acre tract conveyed to Ina Moore, by deed of record in Instrument Number 200006260125912 and the westerly line of said 3.000 acre tract, to a rebar set, and the Point of True Beginning;

Thence North 84°26'11" East, a distance of 207.31 feet, across said 3.000 acre tract, to a rebar set, on the easterly line of said 3.000 acre tract, and on the westerly line of Oak-Shier Estates, as shown and delineated in Plat Book 45, Page 120;

Thence South 04°43'31" East, passing a 3/4 inch iron pin found online at distance of 118.06 feet, a distance of 359.41 feet, along the line common to said 3.000 acre tract and said Oak-Shier Estates, to a 3/4 inch iron pin found, at the southerly common corner of said 3.000 acre tract and said Oak Shier Estates, and on the northerly line of Ballantrae, Section 7, as shown and delineated in Plat Book 106, Page 17;

Thence South 84°44'55" West, passing a 3/4 inch iron pin found online at a distance of 18.06 feet and 108.06 feet, a distance of 205.37 feet, along the line common to said 3.000 acre tract, said Ballantrae, Section 7, and Ballantrae, Section 8, as shown and delineated in Plat Book 109, Page 46, to a 3/4 inch iron pin found, at the southerly common corner of said 3.000 acre and 4.033 acre tracts;

Thence North 05°02'03" West, a distance of 358.27 feet, along the line common to said 3.000 acre and 4.033 acre tracts, to the Point of True Beginning, containing 1.700 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 (CORS). 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 Virtual Reference Station Network. The portion of the centerline of Shier Rings Road, having a bearing of North 84°26'11" 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 a red plastic cap stamped with the name "Landmark Survey".

The above description is based on an actual field survey performed in February of 2019.



LANDMARK SURVEY GROUP, INC.

*David B. McCoy* 3/5/2019  
David B. McCoy, P.S.  
Registered Surveyor No. 7632

1. 274-001302

MICHAEL AND DEBORAH SALLONE  
5904 TRAFALGAR LN  
DUBLIN OHIO 43016

2. 274-001303

GREGORY AND CYNTHIA STODRANA  
5192 TRAFALGAR LN  
DUBLIN, OHIO 43016

3. 274-001304

JOSEPH BLACK  
5920 TRAFALGAR LN  
DUBLIN, OHIO 43016

4. 274-001305

ABDUL AND SUMTEA SHAMSUADIN  
5928 TRAFALGAR LN  
DUBLIN OHIO 43016

5. 274-001153

ADAM AND JAMIE KEET  
5936 TRAFALGAR LN  
DUBLIN, OHIO 43016

6. 274-001154

JOYCE A SILVA AND ROWENA SIQUERIA  
5944 TRAFALGAR LN  
DUBLIN, OHIO 43016

7. 274-001155

JEFFERY BOFF  
5950 TRAFALGAR LN  
DUBLIN, OHIO 43016

8. 272-000372

RAYMOND AND BRENDA HARTMAN  
6095 HOLIDAY LN  
DUBLIN, OHIO 43016

9. 272-000373

CHARLOTTE STUKEY  
6103 HOLIDAY LN  
DUBLIN, OHIO 43016

10. 272-000374

MICHAEL AND SHARON RAMSEY  
6111 HOLIDAY LN  
DUBLIN, OHIO 43016

11. 272-012168  
MR SHIER  
7026 SHIER RINGS RD  
DUBLIN, OHIO 43017

12. 272-000233  
JASON HUFFMAN  
7065 SHIER RINGS RD  
DUBLIN, OHIO 43016

13. 272-000292  
JMA MOORE  
7055 SHIER RINGS RD  
DUBLIN, OHIO 43016

14. 272-000291  
BEATRICE BROGAN  
7025 SHIER RINGS RD  
DUBLIN, OHIO 43016



March 6, 2019

Michael G. King,  
Vice President, Operations  
Rockford Homes  
999 Polaris Parkway, Suite #200  
Columbus, Ohio 43240

RE: Soil and Sewage Treatment System Site Review and  
1.70 Acre Lot Split from 2.88 Acre Tract with 1.18 Acre Remainder  
7025 Shier Rings Road, Washington Township, Tax ID #: 272-000291

Dear Michael G. King:

A Soil and Sewage Treatment System Site Review and Lot Split Review for the referenced property have been completed and are hereby APPROVED.

Based on information provided and an on-site visit, the soil conditions, lot size, topography, and other factors are conducive for an on-site wastewater disposal system to function on the 1.18 Remainder reference above. Remainder lot geometry also provides the required isolation separation distances.

The newly created 1.70 Acre parcel will be attached to sanitary sewer service if developed as a residential lot.

Furthermore, this Soil and Sewage Treatment System Review will have no impact on any adjoining parcels' wastewater treatment systems or required isolation separation distances.

The proposed development of this property will also need to be reviewed and finalized by the Washington Township Zoning Commission.

Please feel free to contact me if you have any questions or I can be of any further assistance.

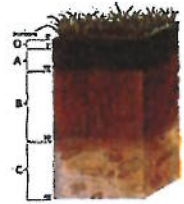
Sincerely,

A handwritten signature in black ink that reads "James May".

James May, RS, REHS  
Water Quality Program  
(614) 525-4928  
[JamesMay@franklincountyohio.gov](mailto:JamesMay@franklincountyohio.gov)

C: Washington Township Zoning Commission  
Steven Miller, CPSS, Soil & Environmental Consulting Services, Inc.

Soil and Environmental  
Consulting Services, Inc.



Thursday, January 24, 2019

Rockford Homes

**Re: Soil investigation for on-site septic disposal for 7025 and 7055 Shier Rings Road, Washington Township, Franklin County, Ohio.**

Enclosed you will find the requested detailed soil descriptions for 7025 and 7055 Shier Rings Road, Washington Township, Franklin County, Ohio.

The soils of the selected sites were mapped and described on the enclosed sheets for your records. The locations of the soil borings have been located using GPS and the locations have been delineated on the enclosed map. Copies of this letter, soil boring descriptions, sketch, and system drawing should be submitted to local health department. The health department will make the determination if the soil and site area is suitable for onsite sewage treatment. It may also be necessary for the soil borings to be located by a surveyor.

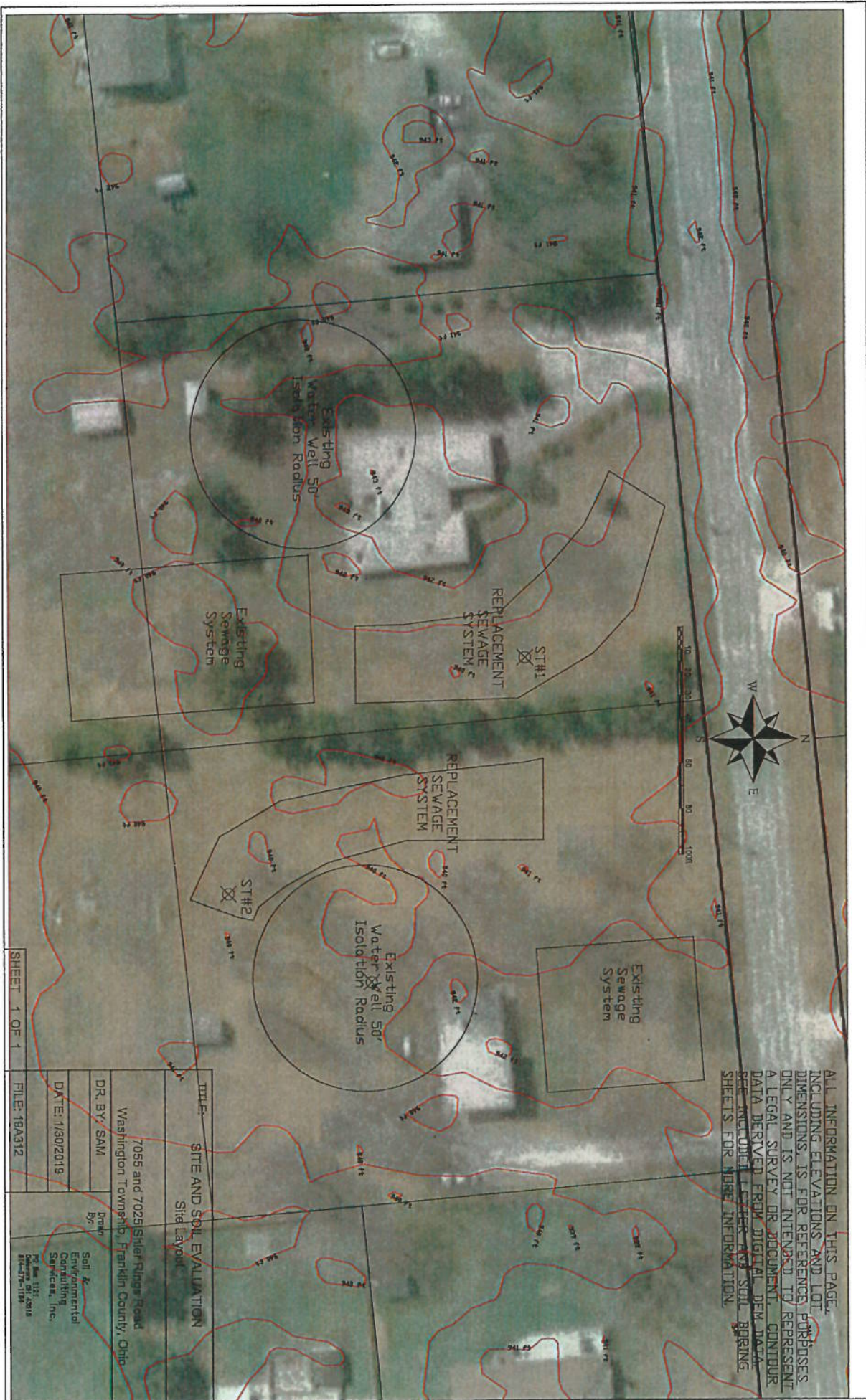
Please protect all areas approved for septic disposal by having the contractor stake and rope off the proposed locations prior to driveway and basement excavation. No soil, building, or waste material should be stored on the proposed absorption areas. Disturbance to the areas may result in compaction and the subsequent failure of the system. Any disturbance to the absorption area voids the results of this analysis.

If you have any questions or want to move forward with the septic design process feel free to contact us.

A handwritten signature in black ink, appearing to read 'Steven Miller'.

Steven Miller, CPSS





ALL INFORMATION ON THIS PAGE, INCLUDING ELEVATIONS AND LOT DIMENSIONS, IS FOR REFERENCE PURPOSES ONLY AND IS NOT INTENDED TO REPRESENT A LEGAL SURVEY OR DOCUMENT. CONTOUR DATA DERIVED FROM DIGITAL DEM DATA. SEE INCLUDED LISTS AND SOIL BORING SHEETS FOR MORE INFORMATION.

SHEET 1 OF 1

FILE: 19A312

TITLE: SITE AND SOIL EVALUATION Site Layout	
7055 and 7025 Siler Rings Road Washington Township, Franklin County, Ohio	
DR. BY: SAM	Drawn By:
DATE: 1/30/2019	Soil & Environmental Consulting Services, Inc.
	Project No: 19A312 Date: 01/30/2019 Rev: 01/30/2019

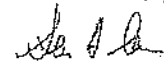


## Site and Soil Evaluation for Sewage Treatment and Dispersal

County: Franklin  
 Township / Soc.: Washington  
 Property Address/Location: 7055 Shier Rings Road  
 Applicant Name: Rockford Homes  
 Address: \_\_\_\_\_  
 Phone #: \_\_\_\_\_  
 Lot #: \_\_\_\_\_  
 Test Hole #: I  
 Latitude/Longitude: \_\_\_\_\_  
 Method:  Pit  Auger  Tube

Land Use / Vegetation: Lawn  
 Landform: Till Plain  
 Position on Landform: Flat  
 Percent Slope: 0.5%  
 Shape of Slope: Linear / Linear  
 Bedrooms or GPD: 3  
 Date: Wednesday, January 23, 2019  
 Evaluator: Steven Miller, CPSSe  
Soil & Environmental Consulting, Inc.  
P.O. Box 1121  
Delaware OH 43015  
 Job Number: 19A312  
 Soil Series: \_\_\_\_\_



Signature:   
 Phone#: p-614.579.1164  
soilconsultant@yahoo.com

Soil Profile		Estimating Soil Saturation			Estimating Soil Permeability							Other Soil Features
Horizon	Depth (inches)	Munsell Color	Redoximorphic Features		Texture			Structure			Consistence	
			Concentrations	Depletions	Class	Approx. % Clay	Approx. % Fragments	Grade	Size	Type (shape)		
Ap	0 to 8	10YR 4/3			scl	28	2	2	m	gr	fr	
Bt1	8 to 16	10YR 5/6		15%10Yr 5/2	scl	32	2	2	m	sbk	fi	
Bt2	16 to 30	10YR 5/4		20%10YR 5/2	scl	38	2	2	m	sbk	fi	
BC	30 to 33	10YR 5/4		25%10YR 5/2	scl	36	2	1	m	sbk	fi	
Cd	33+	10YR 5/4		20%10Yr 5/2	scl	35	5	0			vfi	

Limiting Conditions	Depth to (in.)	Description	Remarks / Risk Factors:
Perched Seasonal Water Table	8	perched on glacial till	Surface water should be diverted around system. Subsurface ag drainage may be present.
Apparent Water Table	>50		
Highly Permeable Material	>50		
Bedrock	>50		BM=CL of RD at E Pole
Restrictive Layer	33	glacial till	

Note: The evaluation shall include a complete site plan or site drawing including all requirements in paragraphs (B)(1) through (B)(4) of OAC 3701-29-08.



Landform
Upland*
Terrace
Flood Plain
Lake Plain
Beach Ridge
*Includes glacial till plain and end moraine

Position on Landform
Depression
Flat
Knoll
Crest
Hillslope
Footslope

Shape of Slope
Convex
Concave
Linear
Complex

Horizon Nomenclature		
Master Horizons	Horizon Suffixes	Horizon Modifiers
O Predominantly organic matter (litter & humus)	a Highly decomposed organic matter	Numerical Prefixes: Used to denote lithologic discontinuities.
A Mineral, organic matter (humus) accumulation, loss of Fe, Al, clay	b Buried genetic horizon	
E Mineral, loss of Si, Fe, Al, clay, organic matter	d Dense layer (physically root restrictive)	Numerical Suffixes: Used to denote subdivisions within a master horizon.
B Subsurface accumulation of clay, Fe, Al, Si, humus; sesquioxides; loss of CaCO <sub>3</sub> ; subsurface soil structure	e Moderately decomposed organic matter	
C Little or no pedogenic alteration, unconsolidated earthy material, soft bedrock	g Strong gley	
R Hard bedrock	i Slightly decomposed organic matter	
	p Plow layer or artificial disturbance	
	r Weathered or soft bedrock	
	t Illuvial accumulation of silicate clay	
	w Weak color or structure within B	
	x Fragipan characteristics	

Soil Texture	
Texture Class Abbreviations	Textural Class Modifiers
Course Sand cos	Gravelly GR
Sand s	Fine Gravelly FGR
Fine Sand fs	Medium Gravelly MGR
Very Fine Sand vfs	Coarse Gravelly CGR
Loamy Course Sand lcos	Very Gravelly VGR
Loamy Sand ls	Extremely Gravelly XGR
Loamy Fine Sand lfs	Cobbly CB
Loamy Very Fine Sand lvfs	Very Cobbly VCB
Coarse Sandy Loam cosl	Extremely Cobbly XCB
Sandy Loam sl	Stony ST
Fine Sandy Loam fsl	Very Stony VST
Very Fine Sandy Loam vfl	Extremely Stony XST
Loam l	Bouldery BY
Silt Loam sil	Very Bouldery VBY
Silt si	Extremely Bouldery XBY
Sandy Clay Loam scl	Channery CN
Clay Loam cl	Very Channery VCN
Silty Clay Loam sicl	Extremely Channery XCN
Sandy Clay sc	Flaggy FL
Silty Clay sic	Very Flaggy VFL
Clay c	Extremely Flaggy XFL

\*Estimate approximate clay percentage within 5 percent

Soil Structure					
Grade	Size	Type (Shape)			
Structureless 0	Very Fine vf	Granular	gr		
Weak 1	Fine f	Angular Blocky	abk		
Moderate 2	Medium m	Subangular Blocky	sbk		
Strong 3	Coarse co	Platy	pl		
	Very Coarse vc	Prismatic	pr		
	Extr. Coarse ec	Columnar	cpr		
	Very Thin* vn	Single Grain	sg		
	Thin* tn	Massive	m		
	Thick* tk	Cloddy	CDY		
	Very Thick* vk				

\* The sizes Very Thin, Thin, Thick, and Very Thick, are used when describing platy structure only. Substitute thin for fine, and thick for coarse when describing platy structure.

Moist Consistence	
Loose	l
Very Friable	vfr
Friable	fr
Firm	fi
Very Firm	vfi
Extremely Firm	efi

For a more detailed explanation on describing and sampling soils, please refer to the "Field Book for Describing and Sampling Soils" Schoeneberger, P.J., Wysocki, D.A., Benham, E.C., and Broderick, W.D. (editors) 2002. Field book for describing and sampling soils, version 2.0. Natural Resources Conservation Service, USDA, National Soil Survey Center, Lincoln, NE.

Date: 12/18/18

Upon the following terms, the undersigned Buyer agrees to buy and the undersigned Seller agrees to sell, through the Broker referred to below, the premises located in the State of Ohio, County of Franklin, tax parcel no(s) 272-000291 described as:

Approximately 1.70 Acres of The Rear Above Parcel

1. Terms:

Purchase price shall be: \$ 48,003.00 PER ACRE x 1.70

APPROXIMATE ACRES = \$81,606.00.

Additional Terms and Conditions:

SEE ATTACHED EXHIBIT "A"

Attorney Approval Clause:

The Buyer or Seller may terminate this contract if the party's attorney disapproves this contract, by providing written notice of said disapproval, along with changes proposed by that party's attorney to remedy the disapproval, within 11/21/19 calendar days after acceptance hereof, (this provision is not applicable if number of days is not inserted). If the other party accepts the proposed changes in writing within 2 days after delivery thereof, this contract shall continue in full force and effect, as amended by the changes. The party requesting the changes may waive the request in writing prior to the expiration of the 2-day period. In the event of termination, the earnest money deposit shall be returned to the Buyer pursuant to paragraph 10.

Taxes and Assessments:

The real estate taxes for the premises for the current year may change as a result of the transfer of the premises or as a result of a change in the tax rate and valuation. Buyer and Seller understand that real estate valuations may be subject to retroactive change by the governmental authority.

Seller shall pay or credit at closing:

- (a) all delinquent taxes, including penalty and interest;
- (b) all assessments which are a lien on the premises as of the date of the contract;
- (c) all agricultural use tax recoupments for years prior to the year of closing;
- (d) all other unpaid real estate taxes and community development charges imposed pursuant to Chapter 349 of the Ohio Revised Code which are a lien for years prior to closing; and
- (e) a portion of such taxes and community development charges for the year of closing shall be prorated through the date of closing based on a 365 day year. If taxes are undetermined for the year of closing, the proration shall be based on the most recent available tax rate and valuation, giving effect to applicable exemptions, recently voted millage, change in valuation, etc., whether or not certified. These adjustments shall be final, except for the following: (none if nothing inserted).

Specified Inspection Period: Buyer shall have 30 (not applicable if the number of days is not inserted) calendar days after the date of acceptance of the contract by both parties to have inspections, environmental inspections, and/or tests completed. This time period shall be known as the Specified Inspection Period. The number of days for the Specified Inspection Period is a specific time frame agreed upon by the Seller and the Buyer. The number of days cannot be modified or waived except by a written agreement signed by both parties.

**Deed:**

The Seller shall convey to the Buyer marketable title in fee simple by transferable and recordable general warranty deed, with release of dower, if any, or fiduciary deed, as appropriate, free and clear of all liens and encumbrances not excepted by this contract, and except the following:

- (a) those created by or assumed by the Buyer;
- (b) those specifically set forth in this contract;
- (c) zoning ordinances;
- (d) legal highways;
- (e) covenants, restrictions, conditions and easements of record that do not unreasonably interfere with present lawful use; and
- (f) all coal, oil, gas and other mineral rights and interests previously transferred or reserved of record.

Seller has not transferred, conveyed, or reserved, nor does Seller have any knowledge of any prior transfers, conveyances or reservations of any coal, oil, gas, or other mineral rights or interests in the premises, except for the following (none if nothing inserted): \_\_\_\_\_

**Closing and Possession:**

**Closing:** This contract shall be performed and this transaction closed on or before THE COMPLETION OF LOT SPLIT unless the parties agree in writing to an extension.

**Possession:** Seller is entitled to possession through CLOSING. At the time the Seller delivers possession, the premises will be in the same condition as the date of acceptance of this contract, normal wear and tear excepted, and except as provided in paragraph 9.

**Debris and Personal Property:** The Seller shall remove all debris and personal property not included in this contract by the date and time of the Buyer's possession.

**Duration of Offer:**

This offer shall be open for acceptance through JANUARY 7, 2019

BUYER IS A LICENSED REALTOR.

The undersigned Buyer agrees to the terms and acknowledges the receipt hereof:

Signature: \_\_\_\_\_  
 Print Name: MC Shiner Farms LLC  
 Date Signed: 1/23/19

Signature: \_\_\_\_\_  
 Print Name: MC Shiner Farms LLC  
 Date Signed: 1/23/19  
 Address: \_\_\_\_\_

Phone #: \_\_\_\_\_  
Deed to: \_\_\_\_\_

Attorney: \_\_\_\_\_  
Ofc. #: \_\_\_\_\_  
Fax #: \_\_\_\_\_  
Email: \_\_\_\_\_

The undersigned Seller agrees to the terms and acknowledges the receipt hereof:

Signature: \_\_\_\_\_  
 Print Name: MC Shiner Farms LLC  
 Date Signed: 1/23/19

Signature: Bertine B. Boyer  
 Print Name: \_\_\_\_\_  
 Date Signed: 1-23-19  
 Address: \_\_\_\_\_

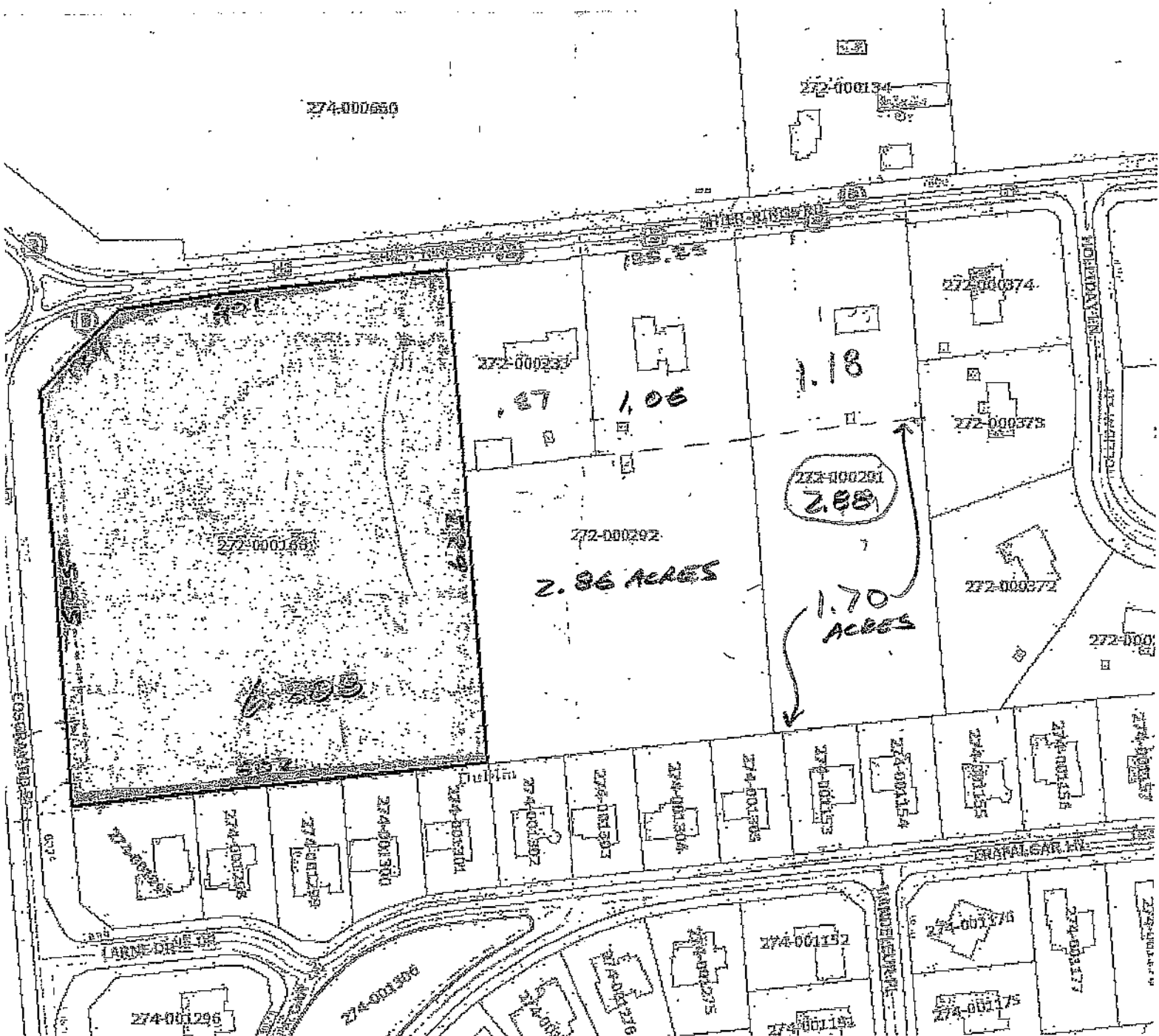
Phone #: \_\_\_\_\_

Attorney: \_\_\_\_\_  
Ofc. #: \_\_\_\_\_  
Fax #: \_\_\_\_\_  
Email: \_\_\_\_\_



Exhibit A

- 1) Buyer to pay for and perform lot split for Seller. Total purchase price will be based on the exact acreage designated by the lot split. Buyer and Seller agree that the purchase price will be \$48,003 per acre.
- 2) This contract is not contingent upon financing, cash at closing.
- 3) Buyer to pay for Title Insurance and Closing Costs at Title First.
- 4) Buyer will plant landscape buffer along Sellers' rear property line on the Buyer's side of property during or upon development completion.



ADDENDUM TO PURCHASE CONTRACT

BUYER'S NAME: MC Shier Rings LLC  
BUYER'S ADDRESS: \_\_\_\_\_  
TELEPHONE #'S HOME: \_\_\_\_\_ CELL: \_\_\_\_\_  
EMAIL ADDRESS: \_\_\_\_\_ WORK: \_\_\_\_\_  
SUBDIVISION: \_\_\_\_\_ LOT #: \_\_\_\_\_  
PROPERTY ADDRESS: Approximately 1.70 Acres / Parcel 272-000291  
SALESPERSON: \_\_\_\_\_ DATE: \_\_\_\_\_  
HOUSE TYPE: \_\_\_\_\_

ADDITIONAL ITEMS OR CHANGES

CHARGE/CREDIT

- Extend all terms of 12/18/18 Purchase Agreement 21 Days
- Buyer will Move Fire Pit and Shed to Rear of Sellers Property During the Land Development. Buyer will Not be Responsible for any Damage to Shed
- Buyer will Re Route and Repair any Damage to Buyers Bedy Water Drainage System as Needed.
- If Buyer Causes any Disruption to Sellers Well Water System During Development, Buyer will Restore Sellers Water System to Normal Operating Levels.

TOTAL:

\$

ADDENDUM ACCEPTED BY:

[Signature] 11/7/19  
BUYER MC Shier Rings DATE

BUYER \_\_\_\_\_ DATE \_\_\_\_\_  
[Signature] 1-23-19  
SELLER \_\_\_\_\_ DATE



March 6, 2019

Michael G. King,  
Vice President, Operations  
Rockford Homes  
999 Polaris Parkway, Suite #200  
Columbus, Ohio 43240

RE: Soil and Sewage Treatment System Site Review and  
1.70 Acre Lot Split from 2.88 Acre Tract with 1.18 Acre Remainder  
7025 Shier Rings Road, Washington Township, Tax ID #: 272-000291

Dear Michael G. King:

A Soil and Sewage Treatment System Site Review and Lot Split Review for the referenced property have been completed and are hereby APPROVED.

Based on information provided and an on-site visit, the soil conditions, lot size, topography, and other factors are conducive for an on-site wastewater disposal system to function on the 1.18 Remainder reference above. Remainder lot geometry also provides the required isolation separation distances.

The newly created 1.70 Acre parcel will be attached to sanitary sewer service if developed as a residential lot.

Furthermore, this Soil and Sewage Treatment System Review will have no impact on any adjoining parcels' wastewater treatment systems or required isolation separation distances.

The proposed development of this property will also need to be reviewed and finalized by the Washington Township Zoning Commission.

Please feel free to contact me if you have any questions or I can be of any further assistance.

Sincerely,

A handwritten signature in blue ink that reads "James May".

James May, RS, REHS  
Water Quality Program  
(614) 525-4928  
[JamesMay@franklincountyohio.gov](mailto:JamesMay@franklincountyohio.gov)

C: Washington Township Zoning Commission  
Steven Miller, CPSS, Soil & Environmental Consulting Services, Inc.



Franklin County Public Health  
 280 East Broad Street  
 Columbus, Ohio 43215-4562  
 (614) 525-3160  
 www.myfcph.org

## Sewage Treatment System Site Review Application

Water Quality Program

**Review Application requested for the following:**

- Household    Small flow on-site    New    Replacement    Alteration    Lot-Split    Lot Line Adjustment

**Fee: Per lot \$100.00**

Additional fee for subdivisions: 1-5 lots \$250.00   6-10 lots \$350.00   16-20 lots \$400.00   20 lots: \$450.00

This review must be completed and approved before a permit to install can be issued.  
 Please DO NOT submit request until all supporting documents, application, and fee have been collected.

**Requirement Checklist:**

- PAYMENT:** All appropriate fees must be submitted with this application for each building site, plus platted subdivision fees if applicable.
- SOIL EVALUATION:** A copy of a completed soil evaluation has been performed by a soil scientist (soil scientists are listed on the FCPH website).
- DESIGN:** Unless the site review is for a lot split or a subdivision, a designer must submit a design or layout plan of the sewage treatment system.
- IF APPLICABLE, STATEMENT FROM DESIGNER:** If the review is for a lot split, the application must be submitted with a statement from a designer indicating that siting the sewage treatment system would not violate the prohibitions in Ohio Administrative Code Chapter 3701-29-08
- The parcel must be adequately cleared, mowed, and identified by staking before the evaluation.

**Sewage Treatment System Location**

Address <i>7025 Shier Rings Rd</i>	Tax District	Parcel Number <i>272-000291</i>	Zip Code <i>43016</i>
Subdivision Name:	Lot #:	City, Village or Township: <i>WASHINGTON</i>	

**Owner's Name & Mailing Information**    Results to be mailed to:

Name(s): <i>BEATRICE BOGAN</i>	Phone #: (   )	Cell (   )	
Mailing Address <i>7025 Shier Rings Rd</i>	City <i>DUBUIN</i>	State <i>OH</i>	Zip Code <i>43016</i>

**Requestor's Information if other than owner(s)**

Name(s): <i>M.L. Shier Rings LLC</i>	Phone #: (   )	Cell <i>614 402-2979</i>	
Mailing Address <i>P.O. Box 3001</i>	City <i>DUBUIN</i>	State <i>OH</i>	Zip Code <i>43016</i>

**FCPH Use Only**

Sanitarian: <i>JAMES MAY</i>	Date Signed Off: <i>3/7/19</i>	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Disapproved
Fee:	Receipt #:	Date Paid:

**\* THIS APPLICATION EXPIRES ONE YEAR AFTER APPROVAL  
PER THE SANITARIAN'S SIGNATURE \***

Please submit all documents to  
 Franklin County Public Health  
 ATTN: WATER QUALITY  
 280 East Broad Street  
 Columbus, Ohio 43215-4562