

**CITY OF DELAWARE  
BOARD OF ZONING APPEALS  
AGENDA**

**MEETING TO BE HELD VIRTUALLY VIA CISCO Webex \*\*  
6:30 P.M.**

REGULAR MEETING

September 9, 2020

1. ROLL CALL
2. APPROVAL of the Motion Summary of the Board of Zoning Appeals meeting held on June 10, 2020, as recorded and transcribed.
3. REGULAR BUSINESS
  - A. 2020-1633: A request by Mr. & Mrs. Kee for approval of a front yard setback variance for two detached garages at 451 West William Street on approximately 0.227 acres on property zoned R-3 (One-Family Residential District).

Due to the meeting being held virtually, written public comment, maximum 500 words, is requested to be received before 3p.m. the date of the meeting through email at [emccloskey@delawareohio.net](mailto:emccloskey@delawareohio.net). To provide live public comment please email [emccloskey@delawareohio.net](mailto:emccloskey@delawareohio.net) to sign up by 3 p.m. the date of the meeting. Name and address are required for public comment. Comments received on Facebook may have to be addressed by staff subsequent to the meeting.

- B. 2020-1599: A request by United Dairy Farmers Inc., for approval of a buffer yard setback variance to Chapter 1150.07 Establishment of Buffer Area at 123 West Williams Street on approximately 0.765 acres on property zoned B-3 (Community Business District).

Due to the meeting being held virtually, written public comment, maximum 500 words, is requested to be received before 3p.m. the date of the meeting through email at [emccloskey@delawareohio.net](mailto:emccloskey@delawareohio.net). To provide live public comment please email [emccloskey@delawareohio.net](mailto:emccloskey@delawareohio.net) to sign up by 3 p.m. the date of the meeting. Name and address are required for public comment. Comments received on Facebook may have to be addressed by staff subsequent to the meeting.

4. BOARD MEMBER COMMENTS AND DISCUSSION

5. NEXT REGULAR MEETING: October 14, 2020

6. ADJOURNMENT

\*\* This meeting will be a virtual meeting. Residents are encouraged to view online through the City of Delaware Facebook page. To comply with the CDC recommendation prohibiting group meetings, no in person attendance by Council, staff, or the public will be available.

**BOARD OF ZONING APPEALS**  
**MOTION SUMMARY**  
**June 10, 2020**

ITEM 1. Roll Call

Chairman Dick called the virtual meeting to order at 6:30 p.m.

Members Present Virtually: Beth Fisher, Adam Vaughn, Todd Daughenbaugh, Robert Whitmore, Councilman Cory Hoffman, and Vice-Chairman Paul Junk and Chairman Matt Dick

Staff Present Virtually: Jordan Selmek, Zoning Officer and Lance Schultz, Zoning Administrator

ITEM 2. Approval of the Motion Summary of the Board of Zoning Appeals meeting held on November 13, 2019, as recorded and transcribed.

**Motion:** Vice-Chairman Junk moved to approve the Motion Summary for the Board of Zoning Appeals held on November 13, 2019 meeting, seconded by Ms. Fisher. Motion approved by a 7-0.

Vice-Chairman Junk swore in the following participant from the public throughout the meeting:

Anna Harrison  
128 Braddington Court  
Delaware, Ohio

Jennifer and Stanley Hawkins  
306 Griffins Harbor Drive  
Delaware, Ohio

ITEM 3. REGULAR BUSINESS

A. 2020-0951: A request by Mr. & Mrs. William Harrison for approval of a rear yard setback variance for a sunroom at 128 Braddington Court on approximately 0.125 acres on property zoned R-3 PUD (One-Family Residential District with a Planned Unit Development Overlay District).

Mr. Schultz provided the staff report to the Board. He reviewed the location and zoning for the property site and surrounding area. The condo was constructed in 2018 and is a two unit condominium building. The applicant is proposing a sunroom on the rear of the building. He provided information regarding the setback requirements. There were no objections from surrounding neighbors who were notified of the project.

**APPLICANT:**

Anna Harrison  
128 Braddington Court  
Delaware, Ohio

**Motion:** Mr. Vaughn moved to approve 2020-0951, along with all staff conditions, finding beyond a reasonable doubt that the decision factor necessary for approval of a variance according to Chapter 1128 of the Planning and Zoning Commission are met, with the staff conditions as noted, seconded by Vice-Chairman Junk. Motion approved by a 7-0 vote.

- B. 2020-0949: A request by Mr. & Mrs. Stanley Hawkins for approval of a front yard setback variance for a privacy fence at 306 Griffins Harbor Drive on approximately 0.194 acres on property zoned R-4 (Medium Density Residential District).

Mr. Selmek reviewed the staff report and provided information on the location of property site and zoning. He discussed previous variance approved in the Westfield Hills Phase 1 Subdivision for fencing in 2004. The owner is proposing a six-foot-high vinyl privacy fence with the top 1.5 feet being lattice per the Homeowner's Association regulations.

**APPLICANT:**

Jennifer and Stanley Hawkins  
306 Griffins Harbor Drive  
Delaware, Ohio

**Motion:** Vice-Chairman Junk moved to approve 2020-0949, along with all staff conditions, finding beyond a reasonable doubt that the decision factor necessary for approval of a variance according to Chapter 1128 of the Planning and Zoning Commission are met, with the staff conditions as noted, seconded by Mr. Whitmore. Motion approved by a 7-0 vote.

ITEM 4. BOARD MEMBER COMMENTS AND DISCUSSION

ITEM 5. NEXT REGULAR MEETING: July 8, 2020.

ITEM 6. ADJOURNMENT

**Motion:** Mr. Vaughn moved to adjourn the Board of Zoning Appeals meeting, seconded by Ms. Fisher. The Board of Zoning Appeals meeting adjourned at 6:58 p.m.

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Matt Dick, Chairman

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Elaine McCloskey, Clerk

CASE NUMBERS: 2020-1633

REQUEST: Variance

PROJECT: 451 West William Street

MEETING DATE: September 09, 2020

**APPLICANT/OWNER**

Mr. & Mrs. Terry Kee  
451 West William Street  
Delaware, Ohio 43015

**REQUEST**

2020-1633: A request by Mr. & Mrs. Kee for approval of a front yard setback variance for two detached garages at 451 West William Street on approximately 0.227 acres on property zoned R-3 (One-Family Residential District).

**PROPERTY LOCATION & DESCRIPTION**

The corner property is on the south side of West William Street and on the east side of Perkins Street. The zoning of the property is R-3 (Single-Family Residential District) as are all the surrounding properties.

**BACKGROUND**

The subject property at 451 West William Street has double frontage on West William Street and Perkins Street per the zoning code. Since purchasing the property, the owners have made multiple investments in amenities upgrading the property and are now proposing to construct two detached 264 square foot (12 ft x 22 ft) garages and a new driveway that would total 528 square feet. The two detached garages would be setback approximately 5 feet from the right-of-way on Perkins Street. Per Section 1149.02 Front Yards on Built-Up Blocks, the average front yard setback along Perkins Street right-of-way between West William Street and Dunlap Street is approximately 22 feet instead of the typical 30 feet in an R-3 zoning district. Therefore, the proposed two detached garages would protrude 17 feet into the previously mentioned 22-foot front yard setback. The design, material, and color of the two detached garages would match the existing house. Staff has received six 'no objection' letters from surrounding property owners in regard to the proposed detached garages.

**STAFF ANALYSIS**

- **FRONT YARD VARIANCE:** Per Schedule 1134.04 (Yard Requirements), the R-3 zoning district shall have a 30-foot front yard setback. However, per Section 1149.02 (Front Yards on Built-Up Blocks) the average front yard setback along Perkins Street between West William Street and Dunlap Street is approximately 22 feet. Also per Schedule 1134.03 (Lot Requirements) 451 West William Street is a legal non-conforming lot due to the width of the property being 59.90 feet which is less than the 65-foot minimum lot width.
  - **Section 1149.02(d) Front Yards on Built-Up Blocks**
    - Whenever there are existing dwellings that were lawfully constructed before this ordinance was passed but which do not comply with the required setback from the street right-of-way, the required front setback for additions, alterations, and new construction shall be the average front setback of all existing homes in the block between intersecting streets where such homes exist.
    - However, on any such lot, the depth of a front yard shall be at least ten (10) feet. This section supersedes any non-conforming limitations in Chapter 1151.
      - *The proposed two detached garages would be constructed approximately 5 feet from the front yard property line along Perkins Street.*
      - *A variance shall be required as the proposed location would protrude approximately 17 feet into the 22-foot front yard setback average (the approximate measurement of this built-up block).*
  - **Section 1156.02(a) Minimum Yard Requirements For Accessory Uses**
    - Detached accessory structures shall not be permitted in a front yard and shall be a minimum of 3 feet from side and rear lot lines.
      - *The two detached garages would protrude approximately 17 feet into the 22-foot front yard setback average (the approximate measurement of this built-*

*up block). A variance shall be required to approve the detached accessory structures within a front yard.*

- **VARIANCE REVIEW:** In considering whether or not a variance shall be granted, the Board of Zoning Appeals is required to consider certain factors to determine if a practical difficulty exists. As listed below, Section 1128.09(c)(1) of the Planning & Zoning Code sets forth these factors. Following each factor in italics is a brief Staff analysis.

1. Whether the granting of the Variance would be in accord with the general purpose and intent of the regulations imposed by this Ordinance and the district in which it is located and shall not be injurious to the area or otherwise detrimental to the public welfare.

*Approval of the variance is in accordance with the purpose and intent of the Ordinance, would not be considered significant, and would not likely be detrimental to the public welfare based on the design and characteristics of the subdivision. The proposed two detached garages would result in only a 5-foot setback from the front property line along Perkins Street and would also result in two detached accessory structures within a front yard and not a primary structure which might be considered more impactful from a variance perspective than the accessory structures. However, this would likely not impact the adjacent residents due to many of the structures within this neighborhood being located closer to the road than the 30-foot front yard setback required for the R-3 zoning code. In addition, the subject property currently has a shed (detached structure) in the proposed location of one of the detached garages which has not resulted in any detriment to the surrounding neighborhood. When considering the fairly unique surrounding environment and subdivision design, the proposed two detached garages would not have an adverse impact on the health, safety, and general welfare of the subject property and would not jeopardize the appearance and safety of the community.*

2. Whether special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable generally to other lands or structures in the same zoning district. Examples of such special conditions or circumstances are exceptional irregularity, narrowness, shallowness or steepness of the lot, or adjacency to non-conforming and inharmonious uses, structures or conditions.

*The subject property is in proximity to another property (497 West William Street) that has a detached accessory structure within its front yard setback. In addition, if this subdivision had been developed today, the corner lots would likely have been oversized by 33% per the zoning code in order to provide a functional back yard that more closely resembles the other properties within the subdivision.*

3. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the Variance. Mere loss in value or financial disadvantage to the property owner does not constitute conclusive proof of practical difficulty; there shall be deprivation of beneficial use of land.

*The house was constructed in 1914 per the Delaware County Auditor and the property will continue to be used as a single-family residence with or without approval of this variance.*

4. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer substantial detriment as a result of the Variance.

*Although the request is not compliant with the front yard setback requirement in Section 1149.02(d) or the detached accessory structure requirement of Section 1156.02(a), the character of the neighborhood would not likely be "substantially altered" if the architecture, material and color of the detached garages match the existing home. Furthermore, the owners intend to utilize an architecture style and time period appropriate construction materials (stone, clapboard, and cedar shake) to keep the property as historically accurate as possible.*

5. Whether the Variance would adversely affect the delivery of governmental services such as water, sewer, or trash pickup.

*The delivery of governmental services, particularly emergency services, would not be impacted with approval of this Variance.*

6. Whether the property owner purchased the property with knowledge of the zoning restrictions. Purchase without knowledge of restrictions in itself is not sufficient proof of practical difficulty.

*It would be very difficult for staff to determine if the owner of the house purchased the property with knowledge of the zoning restrictions. However, the setback regulations were commonly known and available for review by the homeowner prior to purchasing the property.*

7. Whether special conditions or circumstances exist as a result of actions of the owner.

*It is not likely any special conditions or circumstances occurred because of the actions of the owner.*

8. Whether the property owner's predicament feasibly can be obviated through some method other than a Variance.

*Staff and the owner researched and discussed several options but the only way to construct the two detached garages as proposed without impacting their amenities in the rear yard would require a front yard setback variance. It should be noted that the proposed location of the detached garages is as far north as possible, this would reduce any impact on the neighbors to the south.*

9. Whether there is evidence of Variances granted under similar circumstances.

*Staff cannot recall approving a front yard setback for a detached accessory structure.*

10. Whether the granting of the Variance is necessary for the reasonable use of the land or building, and the Variance as granted is the minimum Variance that will accomplish that purpose.

*The property is currently zoned for a single-family residence and will continue to be used as such with or without approval of this Variance. As a result, a Variance is not necessary for the reasonable use of the land.*

11. Whether the proposed Variance would impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety or substantially diminish or impair property values of the adjacent area.

*The variance would not likely have an impact on any of the aforementioned issues. Six of the surrounding residents have provided 'no-objection' letters for the proposed two detached garages.*

12. Whether the granting of the Variance requested would confer on the applicant any special privilege that is denied by this regulation to other lands, structures or buildings in the same district.

*If the Board finds that the standards for approval of a Variance are met, then no special privilege is granted.*

## CONCLUSION

Staff would recommend approval of the subject variance for the following reasons: 1.) The proposed front yard setback variance request would not have a negative impact on the adjacent properties and is the minimum variance needed to construct the two detached garages; 2.) The two detached garages would have a similar design, material and color to the existing home; 3.) Staff has received a letter from six of the surrounding property owners that are in support of the proposed detached garages; 4.) There is an existing shed in the proposed location of one of the detached structures which has not resulted in any detriment to the neighborhood; 5.) There is a nearby detached garage located within a front yard which has not resulted in any detriment to the neighborhood 6.) The essential character and use of the property and surrounding area will not be substantially or negatively altered. 7) The request is for accessory structures only and not a primary structure.

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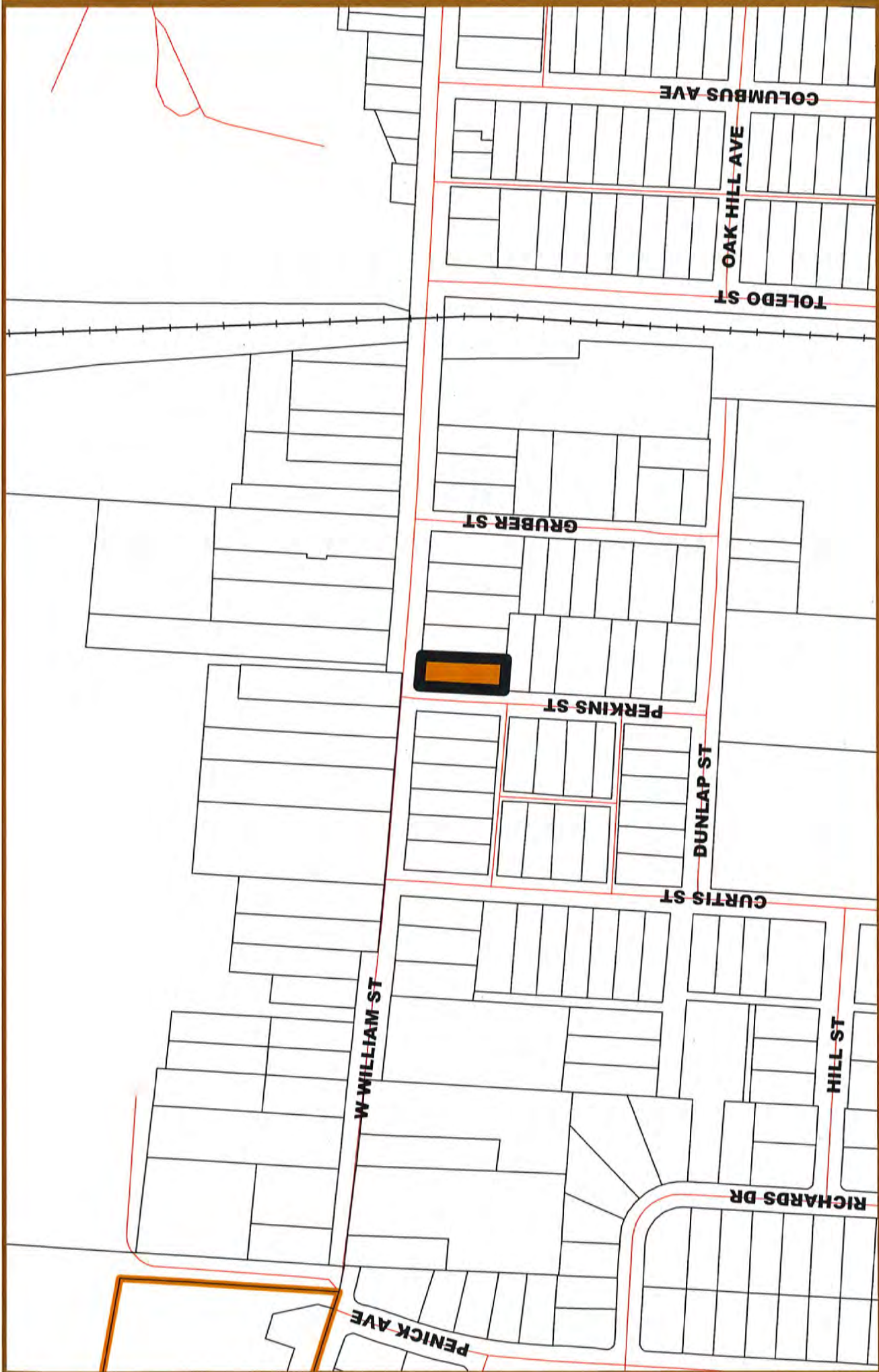
## STAFF RECOMMENDATION – VARIANCE (2020-1633)

Staff recommends approval of a request by Mr. & Mrs. Kee for a front yard setback variance for two detached garages at 451 West William Street on approximately 0.227 acres on property zoned R-3 (One-Family Residential District), with the following conditions that:

1. The two detached garages shall be compatible in design, material and color to the existing house.
2. The total area of all detached accessory structures on the property shall not exceed 720 square feet.
3. The height of the two detached accessory structures shall not exceed 20 feet.
4. The owners shall contact the Public Works Department for any requirements and/or permits for the construction of the new driveway.







2020-1633  
Garage Setback Variance  
451 West William Street  
Location Map





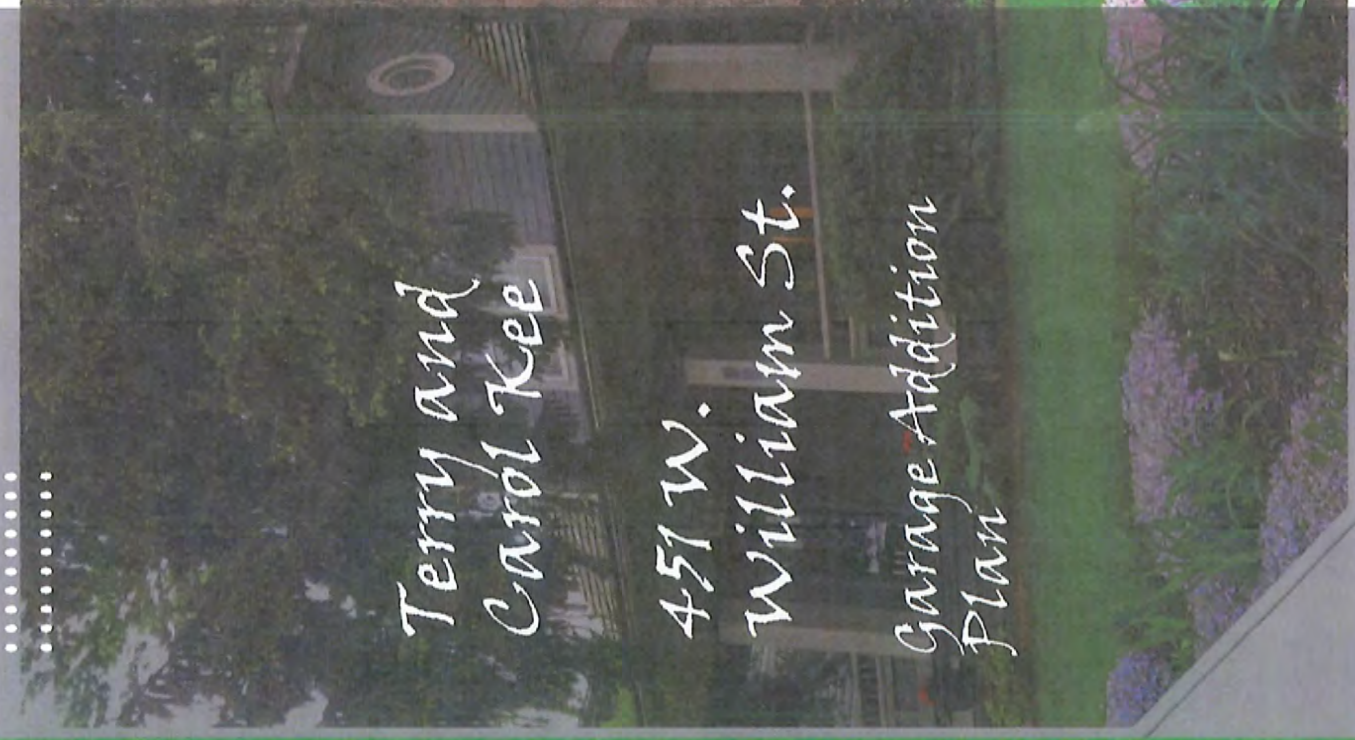
2020-1633  
Garage Setback Variance  
451 West William Street  
Zoning Map





2020-1633  
Garage Setback Variance  
451 West William Street  
Aerial (2016) Map





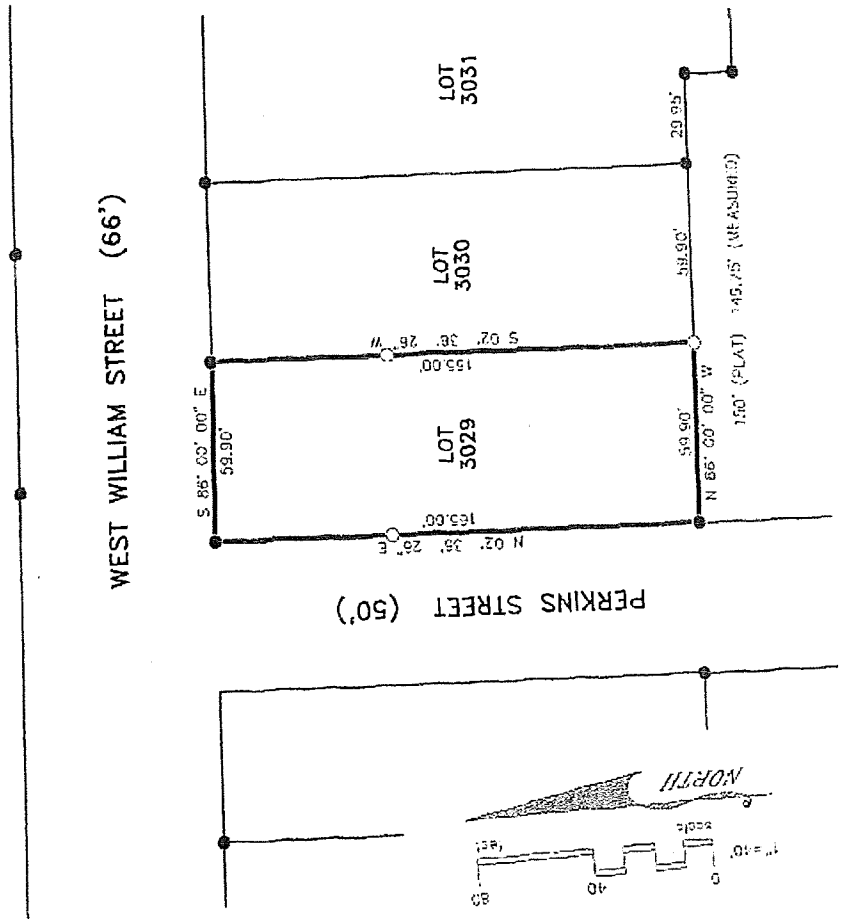
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*Terry and  
Carol Kee  
457 W.  
William St.  
Garage Addition  
Plan*

# PLAT OF SURVEY FOR

**TERRY W. KEE**

LOT 3029, REBECCA E. CARSON'S ADDITION,  
PLAT BOOK 3, PAGE 111  
CITY OF DELAWARE, OHIO

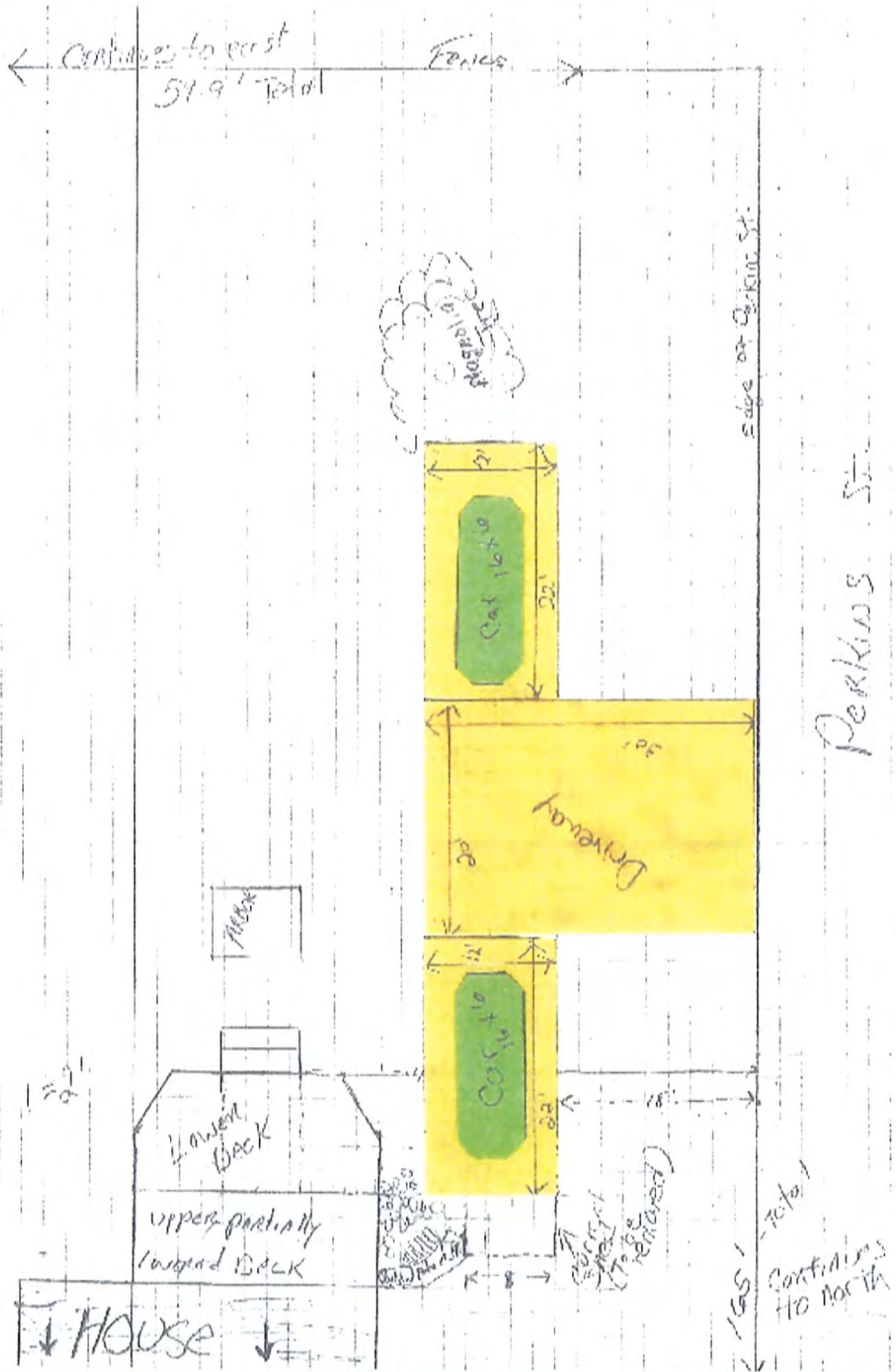


- LEGEND**
- Iron Pipe or Pin found
  - 5/8" Iron Bar Set with a plastic cap "GLSS PS 7845"



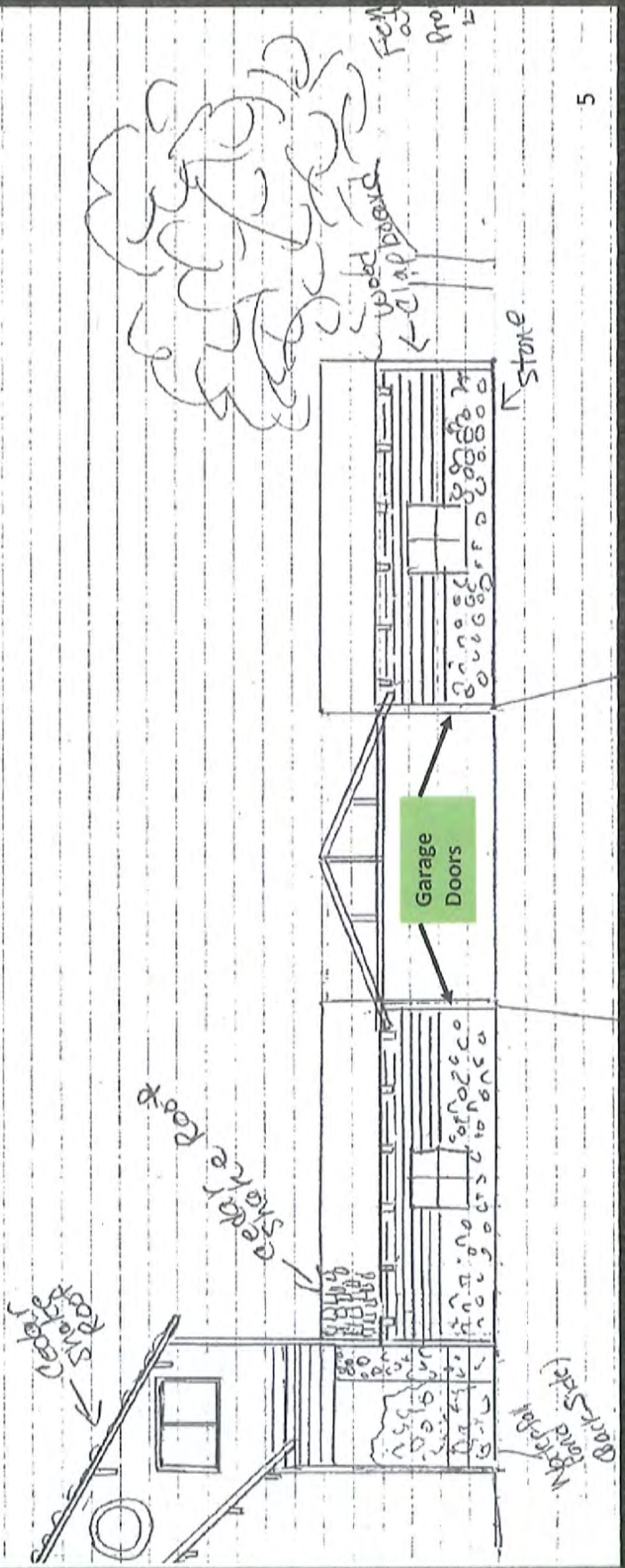
Two 12 x 22 Garages

PERKINS ST

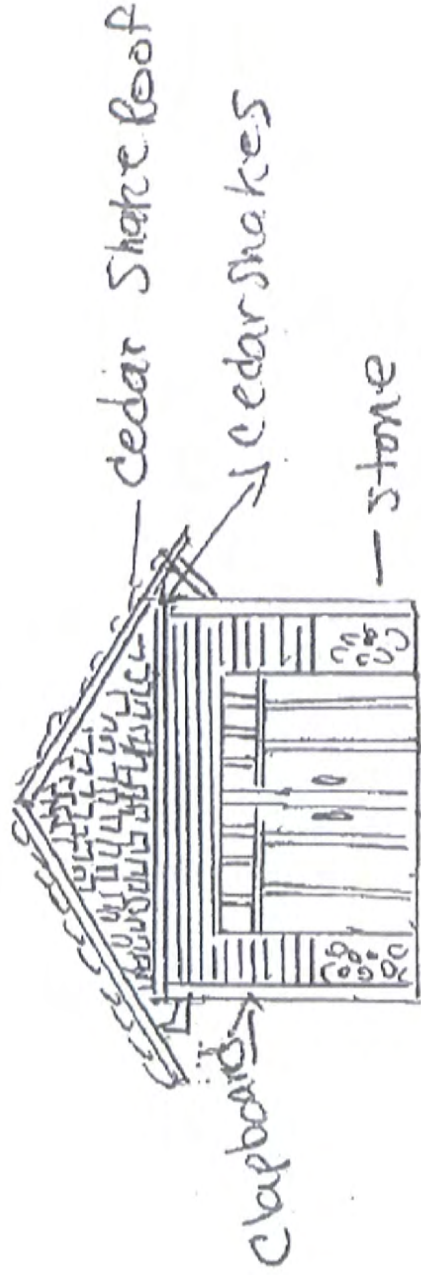




Side view of garage looking eastward from Perkins Street

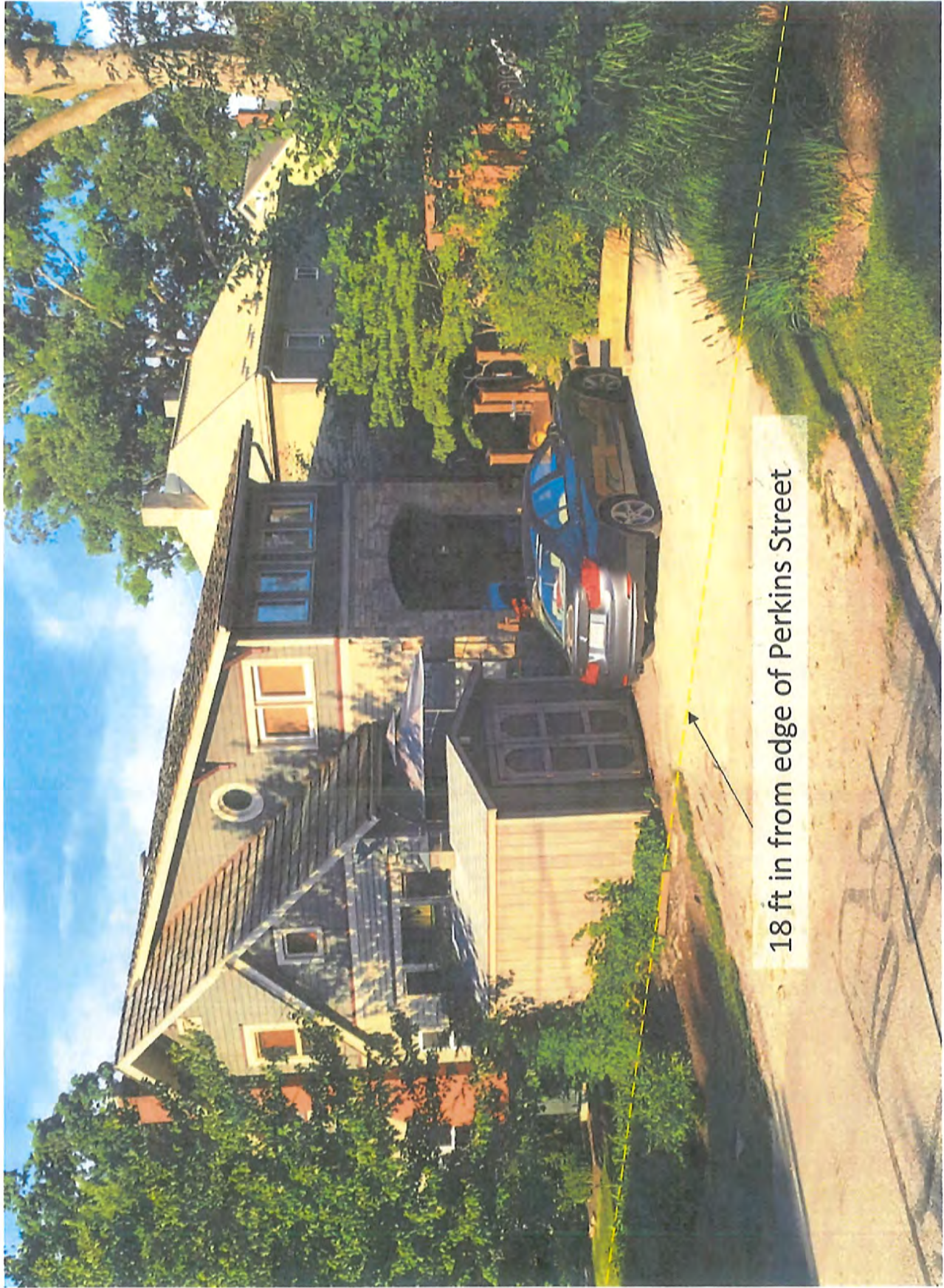


Garage Door View – seen  
from driveway facing north  
and facing south



Craftsman-style Door  
Bungalow Garage





18 ft in from edge of Perkins Street



West side of yard where garage will be – Perkins St. at right



View along Perkins Street on west side of property



View from south – where garage will be placed



View from back of yard – south side

September 1, 2020

City of Delaware  
Planning & Community Development  
1 S. Sandusky Street  
Delaware, OH 43015

Attn: Jordan A. Selmek, Development Planner

Re: Garage for 451 W. William Street

Dear Mr. Selmek,

I live on the southwest corner of West William Street and Gruber Street. It is the corner lot to the east of the above site within the same block. My house is somewhat similar in design and site layout.

I have a single, detached garage and have always questioned how I could change the layout to attach a garage, or expand the garage. I have two large, old maples that restrict my site, but the size and conditions are similar to 451 W. William Street. How to fence in my yard also proves puzzling.

After seeing the proposed layout for 451 W. William Street, it looks like a very reasonable solution for their site, and yet maintains back yard space for their outdoor use. The design does not appear to create any concern or intrusion to any of the neighboring sites, based on the actual layout of existing surrounding homes.

I do not know these folks well, but I know they have full interest in maintaining architecture that is true to the period of the house. I have no doubt that their proposal will be an improvement to our neighborhood. Meeting setback on existing corner lots can definitely be challenging.

Sincerely,

*Velma Coen*

Velma Coen  
435 W. William Street  
Delaware, OH 43015

**Re: Garage for  
451 W William St, Delaware, OH 43015**

July 25, 2020

Roger and Shannon Gill  
25 Perkins Street  
Delaware, OH 43015

Roger and Shannon,

This letter serves to confirm that you would have no objection to our construction of two single car garages that would run linearly parallel to our west property line, which would be set back from Perkins Street by at least 18 feet. This would require the removal of the apple tree and relocation of some plantings; however, as there is 96 feet from the back of the upper deck to the south property line, the magnolia tree would remain and there would still be 28 feet of open space to the south property line. Additionally, the two garages would be separated by a 20 foot wide driveway. Please see, attached, a side view from Perkins reflecting the proposed elevation of the garage construction.

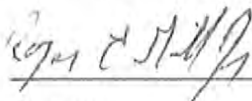
Our intention is to utilize a similar architectural style and time period appropriate construction material such as stone, clapboard, and cedar shakes in order to remain as historically accurate and complimentary to the house as possible.

If you have questions or concerns, please do not hesitate to call me at 614.580.3532 and if not, please confirm "NO OBJECTION" by signing below.

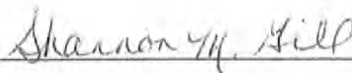
Sincerely,

Terry & Carol Kee

NO OBJECTION



Signature



Date

7-27-20

**Re: Garage for  
451 W William St, Delaware, OH 43015**

July 25, 2020

Bill and Teri Hudson  
455 West William St  
Delaware, OH 43015

Bill and Teri,

This letter serves to confirm that you would have no objection to our construction of two single car garages that would run linearly parallel to our west property line, which would be set back from Perkins Street by at least 18 feet. This would require the removal of the apple tree and relocation of some plantings; however, as there is 96 feet from the back of the upper deck to the south property line, the magnolia tree would remain and there would still be 28 feet of open space to the south property line. Additionally, the two garages would be separated by a 20-foot-wide driveway. Please see, attached, a side view from Perkins reflecting the proposed elevation of the garage construction.

Our intention is to utilize a similar architectural style and time-period appropriate construction material such as stone, clapboard, and cedar shakes in order to remain as historically accurate and complimentary to the house as possible.

If you have questions or concerns, please do not hesitate to call me at 614.580.3532 and if not, please confirm "NO OBJECTION" by signing below.

Sincerely,

Terry & Carol Kee

NO OBJECTION



8-4-2020

Signature

Date



**Re: Garage for  
451 W William St, Delaware, OH 43015**

July 25, 2020

Ian Mayberry  
445 West William St  
Delaware, OH 43015

Ian,

This letter serves to confirm that you would have no objection to our construction of two single car garages that would run linearly parallel to our west property line, which would be set back from Perkins Street by at least 18 feet. This would require the removal of the apple tree and relocation of some plantings; however, as there is 96 feet from the back of the upper deck to the south property line, the magnolia tree would remain and there would still be 28 feet of open space to the south property line. Additionally, the two garages would be separated by a 20-foot-wide driveway. Please see, attached, a side view from Perkins reflecting the proposed elevation of the garage construction.

Our intention is to utilize a similar architectural style and time-period appropriate construction material such as stone, clapboard, and cedar shakes in order to remain as historically accurate and complimentary to the house as possible.

If you have questions or concerns, please do not hesitate to call me at 614.580.3532 and if not, please confirm "NO OBJECTION" by signing below.

Sincerely,

Terry & Carol Kee

NO OBJECTION



Signature

7-26-20

Date

**Re: Garage for  
451 W William St, Delaware, OH 43015**

August 4, 2020

Frank and Debbie King  
454 West William St  
Delaware, OH 43015

Frank and Debbie,

This letter serves to confirm that you would have no objection to our construction of two single car garages that would run linearly parallel to our west property line, which would be set back from Perkins Street by at least 18 feet. This would require the removal of the apple tree and relocation of some plantings; however, as there is 96 feet from the back of the upper deck to the south property line, the magnolia tree would remain and there would still be 28 feet of open space to the south property line. Additionally, the two garages would be separated by a 20-foot-wide driveway. Please see, attached, a side view from Perkins reflecting the proposed elevation of the garage construction.


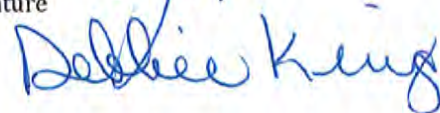
Our intention is to utilize a similar architectural style and time-period appropriate construction material such as stone, clapboard, and cedar shakes in order to remain as historically accurate and complimentary to the house as possible.

If you have questions or concerns, please do not hesitate to call me at 614.580.3532 and if not, please confirm "NO OBJECTION" by signing below.

Sincerely,

Terry & Carol Kee

NO OBJECTION

  
\_\_\_\_\_  
Signature  




Date



September 1, 2020

City of Delaware  
Planning & Community Development  
1 S. Sandusky Street  
Delaware, OH 43015

Attn: Jordan A. Selmek, Development Planner

Re: Garage for 451 W. William Street

Dear Mr. Selmek,

I live on the southwest corner of West William Street and Gruber Street. It is the corner lot to the east of the above site within the same block. My house is somewhat similar in design and site layout.

I have a single, detached garage and have always questioned how I could change the layout to attach a garage, or expand the garage. I have two large, old maples that restrict my site, but the size and conditions are similar to 451 W. William Street. How to fence in my yard also proves puzzling.

After seeing the proposed layout for 451 W. William Street, it looks like a very reasonable solution for their site, and yet maintains back yard space for their outdoor use. The design does not appear to create any concern or intrusion to any of the neighboring sites, based on the actual layout of existing surrounding homes.

I do not know these folks well, but I know they have full interest in maintaining architecture that is true to the period of the house. I have no doubt that their proposal will be an improvement to our neighborhood. Meeting setback on existing corner lots can definitely be challenging.

Sincerely,

*Velma Coen*

Velma Coen  
435 W. William Street  
Delaware, OH 43015

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**Re: From Carol & Terry Kee (neighbors to your 19 Perkins St. property)**

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Cee Bee Ohio <ceebeeohio@gmail.com>  
To: Carol Kee <carolynkee@gmail.com>

Wed, Aug 5, 2020 at 11:41 AM

Hi Carol and Terry:

Thank you very much for your communication. There will be no problems with us, the owners of 19 Perkins Street, Delaware, Ohio 43015, if the City of Delaware has no problems.

Best regards,

Chuanxue Bi, aka "CB"  
Ling Yang  
19 Perkins Street, Delaware, Ohio 43015



Virus-free. [www.avast.com](http://www.avast.com)

On Tue, Aug 4, 2020 at 11:13 AM Carol Kee <carolynkee@gmail.com> wrote:

Hello CeeBee and Ling,

We hope this finds both of you well.

We plan to build a garage along Perkins Street to the north of your property at 19 Perkins St. Part of the process involves a variance application. As you know, older properties don't fit neatly within zoning rules created for newer properties. Delaware City Zoning is asking that we verify with neighboring property owners that they have no issues.

We've attached a letter and a sketch of the proposed plan so that you can see the vision of what we'd like to build. The letter contains the details. If you'd like to chat, please reply, text or phone us at 614-271-7191 or 614-580-3532. Otherwise, you could just reply to this email that you have no objections.

Thank you very much,

Carol and Terry



**CITY OF DELAWARE, OHIO  
PLANNING & COMMUNITY DEVELOPMENT  
MASTER APPLICATION FORM**



Project # \_\_\_\_\_

Case # 2020-1633

**Planning Commission**

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Amended Final Development Plan                | <input type="checkbox"/> Final Development Plan Extension | <input type="checkbox"/> Substitution of a Non-Conforming Use             |
| <input type="checkbox"/> Amended Final Subdivision Plat                | <input type="checkbox"/> Final Subdivision Plat           | <input type="checkbox"/> Vacation-Alley                                   |
| <input type="checkbox"/> Amended Preliminary Development Plan          | <input type="checkbox"/> Final Subdivision Plat Extension | <input type="checkbox"/> Vacation-Easement                                |
| <input type="checkbox"/> Amended Preliminary Subdivision Plat          | <input type="checkbox"/> Floodplain Permit                | <input type="checkbox"/> Vacation-Street                                  |
| <input type="checkbox"/> Annexation Review                             | <input type="checkbox"/> Lot Split                        | <b><u>Board of Zoning Appeals</u></b>                                     |
| <input type="checkbox"/> Combined Preliminary & Final Development Plan | <input type="checkbox"/> Pre-annexation Agreement         | <input type="checkbox"/> Appeal Administrative Decision or Interpretation |
| <input type="checkbox"/> Comprehensive Plan Amendment                  | <input type="checkbox"/> Preliminary Development Plan     | <input type="checkbox"/> Conditional Use Permit                           |
| <input type="checkbox"/> Concept Plan                                  | <input type="checkbox"/> Preliminary Dev Plan Extension   | <input type="checkbox"/> Substitution of Equal or Less Non-Conforming Use |
| <input type="checkbox"/> Conditional Use Permit                        | <input type="checkbox"/> Preliminary Sub Plat             | <input checked="" type="checkbox"/> Variance                              |
| <input type="checkbox"/> Determination of Similar Use                  | <input type="checkbox"/> Preliminary Sub Plat Extension   |   |
| <input type="checkbox"/> Development Plan Exemption                    | <input type="checkbox"/> Rezoning                         |   |
| <input type="checkbox"/> Final Development Plan                        | <input type="checkbox"/> Subdivision Variance             |   |

*APR 11 2020*

Subdivision/Project Name \_\_\_\_\_ Address \_\_\_\_\_

Acreage \_\_\_\_\_ Square Footage \_\_\_\_\_ Number of Lots \_\_\_\_\_ Number of Units \_\_\_\_\_

Zoning District/Land Use \_\_\_\_\_ Proposed Zoning/Land Use \_\_\_\_\_ Parcel # \_\_\_\_\_

Applicant Name TERRY Kee Contact Person \_\_\_\_\_

Applicant Address 451 W William St, Delaware, OH 43015

Phone 614.580.3532 Fax \_\_\_\_\_ E-mail TERRY.KEE@ICLOUD.COM

Owner Name TERRY AND CAROL Kee Contact Person TERRY

Owner Address 451 W William St, Delaware, OH 43015

Phone 614.580.3532 Fax \_\_\_\_\_ E-mail TERRY.KEE@ICLOUD.COM

Engineer/Architect/Attorney FRANKLIN GARAGE Contact Person Josh PARKS

Address 814 County Rd 21, Ashley, OH 43003

Phone 740.272.1583 Fax \_\_\_\_\_ E-mail JOSH@FRANKLINGARAGEBUILDERS.COM

The undersigned, do hereby verify the truth and correctness of all facts and information presented with this application and authorize field inspections by City Staff.

[Signature]  
Owner Signature

TERRY Kee  
Owner Printed Name

\_\_\_\_\_  
Agent Signature

\_\_\_\_\_  
Agent Printed Name

Sworn to before me and subscribed in my presence this 24 day of July, 2020



[Signature]  
Notary Public



## BOARD OF ZONING APPEALS / STAFF REPORT

CASE NUMBERS: 2020-1599

REQUEST: Variance

PROJECT: UDF

MEETING DATE: September 9, 2020

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### APPLICANT/OWNER

United Dairy Farmers Inc.  
3955 Montgomery Road  
Cincinnati, Ohio 45212

### Request

2020-1599: A request by United Dairy Farmers Inc., for approval of a buffer yard setback variance to Chapter 1150.07 Establishment of Buffer Area at 123 West Williams Street on approximately 0.765 acres on property zoned B-3 (Community Business District).

### PROPERTY LOCATION & DESCRIPTION

The subject property is located on the south side of West William Street just east of Liberty Street. The subject site is zoned B-3 (Community Business District) as are the properties to the north and east. The properties to the south are zoned B-3 and R-6 (Multi-Family Residential District) while the properties to the west are zoned PO/I (Planned Office District).

### BACKGROUND

The owner has purchased the three adjacent properties (these buildings have already been demolished) to the east and intends to demolish the existing UDF (approximately 3,530 square feet) and construct a new approximate 4,061 square foot building on approximately 0.765 acres on the four parcels of land. The site would have two access points from West William Street and one access point from South Liberty Street which would extend into a 29-space parking lot that would have two fueling islands (four gas pumps) under a canopy. A dumpster would be located east of the building.

The applicant is requesting to construct the proposed new building and a portion of the parking lot within the 15-foot buffer setback required along Delaware Run. The existing UDF is constructed within the 15-foot buffer setback (a portion of the Delaware Run is piped under the current building and parking lot) while the proposed building would be extend further east (encompasses the three properties acquired) than the current building.

A Preliminary Development Plan and Conditional Use Permit was approved by the Planning Commission on September 2, 2020 and will be reviewed by City Council on September 28, 2020

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### STAFF ANALYSIS

- **Chapter 1150.07 Establishment of a Buffer Area – Buffer Setback Variance:**
  - For the Delaware Run in the Downtown (measured starting at the Olentangy River and continuing west along the length of the Run to King Avenue), the setback shall be established at 15 feet or to the nearest existing public street or road right of way, whichever is less, in a horizontal plane outward from the normal high water mark.
    - Because the proposed building and a portion of the parking lot would be located within the 15-foot buffer area along Delaware Run, a variance to the 15-foot buffer requirement would need to be approved by Board of Zoning Appeals. Actually, the Delaware Run would be piped under the proposed building and the parking lot, as it is today.
    - Currently, the building and a portion of the parking lot are located within the 15-foot buffer setback. Actually, the Delaware Run is piped under the building and the parking lot, as it is today.

- **VARIANCE REVIEW:** In considering whether a Variance shall be granted, the Board of Zoning Appeals is required to consider certain factors to determine if a practical difficulty exists. As listed below, Section 1128.09(c)(1) of the Planning & Zoning Code sets forth these factors. Following each factor in italics is a brief Staff analysis.

1. Whether the granting of the Variance would be in accord with the general purpose and intent of the regulations imposed by this Ordinance and the district in which it is located, and shall not be injurious to the area or otherwise detrimental to the public welfare.

*Section 1150.07(a) of the Delaware, Ohio Code of Ordinances states that: "The purpose of the buffer area is to limit the impact of land uses on rivers, streams, creeks, ditches, and headwater streams in order to preserve the quality, purity, clarity, and free-flowing conditions of such water bodies." The Applicant and City officials have been working together discussing and planning for the need to redevelop this Property and encroach in the fifteen (15) foot buffer area from Delaware Run, as measured from the normal high water mark, which intersects the Property. This is required to provide for the safe site circulation, parking, and access to and from the adjacent roadway network. The building to be constructed and other improvements shall be engineered, with support of the City of Delaware's Engineer's Office, to mitigate and offset the encroachment to these areas and provide for a solid foundation and measured overall construction plan. The building will either (i) have the lowest floor, elevated to the level of the base flood elevation; or (ii) be flood-proofed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water; have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy; and be certified by a registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards of practices for meeting the standards of the Delaware, Ohio Code of Ordinances. Also, the existing UDF is constructed within the 15-foot buffer setback (the Delaware Run is piped under a portion of the existing building and parking lot) so the proposal would not be any more impactful to the area than currently exists from the buffer setback perspective. In fact, the proposed building is slightly less intrusive to the buffer than the current building.*

2. Whether special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable generally to other lands or structures in the same zoning district. Examples of such special conditions or circumstances are exceptional irregularity, narrowness, shallowness or steepness of the lot, or adjacency to non-conforming and inharmonious uses, structures or conditions.

*The irregular shape and narrowness of the Property, along with the material fact that Delaware Run intersects the Property, makes it difficult to develop in strict conformance with this particular section of the zoning code. Further, unlike most properties within the flood plain, flood fringe, and floodway areas, the Property is located at the corner of a high traffic intersection in downtown. Applicant's use of the Property is similar to the existing use and to the commercial properties near the flood plain, flood fringe, and floodway areas to the east of the Property.*

3. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the Variance. Mere loss in value or financial disadvantage to the property owner does not constitute conclusive proof of practical difficulty; there shall be deprivation of beneficial use of land.

*There is an existing UDF on the subject site, but the new site plan and building would yield a significantly better plan mostly from a traffic and site circulation perspective which would be more efficient and functional and likely mitigate the traffic congestion in this area enhancing overall safety. Also, it would allow the development of the three parcels to the east with a new development that would enhance the downtown area.*

4. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer substantial detriment as a result of the Variance.

*With a new UDF and the elimination of the three old structures on the properties to the east (already demolished), the new site plan and building would enhance this area of downtown while contributing a significant investment to the area. The use is the same as exists today and thus the character of the area will be unaltered from a basic use perspective. Furthermore, Tim Horton's, located just east of UDF, has discussed with staff possibly constructing a new building which would complete the block with new*

*development that would enhance the downtown. Therefore, this entire block could be upgraded with new developments, but a continuation of the same uses that have been generally well used and received in the community while enhancing the overall area.*

5. Whether the Variance would adversely affect the delivery of governmental services such as water, sewer, or trash pickup.  
*The delivery of governmental services, particularly emergency services, would be enhanced with approval of this Variance and new site plan and new building due to the new traffic circulation within and outside of the development being significantly upgraded including for fire department vehicles. Water, sewer, and trash pick up will be unaffected by this proposal. Per the recently completed post flood bridge inspection by the City, there are significant issues with the foundation support of the corrugated metal pipe arch carrying the Delaware Run under the UDF property. Additionally, the stack stone retaining wall are failing or have failed. Both of these issues require remediation and should be addressed with the design and construction of the new building.*
6. Whether the property owner purchased the property with knowledge of the zoning restrictions. Purchase without knowledge of restrictions in itself is not sufficient proof of practical difficulty.  
*The applicant purchased the existing United Dairy Farmers parcel in 1985 and recently purchased the remainder of the three properties to the east. The applicant has had discussions with staff about the proposed development and understands the zoning and development requirements for the site.*
7. Whether special conditions or circumstances exist as a result of actions of the owner.  
*No special conditions or circumstances exist as a result of actions of the owner. The Property is being re-developed at the same time as a possible redevelopment by Tim Horton's in order that the adjacent properties may align their respective needs and work on joint solutions for maximum efficiency in planning and construction. Furthermore, United Dairy Farmers and Tim Horton's should share access and drive aisles for enhanced customer and guest vehicular traffic flow and help alleviate traffic congestion on the public rights-of-way including back-ups at the Tim Horton's drive-thru window. The development will not cause any interference with the public services available to the Property.*
8. Whether the property owner's predicament feasibly can be obviated through some method other than a Variance.  
*The Applicant's predicament cannot be obviated through some method other than a variance. The building to be constructed and other improvements shall be engineered, with support of the City of Delaware's Engineer's Office, to mitigate and offset the encroachment in the fifteen (15) foot buffer area and any impacts and provide for a solid foundation and measured overall construction plan. In order to construct a reasonable sized and located building to replace the existing one, allow for proper and safe drive aisles and on / off site circulation, there is no other practical way to layout the site and avoid the need for the setback variance in this case.*
9. Whether there is evidence of Variances granted under similar circumstances.  
*Staff cannot recall approving a buffer yard setback variance in Chapter 1150.07 for a new building and site plan in the City, though there is at least one other building built over the Delaware Run.*
10. Whether the granting of the Variance is necessary for the reasonable use of the land or building, and the Variance as granted is the minimum Variance that will accomplish that purpose.  
*Without a buffer setback variance, the building and the parking lot would have to be re-designed on a very small site which would not likely allow the subject site to be redeveloped. The existing UDF would remain within the buffer setback and the City would lose the opportunity for an enhanced building and site plan at this location. Through the planning process and cooperation between public and private principals and officials, this proposal and the determined solutions brought to bear most certainly show the intent to preserve and be sensitive to the natural features of the Property.*
11. Whether the proposed Variance would impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety or substantially diminish or impair property values of the adjacent area.



*The variance would not likely have a negative impact on any of the above items and would mitigate the congestion in the area and enhance the access for the fire department with the new site plan. Enhanced site circulation and access would also provide an opportunity to reduce the likelihood of congestion on the adjacent road network.*

12. Whether the granting of the Variance requested would confer on the applicant any special privilege that is denied by this regulation to other lands, structures or buildings in the same district.

*If the Board finds that the standards for approval of a Variance are met then no special privilege is granted. The applicant has diligently worked with the City to minimize the variance and protect the natural features, such as the buffer area, flood fringe, flood plain, and floodway areas of Delaware Run.*

## CONCLUSION

The proposed variance does constitute a hardship and certainly a practical difficulty due to the 15-foot buffer setback requirement in Chapter 1150.07 and complies with the majority of the practical difficulties to justify a variance request. Therefore, staff can support the proposed variance request from a practical perspective for the following reasons: 1.) The existing UDF building is located within the 15-foot buffer and would remain if the building and site plan are not constructed; 2.) The new building and site plan would create a more efficient, functional, environmentally friendly and safer development mostly from a traffic safety perspective; 3). The new building would enhance the aesthetics of the downtown area with a new building that complements the downtown character of buildings. 4) The new building would encroach on the Run slightly less than the existing building from a buffer setback perspective reducing the non-conformity in this case all be it slightly; 5). Per the recently completed post flood bridge inspection by the City, there are significant issues with the foundation support of the corrugated metal pipe arch carrying the Delaware Run under the UDF property. Additionally, the stack stone retaining wall are failing or have failed. Both of these issues require remediation and should be addressed with the design and construction of the new building.

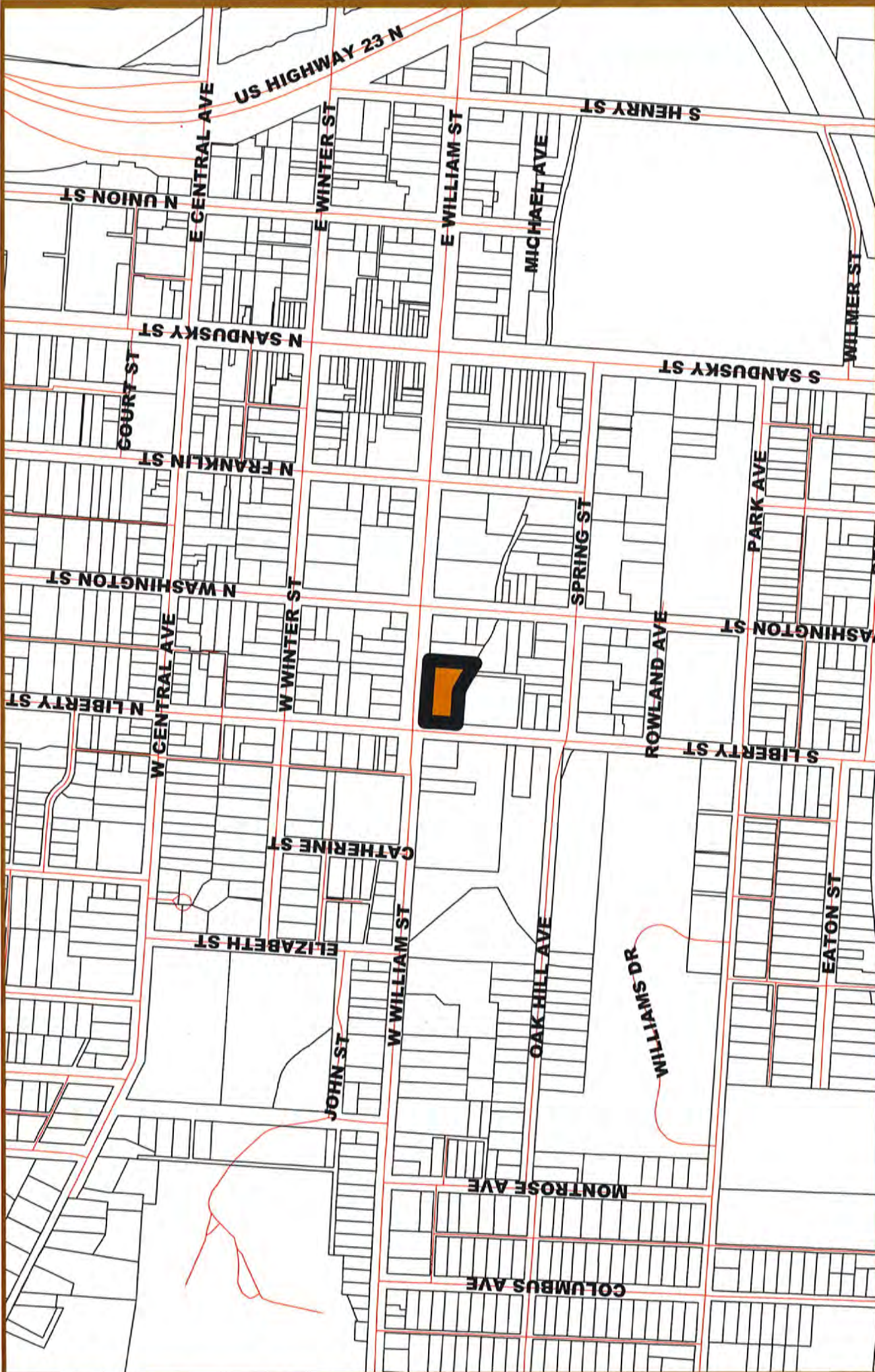
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## STAFF RECOMMENDATION – VARIANCE (2020-1599)

Staff recommends approval of a request by United Dairy Farmers Inc., for a buffer yard setback variance to Chapter 1150.07 Establishment of Buffer Area at 123 West Williams Street on approximately 0.765 acres on property zoned B-3 (Community Business District), with the following conditions:

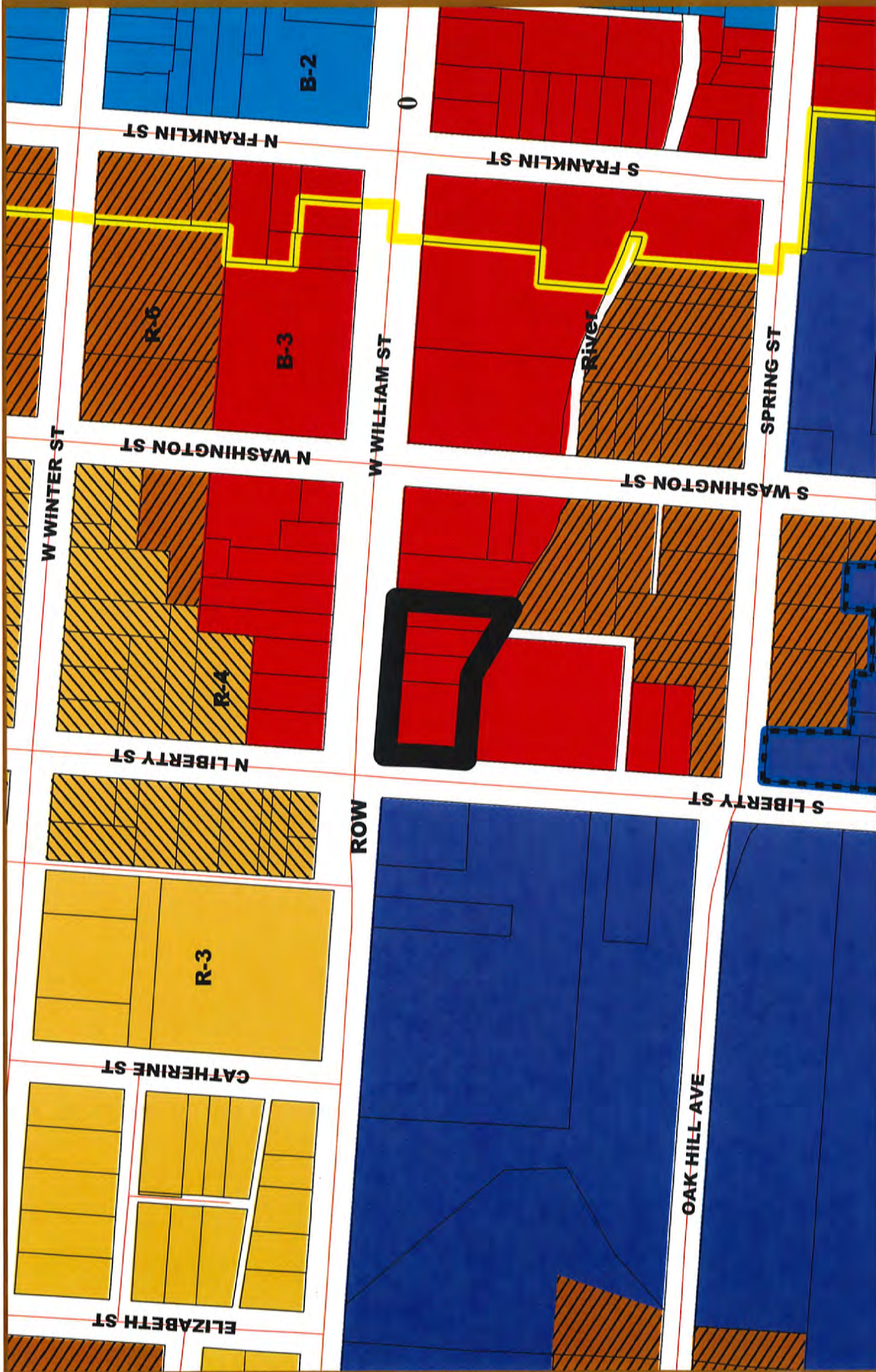
1. The buffer setback shall be as documented on the submitted Board Zoning Appeals site plan.
2. All environmental permits for the subject site shall be reviewed and approved by the appropriate agencies prior to approval of any construction drawings for the subject site.
3. The new building shall achieve compliance with all other City zoning and development requirements or as approved by City Council.





2020-1599  
 Buffer Setback Variance  
 United Dairy Farmers - 123 West William Street  
 Location Map





2020-1599  
 Buffer Setback Variance  
 United Dairy Farmers - 123 West William Street  
 Zoning Map





W WILLIAM ST

N LIBERTY ST

S LIBERTY ST



2020-1599  
Buffer Setback Variance  
United Dairy Farmers - 123 West William Street  
Aerial (2016) Map



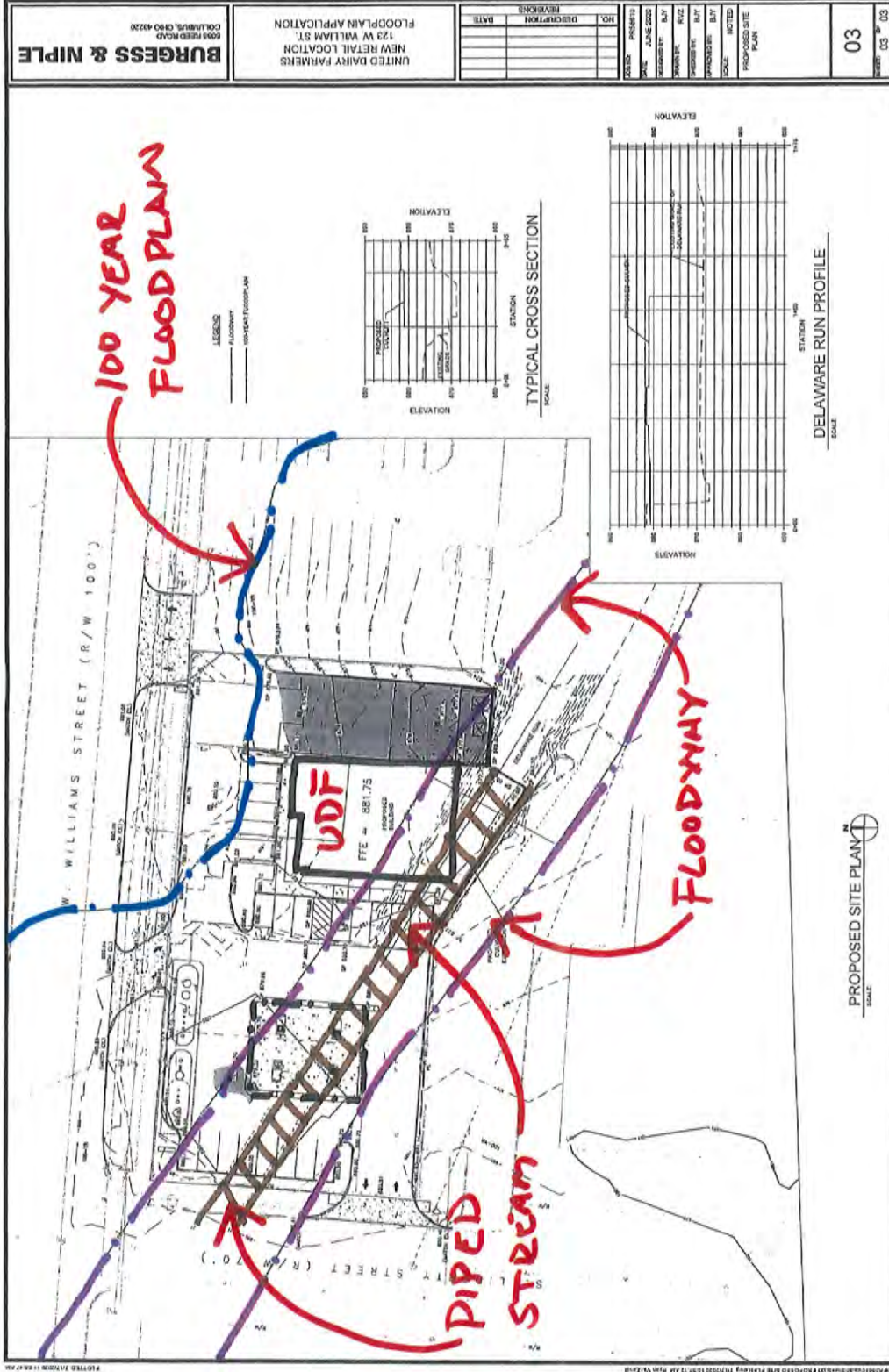


PROPOSED UDF

100 YEAR FLOOD PLAIN

FLOODWAY

PIPED STREAM



BURGESS & NIPLE  
6000 NEED ROAD  
COLUMBUS, OH 43220

UNITED DAIRY FARMERS  
NEW RETAIL LOCATION  
123 W WILLIAM ST.  
FLOODPLAIN APPLICATION

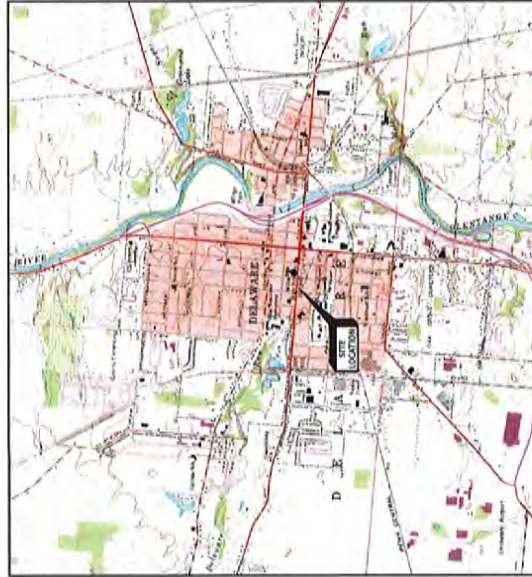
NO.	DESCRIPTION	DATE

DESIGNER: PROPOSED  
SCALE: 1"=20'-0"  
DATE: 11/11/11  
PROJECT: NEW RETAIL LOCATION  
SHEET: 03 OF 03

03

# UNITED DAIRY FARMERS NEW RETAIL LOCATION

123 W. WILLIAM ST.  
FLOODPLAIN APPLICATION



SITE LOCATION  
23 W. WILLIAM ST.  
DELAWARE, OH. 43015

VICINITY MAP  
SCALE: 1" = 2000'

**BURGESS & NIPLE**  
5065 REED ROAD  
COLUMBUS, OHIO 43220

UNITED DAIRY FARMERS  
NEW RETAIL LOCATION  
123 W WILLIAM ST  
FLOODPLAIN APPLICATION

REVISIONS	
NO.	DESCRIPTION DATE

PROJECT: PFS5810  
DATE: JUNE 2020  
DESIGNED BY: XOX  
DRAWN BY: RIZ  
CHECKED BY: B.JY  
APPROVED BY: B.JY  
SCALE: NOTED  
TITLE SHEET

01  
SHEET OF 03



<b>BURGESS &amp; NIPLE</b> 6048 REED ROAD COLUMBUS, OHIO 43220	UNITED DAIRY FARMERS NEW RETAIL LOCATION 123 W. WILLIAMS ST. FLOODPLAIN APPLICATION	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">NO.</th> <th style="text-align: center;">DESCRIPTION</th> <th style="text-align: center;">DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	DESCRIPTION	DATE																JOB NO: PR55610 DATE: JUNE 2020 DESIGNED BY: B.J.Y DRAWN BY: R.VZ CHECKED BY: B.J.Y APPROVED BY: B.J.Y SCALE: NOTED EXISTING SITE PLAN
NO.	DESCRIPTION	DATE																			

**GENERAL NOTES:**

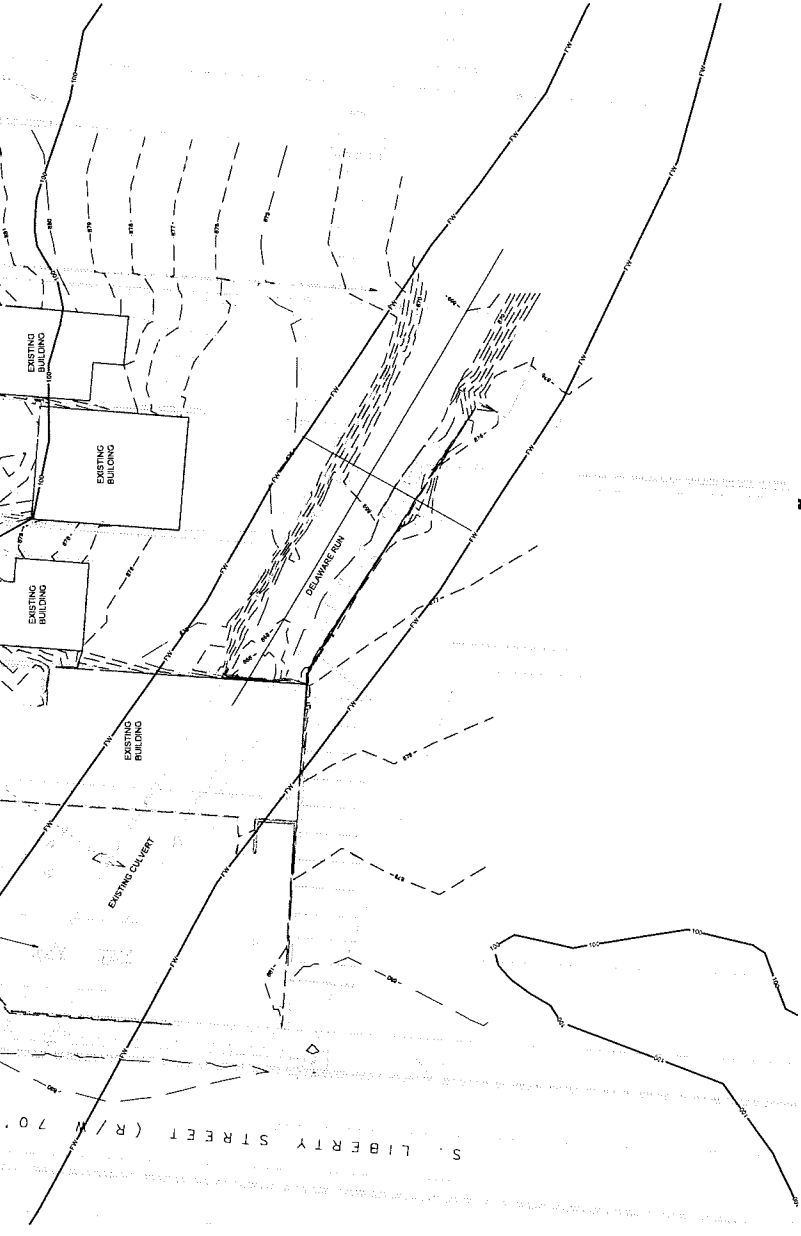
VERTICAL CONTROL. ELEVATIONS SHOWN ARE BASED ON A SITE SURVEY CONDUCTED BY XXXX ON XXXX.

HORIZONTAL CONTROL. HORIZONTAL CONTROL IS BASED ON OHIO STATE PLANE COORDINATE SYSTEM POINTS AND THE LOCATION OF EXISTING BUILDINGS AND STRUCTURES.

UTILITY LOCATIONS. ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE INFORMATION OBTAINED FROM A SITE SURVEY INCLUDING UTILITY DETECTION THROUGH USE OF GROUND PENETRATING RADAR, ELECTROMAGNETIC, AND SONAR LOCATING EQUIPMENT. THE INFORMATION OBTAINED FROM THESE METHODS IS SUBJECT TO VARIATION. THE CONTRACTOR SHALL VERIFY THE LOCATION, SUPPORT, PROTECTION, AND RESTORATION OF ALL UTILITIES, SERVICES, STRUCTURES, & APURTANCES ARE THE RESPONSIBILITY OF THE CONTRACTOR.

UTILITY COMPANY NOTIFICATION. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AT LEAST 2 WORKING DAYS PRIOR TO WORK IN THE VICINITY OF THEIR UNDERGROUND AND OVERHEAD LINES AND OBTAIN NECESSARY PERMISSIONS. 1-800-475-7274. UNIDENTIFIED UTILITIES MUST BE CONTACTED.

SEEDING. ALL AREAS DISTURBED OR DAMAGED BY THESE CONSTRUCTION ACTIVITIES, WHICH ARE NOT OTHERWISE NOTED TO BE COVERED WITH GRAVEL OR PAVEMENT SHALL BE FINISH GRADED AND SEEDING SHALL BE PERFORMED IN ACCORDANCE WITH THE SEEDING SPECIFICATIONS FOR EXISTING BUILDINGS, AND DRIVEWAYS AND BE SUCH THAT THERE WILL BE NO FLOWING OR STANDING WATER FOLLOWING PRECIPITATION EVENTS. SEEDING AND MULCHING SHALL BE IN ACCORDANCE WITH ODOT PERMITS, ODOT'S SEEDING PLAN (LAWNS).



**LEGEND**

— FLOODWAY

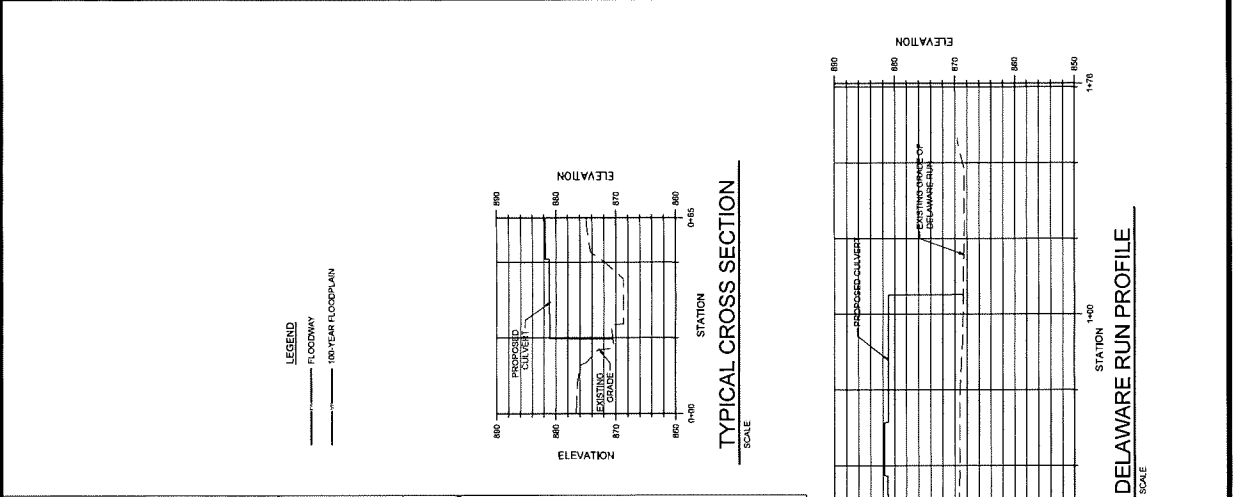
— 100-YEAR FLOODPLAIN

**EXISTING SITE PLAN**

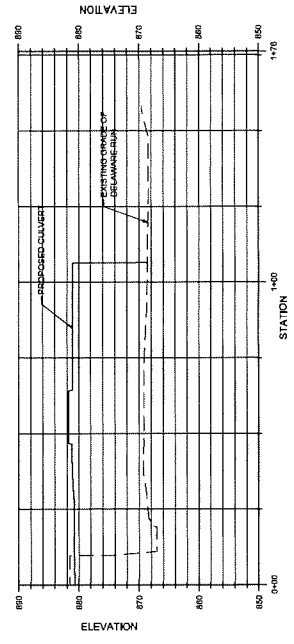
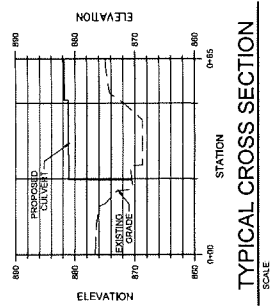
SCALE: 0" = 10' = 20' = 40'

NO.	DESCRIPTION	DATE

PROJECT:	PR58610
DATE:	JUNE 2020
DESIGNED BY:	B.J.Y.
DRAWN BY:	R.V.Z.
CHECKED BY:	B.J.Y.
APPROVED BY:	B.J.Y.
SCALE:	NOTED
PROPOSED SITE PLAN	



**LEGEND**  
 FLOODWAY  
 100-YEAR FLOODPLAIN



**PROPOSED SITE PLAN**  
 SCALE

**DELAWARE RUN PROFILE**  
 SCALE



FLOOD PERMIT

SINGLE FAMILY \$100.00 Fee

ALL OTHER PURPOSES \$300.00 Fee

Application is hereby made for a DEVELOPMENT PERMIT as required by the Flood Plain Standards, Chapter 1150 of the City of Delaware Codified Ordinances for the development in an identified flood hazard area. All activities shall be completed in accordance with the requirements of said Standards. The development to be performed is described below and in attachments hereto. The applicant understands and agrees that:

- ◆ this permit is issued on the conditions and facts described;
◆ any permit may be repealed if conditions or facts change;
◆ permit void if the activity has not begun within 180 days of the issuance date;
◆ the permit will remain valid for one year from date of issuance.

Owner's Name United Dairy Farmers Address 3955 Montgomery Road, Cincinnati, OH

Parcel Number 519-433-03-007-000 Address 123 William St., Delaware, OH

Builder Reliable Construction Services Address 12968 Kilger Ct, Pickerington, OH

Contact email TWilliams@reliacon.com

Contact phone (937) 461-2250

1. Location of proposed development site-address 123 William St., Delaware, OH

Legal description 0.327 Acres LOTS PTS 91,92,240,241

- 2. Kind of development proposed
new building [X] existing structure [ ] filling/grading [X]
residential [ ] alteration [ ] mining/dredging [ ]
non-residential [ ] addition [ ] watercourse [ ]
manufactured home [ ] accessory [ ] alteration [ ]
installation [ ] materials storage [ ] other\* [ ]

\*Describe activity Extension of existing culvert and erection of new buildings as part of development

3. If the proposed construction is an alteration, addition or improvement to an existing structure, indicate the cost of proposed construction \$ 6M. What is the estimated market value of the existing structure \$ N/A?

NOTE: An existing structure must comply with the floor protection standards if it is substantially improved (an improvement equal to or greater than 50% of the market value of the structure). FEMA maintains that the "substantial improvement" definition applies to existing structures only and that once a structure meets the definition of "new construction" any further improvements to that structure must meet "new construction" requirements. For floodplain management purposes "new construction" means structures for which "start of construction" began on or after the effective date of the initial Flood Insurance Rate Map issued by FEMA for the community.

4. Does proposed development involve a subdivision or other development containing at least 50 lots or 5 acres (whichever is less)
[ ] Yes [X] No ?

NOTE If yes, base flood elevation data is required from applicant if it has not been provided by FEMA.

ADMINISTRATIVE: The following is to be completed by the local floodplain administrator. All references to elevations are in feet mean sea level (m.s.l.). The term base flood elevation means the same as the 100-year elevation.

- 5. Is the proposed development located in:
[ ] an identified floodway?
[ ] a flood hazard area where base flood elevations exist with no identified floodway?
[ ] an area within the floodplain fringes?
[ ] an approximate flood hazard area?

**NOTE:** Floodway development must demonstrate through hydrologic and hydraulic analysis, performed in accordance with standard engineering practice, that no increase in base flood elevation will result during occurrence of the flood discharge. If base flood elevations exist with no floodway delineation, hydrologic and hydraulic analysis is required to demonstrate not more than one foot increase at any point to the water surface elevation of the base flood.

6. Does proposed development meet NFIP and local General Standards?
- \_\_\_\_\_ Construction materials and methods resistant to flood damage.
  - \_\_\_\_\_ Anchored properly.
  - \_\_\_\_\_ Utilities safe from flooding.
  - \_\_\_\_\_ Subdivision designed to minimize flood damage.
  - \_\_\_\_\_ Specific Standards?
  - \_\_\_\_\_ Encroachments-proposed action will not obstruct flood waters.
  - \_\_\_\_\_ Proposed site grada elevation if fill or topographic alterations planned.
  - \_\_\_\_\_ Lowest floor elevated to or above BFE.
  - \_\_\_\_\_ Lowest floor floodproofed above BFE.

7. Base flood elevation (100-year) at proposed site \_\_\_\_\_ feet m.s.l.

Data source \_\_\_\_\_

Community-Panel No. \_\_\_\_\_

Map effective date \_\_\_\_\_

8. Does the structure contain a \_\_\_\_\_ basement; \_\_\_\_\_ enclosed are used only for parking access or storage, other than basement, below the lowest floor?
9. For structures located in unnumbered A zones (no BFE available) the structure's lowest floor is \_\_\_\_\_ feet above the highest grade adjacent to the structure.
10. The certified as-built elevation of the structure lowest floor is \_\_\_\_\_ feet above m.s.l.\*
11. The certified as-built floodproofed elevation of the structure's is \_\_\_\_\_ feet above m..s.l.\*

**NOTE:** \*Certificates of a registered engineer or land surveyor documenting these elevations are necessary if elevations are provided by applicant.


12. The proposed development is in compliance with applicable floodplain standards.  
PERMIT ISSUED ON \_\_\_\_\_.
13. The proposed development is not in compliance with applicable floodplain standards.  
PERMIT DENIED ON \_\_\_\_\_.

Reason: \_\_\_\_\_.

**NOTE:**All structures must be built with the lowest floor, including the basement, elevated or floodproofed to or above the base flood elevation (100-year) unless a variance has been granted. Only nonresidential structures may be floodproofed.

14. The proposed development is exempt from the floodplain standards per Section \_\_\_\_\_ of the Flood Damage Prevention Ordinance (Resolution) No. \_\_\_\_\_.

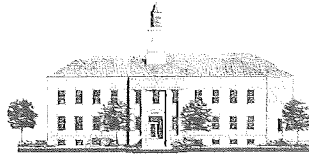
The undersigned is either the property owner or a duly authorized agent of the property owner and do hereby verify the truth and correctness of all facts and information presented with this application and authorize on-site inspections by City Staff.

Owner or Authorized Agent \_\_\_\_\_  \_\_\_\_\_ Date 7/16/2020

Approved By \_\_\_\_\_ Date \_\_\_\_\_

Planning/Zoning \_\_\_\_\_ Date \_\_\_\_\_

CBO \_\_\_\_\_ Date \_\_\_\_\_



CITY OF DELAWARE • PLANNING AND COMMUNITY DEVELOPMENT

**ENGINEERING "NO-RISE" CERTIFICATION**

This is to certify that I am a duly qualified engineer licensed to practice in the State of Ohio. It is to further certify that the attached technical data supports the fact that proposed development: United Dairy Farmers 123 William St. in the floodplain will  
**(Name of Development)**

not increase the Base Flood Elevations (100-year flood), floodway elevations and the floodway widths on Delaware Run at published sections in  
**(Name of Stream)**

the Flood Insurance Study for Delaware County, Ohio, dated 2/17/2016  
**(Name of Community)**

and will not increase the Base Flood Elevations (100-year flood), floodway elevations, and floodway widths at published cross-sections in the vicinity of the proposed development.

Date 7/16/2020

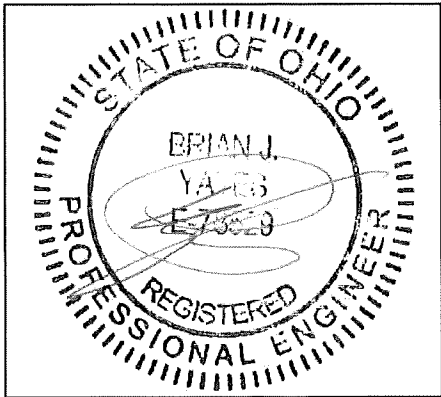
Signature 

Phone Number 614-459-2050 EMAIL brian.yates@burgessniple.com

Representing United Dairy Farmers

Address 3955 Montgomery Road

City Cincinnati State OH Zip Code 45013



CERTIFYING SEAL OR STAMP

United Dairy Farmers  
Hydraulic Analysis Report

*City of Delaware*

---

Delaware County, Ohio

Prepared for:

E.P. Ferris and Associates, Inc.  
880 King Avenue  
Columbus, Ohio

June 2020

**BURGESS & NIPLE**

**HYDRAULIC ANALYSIS REPORT**

**UNITED DAIRY FARMERS**

**PREPARED FOR:**

**E.P. FERRIS AND ASSOCIATES, INC.  
880 KING AVENUE  
COLUMBUS, OHIO**

**JUNE 2020**

**PREPARED BY:**

**BURGESS & NIPLE, INC.  
ENGINEERS • ENVIRONMENTAL SCIENTISTS • GEOLOGISTS  
5085 REED ROAD  
COLUMBUS, OHIO 43220**

## 1.0 Project Description

The Project improves the site of the United Dairy Farmers. In the process to improve the site, the 16X8 box culvert at the site requires an extension of 96.8 feet. The existing box culvert is 725.6 ft. long and extends from Catherine Street west of the site. The hydraulic modeling presented determines the impact of the culvert extension to the floodway elevations shown in the Flood Insurance Study for City of Delaware for Delaware Run. See Appendix A for the Flood Insurance Study used in the hydraulic model comparison.

## 2.0 Hydraulic Modeling

### Duplicate Effective Model

A request was made to the FEMA library for the effective hydraulic model for Delaware Run. FEMA informed Burgess & Niple that they did not have the hydraulic model for Delaware Run in their library. Therefore, a hydraulic model was developed in HEC RAS version 5.0.7. The cross-section data for the model was developed with Lidar data and survey data. The floodway widths were developed from the flood insurance rate map data. The hydraulic model was developed from Section J to L. The HEC RAS model was then executed and the water surface elevations were compared to the FIS Floodway Data Table. The HEC RAS modeled water surface elevation was within -1.20 ft. for the floodway of the Floodway Data Table. See Table 1 below. The Manning's N values were adjusted to the maximum range described in the Flood Insurance Study for Delaware Run. The water surface elevations shown in the Floodway data could not be reproduced to within 0.5 ft. by the HEC RAS model.

**Table 1- HEC RAS Duplicate Effective Model Comparison  
to the FEMA Floodway Data Table**

		Floodway	Floodway	Duplicate	Duplicate	Difference	Difference
		Data	Data	Effective	Effective		
Cross		Table	Table	Model	Model		
Section	Sta.	Floodplain	Floodway	Floodplain	Floodway	Floodplain	Floodway
J	102	879.8	880.3	879.80	880.30	0.00	0.00
K	106	885.9	886.9	885.18	885.94	-0.72	-0.96
L	107	888.1	888.1	886.50	886.90	-1.60	-1.20

NAVD- North American Vertical Datum



### Corrected Effective/Existing Conditions

The Duplicate Effective Model is the Corrected Effective and Existing Conditions Model.

### Proposed Conditions

The proposed Project extends the existing 16 ft. x 8 ft. box culvert at the site. The extension is a 14 ft. x 10 ft. and 96.8 ft. in length. The extension outfall elevation is at El. 868.6, while the existing box culvert outlet is at El. 867.2. The box culvert extension is at an adverse slope due to the invert elevations in the existing channel. See Appendix B for culvert elevations. HEC RAS does not have the capability to enter a broken back culvert into the hydraulic model. Therefore, the proposed culvert extension was modeled using the proposed outlet elevation and additional length. The proposed model was executed and compared to the existing conditions model to determine if the box culvert extension creates a rise in the floodway elevations. The proposed conditions model showed a 0.01 ft. decrease in the floodway water surface elevation. See Table 2 below.

**Table 2- HEC RAS Existing Conditions Model Comparison to the Proposed Conditions Model**

Cross		Existing	Existing	Proposed	Proposed	Difference	Difference
Section	Sta.	Floodplain	Floodway	Floodplain	Floodway	Floodplain	Floodway
J	102	879.80	880.30	879.80	880.30	0.00	0.00
K	106	885.18	885.94	885.20	885.93	0.02	-0.01
L	107	886.50	886.90	886.51	886.89	0.01	-0.01

### Summary

The FEMA library did not have the hydraulic model for Delaware Run that could be used to develop the existing conditions model. A hydraulic model was developed using Lidar data and survey data to create the Duplicate Effective Model. The Duplicate Effective model was not within the 0.5 ft. limit of error acceptable by FEMA. The Duplicate Effective model is the Existing Conditions model as there were no corrections to be made to a model we did not receive from FEMA. The analysis of the Proposed box culvert extension showed a minimal decrease of 0.01 ft. in the water surface elevations upstream of the existing culvert. The analysis supports a No-Rise Certification in the Floodway.

# Appendix A

# FLOOD INSURANCE STUDY



## DELAWARE COUNTY, OHIO AND INCORPORATED AREAS

### VOLUME 1 OF 2

COMMUNITY NAME	COMMUNITY NUMBER
ASHLEY, VILLAGE OF	390147
DELAWARE, CITY OF	390148
DELAWARE COUNTY (UNINCORPORATED AREAS)	390146
GALENA, VILLAGE OF	390149
OSTRANDER, VILLAGE OF	390892
POWELL, VILLAGE OF	390626
SHAWNEE HILLS, VILLAGE OF*	390151
SUNBURY, VILLAGE OF	390152

\*NO SPECIAL FLOOD HAZARD AREAS IDENTIFIED

Delaware  
County



Revised: February 17, 2016



## Federal Emergency Management Agency

FLOOD INSURANCE STUDY NUMBER  
39041CV001B

**NOTICE TO  
FLOOD INSURANCE STUDY USERS**

Communities participating in the National Flood Insurance Program have established repositories of flood hazard data for floodplain management and flood insurance purposes. This Flood Insurance Study (FIS) report may not contain all data available within the Community Map Repository. Please contact the Community Map Repository for any additional data.

The Federal Emergency Management Agency (FEMA) may revise and republish part or all of this FIS report at any time. In addition, FEMA may revise part of this FIS report by the Letter of Map Revision (LOMR) process, which does not involve republication or redistribution of the FIS report. Therefore, users should consult with community officials and check the Community Map Repository to obtain the most current FIS report components.

Initial Countywide FIS Effective Date:	<b>April 21, 1999</b>
Revised Countywide Date(s):	<b>April 16, 2009 February 17, 2016</b>

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#### Exhibit 1 – Flood Profiles

Alum Creek	Panels 01P-02P
Bartholomew Run	Panels 03P-06P
Big Run	Panels 07P-10P
Big Walnut Creek	Panels 11P-14P
Blues Creek	Panels 15P-17P
Deep Run	Panels 18P-20P
Delaware Run	Panels 21P-23P
Duncan Run	Panels 24P-26P
Fulton Creek	Panel 27P
Lewis Center Run	Panels 28P-29P
Lick Run	Panels 30P-35P

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**(Continued)**  
**Volume 2 – February 17, 2016**

**Exhibit 1 – Flood Profiles**

Little Walnut Creek	Panels 36P-43P
Mill Creek	Panels 44P-46P
Olentangy River	Panels 47P-50P
Reed Run	Panels 51P-57P
Retreat Run	Panels 58P-63P
Scioto River	Panels 64P-68P
Spring Run	Panel 69P
Tylers Run	Panels 70P-71P
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Wildcat Run	Panels 75P-80P

**Exhibit 2 - Flood Insurance Rate Map Index**  
Flood Insurance Rate Map

<b>Table 7. Summary of Discharges (Continued)</b>					
<b>Flooding Source and Location</b>	<b>Drainage Area (square miles)</b>	<b>Peak Discharges (cfs)</b>			
		<b>10-Percent- Annual- Chance</b>	<b>2-Percent- Annual Chance</b>	<b>1-Percent- Annual- Chance</b>	<b>0.2-Percent- Annual- Chance</b>
<b>Big Run</b>					
Just US of confluence of Dripping Rock Ditch	3.03	*	*	1,175	1,550
At Hyatts Road	1.63	*	*	675	875
<b>Big Walnut Creek</b>					
Just US of confluence of Little Walnut Creek	110.0	*	*	10,700	13,800
Just DS of confluence of Rattlesnake Creek	101.2	*	*	9,600	12,300
Just US of confluence of Rattlesnake Creek	78.5	*	*	7,900	10,200
<b>Blues Creek</b>					
At confluence with Mill Creek	38.1	2,490	3,750	4,320	5,790
At US Route 36	33.1	2,210	3,330	3,850	5,180
Approximately 2,100 feet US of Burnet Pond Road	31.7	2,110	3,180	3,680	4,940
<b>Deep Run</b>					
At mouth	1.13	*	*	800	1,050
Just DS of confluence of an unnamed tributary	1.06	*	*	750	975
Just US of confluence of an unnamed tributary	0.83	*	*	625	825
At U.S. Route 23	0.68	*	*	525	700
<b>Delaware Run</b>					
At confluence with the Olentangy River (within City of Delaware)	10.1	1,150	1,760	2,050	2,780
At gage at Houk Road (within City of Delaware)	5.84	714	1,080	1,250	1,670
Approximately 1,750 feet DS of Hills-Miller Road	3.97	535	830	965	1,320
<b>Duncan Run</b>					
At Red Bank Road	15.20	1,580	2,470	2,880	3,950
Approximately 2,000 feet DS of Miller-Paul Road	10.80	1,150	1,810	2,110	2,900
<b>Fulton Creek</b>					
At confluence with Scioto River	*	2,430	3,940	4,360	6,470
Just DS of State Route 4	*	2,350	3,820	4,200	6,180
<b>Lewis Center Run</b>					
At mouth	1.73	*	*	975	1,300
Just US of Africa Road	1.46	*	*	850	1,125
Just DS of Big Walnut Road	1.29	*	*	775	1,025
At Big Walnut Road	1.04	*	*	650	875

\* Data Not Available



**Table 9. Manning's "n" Values**

<b>Flooding Source</b>	<b>Channel "n" Values</b>	<b>Overbank "n" Values</b>
Alum Creek	0.037-0.093	0.058-0.132
Bartholomew Run	0.030-0.055	0.015-0.100
Big Run	0.04	0.100
Big Walnut Creek	0.035-0.050	0.035-0.120
Blues Creek	0.042-0.060	0.030-0.120
Deep Run	0.040-0.060	0.070-0.110
Delaware Run	0.030-0.052	0.028-0.120
Duncan Run	0.040-0.055	0.032-0.120
Fulton Creek	*	*
Lewis Center Run	0.040-0.060	0.060-0.110
Lick Run	0.040-0.050	0.070
Little Walnut Creek	0.030-0.060	0.035-0.120
Mill Creek	0.040-0.045	0.032-0.110
Olentangy River	0.032-0.062	0.025-0.138
Reed Run	0.045	0.060-0.070
Retreat Run	0.025-0.085	0.028-0.140
Scioto River	0.045-0.048	0.050-0.078
Spring Run	0.030-0.065	0.028-0.100
Tylers Run	0.035-0.050	0.065-0.100
Weeping Rock Run	0.040-0.050	0.060-0.100
Wildcat Run	0.040-0.050	0.040-0.070
Beaver Run	0.03	0.05-0.08
Heath Lateral A	0.075	0.09
Heath Lateral B	0.03	0.04-0.10
Heath Lateral C	0.03	0.04-0.10
Heath Lateral D	0.035	0.04-0.10
Heath Lateral E	0.035	0.04-0.10
Heath Lateral EA	0.035	0.07-0.10
Sycamore Creek	0.04-0.066	0.086-0.09

\* Data not available

In the initial scope of the Delaware County restudy (prior countywide study), the validity of the Olentangy River flood profiles was to be investigated in the reach between I-270 in northern Franklin County to Hyatts Road in Delaware County. This investigation was undertaken in response to concerns from residents and County officials in the study area that the effective flood profiles may be too low, based on recent flooding events in the basin. As a result of the investigation, a Special Problem Report was presented to FEMA in February 1995, and a restudy

FLOODING SOURCE		FLOODWAY			1-PERCENT-ANNUAL-CHANCE-FLOOD WATER SURFACE ELEVATION			
CROSS SECTION	DISTANCE <sup>1</sup>	WIDTH (FEET)	SECTION AREA (SQUARE FEET)	MEAN VELOCITY (FEET PER SECOND)	REGULATORY (FEET NAVD)	WITHOUT FLOODWAY (FEET NAVD)	WITH FLOODWAY (FEET NAVD)	INCREASE (FEET)
DELAWARE RUN								
A	438	67	384	5.3	860.8	860.2 <sup>2</sup>	860.2 <sup>2</sup>	0.0
B	600	50	341	6.0	860.8	860.5 <sup>2</sup>	860.6 <sup>2</sup>	0.1
C	916	40	314	6.5	863.8	863.8	863.8	0.0
D	1,355	60	411	5.0	863.9	863.9	864.7	0.8
E	1,730	22	253	8.1	867.3	867.3	867.8	0.5
F	2,115	32	313	6.6	870.4	870.4	870.7	0.3
G	2,414	24	230	8.9	870.9	870.9	871.6	0.7
H	2,600	61	458	4.5	872.3	872.3	873.3	1.0
I	2,913	18	157	13.0	875.3	875.3	875.7	0.4
J	3,060	49	524	3.9	879.8	879.8	880.3	0.5
K	3,986	26	251	8.2	885.9	885.9	886.9	1.0
L	4,106	29	269	7.6	888.1	888.1	888.1	0.0
M	4,422	52	628	3.3	891.3	891.3	892.0	0.7
N	4,650	60	663	3.1	891.5	891.5	892.2	0.7
O	5,497	180	1,451	1.4	891.6	891.6	892.5	0.9
P	6,613	35	401	5.1	898.1	898.1	898.1	0.0
Q	7,255	190	1,688	1.2	898.1	898.1	898.2	0.1
R	8,320	170	1,116	1.8	898.1	898.1	898.3	0.2
S	8,604	145	748	2.7	898.2	898.2	898.5	0.3
T	9,685	115	498	4.1	899.4	899.4	900.0	0.6
U	11,485	113	471	4.4	906.5	906.5	907.4	0.9

<sup>1</sup>Feet above confluence with Olentangy River

<sup>2</sup>Elevation computed without consideration of backwater effects from Olentangy River

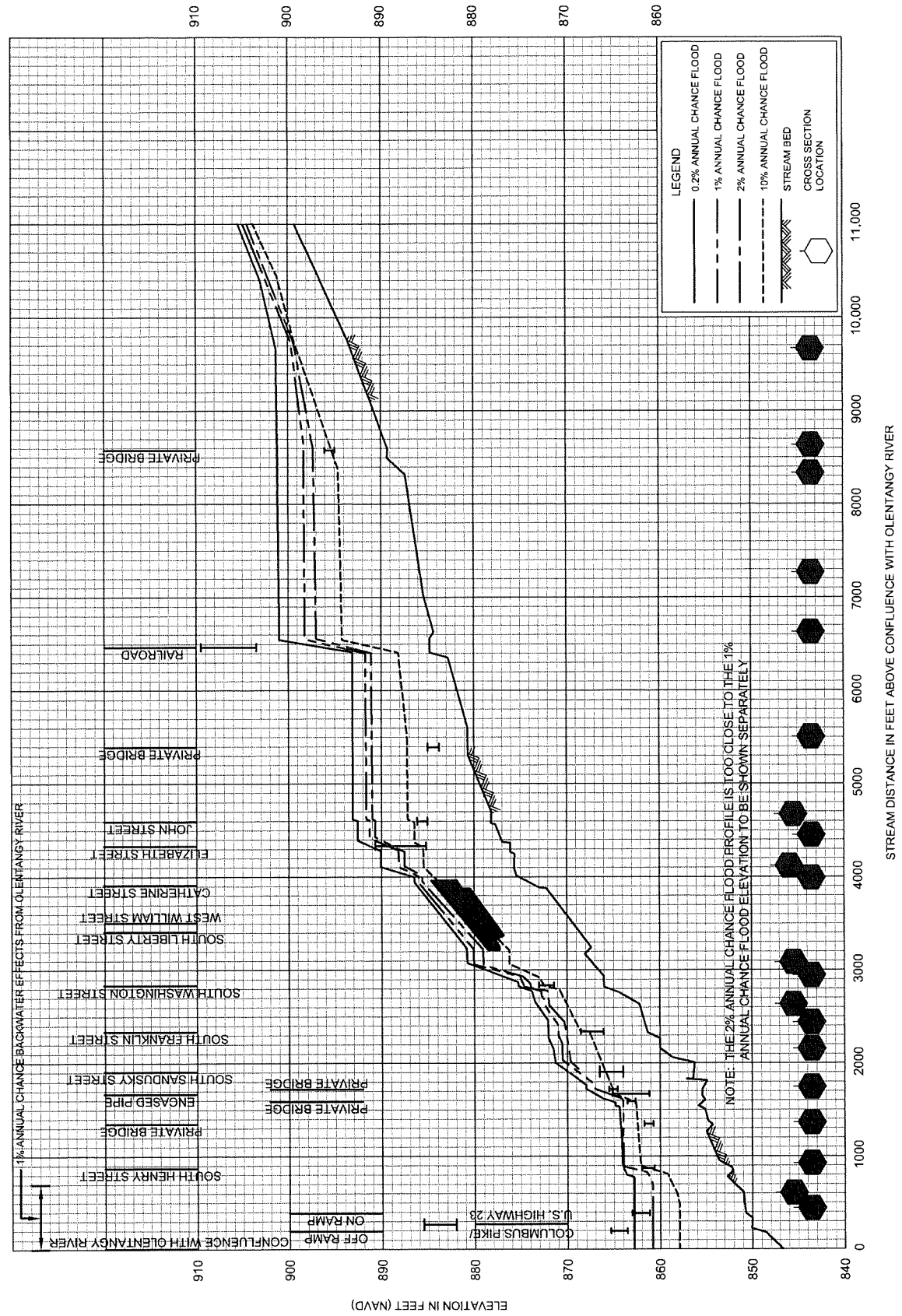
**TABLE 11**

FEDERAL EMERGENCY MANAGEMENT AGENCY

**DELAWARE COUNTY, OH  
AND INCORPORATED AREAS**

**FLOODWAY DATA**

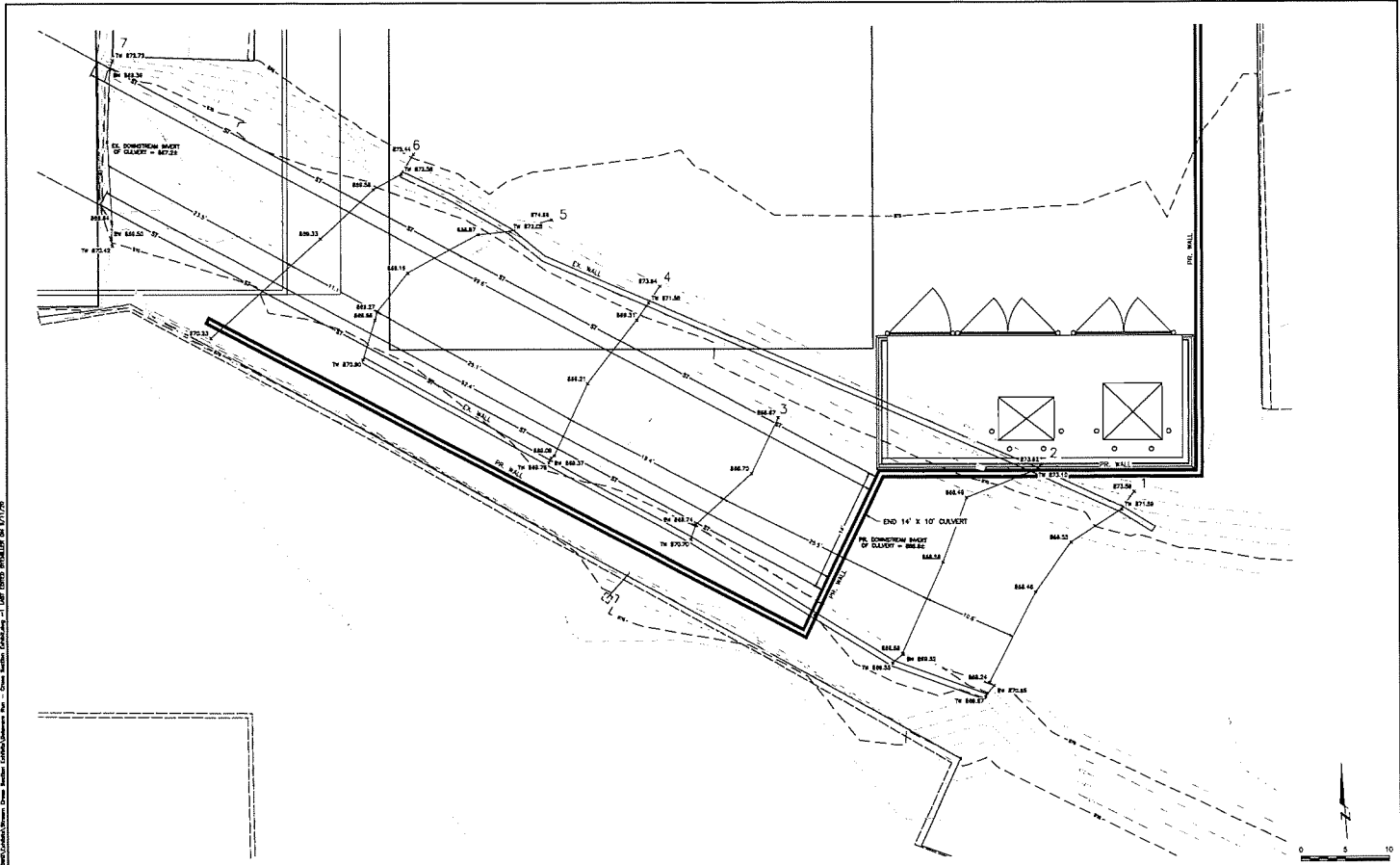
**DELAWARE RUN**



ELEVATION IN FEET (NAVD)

STREAM DISTANCE IN FEET ABOVE CONFLUENCE WITH OLENTANGY RIVER

# Appendix B



REVISIONS	DATE	BY	CHK

**E. P. FERRIS**  
 AND  
 ASSOCIATES  
 INC.  
 Consulting Civil Engineers and Surveyors

880 KING AVENUE  
 COLUMBUS, OHIO 43212  
 (614) 298-2500  
 (614) 292-7972 (fax)  
 www.EPFERRIS.com

CITY OF DELAWARE, OHIO  
**UNITED DAIRY FARMERS**  
 UNITED DAIRY FARMERS INC

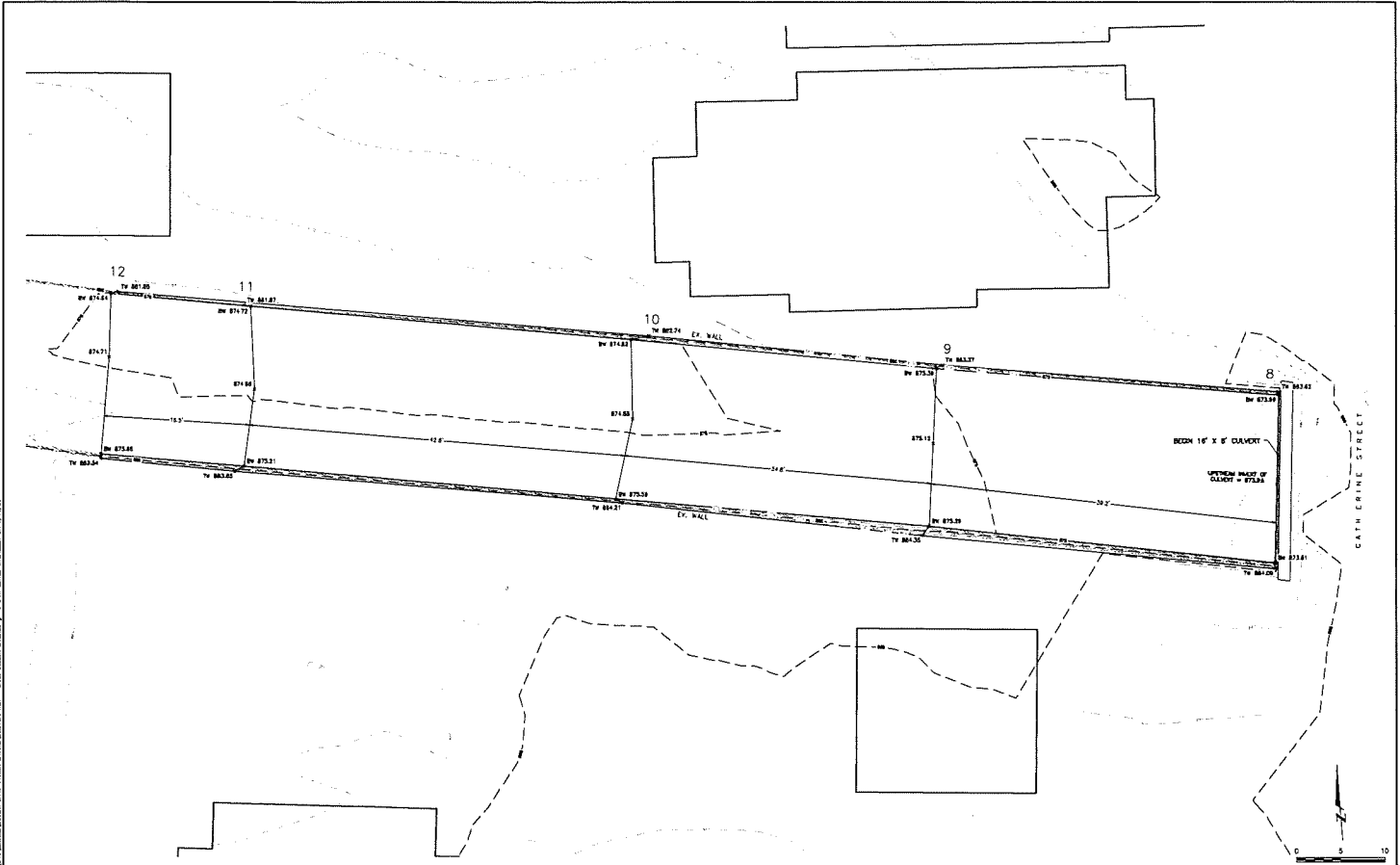
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 CHECKED BY: CLP  
 APPROVED BY: ...  
 DATE: 8/12/2005

**DELAWARE RUN**  
**CROSS SECTION EXHIBIT**

SCALE: 1" = 5'

SHEET NO.	OF
1	2

E.P. FERRIS & ASSOCIATES INC



REVISIONS	DATE	BY	CHK

**E. P. FERRIS**  
 AND  
 ASSOCIATES  
 INC.  
 Consulting Civil Engineers and Surveyors  
 880 KING AVENUE  
 COLUMBUS, OHIO 43212  
 (614) 295-2998  
 (614) 299-2992 (fax)  
 www.EPFERRIS.com

CITY OF DELAWARE, OHIO  
**UNITED DAIRY FARMERS**  
 UNITED DAIRY FARMERS INC

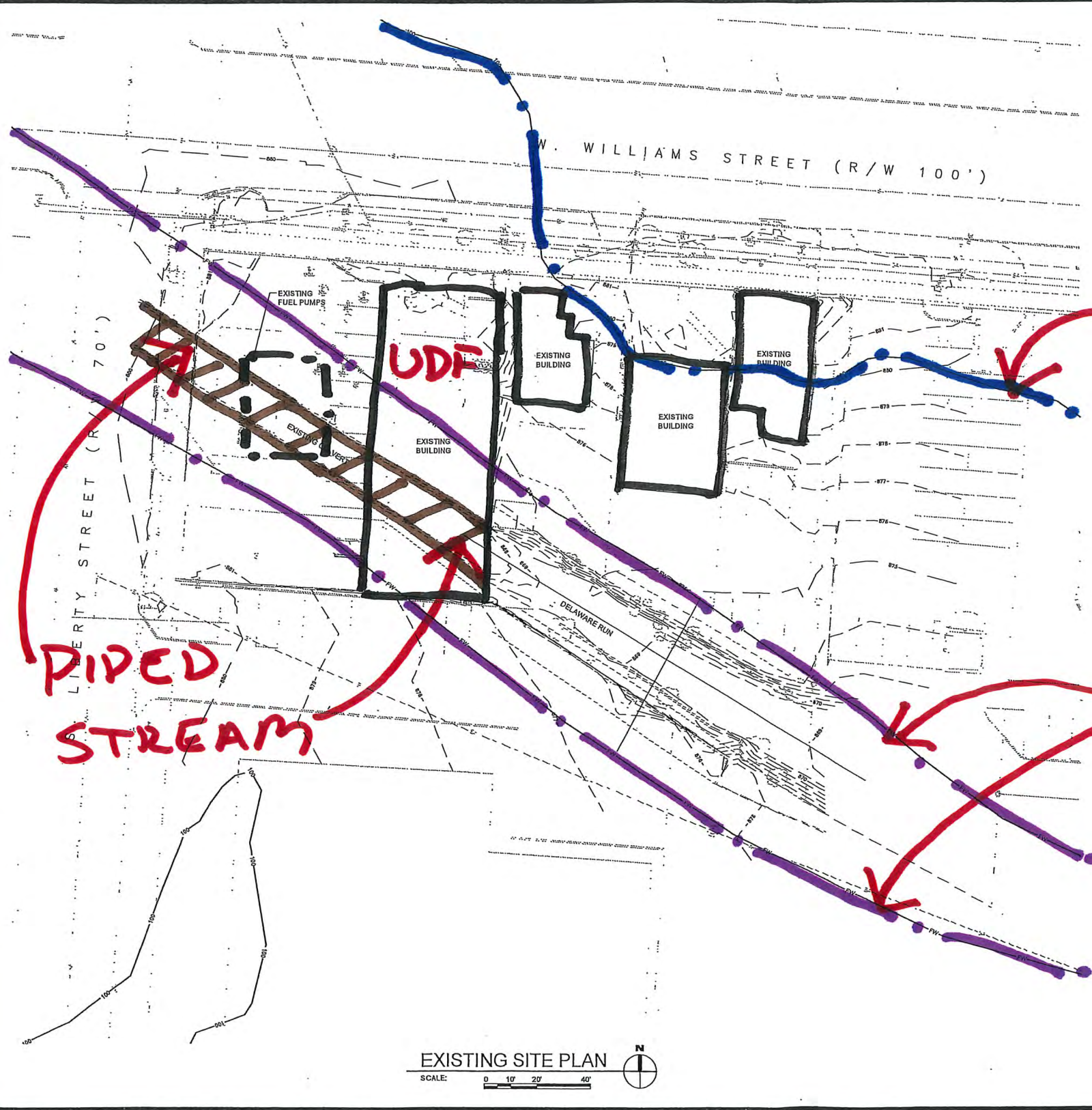
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APPROVED BY:	---		
DATE:	6/11/2002		

E.P. FERRIS & ASSOCIATES INC

# EXISTING UDF

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**GENERAL NOTES:**

VERTICAL CONTROL. ELEVATIONS SHOWN ARE BASED ON A SITE SURVEY CONDUCTED BY: XXXX ON XXXX

HORIZONTAL CONTROL. HORIZONTAL CONTROL IS BASED ON OHIO STATE PLANE COORDINATE SYSTEM (NORTH ZONE) AND THE LOCATION OF EXISTING BUILDING AND STRUCTURES.

EXISTING UTILITIES AND STRUCTURES. THE LOCATION OF UTILITIES AND STRUCTURES SHOWN ON THE PLANS IS FROM INFORMATION OBTAINED FROM A SITE SURVEY INCLUDING UTILITY DETECTION THROUGH USE OF GROUND PENETRATING RADAR, ELECTROMAGNETIC, AND SONDE LOCATING EQUIPMENT. THE LOCATION OF UTILITIES AND STRUCTURES INDICATED IS NOT NECESSARILY COMPLETE OR CORRECT. THE LOCATION, SUPPORT, PROTECTION, AND RESTORATION OF ALL UTILITIES, SERVICES, STRUCTURES, & APPURTENANCES ARE THE RESPONSIBILITY OF THE CONTRACTOR.

UTILITY COMPANY NOTIFICATION. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AT LEAST 2 WORKING DAYS PRIOR TO WORK IN THE VICINITY OF THEIR UNDERGROUND AND/OR OVERHEAD LINES. CONTACT OHIO UTILITIES PROTECTION SERVICE, 1-800-362-2764. NONMEMBER UTILITIES MUST BE CONTACTED.

SEEDING. ALL AREAS DISTURBED OR DAMAGED BY THESE CONSTRUCTION ACTIVITIES, WHICH ARE NOT OTHERWISE NOTED TO BE COVERED WITH GRAVEL OR PAVEMENT SHALL BE FINISH GRADED AND SEEDED. GRADING SHALL BE PROVIDED TO ENSURE POSITIVE SITE DRAINAGE AWAY FROM STRUCTURES, BUILDINGS, AND DRIVEWAYS AND BE SUCH THAT THERE WILL BE NO PONDING OR STANDING WATER FOLLOWING PRECIPITATION EVENTS. SEEDING AND MULCHING SHALL BE IN ACCORDANCE WITH ODOT ITEM 653, CLASS 1 SEED MIX FOR LAWNS.

**BURGESS & NIPLE**  
5085 REED ROAD  
COLUMBUS, OHIO 43220

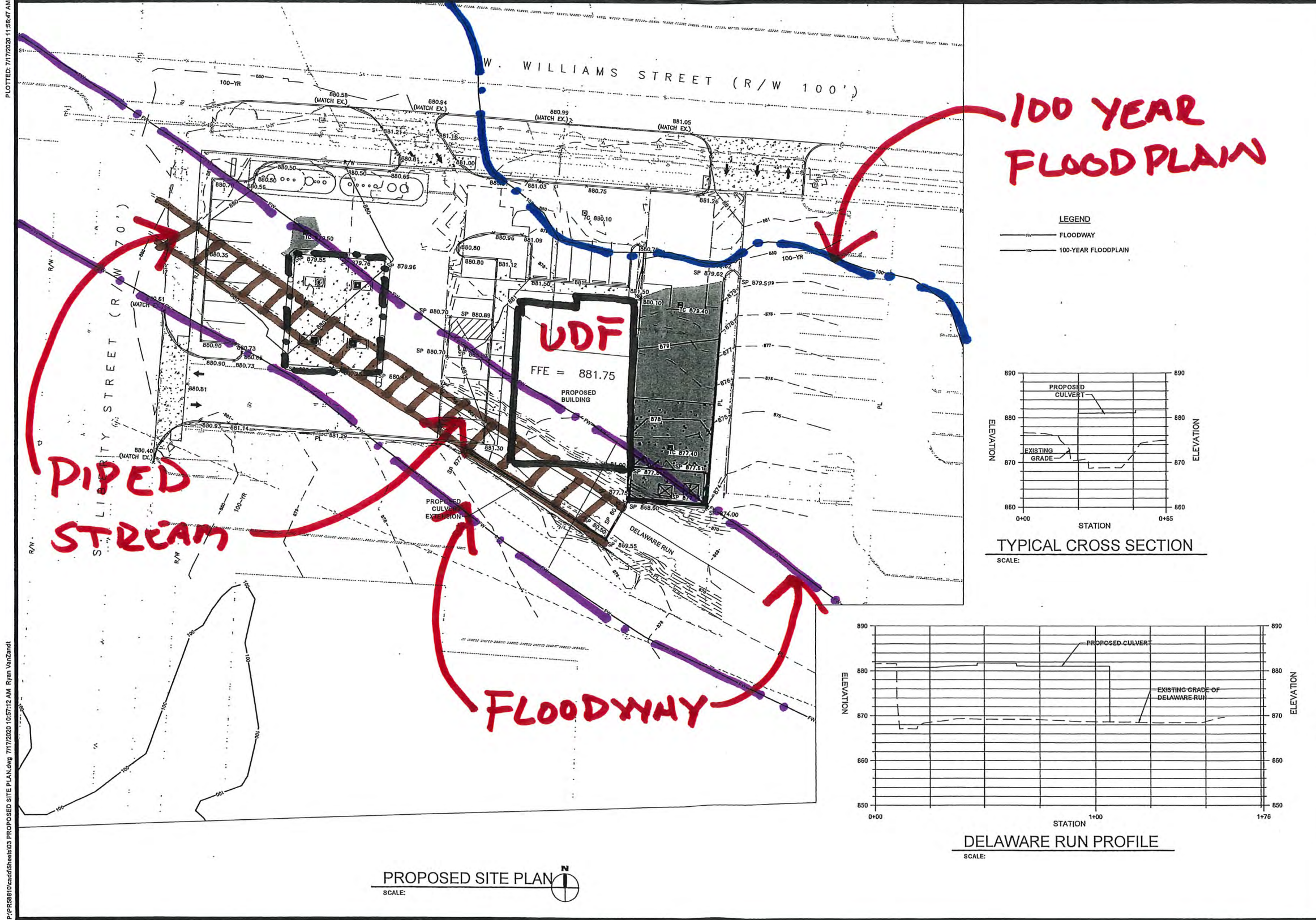
UNITED DAIRY FARMERS  
NEW RETAIL LOCATION  
123 W. WILLIAM ST.  
FLOODPLAIN APPLICATION

NO.	DESCRIPTION	DATE

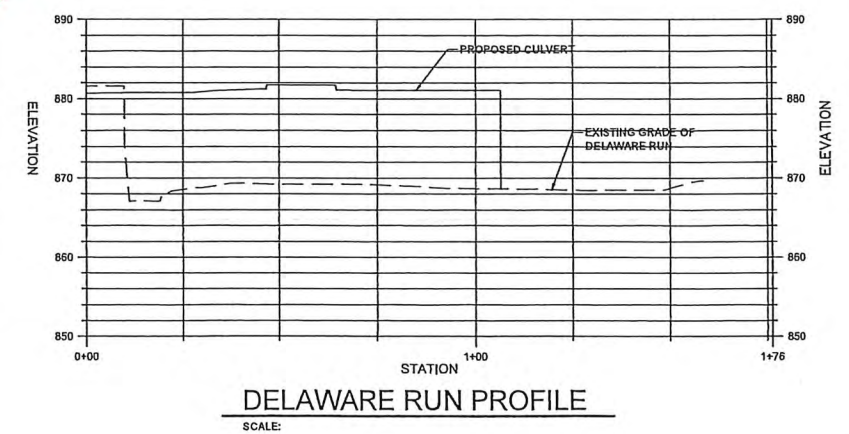
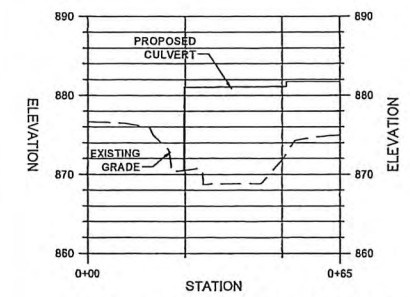
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CHECKED BY: BJY  
APPROVED BY: BJY  
SCALE: NOTED  
EXISTING SITE PLAN

02  
SHEET 02 OF 03

# PROPOSED UDF



**LEGEND**  
 — FLOODWAY  
 — 100-YEAR FLOODPLAIN



**PROPOSED SITE PLAN**  
 SCALE: 1" = 10'

**BURGESS & NIPLÉ**  
 5885 REED ROAD  
 COLUMBUS, OHIO 43220

UNITED DAIRY FARMERS  
 NEW RETAIL LOCATION  
 123 W. WILLIAM ST.  
 FLOODPLAIN APPLICATION

NO.	DESCRIPTION	DATE

JOB NO: PR58610  
 DATE: JUNE 2020  
 DESIGNED BY: BJY  
 DRAWN BY: RVZ  
 CHECKED BY: BJY  
 APPROVED BY: BJY  
 SCALE: NOTED

PROPOSED SITE PLAN

03

SHEET: 03 OF 03

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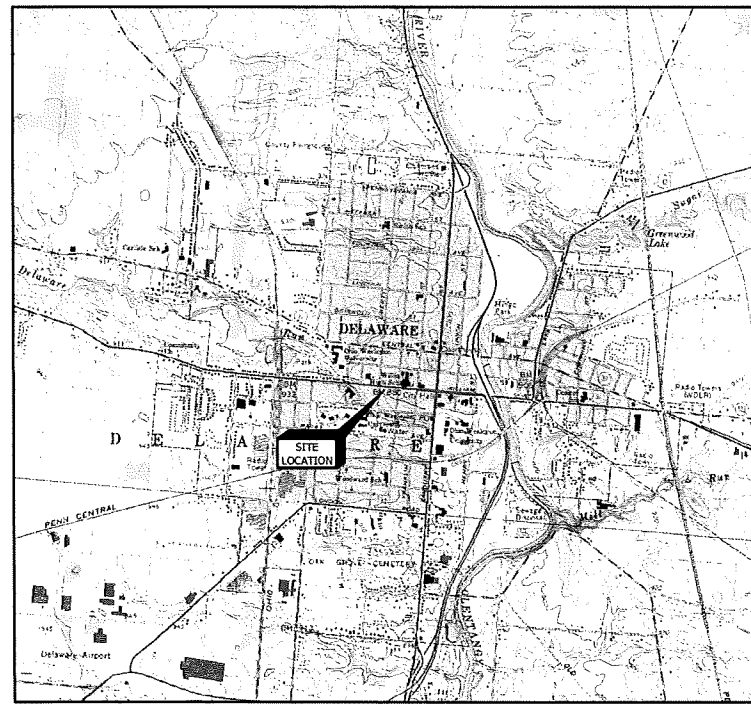


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# UNITED DAIRY FARMERS NEW RETAIL LOCATION

123 W. WILLIAM ST.  
FLOODPLAIN APPLICATION



VICINITY MAP  
SCALE: 1" = 200'

SITE LOCATION  
23 W. WILLIAM ST.  
DELAWARE, OH. 43015

**BURGESS & NIPLE**  
5085 REED ROAD  
COLUMBUS, OHIO 43220

UNITED DAIRY FARMERS  
NEW RETAIL LOCATION  
123 W. WILLIAM ST.  
FLOODPLAIN APPLICATION

NO.	DESCRIPTION	DATE

JOB NO: PR58610  
 DATE: JUNE 2020  
 DESIGNED BY: XXX  
 DRAWN BY: RVZ  
 CHECKED BY: BJY  
 APPROVED BY: BJY  
 SCALE: NOTED

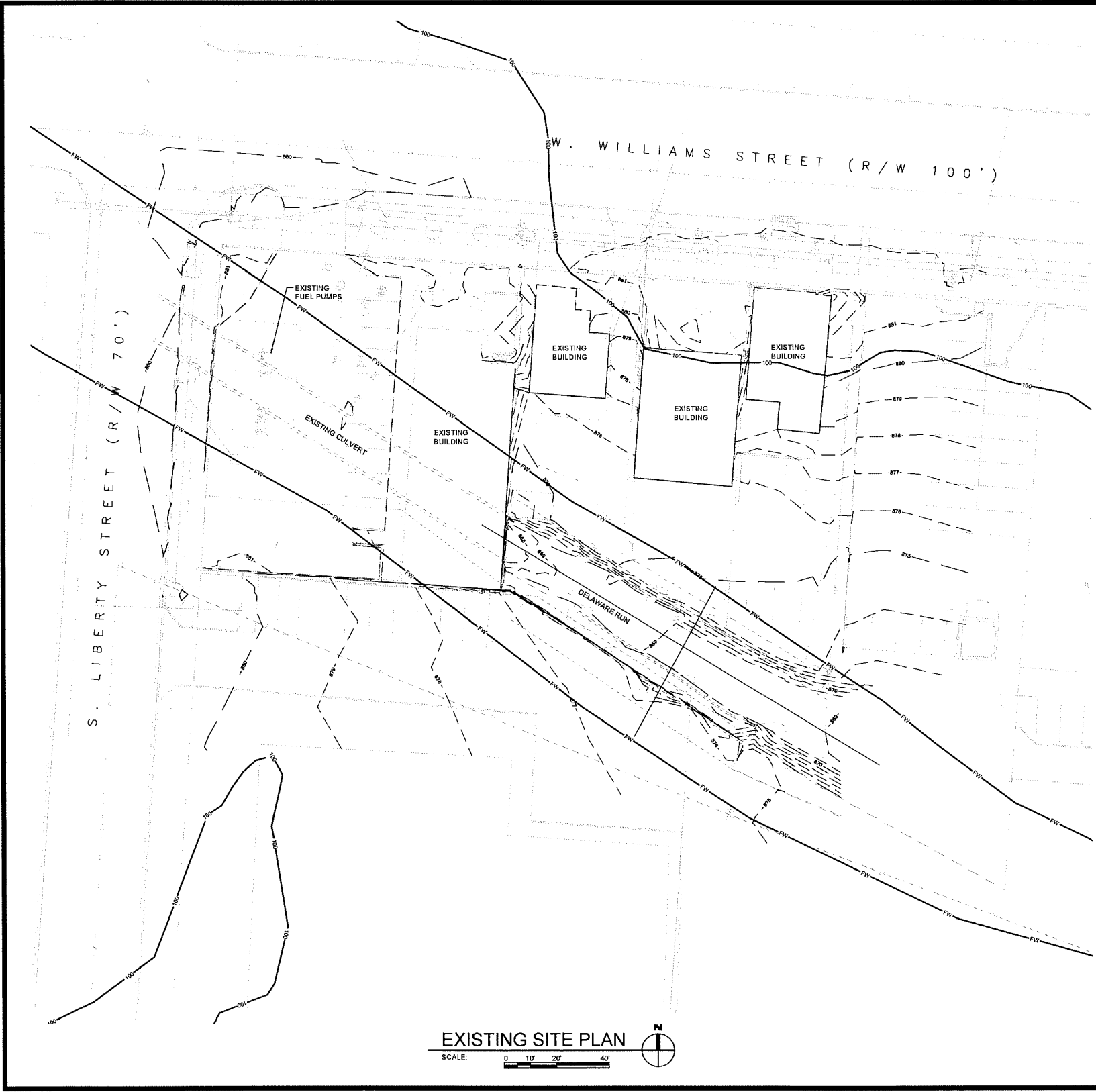
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01

SHEET: 01 OF 03

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**GENERAL NOTES:**

VERTICAL CONTROL. ELEVATIONS SHOWN ARE BASED ON A SITE SURVEY CONDUCTED BY: XXXX ON XXXX

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**BURGESS & NIPLE**  
 5095 REED ROAD  
 COLUMBUS, OHIO 43220

UNITED DAIRY FARMERS  
 NEW RETAIL LOCATION  
 123 W. WILLIAM ST.  
 FLOODPLAIN APPLICATION

NO.	DESCRIPTION	REVISIONS	DATE

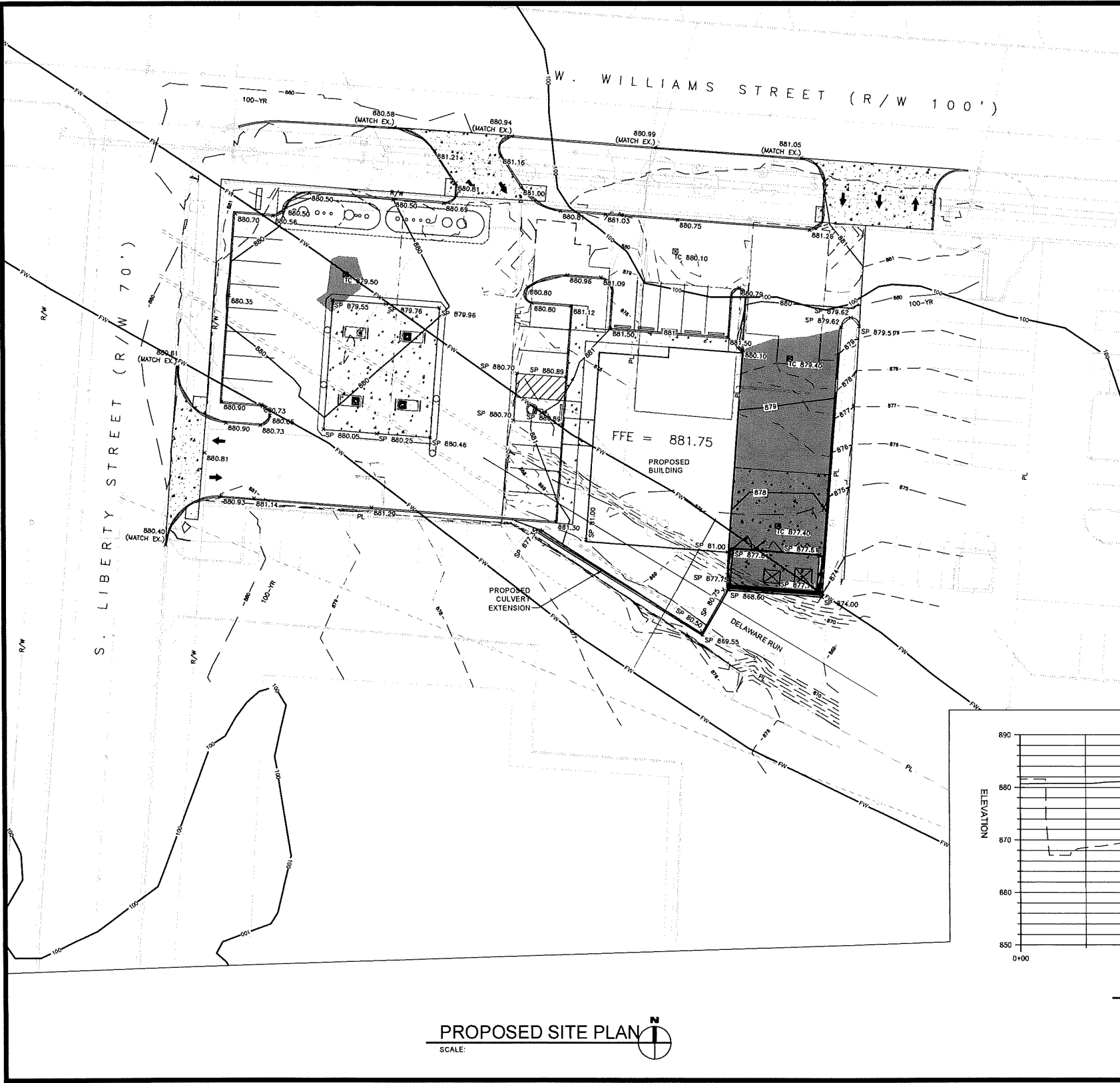
JOB NO: PR58610  
 DATE: JUNE 2020  
 DESIGNED BY: BJY  
 DRAWN BY: RVZ  
 CHECKED BY: BJY  
 APPROVED BY: BJY  
 SCALE: NOTED

EXISTING SITE PLAN

02  
 SHEET: 02 OF 03

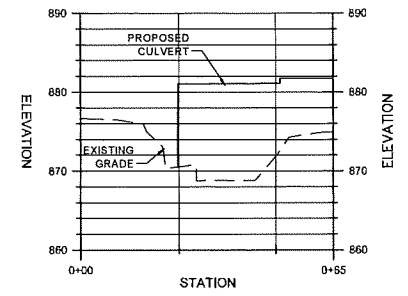
PLOTTED: 7/17/2020 11:56:47 AM

P:\PR58610\Drawings\PR586103 PROPOSED SITE PLAN.dwg 7/17/2020 10:57:12 AM Ryan Vanzandt

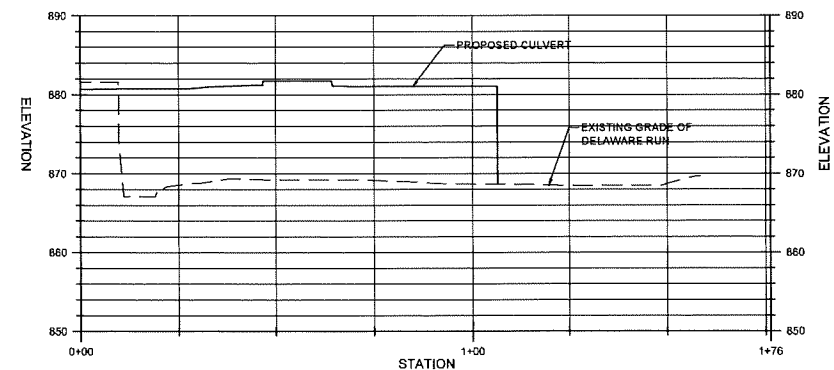


**PROPOSED SITE PLAN**  
SCALE:

**LEGEND**  
 — FLOODWAY  
 - - - 100-YEAR FLOODPLAIN



**TYPICAL CROSS SECTION**  
SCALE:



**DELAWARE RUN PROFILE**  
SCALE:

**BURGESS & NIPLE**  
5085 REED ROAD  
COLUMBUS, OHIO 43220

UNITED DAIRY FARMERS  
NEW RETAIL LOCATION  
123 W. WILLIAM ST.  
FLOODPLAIN APPLICATION

NO.	DESCRIPTION	REVISIONS	DATE

JOB NO: PR58610  
 DATE: JUNE 2020  
 DESIGNED BY: B.JY  
 DRAWN BY: RVZ  
 CHECKED BY: B.JY  
 APPROVED BY: B.JY  
 SCALE: NOTED

PROPOSED SITE PLAN

**03**  
 SHEET: 03 OF 03