

Zoning Report

Site Information

Address	3777 DUBLIN RD, COLUMBUS, OH
Mailing Address	1320 CAMBRIDGE BLVD COLUMBUS OH 43212-3207
Owner	FIRST COMMUNITY CHURCH OF COLUMBUS OHIO
Parcel Number	560212186
In Columbus?	Yes
County	FRANKLIN

Zoning Information

Zoning	Z89-174, Residential, LSR, 8/8/1990, H-35
Historic District	None
Council Variance	None
Board of Zoning Adjustment (BZA) Variance	None
Commercial Overlay	None
Planning Overlay	None
Graphics Variance	None
Area Commission	None
Historic Site	No
Flood Zone	Out
Airport Overlay Environs	None

Pending Zoning Action

Zoning	Z16-084, Residential, LSR, Proposed
Board of Zoning Adjustment (BZA) Variance	None
Council Variance	None
Graphics Variance	None

DEPARTMENT OF BUILDING
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

OFFICE USE ONLY

Application Number: _____ Date Received: _____
Application Accepted by: _____ Fee: _____
Commission/Civic: _____
Existing Zoning: _____
Comments: _____

TYPE(S) OF ACTION REQUESTED (Check all that apply):

Variance Special Permit

Indicate what the proposal is and list applicable code sections:

3389.033 special permit to permit a columbarium and four modular buildings
3312.49 Minimum number of parking spaces required (453 to 406) (-47)
3312.53 Minimum number of loading spaces required (1 to zero)

LOCATION

Certified Address: 3777 Dublin Road City: Columbus, OH Zip: 43221

Parcel Number (only one required): 560-212186

APPLICANT (If different from Owner):

Applicant Name: First Community Church of Columbus Ohio Phone Number: (614) 488-0681 Ext.: _____

Address: 1320 Cambridge Blvd. City/State: Columbus, OH Zip: 43212

Email Address: nancythomasweir@yahoo.com Fax Number: _____

PROPERTY OWNER(S) Check here if listing additional property owners on a separate page

Name: same as applicant Phone Number: _____ Ext.: _____

Address: _____ City/State: _____ Zip: _____

Email Address: _____ Fax Number: _____

ATTORNEY / AGENT (Check one if applicable): Attorney Agent

Name: Jeffrey L. Brown Phone Number: (614) 221-4255 Ext.: _____

Address: 37 West Broad Street, Suite 460 City/State: Columbus, OH Zip: 43215

Email Address: jlbrown@smithandhale.com Fax Number: (614) 221-4409

SIGNATURES (All signatures must be provided and signed in blue ink)

APPLICANT SIGNATURE First Community Church of Columbus Ohio By: _____

PROPERTY OWNER SIGNATURE First Community Church of Columbus Ohio By: _____

ATTORNEY / AGENT SIGNATURE _____

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
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Please make checks payable to the Columbus City Treasurer

THE CITY OF
COLUMBUS
ANDREW J. GAITHER, MAYOR

Board of Zoning Adjustment Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jeffrey L Brown
of (1) MAILING ADDRESS 37 West Broad Street, Suite 460, Columbus, OH 43215

deposes and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per ADDRESS CARD FOR PROPERTY 3777 Dublin Road

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME (4) First Community Church of Columbus Ohio
AND MAILING ADDRESS 1320 Cambridge Blvd.
Columbus, OH 43212

APPLICANT'S NAME AND PHONE # (5) First Community Church of Columbus Ohio
(same as listed on front application) c/o Nancy Thomas Weir (614) 538-1153

AREA COMMISSION OR CIVIC GROUP (5) _____
AREA COMMISSION ZONING CHAIR _____
OR CONTACT PERSON AND ADDRESS _____

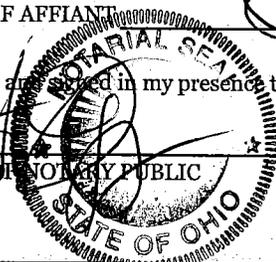
and that the following is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

(6) PROPERTY OWNER NAME	(6a) PROPERTY ADDRESS	(6b) PROPERTY OWNER MAILING ADDRESS
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

(7) Check here if listing additional property owners on a separate page.

(8) SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 9th day of December, in the year 2016

(8) SIGNATURE OF NOTARY PUBLIC [Signature]


GLENA DUGGER, Attorney At Law
My Commission as Notary Public, State of Ohio
My commission has no expiration date.
Section 147.03 R.C.

Notary Seal Here

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APPLICANT/PROPERTY OWNER

First Community Church of
Columbus Ohio
1320 Cambridge Blvd.
Columbus, OH 43212

ATTORNEY

Jeffrey L. Brown
Smith & Hale LLC
37 West Broad Street, Suite 460
Columbus, OH 43215

SURROUNDING PROPERTY OWNERS

Donald Martin
358 East Weber Road
Columbus, OH 43202

3476 Fishinger LLC
3476 Fishinger Road
Columbus, OH 43221

Matthew & Cristiane Kalat
3415 Fishinger Road
Columbus, OH 43221

John Crowley Tr.
Linda K Bond
3399 Fishinger Road
Columbus, OH 43221

Michael T & Charlene F Buckner
3375 Fishinger Road
Columbus, OH 43221

Georgianna Willis
3945 Miller Road
Ashville, OH 43103

Stephanie R Worthington
3251 River Place Drive
Columbus, OH 43221

Max Anderson Sanford
3275 River Place Drive
Columbus, OH 43221

Aftab & Ghazala N Umar
3293 River Place Drive
Columbus, OH 43221

John R & Beth A Herring
3307 River Place Drive
Columbus, OH 43221

Myongwon & Jennifer L Choi
3321 River Place Drive
Columbus, OH 43221

Chung Yi-Chang
3333 River Place Drive
Columbus, OH 43221

Sandra J Alexander
3345 River Place Drive
Columbus, OH 43221

Kelly K Crawford
3353 River Place Drive
Columbus, OH 43221

Eric S & Kimberly A Olimpio
3361 River Place Drive
Columbus, OH 43221

Michael & Alicia Farrenkopf
3700 Stunsail Lane
Columbus, OH 43221

Renne C & Dena Jo Komula
3706 Stunsail Lane
Columbus, OH 43221

Steven Curtis
3712 Stunsail Lane
Columbus, OH 43221

Mark D Roberts
3724 Stunsail Lane
Columbus, OH 43221

William J & Robin Manos
3732 Stunsail Lane
Columbus, OH 43221

Donald R & Sara E Shields
3740 Stunsail Lane
Columbus, OH 43221

BZA16-169
3777 DUBLIN ROAD

Timothy A & Kristin Donnell
3748 Stunsail Lane
Columbus, OH 43221

Richard C & Marcia A Smythe
3475 Stonevista Lane
Columbus, OH 43221

Daniel R & Diana K Kinney
3369 River Place Drive
Columbus, OH 43221

Brian & Sue Green
3377 River Place Drive
Columbus, OH 43221

Milon & Margaret Sawyers
3385 River Place Drive
Columbus, OH 43221

Karen W Shaffer
3433 River Place Drive
Columbus, OH 43221

Jeffrey R & Julie H Tate
3425 River Place Drive
Columbus, OH 43221

Roger D & Teresa E Backstrom
3417 River Place Drive
Columbus, OH 43221

Frank F II & Mary K Fusco
3409 River Place Drive
Columbus, OH 43221

Charles & Heather Pedigo
3401 River Place Drive
Columbus, OH 43221

Jennifer L & Daniel Auld
3469 Stonevista Lane
Columbus, OH 43221

Ilias & Kerin Zen
3463 Stonevista Lane
Columbus, OH 43221

Sharon & Joseph Petrelli
3803 Rockpointe Drive
Columbus, OH 43221

Larry L Tr & Diana Evans
3740 Dublin Road
Columbus, OH 43221

The Northern Ohio Investment Co.
6444 Monroe Street, Suite 6
Sylvania, OH 43560

Victor E Miller TOD
3753 Dublin Road
Columbus, OH 43221

Kate L & Timothy J Ascher
3332 Fishinger Road
Columbus, OH 43221

Kevin P & Deanna J Sweeney
3358 Fishinger Road
Columbus, OH 43221

Larry J Alvaro
3376 Fishinger Road
Columbus, OH 43221

Jason E Koebel
3414 Fishinger Road
Columbus, OH 43221

Thomas W & Myrna H Craft
3434 Fishinger Road
Columbus, OH 43221

Charles E & Darleen K Prinz
3393 River Place Drive
Columbus, OH 43221

John H Carriero Jr.
3441 River Place Drive
Columbus, OH 43221

Clayton Knisley
3468 Topgallant Court
Columbus, OH 43221

Michael P Hunter
3737 Stunsail Lane
Columbus, OH 43221

Douglas & Erin Hammon
3721 Stunsail Lane
Columbus, OH 43221

Anne K Gross
Ryan Westman
3682 Stunsail Lane
Columbus, OH 43221

Kevin M & Mary C Biller
3688 Stunsail Lane
Columbus, OH 43221

Thomas & Beverly Etgen
3694 Stunsail Lane
Columbus, OH 43221

firstcommunitychurch-dublinrd.lbl (nct
11/28/16 S:Docs/s&hlabels/2016

Board of Zoning Adjustment Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

STATEMENT OF HARDSHIP

APPLICATION #

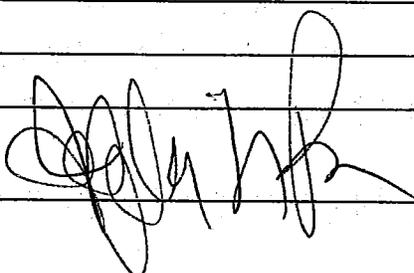
3307.09 Variances by Board.

- A. The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). No variance shall be granted unless the Board finds that all of the following facts and conditions exist:
1. Special circumstances or conditions apply to the subject property that do not apply, generally, to other properties in the same zoning district.
 2. The special circumstances or conditions are not the result of the actions of the property owner or applicant.
 3. The special circumstances or conditions make it necessary that a variance be granted to preserve a substantial property right of the applicant which is possessed by owners of other property in the same zoning district.
 4. The grant of a variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of this Zoning Code.
- B. In granting a variance, the Board may impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures as the Board deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard public safety and welfare.
- C. Nothing in this section shall be construed as authorizing the Board to affect changes in the Zoning Map or to add to the uses permitted in any district.

I have read Section 3307.09, Variances by Board, and believe my application for relief from the requirements of the Zoning Code satisfies the four criteria for a variance in the following ways:

see attached sheet

Signature of Applicant



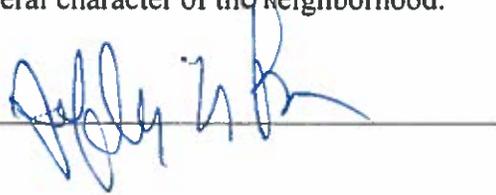
Date

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The church wants to construct an addition and add a columbarium to the site along with maintaining four modular buildings. The overall parking requirements with the expansion will be 453 parking spaces and the applicant is providing 406 parking spaces which is a 47 parking space deficit. The applicant is also asking for a variance for the one loading space. Since this is a church their loading needs are minimal but there is an area on the site that trucks may use. This space just does not meet the loading space dimensional requirements. Given the small reduction in the number of parking spaces (we are still providing 90% of the code requirement) and the elimination of a loading space, the granting of these variances will not be injurious to neighboring properties nor would the variances be contrary to the public interest or the intent and purpose of the zoning code.

The site is developed with a church even though the property is zoned L-SR and the properties to the north and west have been developed with single family homes under the same zoning. Given the varied activities and varied times which these activities occur over the course of a week the lack of 47 parking spaces will not adversely impact the site nor the surrounding properties. On Sunday when the church is most active their members tend to come with more than one person in a motor vehicles. Lots of couples and families attend these services which reduces the impact on the parking spaces.

The zoning code requires that a columbarium and modular buildings receive a special permit. The columbarium is located near the south side of the building in a courtyard which is being created with the addition. There are modular buildings located on the north side on the building and may have been there for more than twenty years. There are two additional modular units located at the west end of the parking lot. The north side modular buildings were originally used as classrooms and are now used for storage and office/meeting area. The church operates a summer camp south of Lancaster which requires supplies and materials. The west side units contain ground supplies, construction material and some program supplies. The church is situated on more than 18 acres on the west side of Dublin Road surrounded by residential homes. Given the location of both the columbarium and the modular buildings and their distance from the property lines, neither one would have a substantial detriment to the public good, nor a substantial impairment of the general purpose and intent of the SR zoning district nor create a significant incompatibility with the general character of the neighborhood.





CLARENCE E MINGO III FRANKLIN COUNTY AUDITOR

MAP ID: jbr

DATE: 11/23/16

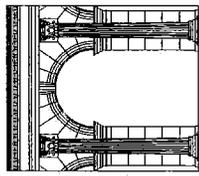


Disclaimer

This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plans, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Scale = 200





Phillip Markwood
Architects Inc

240 North Fifth Street
Columbus, Ohio 43215
Tel 614.461.8300
Fax 614.461.8302
www.markwoodarch.com

Consultant
11202/2016 Zoning Submission
12/18/2016 824 Submission

Project
First Community
Church

North Campus
2777 Dublin Road
Columbus, Ohio 43221
Tel 614.488-0681

Project Number
1302

Dates
11/28/2016 Zoning Submission
12/18/2016 824 Submission

Revisions

Sheet Title
SITE PLAN

Sheet
L1.0

DEVELOPMENT STANDARDS

THE 95-FOOT BUFFER AREA SHOWN ON THE PLAN IS THE ONLY AREA OF THE PROPOSED SITE DEVELOPMENT THAT IS BEING COMMITTED TO WITH THIS PLAN BEING SUBMITTED TO THE CITY OF COLUMBUS. THE BUFFER AREA IS ONLY INCLUDED FOR CONVENIENCE OF THE REVIEWER.

LANDSCAPING: THE FRONTAGE AND ENTRY POINT ALONG DUBLIN ROAD SHALL BE LANDSCAPED IN ACCORDANCE WITH THIS PLAN. WITHIN THE BUFFER AREA MINIMUM SHADE TREE SIZE SHALL BE 2 TO 2 1/2" INCH CALIPER MINIMUM. WITHIN THE BUFFER AREA MINIMUM SHADE TREE SIZE SHALL BE 1 TO 1 1/2" INCH CALIPER. MINIMUM TREE SIZE SHALL BE 1 TO 1 1/2" INCH CALIPER. LANDSCAPING SHALL BE WITHIN A MINNETT (90) FOOT BUFFER STRIP ALONG DUBLIN ROAD. IN ADDITION TO WITHIN THIS BUFFER AREA IN THE LOCATIONS INDICATED ON THE PLAN.

STREET TREES SHALL BE PROVIDED AS INDICATED ON THE PLAN. STREET TREES SHALL BE SELECTED FROM OAK, MAPLE AND ELM TREE VARIETIES AVAILABLE AND RECOMMENDED BY PROFESSIONAL LANDSCAPE ARCHITECT AS SUITABLE FOR THIS SITUATION.

THIS SITE WILL BE CONFORM TO APPROPRIATE CITY CHAPTERS 834 AND 338 OF THE COLUMBUS CITY ZONING CODE, UNLESS OTHERWISE IDENTIFIED ON THIS PLAN.

TOTAL SITE AREA: 47.182 ACRES

REQUIRED PARKING: 851 SF 100 SP
NON-PRIMARY ASSEMBLY: 35,848 SF 1250 SP
TOTAL: 36,699 SF 1350 SP

PARKING PROVIDER: 437 SPACES (R/R + 9 ADA)

VARIANCE RELATED TO PARKING WILL BE REQUESTED IN A FORTHCOMING SPECIAL PERMIT APPLICATION TO BZA.

OWNER: FIRST COMMUNITY CHURCH OF COLUMBUS OHIO
ADDRESS: DUBLIN ROAD
ZONING DISTRICT: LSR, LIMITED SUBURBAN RESIDENTIAL DISTRICT
APPLICANT: PHILLIP MARKWOOD ARCHITECTS INC
APPLICATION NO: 212

1. INTERPRETATION: THE SUBJECT SITE WAS DESIGNATED IN 1993 TO PERMIT EITHER A CHURCH AND ITS RELATED FACILITIES OR A SINGLE FAMILY SUBDIVISION. THE CHURCH WANTS TO EXPAND ITS FACILITIES AND TO UPDATE THE LANDSCAPING THEREBY FACING DUBLIN ROAD TO CORRESPOND WITH THE PROPOSED REVISION.

2. ACCESS: THE SUBJECT SITE IS ACCESSIBLE FROM DUBLIN ROAD AND FROM THE ADJACENT SIDE STREET. THE APPLICABLE DEVELOPMENT STANDARDS OF CHAPTER 3302 SR OF THE COLUMBUS CITY CODE SHALL APPLY TO THIS SITE.

3. ACCESS: DENSITY, HEIGHT, LOT, AND/OR SETBACK REQUIREMENTS: N/A

4. ACCESS: ACCESS TO THE SUBJECT SITE SHALL BE PROVIDED BY A DRIVEWAY FROM THE ADJACENT SIDE STREET TO THE SUBJECT SITE. THE DRIVEWAY SHALL BE CONCRETE AND SHALL BE 10 FEET WIDE. THE DRIVEWAY SHALL BE 10 FEET WIDE AND SHALL BE 10 FEET WIDE. THE DRIVEWAY SHALL BE 10 FEET WIDE AND SHALL BE 10 FEET WIDE.

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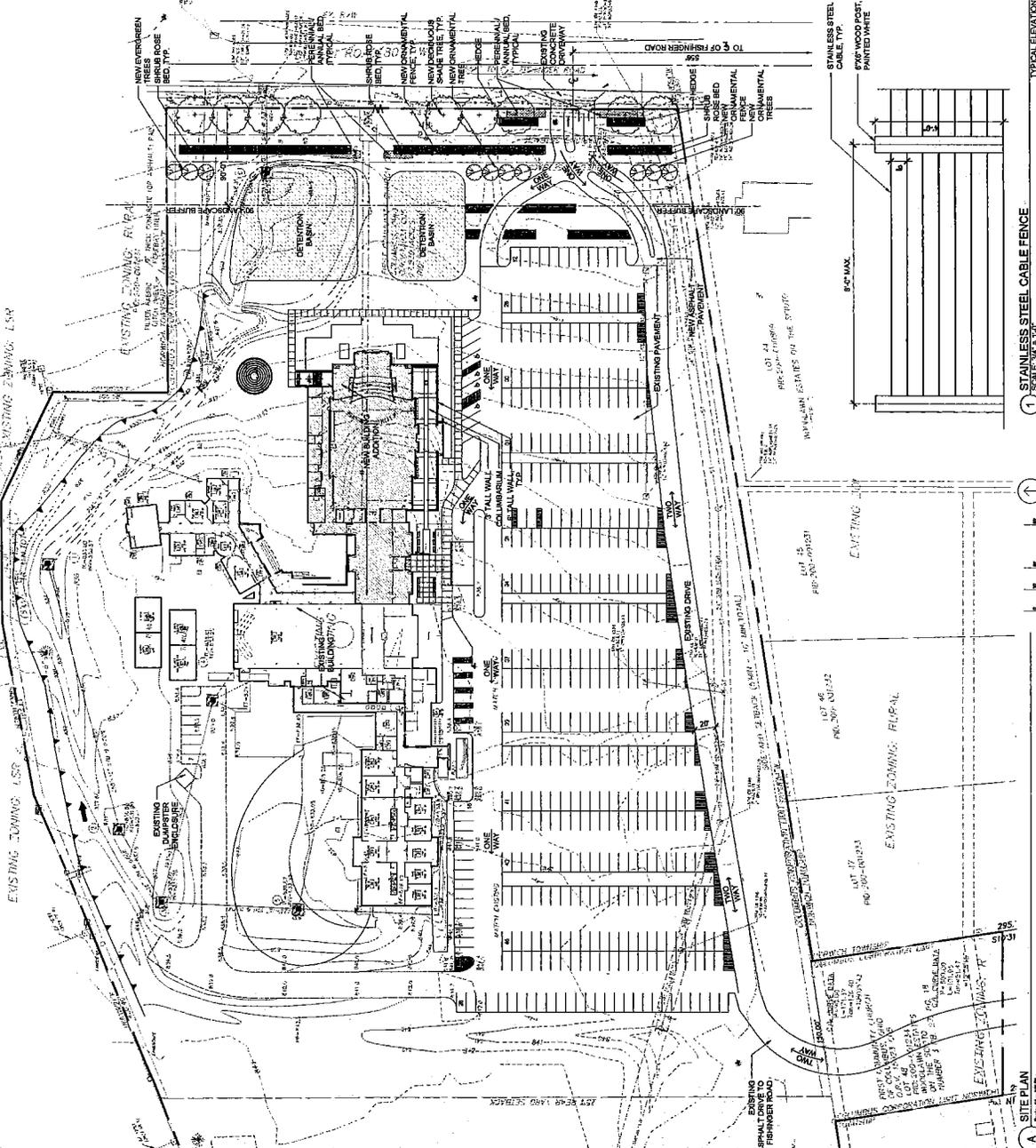
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16. ACCESS: ACCESS TO THE SUBJECT SITE SHALL BE PROVIDED BY A DRIVEWAY FROM THE ADJACENT SIDE STREET TO THE SUBJECT SITE. THE DRIVEWAY SHALL BE CONCRETE AND SHALL BE 10 FEET WIDE. THE DRIVEWAY SHALL BE 10 FEET WIDE AND SHALL BE 10 FEET WIDE.

17. ACCESS: ACCESS TO THE SUBJECT SITE SHALL BE PROVIDED BY A DRIVEWAY FROM THE ADJACENT SIDE STREET TO THE SUBJECT SITE. THE DRIVEWAY SHALL BE CONCRETE AND SHALL BE 10 FEET WIDE. THE DRIVEWAY SHALL BE 10 FEET WIDE AND SHALL BE 10 FEET WIDE.

18. ACCESS: ACCESS TO THE SUBJECT SITE SHALL BE PROVIDED BY A DRIVEWAY FROM THE ADJACENT SIDE STREET TO THE SUBJECT SITE. THE DRIVEWAY SHALL BE CONCRETE AND SHALL BE 10 FEET WIDE. THE DRIVEWAY SHALL BE 10 FEET WIDE AND SHALL BE 10 FEET WIDE.



STAINLESS STEEL CABLE FENCE
SCALE 3/4" = 1'-0"

1

TYPICAL ELEVATION



JEFFREY L. BROWN, ESQ.

