

Variance Application

Delaware County, Ohio

(for unincorporated areas only)

RPC Number _____
(RPC Staff will assign)

PROJECT	PORSHI	(circle one) (Residential)
TOWNSHIP	ORANGE	Commercial
Subdivision Regulations Section for which Variance is sought:		

APPLICANT/ CONTACT	Name	EDB INTERNATIONAL INC.	Phone	6614 761 4700
	Address	5995 SHIER RINGS RD, A	E-mail	SALAM@EDBINTL.COM
	City, State,			
	Zip	DUNLIN,		

PROPERTY OWNER	OH 43016	Name	PORSHI DEVELOPMENT LLC	Phone	614 761 4700
		Address	5135 SILVERWOODLANE	E-mail	TAIU80@GMAIL.COM
		City, State, Zip	DUBLIN, OH 43016		

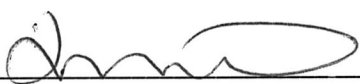
SURVEYOR/ ENGINEER	Name	MICHAEL LEE SMITH, PE, PS	Phone	937 477 7449
	Address	1031 DORCHESTER ROAD	E-mail	MIKESMITH7423@GMAIL.COM
	City, State, Zip	XENIA, OH 45385		

LOCATION	(circle one) N S E W side of	SOUTH OLD STAE	Road/Street
	approx. feet N S E W of	E ORANGE ROD	Road/Street

DETAILS	Farm Lot	USML/VMS	SECTION2 TOWN #3, RANGE #18
	Buildable lots	19	Total Acreage 9.68

VARIANCE MUST SHOW THE FOLLOWING IN WRITING (Sub. Regs. Section 204.02)	1. The granting of this variance request shall not be detrimental to the public health, safety and welfare and not injurious to other parties.
	2. The conditions, upon which this variance request is based, are unique to the property for which this variance is sought.
	3. Due to the physical surroundings, shape, or characteristics of the property, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the Delaware County Subdivision Regulations were carried out.
	4. The granting of this variance will not vary the provisions of the application of the applicable zoning regulations, comprehensive plans, or other existing development guidelines and regulations, nor shall it otherwise impair the intent and purpose of these regulations, or the desirable development of the neighborhood and community.

SUBMISSION REQUIREMENTS (Sub. Regs. Section 204.02)	Required Written Response(s), quote Section Number of Sub. Regs.;
	One (1) copy of Sketch Plan (max 11" x 17");
	Fee: \$500 (Refer to Fee Schedule) \$ 800.00

 10/7/2025 Owner (or
agent for owner) and Date

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LAND PLATED HEREIN, CERTIFY THAT THE ATTACHED FLOOD MAP, COMMUNITY PANEL NUMBER 3904-100265K, DATED 04/16/09, AS FURNISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), THROUGH THE NATIONAL FLOOD INSURANCE PROGRAM, IS THE PROPERTY SHOWN IN FLOOD ZONE AREA "A".

IN WITNESS WHEREOF, PORSHI DEVELOPMENT LLC, MAHMOUD RAHAMAN HAS CAUSED THIS PLAT BE EXECUTED BY THIS DULY AUTHORIZED OFFICE

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF

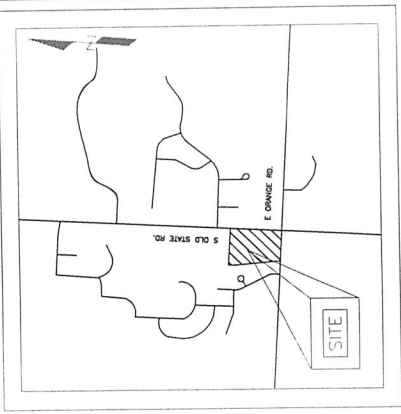
BY MAHMOUD RAHAMAN
PORSHI DEVELOPMENT LLC

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MAHMOUD RAHAMAN OF SAID PORSHI DEVELOPMENT LLC, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS ACT AND DEED, AND THAT SAID PORSHI DEVELOPMENT LLC, FOR THE SUES AND PURPOSES EXPRESSED THEREIN, IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIRMED MY OFFICIAL SEAL THIS DAY OF MY COMMISSION EXPIRES

DELAWARE COUNTY ENGINEER	DATE
ORANGE TOWNSHIP, ZONING OFFICIAL	DATE
CHIEF OPERATING OFFICER, DEL-CO WATER	DATE
DELAWARE COUNTY SANITARY, ENGINEER	DATE
DIRECTOR DELAWARE COUNTY REGIONAL PLANNING COMMISSION	DATE
DELAWARE COUNTY, COMMISSIONER	DATE
DELAWARE COUNTY, COMMISSIONER	DATE
DELAWARE COUNTY, COMMISSIONER	DATE
FLOOD ZONE	DATE

BASED ON THE INFORMATION SHOWN ON FLOOD MAP, COMMUNITY PANEL NUMBER 3904-100265K, DATED 04/16/09, AS FURNISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), THROUGH THE NATIONAL FLOOD INSURANCE PROGRAM, THE PROPERTY SHOWN IN FLOOD ZONE AREA "A"

PLAT
PORSHI
SITUATED IN THE NW QUARTER TOWNSHIP OF ORANGE, DELAWARE COUNTY, OHIO FARM LOT 23, SECTION 2, TOWNSHIP 3, RANGE 18, UNITED STATES MILITARY LANDS



VICINITY MAP
SCALE: 1"=1,000'

BENCHMARK 1
SOURCE: B.M.
DELAWARE COUNTY B.M. 97-033-BRASS TABLET SET IN CONCRETE AND STAMPED "97-033" ON NORTH SIDE OF EAST ORANGE ROAD, 1500' WEST OF OLD STATE ROAD AND 19.5' NORTH OF THE EDGE OF PAVEMENT OF EAST ORANGE ROAD.
ELEV = 949.50
BENCHMARK 2
SOURCE: B.M.
DELAWARE COUNTY B.M. 97-033-BRASS TABLET SET IN CONCRETE AND STAMPED "97-033" ON NORTH SIDE OF EAST ORANGE ROAD, 1500' WEST OF OLD STATE ROAD AND 19.5' NORTH OF THE EDGE OF PAVEMENT OF EAST ORANGE ROAD.
ELEV = 946.18
BENCHMARK 3
SOURCE: B.M.
DELAWARE COUNTY B.M. 97-033-BRASS TABLET SET IN CONCRETE AND STAMPED "97-033" ON NORTH SIDE OF EAST ORANGE ROAD, 1500' WEST OF OLD STATE ROAD AND 19.5' NORTH OF THE EDGE OF PAVEMENT OF EAST ORANGE ROAD.
ELEV = 946.18
BENCHMARK 4
SOURCE: B.M.
DELAWARE COUNTY B.M. 97-033-BRASS TABLET SET IN CONCRETE AND STAMPED "97-033" ON NORTH SIDE OF EAST ORANGE ROAD, 1500' WEST OF OLD STATE ROAD AND 19.5' NORTH OF THE EDGE OF PAVEMENT OF EAST ORANGE ROAD.
ELEV = 946.18

TOPOGRAPHIC SURVEY NOTES
THE BOUNDARY INFORMATION SHOWN HEREON IS FROM A DESCRIPTION PREPARED BY JUDGE ENGINEERING CO. MICHAEL L. SMITH P.S. #5590
UTILITY LOCATIONS ON THIS SURVEY ARE REPORTED FROM FIELD LOCATIONS OR INFORMATION PROVIDED BY UTILITY REPRESENTATIVES. THIS DOES NOT MEAN THERE COULD NOT BE OTHER UTILITIES IN THE AREA

CERTIFICATION
WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ATTACHED PREMISES, PREPARED THE ATTACHED PLAT, AND THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEYED PREMISES. THEREOF, DIMENSIONS SHOWN ALONG CURVES ARE CHORD MEASUREMENTS. PERMANENT MARKERS, MAGNETIC NAILS AND IRON PINS ARE ALREADY IN PLACE. FIELD WORK COMPLETED IN MARCH 2018.

NOTICE
THERE ARE NO PUBLIC RIGHT-OF-WAYS DEDICATED WITH THIS PLAT, EXCEPT FOR THE 0.02 AC ALONG SOUTH OLD STATE ROAD, INDICATED BY THE HATCHED AREA. THERE ARE NO PUBLIC RIGHT-OF-WAYS DEDICATED WITH THIS PLAT. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY MAINTENANCE. REFER TO NOTE 27, SHEET 2.

SIGNATURE BY THE DELAWARE COUNTY ENGINEER'S OFFICE ON THIS PLAT DOES NOT CONVEY APPROVAL OF THE PRIVATE STORMWATER MANAGEMENT, EROSION AND SEDIMENTATION CONTROL, INTERNAL ACCESS POINTS, OR ANY WORK WITHIN THE PRIVATE RIGHT-OF-WAY FOR ANY LOT SHOWN ON THIS PLAT.

DRAINAGE MAINTENANCE PETITION RECORDED IN THE DELAWARE COUNTY COMMISSIONER'S JOURNAL RESOLUTION NO. JOURNAL DATE

APPROPRIATE BEZEL DOWN
ZONING
SF-PRO
TOTAL ACRES
BUILDABLE UNITS
WELLHEADS
PORSCH LINE UNIT 9078
SF-PRO 9.68 AC
TOTAL ACRES 4.31 AC
BUILDABLE UNITS 43016
WELLHEADS 2.48 AC
PORSCH LINE UNIT 9078 0.73 AC

TRANSFERRED THIS DAY OF 20
FILED FOR RECORD THIS DAY OF 20
AT FEE
FILE NO.
PLAT CABINET SLIDE
OFFICIAL RECORDS PAGE

AUDITOR, DELAWARE COUNTY, OHIO
RECORDER, DELAWARE COUNTY, OHIO
DATE
DATE

PORSHI
SECTION #2, TOWNSHIP #3, RANGE #18
ORANGE TOWNSHIP FARM LOT 23,
UNITED STATES MILITARY LANDS
EDB INTERNATIONAL, INC.
6375 SHIER-RINGS ROAD
SUITE F DUBLIN, OHIO 43016
OFFICE: (614) 761-4700

PLAT

SHEET 1 OF 4

SURVEY NOTES

SURVEY DATA:
THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON A PORTION OF THE CENTERLINE OF ORANGE ROAD AS BEING NORTH 86°39'05" WEST AS SHOWN ON THE PLAT OF "VILLAGE OF OAK CREEK, PHASE 1", A SUBDIVISION OF RECORD IN PLAT CABINET 1, SLOES 340-340B, RECORDS OF THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

SOURCE DATA:
NATIONAL GEODETIC SURVEY & OHIO DEPARTMENT OF TRANSPORTATION CONTINUOUS REFERENCE STATION (CORS) "OHUN." THE SOURCES OF SURVEY DATA REVIEWED IN THIS PLAT WERE OBTAINED FROM THE DELAWARE COUNTY RECORDER'S OFFICE.

IRON PINS.

WHERE INDICATED HEREON, UNLESS OTHERWISE NOTED, ARE 5/8" REBAR, THIRTY INCHES LONG WITH OR WITHOUT A PLASTIC CAP.

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF ORANGE, FARM LOT 23, SECTION 2, TOWNSHIP 3, RANGE 18 OF THE UNITED STATES MILITARY LANDS, BEING 11.25 ACRES OF LAND OUT OF A 10.891 ACRE TRACT (PARCEL 1) AND 0.357 ACRE TRACT (PARCEL 2) IN THE NAME OF PORSHI DEVELOPMENT, LLC AS RECORDED IN OFFICIAL RECORD 1560, PAGE 1478 OF THE DELAWARE COUNTY RECORDER'S OFFICE, DELAWARE, OHIO. THE P/W DEDICATION CONSISTING OF 1.149 ACRE (PARCEL 1) AND 0.357 ACRE (PARCEL 2) THE REMAINING TRACT CONTAINS 9.683 ACRES.

THE UNDERSIGNED, PORSHI DEVELOPMENT, LLC BY MAHMOUD RAHMAM, OWNER OF THE LAND PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS "PORSHI", A SUBDIVISION CONTAINING LOTS NUMBERED 9038 THROUGH 9053, INCLUSIVE, AND DOES HEREBY ACCEPT THIS PLAT OF SAME.

EASEMENTS ARE HEREBY RESERVED, IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "EASEMENT, SANITARY EASEMENT OR DRAINAGE EASEMENT". EASEMENTS DESIGNATED AS "UTILITY EASEMENT" OR "DRAINAGE EASEMENT" PERMIT THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF ALL PUBLIC AND QUASI-PUBLIC UTILITIES ABOVE, BELOW, AND ON THE SURFACE OF THE LAND AND WHERE NECESSARY, THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS AND FOR STORM DRAINAGE.

EASEMENTS DESIGNATED AS "SANITARY EASEMENT" SHALL MEAN AN EXCLUSIVE SANITARY EASEMENT OVER, THROUGH, UNDER, WITHIN, UPON, AND ACROSS THE AREA DESCRIBED ON THE PLAT, TOGETHER WITH INGRESS AND EGRESS OVER REASONABLE ROUTES ACROSS DRAINS, DITCHES, AND ADJACENT LOTS AND LANDS FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF PUBLIC AND OR PRIVATE SANITARY SEWERS, SERVICE CONNECTIONS, MANHOLES, FORCE MAINS, VALVES, AND OTHER SANITARY APPURTENANCES. SANITARY EASEMENTS MAY BE CROSSED BY OTHER UTILITIES AS EXPRESSED HEREIN.

WITHIN THOSE AREAS OF LAND DESIGNATED AS "DRAINAGE EASEMENT" ON THIS PLAT, AN ADDITIONAL EASEMENT IS HEREBY RESERVED FOR THE PURPOSE OF CONSTRUCTING, OPERATING, AND MAINTAINING MAJOR STORM WATER DRAINAGE SWALES AND/OR OTHER ABOVE GROUND STORM WATER DRAINAGE FACILITIES, NO ABOVE GRADE STRUCTURES, DAMS, OR OTHER OBSTRUCTIONS TO THE FLOW OF STORM WATER RUNOFF ARE PERMITTED WITHIN DRAINAGE EASEMENT AREAS AS DEDICATED ON THIS PLAT. DRAINAGE EASEMENT AREAS ARE HEREBY RESERVED FOR THE USES AND PURPOSES INTENDED BY THE UNDERSIGNED AND EASEMENTS ARE HEREBY RESERVED FOR THE USES AND PURPOSES EXPRESSED HEREIN.

A NON-EXCLUSIVE EASEMENT IS HEREBY SPECIFICALLY GRANTED UNTO DEL-CO WATER COMPANY, INC. FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF WATER LINES, VALVES, AND APPURTENANCES WITHIN AREAS DESIGNATED HEREON AS "DEL-CO WATER EASEMENT", "UTILITY EASEMENT", OR "DRAINAGE EASEMENT". THE EASEMENT AREA SHALL BE FOR THE UNOBSTRUCTED USE OF DEL-CO WATER COMPANY, INC. PLACEMENT OF FENCES, WALLS, PILLARS, TREES, GARDENS, SHRUBBERIES, AND OTHER SURFACE FEATURES IS STRICTLY PROHIBITED.

A NON-EXCLUSIVE EASEMENT IS GRANTED FOR INGRESS, EGRESS, PLAIN OVER SAID PRIVATE ROAD FOR PEDESTRIAN AND VEHICULAR ACCESS, ADDITIONALLY WITHIN SAID ROAD, A NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO DELAWARE COUNTY AND OTHER GOVERNMENTAL EMPLOYEES OR LICENSEES FOR USE IN THE COURSE OF PROVIDING POLICE, FIRE, MEDICAL, OR OTHER GOVERNMENTAL SERVICES TO LOTS AND LANDS ADJACENT TO SAID LOT.

THE EASEMENTS SHOWN HEREON OUTSIDE OF THE PLATTED AREA AND WITHIN SAID LOT OWNED BY PORSHI DEVELOPMENT, LLC ARE RESERVED FOR THE PURPOSES STATED IN THE FOREGOING "EASEMENTS" PARAGRAPH.

PORSHI LANE CENTERLINE DATA

LINE TABLE				CURVE TABLE			
CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD LENGTH	CHORD BEARING		
C1	75.00'	074°26'04"	97.43'	90.73'	145°33'54"E		
C2	75.00'	065°20'54"	85.54'	80.98'	148°03'36"E		
C3	84.50'	089°52'05"	132.54'	119.36'	140°52'50"E		
C4	75.00'	070°09'39"	91.84'	86.21'	145°40'02"W		

CURVE TABLE				LINE TABLE			
CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD LENGTH	CHORD BEARING		
C5	35.00'	091°30'36"	55.90'	50.15'	N48°43'32"E		
C6	88.50'	074°49'25"	115.57'	107.53'	N57°20'47"E		
C7	61.50'	063°40'19"	68.34'	64.88'	N46°43'35"E		
C8	98.07'	026°53'30"	46.03'	45.61'	N72°36'27"E		
C9	98.07'	029°48'54"	51.03'	50.46'	S44°15'15"W		
C10	98.07'	029°19'42"	50.20'	49.65'	N14°40'57"E		
C11	88.63'	071°44'35"	33.63'	33.43'	S25°39'09"E		
C12	88.63'	033°25'27"	51.70'	50.97'	N53°14'11"W		
C13	88.63'	015°49'28"	24.48'	24.40'	S77°51'38"E		
C14	30.00'	040°13'14"	21.06'	20.63'	N53°48'49"W		
C15	30.00'	077°03'50"	40.35'	37.38'	S35°23'37"E		
C16	30.00'	077°03'40"	40.35'	37.38'	S41°40'06"W		
C17	61.50'	068°54'33"	73.97'	69.59'	N51°10'06"W		
C18	71.00'	089°27'56"	110.86'	99.94'	N40°43'47"E		
C19	88.50'	037°34'42"	58.04'	57.01'	N34°35'17"E		
C20	61.50'	073°58'14"	79.40'	74.00'	N57°49'42"E		
C21	35.00'	088°29'58"	54.06'	48.85'	S41°16'11"E		
C22	97.00'	034°27'58"	58.35'	57.47'	N64°35'23"E		
C23	117.00'	030°53'41"	63.09'	62.33'	N67°05'05"E		
C24	62.50'	089°08'21"	97.23'	87.72'	N40°36'38"E		
C25	42.50'	088°01'11"	65.29'	59.06'	N40°12'00"E		
C26	53.00'	067°52'12"	62.78'	59.17'	N51°36'04"W		
C27	33.00'	064°41'04"	36.87'	34.98'	N53°10'23"W		
C28	423.19'	001°20'28"	9.91'	9.91'	S85°10'32"W		
C29	423.19'	013°26'42"	99.30'	99.08'	S77°46'56"W		
C30	214.48'	005°32'23"	20.74'	20.73'	S68°51'22"W		
C31	214.48'	028°45'06"	107.63'	106.50'	N51°42'38"E		
C32	327.61'	006°17'20"	35.96'	35.94'	N30°15'13"E		
C33	327.61'	026°02'20"	148.89'	147.61'	S14°05'23"W		
C34	327.61'	003°12'48"	18.37'	18.37'	S03°12'11"E		
C35	169.32'	021°26'19"	63.36'	62.99'	N22°16'06"W		
C36	169.32'	023°28'07"	69.36'	68.87'	S44°43'19"E		
C37	335.50'	013°19'19"	78.01'	77.83'	S85°31'41"E		
C38	335.50'	012°56'13"	75.75'	75.59'	N78°39'27"W		
C39	108.00'	072°10'18"	136.04'	127.22'	N49°50'51"W		
C40	98.07'	094°04'26"	6.97'	6.97'	N20°10'17"W		

LINE TABLE				LINE TABLE			
LINE #	DIRECTION	LENGTH		LINE #	DIRECTION	LENGTH	
L5	S85° 31' 09.75"E	13.147		L36	S03° 04' 50.00"E	57.021	
L6	N89° 44' 19.42"E	7.920		L37	S03° 08' 16.89"W	20.937	
L7	S04° 39' 39.92"E	18.280		L38	S17° 47' 39.41"E	55.714	
L8	S85° 51' 43.11"E	34.937		L39	N85° 20' 20.08"E	47.179	
L10	S03° 08' 16.89"W	8.064		L40	S88° 15' 33.49"E	27.965	

LINE #	DIRECTION	LENGTH		LINE #	DIRECTION	LENGTH	
L11	N85° 51' 43.11"W	20.000		L20	S85° 51' 43.11"E	157.613	
L12	N03° 08' 16.89"E	100.000		L21	N51° 26' 04.68"W	45.686	
L13	N85° 51' 43.11"W	20.000		L22	S51° 26' 04.68"E	57.659	
L14	S03° 08' 16.89"W	7.936		L23	N20° 13' 46.77"W	55.134	
L15	N89° 44' 19.42"E	47.523		L24	S20° 13' 46.77"E	63.453	
L16	S85° 31' 09.75"E	15.756		L25	N04° 39' 39.87"W	296.770	
L17	N03° 08' 16.89"E	64.024		L26	S04° 39' 39.87"E	303.196	
L18	N03° 08' 16.89"E	20.000		L27	N16° 15' 15.13"E	52.101	
L19	N85° 51' 43.11"W	151.225		L28	S16° 15' 15.13"W	64.209	
L20	S85° 51' 43.11"E	157.613		L29	N61° 54' 06.06"E	95.637	
L21	N51° 26' 04.68"W	45.686		L30	S61° 54' 06.06"W	109.211	
L22	S51° 26' 04.68"E	57.659		L31	N89° 44' 19.35"E	131.619	
L23	N20° 13' 46.77"W	55.134		L32	S89° 44' 19.35"W	136.575	
L24	S20° 13' 46.77"E	63.453		L33	N00° 15' 40.65"W	20.000	
L25	N04° 39' 39.87"W	296.770		L34	S07° 59' 39.69"W	65.004	
L26	S04° 39' 39.87"E	303.196		L35	N89° 02' 59.44"W	65.140	
L27	N16° 15' 15.13"E	52.101					
L28	S16° 15' 15.13"W	64.209					
L29	N61° 54' 06.06"E	95.637					
L30	S61° 54' 06.06"W	109.211					
L31	N89° 44' 19.35"E	131.619					
L32	S89° 44' 19.35"W	136.575					
L33	N00° 15' 40.65"W	20.000					
L34	S07° 59' 39.69"W	65.004					
L35	N89° 02' 59.44"W	65.140					

PORSHI
SECTION #2, TOWNSHIP #3, RANGE #18
ORANGE TOWNSHIP FARM LOT 23,
UNITED STATES MILITARY LANDS

ECB INTERNATIONAL, INC
6275 SHIER-RINGS ROAD
SUITE F DUBLIN, OHIO
43016
OFFICE: (614) 761-4700

PLAT

SHEET 3 OF 4

