

**APPLICATION FOR AMENDMENT OF ZONING MAP**

Staff Use Only	
Date Application Filed:	Checklist:
Application #:	☐ Completed Application
Notices Mailed:	☐ Available Utilities
Date of Hearing by Zoning Commission:	☐ Development Plan
Date Notice Published:	☐ Development Map
	☐ Legal Description & Survey
	☐ Waste and Wastewater

Property Information:	
Site Address or Parcel # to be re-zoned: 3430 US Hw 23 N Delaware, Ohio 43015	
Parcel ID(s) to be re-zoned: 519-100-03-004-000	Current Zoning District: FR-1
Subdivision:	Lot #:
Present Use: FR-1	Total Acreage: 3.1
Acreage to be re-zoned: 3.1	Any current structures on site to re-zoned: Residential home
Utilities available: Water and Electric	Water Supply: Delaware city
Central Sewer on-site:	

Surrounding Land Uses or Zoning Classification per Troy Township:	
North:	FR-1
South:	PCD and HSD
East:	PCD
West:	FR-1

Rezoning Request:	
Current Zoning District:	FR-1
Proposed Zoning District:	
Proposed Land Use:	PCD
Request:	
ODOT Expanding, This is to do a step process on zoning	



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Decision Dates:	
Staff Technical Review:	
Delaware Co Regional Planning Commission:	
Zoning Commission:	
Board of Trustees:	

Applicant Information:	
Name:	
☒ Individual ☐ Corporation	
Address: 1005 Eckard Road Centerburg, Ohio 43011	
Phone #: 740-362-0733	Work #:
Email: Kim@ebrady.net	
Owner Authorization Attached: ☐ Yes ☐ No	

Agent Information:	
Name:	
☐ Individual ☐ Corporation	
Address:	
Phone #:	Work #:
Email:	
Owner Authorization Attached: ☐ Yes ☐ No	

Property Owner Information:	
Name:	
☒ Individual ☐ Corporation	
Address: 1005 Eckard Road Centerburg, Ohio 43011	
Phone #: 740-362-0733 Kim or 740-602-0505 ED	Work #:
Email: kim@ebrady.net or Ed @ebrady.net	



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Affidavit

I hereby certify that the facts, statements, and information presented within this application form and any subsequent documents attached hereto are true and correct to the best of my knowledge and belief. I hereby understand and certify that any misrepresentation or omissions of any information required in this application form may result in my application being delayed or not approved by the Township. I hereby certify that I have read and fully understand all the information required in this application form and all applicable requirements of the Troy Township Zoning Resolution.

Property Owner's Signature

I, Edward and Kimberly Brady (Print Name), hereby certify that all information provided is true and accurate and is submitted to induce the issuance of a zoning permit.

Signature:

Edward and Kimberly M. Brady

Date:

10/31/2025

Applicant/Authorized Agent Affidavit

I, Edward and Kimberly Brady (Print Name), hereby certify that all information provided is true and accurate and is submitted to induce the issuance of a zoning permit.

Signature:

Edward and Kimberly M. Brady

Date:

10/31/2025



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Rezoning / Text Amendment Application Requirements

Any applicant who requests a zoning change is solely responsible for filing all materials required by the application in their entirety. Please consult with the Zoning Department to obtain a copy of pertinent development standards prior to filing a rezoning request. An incomplete application will not be placed on an agenda until it is determined to be complete, having all relevant issues and zoning regulations addressed in plan and/or text form.

At the time of the filing, applicant must submit the following (Section 15.09 of the Troy Township Zoning Resolution):

- ☐ Completed Application form
- ☐ Fifteen (15) copies of the development plan, must include legal description
- ☐ Fifteen (15) copies of all maps
- ☐ Fee paid
- ☐ Detailed overview of project
- ☐ List of all property owners and current mailing addresses within 500 feet of the exterior boundaries of the parcel to be re-zoned. This list must include all property owners located to the sides, across the road and to the rear of the parcel to be re-zoned. Omission of property owners can result in re-zoning delays or revocation of re-zoning.
- ☐ Any other supporting documents regarding the proposed zoning change
- ☐ All documents and plans need to be folded to fit in a legal size folder

ITEMS TO BE INCLUDED IN TEXT FORM WITH DEVELOPMENT PLAN

- ☐ Lot size, Legal Description and Survey
- ☐ Proposed location of all structures and uses
- ☐ Set Back Requirements
- ☐ Conceptual architectural elevations for all structures and signage
- ☐ Building(s) Dimensions and Height
- ☐ The proposed size and location of the proposed PCD district, at a scale of at least 1" = 200', showing topographic contours of at least five (5) foot intervals, wooded areas, wetlands, adjacent (within two hundred [200] feet) of structures, one hundred (100) year floodplains
- ☐ The intended general provisions for water, fire hydrants, sanitary sewer and adequate storm water drainage outlet. Information regarding existing pipe sizes, capacities, committed flows, and potential needed upgrades must be documented by the utility provider or a registered civil engineer
- ☐ The relationship of the proposed development to existing and probable uses of surrounding areas, including easements, rights of way, proposed drainage and public utilities.
- ☐ A design of the open space and proposed description of its use, ownership and maintenance.
- ☐ Specific statements of divergence, if any, from the development standards in this Article or the general standards of this Resolution such as setbacks, parking, landscaping, lighting, signage and so forth.
- ☐ Proposed location of all structures and uses.
- ☐ Preliminary Traffic Impact Analysis based upon new trip generation as estimated by the Delaware County Engineer's standards.
- ☐ All required design standards in Section 15.05.
- ☐ Fire fighting plan- letter from Fire department regarding access and water needs for fire fighting.
- ☐ Phasing plans, if any.



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- ☐ Calculation of net developable acreage and proposed lot coverage for commercial uses and project density
- ☐ Parking and Driveway Requirements
- ☐ Plans for Noise Abatement
- ☐ Plans for Lighting
- ☐ Flood Plain Regulations (if applicable)
- ☐ Plans for Dust and Odor Control
- ☐ Plans for Signage
- ☐ Preliminary Traffic Impact Analysis based upon new trip generation as estimated by the Delaware County Engineer's standards. Plans for Traffic Patterns and Proposed Traffic Impact on Neighboring Properties and Area
- ☐ Details as to the Hours of Business
- ☐ Timeline if Development is to be Built in Phases
- ☐ Proposed permitted and accessory uses listed numerically and selected from the NAICS list in Section 15.03