

Conditional Use Proposal

Property Location:

650 Harrison Ave
Franklin, OH 45005

It is our understanding that this property has been a church property since the 1950's. We purchased the property for the purpose of re-establishing a church at that location. Therefore, we are seeking approval for Conditional Use of a church in what is currently zoned R3.

We have taken all the necessary steps needed to be compliant with State and Federal regulations of establishing a church. We have been approved and given our EIN number, and we have also received our 501c3 approval by the Federal IRS Dept.

It is our goal to have a positive impact on the city of Franklin. We believe that the renovations and the continued maintenance of the property will be a compliment to the surrounding neighborhood, and the adjacent new Franklin High School. When we purchased the property, the windows were broken out, graffiti marked the building, the back door was busted in, sleeping bags were found inside, and the building was in dire need of major repairs. We are in the process of turning this into a positive piece of property.

The property has adequate parking, entrance is located at the end of the street, therefore under normal circumstances we do not foresee any need for there to be any parking or traffic issues that would affect any surrounding properties. The schedule of our normal weekly services will be one service on a week night and services on Sunday, so we should not interfere with any of the normal busy times of school traffic or neighborhood traffic.

Exterior lighting will consist of a security light on the rear of the building and one on the parking lot, any additional lighting will be cut-off type lighting fixtures.

The only purpose of the facility will be for a "Church or Place of Worship" for the local congregation.

There is an existing sign already in place on the property. All indications are that it has been in place for many years. We plan on replacing the existing sign with a more up to date sign that will compliment the property. We are aware that any sign placement requires permit and approval. It is our goal to be compliant with any required codes.

Our objective is to be an asset to the city of Franklin, and we will seek ways to be able to give back to the community in the future.

Thanks In Advance!

Pastor, Gary D. Lee

Assistant Pastor, Tony D. Lee

PROPERTY SURVEY

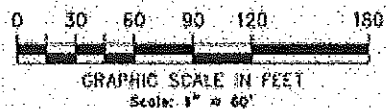
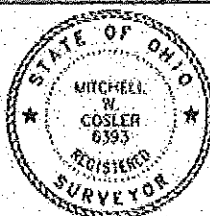
For
Tony Lee

City of Franklin, Ohio
Warren County

650 Harrison Avenue

Prepared By
Cosler Engineering
30 South Orchard Lane, Suite D
Beverly Hills, DE 19514

January 13, 2025



By Mitchell W. Cooley
Ohio Registered Survey No. 6393

PROPERTY SURVEY

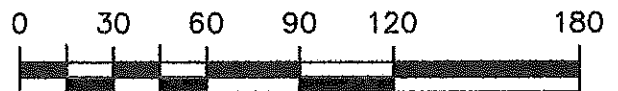
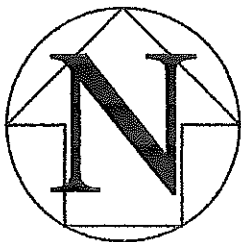
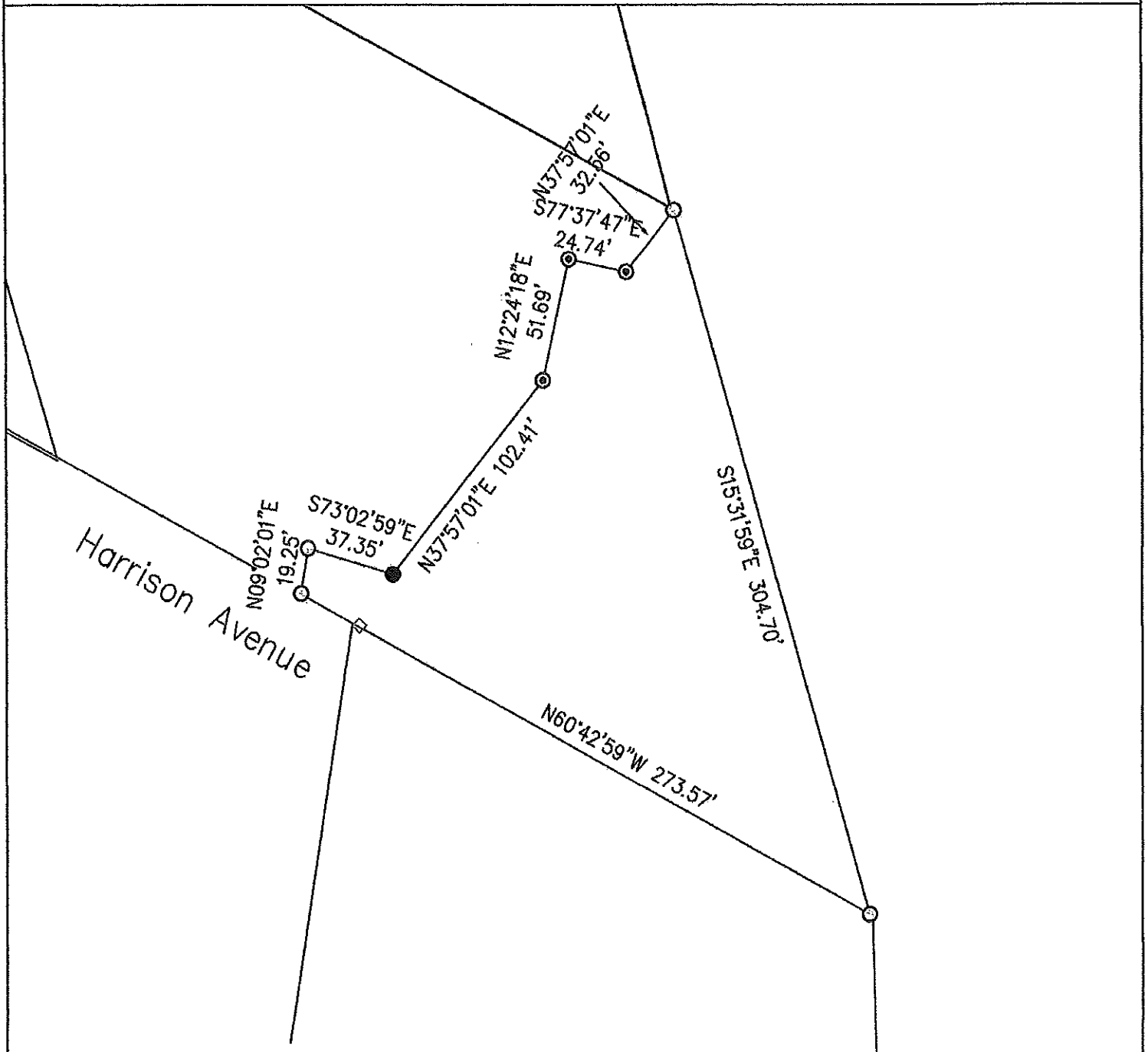
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Beavercreek, Ohio 45434

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GRAPHIC SCALE IN FEET

Scale: 1" = 60'

By: *Mitchell W. Cosler*

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