



**Commissioner** Paula Brooks • **Commissioner** Marilyn Brown • **Commissioner** John O’Grady  
President

**Economic Development & Planning Department**  
James Schimmer, Director

# Technical Review Committee Agenda

Franklin County Engineers Office  
970 Dublin Road  
Columbus, OH 43215

Tuesday, August 21, 2012  
1:30 p.m.

## 1. New Business

### A. Planning Commission

#### i. 662-V – Scott Ulrich

<b>Applicant/Owner:</b>	Daryl J. and Teresa A. Vesner
<b>Township:</b>	Blendon Township
<b>Site:</b>	4739 E. Walnut Street (PID #110-005858)
<b>Acreage:</b>	51.81-acres
<b>Request:</b>	Requesting a Variance from Section 501.05 of the Franklin County Subdivision Regulations to allow for the creation of a lot having side lot lines more than five (5) degrees from perpendicular to the street centerline.

#### ii. 663-PP – Matt Brown & Lee Brown

<b>Applicant/Owner:</b>	Grand Communities Limited c/o Fischer Homes
<b>Agent:</b>	Jeffrey Strung
<b>Township:</b>	Jefferson Township
<b>Subdivision:</b>	Royal Elm
<b>Site:</b>	1459 Waggoner Road (PID #171-000025)
<b>Acreage:</b>	16.5-acres
<b>Request:</b>	Requesting Preliminary Plan approval to allow for the creation of an 82 lot single-family home subdivision.

#### iii. JEFF-12-17 – Matt Brown & Lee Brown

<b>Applicant/Owner:</b>	DSM Holdings c/o Smith & Hale LLC
<b>Township:</b>	Jefferson Township
<b>Subdivision:</b>	Parkwood
<b>Site:</b>	7664 Clark State Road (PID # 170-000018)
<b>Acreage:</b>	76.25-acres
<b>Request:</b>	Requesting development plan approval for the creation of an 86 lot single-family home subdivision with 29-acres of open space in the Planned Suburban Residential District (PSRD).

**iv. JEFF-12-18 – Matt Brown & Lee Brown**

<b>Applicant/Owner:</b>	Grand Communities Ltd. c/o Fisher Homes
<b>Township:</b>	Jefferson Township
<b>Subdivision:</b>	Royal Elm
<b>Site:</b>	1459 Waggoner Road (PID # 171-000025)
<b>Acreage:</b>	16.5-acres
<b>Request:</b>	Requesting development plan approval for the creation of an 82 lot single-family home subdivision located in the Suburban Periphery Residential District (SPRD)

**v. ZON-12-11 – Scott Ulrich**

<b>Applicant:</b>	Teresa Tyus
<b>Owner:</b>	World Conquerors Through Jesus Christ Church
<b>Township:</b>	Franklin Township
<b>Site:</b>	1659 Ransburg Avenue (PID #140-000600)
<b>Acreage:</b>	1.674-acres
<b>Request:</b>	Requesting to rezone from the Rural district to the Suburban Office (SO) District.

**A. BZA**

**i. VA/CU-3778 – Scott Ulrich & Matt Brown**

<b>Applicant/Owner:</b>	MJ Girard Realty Co.
<b>Township:</b>	Madison Township
<b>Site:</b>	3025 Noe Bixby Road (PID #180-005011)
<b>Acreage:</b>	1.32-acres
<b>Request:</b>	Requesting a Variance from Sections 328.043 and 328.044 and a Conditional Use from Section 610.06 of the Franklin County Zoning Resolution to build an addition onto an existing commercial structure that will be located in the floodplain and violates the required side and rear yard setbacks in an area zoned Community Commercial (CC).

**ii. VA-3779 – Anthony Hray**

<b>Applicant/Owner:</b>	George Everetts
<b>Township:</b>	Hamilton Township
<b>Site:</b>	2006 Rathmell Road (PID #150-000894)
<b>Acreage:</b>	0.21-acres
<b>Request:</b>	Requesting a Variance from Section 302.041(c) and Section 504.011 of the Franklin County Zoning Resolution to legitimize the construction of a front porch addition that has caused the lot to exceed the maximum lot coverage and fail to meet the required building setback in an area zoned Rural.

**iii. VA-3780 – Anthony Hray**

<b>Applicant/Owner:</b>	Dana F Smoot
<b>Township:</b>	Brown Township
<b>Site:</b>	8856 Morris Road (PID # 120-001108)
<b>Acreage:</b>	6.13-acres
<b>Request:</b>	Requesting a Variance from Sections 513.012(1(b)) and 650.162(a) of the Franklin County Zoning Resolution to allow the construction of an above ground swimming pool in front of the principal structure within the Big Darby Creek Watershed Riparian Setback in an area zoned Rural.

**iv. AP-3781 – Scott Ulrich**

<b>Applicant/Owner:</b>	Hotspur Inc.
<b>Agent:</b>	David Hodge
<b>Township:</b>	Clinton Township
<b>Site:</b>	3708 Cleveland Avenue (PID # 130-006705)
<b>Request:</b>	The applicant is appealing the determination of the Franklin County Zoning Code Enforcement Officer that the property located at 3708-3710 Cleveland Avenue is in violation of Section 328.021 and/or Section 300.021 of the Franklin County Zoning Resolution.

**v. VA-3782 – Anthony Hray**

<b>Applicant:</b>	Plaza Properties
<b>Owner:</b>	Weston Town Center LLC
<b>Agent:</b>	Jackson B. Reynolds
<b>Township:</b>	Franklin Township
<b>Site:</b>	4311 Shoppers Lane (PID # 140-003370)
<b>Acreage:</b>	1.70-acres
<b>Request:</b>	Requesting a Variance from Section 531.021 of the Franklin County Zoning Resolution to allow the creation of a lot that will fail to provide the minimum number of parking spaces in an area zoned General Industrial (GI).

**2. Adjournment of Meeting to September 25, 2012**