



Commissioner John O’Grady · Commissioner Paula Brooks · Commissioner Marilyn Brown  
President

Economic Development & Planning Department  
James Schimmer, Director

# Franklin County Board of Zoning Appeals

Franklin County Courthouse  
373 South High Street – 26<sup>th</sup> Floor  
Commissioners Hearing Room  
Columbus, OH 43215

Monday, March 15, 2010  
1:30 p.m.

1. Call roll for board members
2. Introduction of staff
3. Approval of By-Laws
4. Election of Chair and Vice-Chair
5. Swearing in of witnesses
6. Approval of minutes from the November 16, 2009 meeting
7. New Business:

**A. Conditional Use Case #CU-3682 – Matt Brown**

<b>Owner/Applicant:</b>	Aaron and Lee Knepp
<b>Township:</b>	Blendon Township
<b>Site:</b>	4300 Valley Quail Blvd. South (PID #110-005604)
<b>Acreage:</b>	0.24 acres
<b>Request:</b>	Requesting a Conditional Use from Section 511.03 of the Franklin County Resolution to legitimize the operation of a home office with storage of equipment and parking of a commercial vehicle in an area zoned Restricted Urban Residential (R-8).

**B. Variance and Conditional Use Case #VA/CU-3683 – Scott Fulton**

<b>Owner/Applicant:</b>	Oscar J. Marcum
<b>Agent:</b>	Donald Plank
<b>Township:</b>	Franklin Township
<b>Site:</b>	2182 Frank Road (PID #140-004133)
<b>Acreage:</b>	0.36 acres
<b>Request:</b>	Requesting a Variance from Sections 332.03(1), 332.03(2), 332.03(5), 332.045, 332.047, 531.011(2) and 531.042 and a Conditional Use from Section 332.031 of the Franklin County Zoning Resolution to allow for a general building contractor specializing in roofing and sheet metal work to operate on a lot that fails to meet the required greenbelt, screening, landscape plan, building setback, parking facility construction and access drive setback in an area zoned Rural.

**C. Variance Case #VA-3684 – Matt Brown**

<b>Owner/Applicant:</b>	Ernst-Franklin LLC
<b>Agent:</b>	Jackson B. Reynolds, III
<b>Township:</b>	Franklin Township
<b>Site:</b>	711 Stimmel Road (PID #140-000291)
<b>Acreage:</b>	5.71 acres
<b>Request:</b>	Requesting a Variance from Sections 110.041, 346.046, 502.022, 531.011 and 531.042 of the Franklin County Zoning Resolution to allow for the redevelopment of an existing non-conforming lot that will fail to meet the required front yard greenbelt, required yard space, driveway setback and parking facility construction in an area zoned General Industrial (GI).

**D. Variance Case #VA-3685 – Matt Brown**

<b>Owner/Applicant:</b>	Gerald C. Miller
<b>Township:</b>	Mifflin Township
<b>Site:</b>	2651 Ferris Road (PID #190-000547)
<b>Acreage:</b>	1.91 acres
<b>Request:</b>	Requesting a Variance from Section 302.041 (a) of the Franklin County Zoning Resolution to allow for the creation of a lot that will fail to meet the minimum lot size requirement in an area zoned Rural.

**E. Variance Case #VA-3686 – Matt Brown**

<b>Owner/Applicant:</b>	Michael and Erica Giblin
<b>Township:</b>	Sharon Township
<b>Site:</b>	1980 West Dublin-Granville Road (PID #250-006930)
<b>Acreage:</b>	0.24 acres
<b>Request:</b>	Requesting a Variance from Sections 512.02, 512.02(2) and 512.02(2(j)) of the Franklin County Zoning Resolution to allow for the construction of an oversized accessory structure that will fail to meet the required side yard setback and be constructed in the absence of a primary structure in an area zoned Rural.

**F. Variance/Conditional Use Case #VA/CU-3687 – Scott Fulton**

<b>Applicant:</b>	Marco Capoccia
<b>Owner</b>	Capoccia Properties
<b>Township:</b>	Blendon Township
<b>Site:</b>	2511 Chester Road (PID #110-002432)
<b>Acreage:</b>	0.46 acres
<b>Request:</b>	Requesting a Variance from Section 312.043 and a Conditional Use from Section 312.031(a) to allow for the construction of two (2), two-family structures which fail to meet the side yard requirement in an area zoned Restricted Urban (R-9-8) Residential.

**8. Adjournment of Meeting to April 19, 2010**