



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
Commissioner’s Hearing Room – 26th Floor
Columbus, OH 43215

Monday, December 16, 2013
1:30 p.m.

1. Call roll for board members
2. Introduction of staff
3. Swearing in of witnesses
4. Approval of minutes from the November 18, 2013 meeting
5. New Business:

A. VA-3811 – Jonathan Lee & Matt Brown – *Requesting to table until January 21, 2014 meeting*

Applicant	Matt Mefford / Tesla Motors
Owner:	William Crawford / S&B Development
Township:	Mifflin Township
Site:	3445 Morse Road (PID #190-004796)
Acreage:	2.835-acres
Zoning:	Community Service
Utilities:	Central water and on-site wastewater
Request:	Requesting a Variance from Section 332.042(b) of the Franklin County Zoning Resolution to allow the retail sale of automobiles on a lot that fails to meet the minimum lot width requirement in an area zoned Community Service (CS).

6. Adjournment of Meeting to January 21, 2014



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MINUTES OF THE FRANKLIN COUNTY BOARD OF ZONING APPEALS

Monday, November 18, 2013

The Franklin County Board of Zoning Appeals convened on the 26th floor, Franklin County Courthouse, 373 South High Street, Columbus, Ohio, 43215, on Monday, November 18, 2013.

Present were:

Christopher Baer, Vice Chairperson
Tim Guyton
Nancy Hunter

Franklin County Economic Development and Planning Department:

Anthony Hray, Planner
Scott Ulrich, Planner

Vice Chairperson Baer opened the hearing, which was followed by the swearing in of all witnesses by Mr. Hray.

The first order of business being approval of the minutes of the October 21st, 2013, Franklin County Board of Zoning Appeals hearing. Ms. Hunter made a motion to approve the minutes. It was seconded by Mr. Guyton. The minutes were approved by a three-to-zero vote.

NEW BUSINESS:

The next order of business being Case No. VA-3804. The applicant is TH Midwest, Inc. The site is located at 185 Georgesville Road. The township is Franklin Township. It is 1.5 acres. And the request is for a Variance from Sections 332.042(c), 670.083(a), 670.083(h), 670.083(h)(5), 670.086(c)(3), 670.086(c)(7)(ii), 670.086(d)(1), 670.088(a) and 670.0812(a)(b) of the Franklin County Zoning Resolution to allow the development of a gas station and convenience store that will fail to meet the minimum landscaped open space, front building setback, facade, canopy location, ground sign type and height, wall sign, front yard, and parking lot and circulation requirements on a lot subject to the Smart Growth Overlay in an area zoned Community Services.

Vice Chairperson Baer made a motion to remove the case off of the table. It was seconded by Mr. Guyton. The motion was approved by a three-to-zero vote.

Mr. Anthony Hray read and presented the case to the Franklin County Board of Zoning Appeals. Mr. Guyton made a motion to approve Case No. VA-3804. Ms. Hunter seconded the motion. The motion was approved by a three-to-zero vote.

The next order of business being Case No. VA-3809. The applicant is Great City Cars. The owner is John Stoughton. The township is Blendon Township. It is located at 6147 Westerville Road. It is 0.65 acres in size. And the request is to withdraw the application.

Mr. Guyton made a motion to withdraw the case pursuant to the applicant's request. It was seconded by Vice Chairperson Baer. The motion was approved by a three-to-zero vote.

The next order of business being Case No. VA-3810. The applicant is Juliet Bullock. The owners are Carol Ballogg and Gary Kopp. The township is Sharon Township. It is located at 883 Plum Tree Drive. There is public water and on-site wastewater. The request is for a Variance to Sections 512.02(2) and 302.041(c) of the Franklin County Zoning Resolution to allow the construction of an accessory building that will exceed the maximum height and square footage allowed and exceed the permitted lot coverage in an area zoned Rural.

Mr. Scott Ulrich read and presented the case to the Franklin County Board of Zoning Appeals. Ms. Hunter made a motion to approve Variance Case VA-3810 with Staff's conditions. Mr. Guyton seconded the motion. The motion was approved by a three-to-zero vote.

There being no further new business to come before the Board of Zoning Appeals, a motion was made by Mr. Guyton to adjourn the hearing. It was seconded by Vice Chairperson Baer.

And, thereupon, the hearing adjourned at 2:50 p.m.

Minutes of the November 18th, 2013, Board of Zoning Appeals hearing were approved this 16th day of December, 2013.

Signature

Lee, Jonathan

From: Matthew Mefford <mmefford@teslamotors.com>
Sent: Monday, December 09, 2013 12:50 PM
To: Lee, Jonathan
Cc: Christy Ortins
Subject: Tesla Zoning meeting - table

Follow Up Flag: Follow up
Flag Status: Flagged

Jonathan,

Per our conversation, please table our Sales Variance meeting with the Zoning Board of Appeals to next month's meeting on January 21, 2014. We will follow up with the \$75 cancellation fee by the end of the week.

Thanks,

Matthew Mefford, LEED AP | Retail Development

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TESLA