



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

Tuesday, March 18, 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 February 19, 2013 meeting
5. New Business:

A. VA-3786 – Anthony Hray

Applicant:	Bruce McCormick
Owner:	Urban Renewal Investments
Agent:	Fred Reister
Township:	Madison Township
Site:	4582 Katherine Road (PID #180-000775)
Acreage:	0.39-acres
Zoning:	Rural
Utilities:	Private Water and Wastewater
Request:	Requesting a variance from Section 504.011 of the Franklin County Zoning Resolution to legitimize the extension of the principal building that fails to meet the required building setback in an area zoned Rural.

B. VA-3787 – Scott Ulrich

Applicant:	Ronald T. Durrer
Owner:	Ronald T. Durrer
Township:	Hamilton Township
Site:	4850 Reese Road (PID #150-000163)
Acreage:	3.25-acres
Zoning:	Rural
Utilities:	Onsite septic and well
Request:	Requesting a Variance from Section 531.054 to allow the storage of more than one inoperable vehicle per dwelling unit in an area zoned Rural.

C. VA-3788 – Anthony Hray – *Requesting to table until April 15, 2013*

Applicant:	Agler Tire c/o Jamal Hemamou
Owner:	Farida Boa
Agent:	David Hodge, Esq.
Township:	Clinton Township
Site:	2925 Westerville Road (PID #130-000008)
Acreage:	.301-acres
Zoning:	Community Service (CS)
Utilities:	Private Water and Wastewater
Request:	Requesting a Variance from Sections 332.042(c), 332.045, 501.012 and 501.024 to allow for the operation of a used tire store that fails to meet the minimum landscaped open space, front green belt, fence height and fence material requirements in an area zoned Community Service (CS).

6. Adjournment of Meeting to April 15, 2013



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

Economic Development & Planning Department
James Schimmer, Director

MINUTES OF THE FRANKLIN COUNTY BOARD OF ZONING APPEALS

Tuesday, February 19, 2013

The Franklin County Board of Zoning Appeals convened on the 26th floor, Franklin County Courthouse, 373 South High Street, Columbus, Ohio, 43215, on Tuesday, February 19, 2013.

Present were:

Gary Dever, Chairperson
Christopher Baer, Vice Chairperson
Tim Guyton
Nancy Hunter

Franklin County Economic Development and Planning Department:
Lee Brown, Planning Administrator
Anthony Hray, Planner

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

The first order of business being approval of the minutes of the December 17th, 2012, Franklin County Board of Zoning Appeals hearing. Mr. Guyton made a motion to approve the minutes. It was seconded by Ms. Hunter. The minutes were approved by a four-to-zero vote.

NEW BUSINESS:

The next order of business being Case No. VA-3785. The applicant is the South-Western City School District. The owner is Franklin County Commissioners. The site is located at 1861 Gantz Road. The township is Franklin Township. It is 79.547 acres. The request is for a variance from Sections 302.047, 501.012, 501.024, 505.02, 670.08 and 705.022(8) of the Franklin County Zoning Resolution to allow for the development of a public school that will exceed the maximum height, fail to meet the fencing height, location and material requirements, fail to meet all Dumpster requirements, fail to meet all development standards of the Smart Growth Overlay, and fail to meet the requirements of the Franklin County Stormwater Drainage Manual in an area zoned Rural.

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-3785 with the following Staff's conditions:

1. The applicant must apply for and receive an approved Certificate of Zoning Compliance from the Franklin County Economic Development and Planning Department.
2. The applicant must obtain all required permits and inspections from the Franklin Township Building Department.
3. The applicant must obtain all required inspections from the Franklin Township Fire Department prior to occupying any building or structure.

4. The applicant must obtain all required permits and inspections from the Franklin County Sanitary Engineer's office.
5. The applicant must obtain all required permits and inspections from the City of Columbus Public Utilities Department.
6. Prior to the issuance of a Certificate of Zoning Compliance, the applicant shall file for a Notice of Intent with the Ohio EPA for coverage under the NPDES General Permit since disturbance on site will exceed one (1) acre.
7. The applicant must plant an additional 10 shade trees of the required size, within the front yard along Gantz Road.
8. All unpaved areas, including landscaped peninsulas, shall be planted with grass and vegetation per the approved landscaping plan. Mulch shall not be permitted as ground cover except for tree/shrub application and playground areas.

Ms. Hunter seconded the motion. The motion was approved by a four-to-zero vote.

The next order of business being the approval of the bylaws for 2013. Mr. Guyton made a motion to approve the bylaws as offered. Mr. Baer seconded the motion. The motion was approved by a four-to-zero vote.

The next order of business being the election of the Chairperson for the 2013 BZA calendar. Mr. Guyton made a motion to nominate Gary Dever to serve as the Chairperson. It was seconded by Mr. Baer. The motion was approved by a vote of three yeases with one abstention.

The next order of business being the election of Vice Chair for the 2013 BZA calendar. Mr. Guyton made a motion to nominate Christopher Baer to serve as Vice Chairperson. Chairperson Dever seconded the motion. The motion was approved by a four-to-zero vote.

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

And, thereupon, the hearing adjourned at 2:54 p.m.

Minutes of the February 19, 2013, Board of Zoning Appeals hearing were approved this 18th day of March, 2013.

Signature



Commissioner John O'Grady • Commissioner Paula Brooks • Commissioner Marilyn Brown
President

Economic Development & Planning Department
James Schimmer, Director

STAFF REPORT

Board of Zoning Appeals
March 18, 2013

Case VA-3786

Prepared by: Anthony Hray

Applicant:	Bruce McCormick
Owner:	Urban Renewal Investments
Agent:	Fred Reister
Township:	Madison Township
Site:	4852 Katherine Road (PID #180-000775)
Acreage:	0.39-acres
Zoning:	Rural
Utilities:	Private Water and Wastewater
Request:	Requesting a variance from Section 504.011 of the Franklin County Zoning Resolution to legitimize the extension of the principal building that fails to meet the required building setback in an area zoned Rural.

Summary

The applicant is requesting a variance to legitimize the construction of an attached garage that fails to meet the required setback. Staff recommends **approval with conditions**.

Description of the Request

The applicant's request is to legitimize a 1,536 square-foot attached garage (pole style building) that was originally approved in 2008. Since that time, only the supporting structure of the building has been completed. Staff received a complaint regarding the building in 2012 and upon further investigation found that the building had not been constructed in its approved location.

The subject property is located in the Edgewater Park subdivision, which is made up of older, single-family homes. Much of the subdivision consists of smaller lots, generally less than a tenth of an acre in size; some of which have been combined to create larger lots, as is the case with the applicant's property. The site contains a 980 square-foot single-family home built in 1946. The site also contains a 524 square-foot carport, and three sheds, measuring 70, 96 and 130 square-feet in size, all with unknown dates of construction.

Surrounding Area

Direction	Zoning	Land Use
North	Rural	Single-Family Home
East	Rural	Single-Family Home
South	Rural	Single-Family Home
West	Rural	Single-Family Home

Comprehensive Plan

The Blacklick-Madison Area Plan (adopted in 2011) recommends this area for medium density residential land uses which allows for single-family and two-family homes.

The proposal does not conflict with this recommendation.

Staff Review

Variance from Section 504.011 – Required Setback:

- A structure or other use of land shall locate no closer to a street right-of-way than the established building line.
 - The established building line is 30 feet from the centerline of Katherine Road
 - The required setback is 15 feet from the street right-of-way
 - The building is setback only 23.1 feet from the centerline and 8.1 feet from the street right-of-way
 - A variance of 6.9 feet is required.

Franklin County Engineer

Katherine Drive is a residential street, servicing approximately a dozen homes, with a posted speed limit of 25 mph and minimal if any thru traffic. Staff from the traffic division has reviewed the request and presented no concerns with the setback of the building and the potential for causing any site distance issues or road hazards.

Staff Analysis – Section 810.41

- 1) *Special conditions and circumstances exist which are peculiar to the structure involved which are not applicable to other structures in the same zoning district;*
 - » The applicant's residence is served by an on-site well and septic system. According to health code requirements, proposed buildings must maintain a required setback from these systems to ensure they are not damaged or disturbed. According to the survey provided which details the location of these systems on the applicant's property, moving the building so that it would meet the required building setback would cause it to encroach within the required setback of ten (10) feet from the septic system.
- 2) *A literal interpretation of the provisions of this Zoning Resolution would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Zoning Resolution;*
 - » It is reasonable to point out that properties in the Rural zoning district are required to be a minimum of 2.5-acres in size. Considering the size of the applicant's property, the location of existing development and the on-site well and septic system, a literal interpretation of the regulations would deprive the applicant of rights commonly enjoyed by other properties in the Rural district.
- 3) *The special circumstances and conditions of this request do not result from the action of the applicant;*
 - » The special circumstances and conditions of this request are not a result of the applicant.
- 4) *Granting the variance requested will not confer on the applicant special privileges that are denied by this Zoning Resolution to other lands or structures in the same Zoning District;*
 - » Granting the variance will not confer any special privileges to the applicant.

- 5) *Granting the variance will not adversely affect the safety of persons residing in the vicinity of the proposed development, be materially detrimental to the public welfare and be injurious to private property in the vicinity;*
» Granting the variance will not adversely affect any of the above.

Recommendation

Staff recommendation is that the BZA approve a variance from Section 504.011 of the Franklin County Zoning Resolution to legitimize the extension of the principal building that fails to meet the required building setback with the following conditions:

1. The applicant must apply for and receive a new Certificate of Zoning Compliance from the Franklin County Economic Development and Planning Department.
2. The applicant must renew and/or obtain all required permits and inspections from the Franklin County Building Department.
3. The applicant must provide a signed affidavit to the Franklin County Economic Development Planning Department attesting that no commercial vehicles will be stored anywhere on-site, including inside the attached garage.
4. The applicant must obtain a permit for the second access point from the appropriate entity.
5. The applicant must complete the garage and receive an occupancy permit within six (6) months from the date of approval (March 18, 2013).

Resolution

For your convenience, the following is a proposed resolution:

(a) **Proposed Resolution for Request:**

_____ moves to approve the variance from Section 504.011 of the Franklin County Zoning Resolution to legitimize the extension of the principal building that fails to meet the required building setback as outlined in the request above for the applicant identified in Case No. VA-3786 with the conditions in staff's recommendation.

Seconded by: _____

Voting:

Findings of Fact

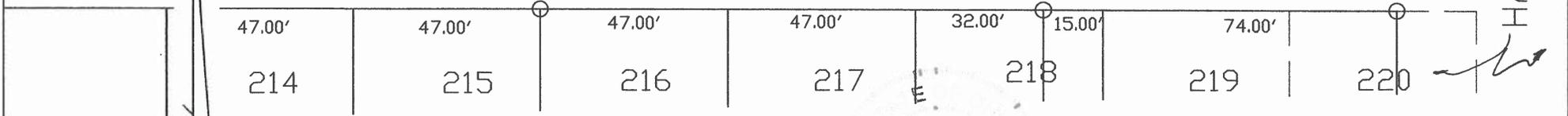
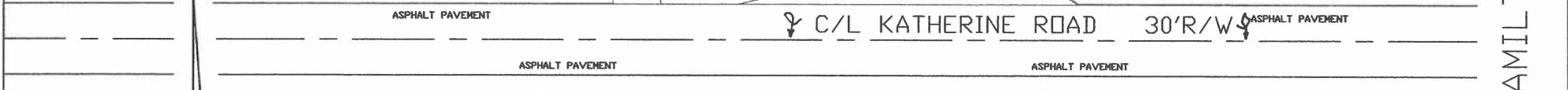
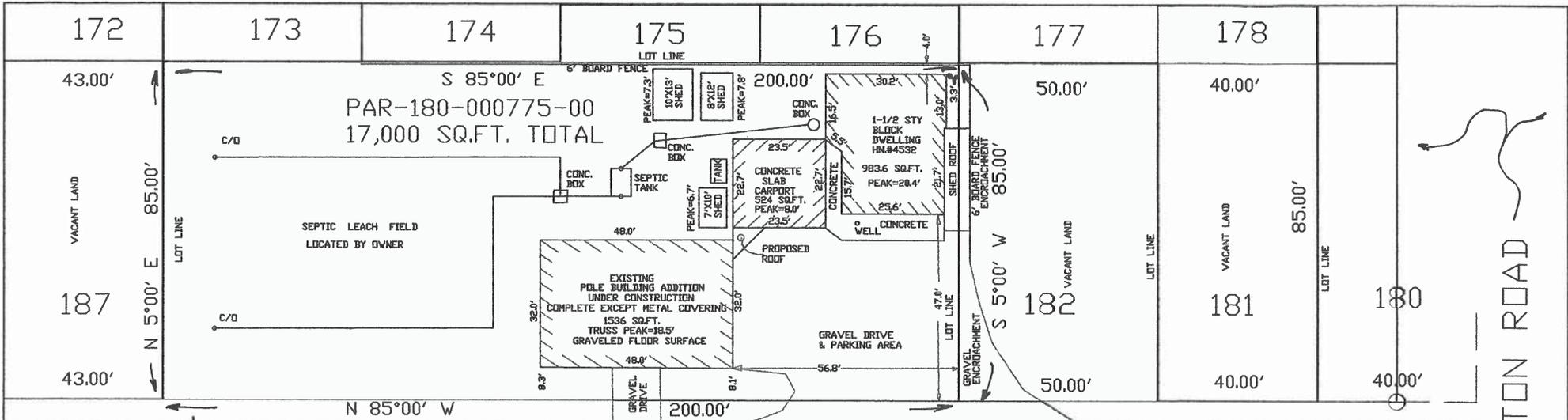
For your convenience, the following are proposed findings of fact:

If the resolution fails for lack of support, the following are proposed findings of fact for adoption by the BZA:

_____ moves that the basis for denying the applicant's request for the variance as outlined in the request above for Case No. VA-3786 results from applicant's failure to satisfy the criteria for granting a variance under Section 810.041.

Seconded by: _____

Voting:



Louis Haines
 354 Kessler Street
 Groveport, Ohio 43125
 Phone 837-2181



LOCATION & SITE DRAWING
 OF PARCEL #180-000775-00, IN THE
 EDGEWATER PARK PARCELS SOUTH,
 MADISON TWP., FRANKLIN CO., OHIO
 FOR
 URBAN RENEWAL INVESTMENTS, LTD.

"FLOOD CERTIFICATION"
 THIS PROPERTY APPEARS IN
 ZONE "X" ON FIRM PANEL
 39049C0342L, JUNE 16, 2011.
 0.2% ANNUAL CHANCE FLOOD.

I HEREBY CERTIFY THE PLAT SHOWN HEREON
 IS CORRECT AS SURVEYED BY US.
 DATE: January 11, 2013
 SIGNED: [Signature]

Frankli

BRUCE McCORMICK
 4532 KATHERINE

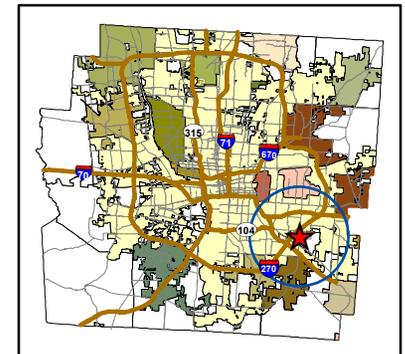


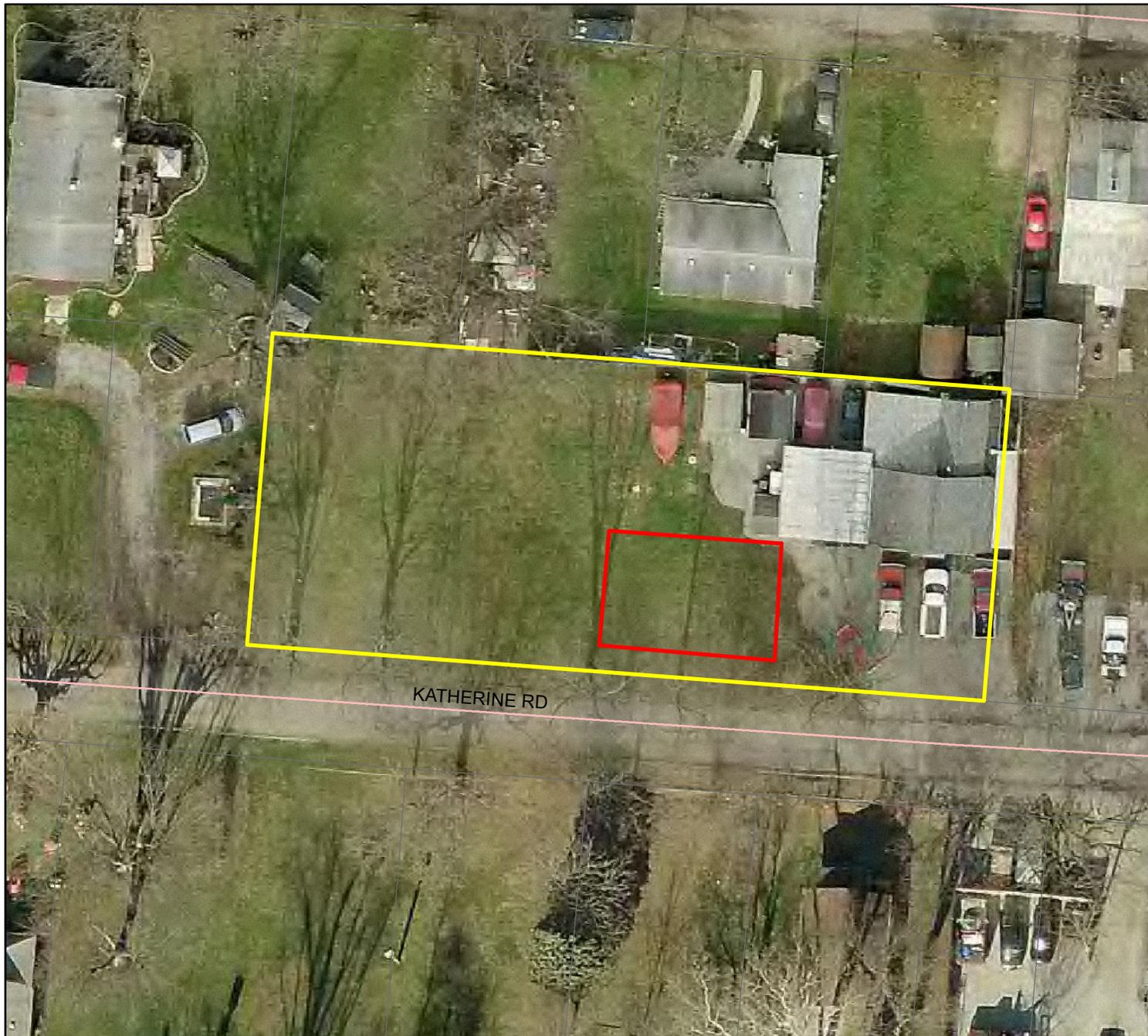
VA-3786

Requesting a variance from Section 504.011 of the Franklin County Zoning Resolution to legitimize the extension of the principal building that fails to meet the required building setback in an area zoned Rural.

0.39-acres
Madison Township

-  4532 Katherine Road
-  Attached Garage
-  Parcels
-  Streets



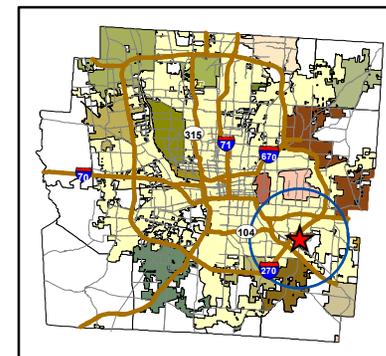


VA-3786

Requesting a variance from Section 504.011 of the Franklin County Zoning Resolution to legitimize the extension of the principal building that fails to meet the required building setback in an area zoned Rural.

0.39-acres
Madison Township

-  4532 Katherine Road
-  Attached Garage
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-  Streets



Commissioner Paula Brooks • Commissioner Marilyn Brown • Commissioner John O'Grady
President

Economic Development & Planning Department
James Schimmer, Director

STAFF REPORT

Board of Zoning Appeals
March 18, 2012

Case VA-3787

Prepared by: Scott Ulrich

Applicant/Owner:	Ronald Durrer
Township:	Hamilton Township
Site:	4850 Reese Rd (PID #150-000163)
Zoning:	Rural
Utilities:	On-site well and septic
Acreage:	3.25-acres
Request:	Requesting a variance from Section 531.054 to allow for the storage of more than one inoperable vehicle per dwelling unit in an area zoned Rural.

Summary

The applicant is requesting a variance to allow for the storage of an indistinct number of inoperable vehicles in association with an illegal automobile repair and restoration business. The request fails to satisfy the criteria required to approve a variance request. Staff recommends **denial**.

Description of the Request

The 3.25-acre site contains one single-family home and is zoned Rural. There are five accessory buildings on the site with a combined floor area of 5,626 square feet. The applicant illegally operates a vehicle repair and restoration business out of the property and currently stores at least 10 cars, trucks and buses, as well as tires, vehicle parts, scraps, and junk, on an unpaved, undrained portion of the site.

The applicant was cited for numerous zoning violations in 2010 and was subsequently court-ordered to seek a zoning remedy with the Economic Development & Planning Department (EDP). A previous variance request (VA-3773) was withdrawn in September 2012 and the applicant was given 90 days to bring the property into compliance with zoning regulations. The applicant failed to achieve compliance within the time provided. EDP was continuing to work with the applicant, and had not pursued further enforcement activity, when the applicant re-applied for this variance request.

Outstanding Violations Not Addressed by the Requested Variance

In addition to the requested variance from Section 531.054, the applicant is also currently in violation of the following sections of the Franklin County Zoning Resolution:

- **Section 302.02 – Permitted Uses:** Automobile repair and storage of scrap and waste materials are not permitted uses in the Rural district.
 - Automobile repair is permitted in the Community Commercial (CC) and Community Service (CS) districts. Storage of scrap and waste materials are a conditional use of the General Industrial (GI) district.

- Section 512 – Accessory Buildings: A lot zoned Rural shall have no more than two (2) accessory buildings. The maximum combined area of accessory buildings on a lot 3-4 acres is 2,880 square feet.
 - There are five accessory buildings on the site with a combined floor area of 5,626 square feet.
- Section 531.042 – Width of Drive: An access drive shall not exceed thirty-six (36) feet in width, except at curb returns.
 - The access drive serving the vehicle storage area is approximately 66 feet in width.
- Section 531.051 – Commercial Vehicles: Commercial vehicles shall not be allowed in a residential district except in association with a home occupation, subject to approval of a conditional use permit.
 - The property contains several commercial vehicles.

Surrounding Area

Direction	Zoning	Land Use
North	Rural	Single-Family Home
East	Rural	Vacant
South	Rural	Vacant
West	Rural	Agriculture

In addition, the Big Walnut Creek is located approximately 400 feet south of the property, and floodplain lies to the south and east of the property.

Comprehensive Plan

The Obetz & Hamilton Township Community Plan, adopted in 1999 by Franklin County, recommends single-family residential use for this property and designates the site as having “medium potential” for groundwater pollution. The Plan also makes the following recommendations:

- *Encourage development in areas that are suitable for development and do not pose a threat to environmental features or resources.*
- *Require the contact of appropriate agencies to verify potential projects will not pose harm to environmentally sensitive lands.*

Although the property does contain a single-family residence that is used by the applicant, the majority of the site is dedicated to commercial use. Due to the presence and magnitude of the inoperable vehicles on the site and the lack of stormwater management on the site, staff is concerned with runoff from the property carrying pollutants into groundwater and nearby Big Walnut Creek, which may adversely impact water quality.

The Environmental Protection Agency requires stormwater permits under the National Pollutant Discharge Elimination System (NPDES) for 11 categories of industrial activities, including “metal scrapyards, salvage yards, automobile junkyards, and battery reclaimers.” No such permit has been issued to the applicant.

Therefore, the variance request is not consistent with the recommendations of the Obetz & Hamilton Township Community Plan.

Staff Review

Variance from Section 531.054 – Inoperable Vehicles Including Motor Vehicles

- *Not more than one (1) wrecked or otherwise inoperable motor vehicle shall be allowed per one (1) dwelling unit.*
 - The applicant proposes to continue to have at least 10 inoperable vehicles on a site with one dwelling unit.
- *Storage of inoperable vehicles shall not be permitted between the principal structure and a street unless stored within an otherwise permitted accessory structure.*
 - The applicant regularly stores unauthorized inoperable vehicles between the principal structure and the street.
- *No such inoperable motor vehicle shall be parked or stored within a required side or rear yard unless the parking or storage space is completely enclosed by a permitted or accessory structure or screened by a totally opaque fence with a minimum height of six (6) feet and a maximum height limit of eight (8) feet..*
 - The fence on the property is deteriorating in its condition and is beginning to collapse. The numerous accessory structures are already filled to capacity with additional miscellaneous items.

Technical Review Agencies

Franklin Soil and Water Conservation District expressed concerns regarding groundwater and stream pollution stemming from the subject site due to the lack of appropriate stormwater management measures.

The Franklin County Engineer's Office has expressed concern with the number of access drives serving the property and would like to see one of the southern drives removed and/or consolidated. In addition, the Engineer's Office has requested that the applicant dedicate right-of-way extending 40 feet from the centerline of Reese Road to meet the width recommended by the Franklin County Thoroughfare Plan.

Staff Analysis – Section 810.041

- 1) *Special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the same Zoning District;*
 - » The applicant has not demonstrated any special conditions related to the land or structures involved. The applicant explains that “the vehicles and parts were part of a previous business fixing school buses for Hamilton Township Schools for over 22 years.” Said business was in fact operating illegally for that time period and does not represent a special condition or circumstance. In addition, if such business is no longer operating, there is no longer reason for the vehicles and parts to remain on the property.
- 2) *That a literal interpretation of the provisions of this Zoning Resolution would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Zoning Resolution;*
 - » The applicant claims that “it would stop my repair and restoration of my private vehicles.” Such activity on the scale that the applicant is requesting is not permitted on any property in the Rural district. Requiring the applicant to meet the provisions of the Zoning Resolution will hold the applicant to the same standards as any other property in the Rural district.
- 3) *That the special conditions and circumstances do not result from the action of the applicant;*
 - » All of the described circumstances result from the action of the applicant and an illegal business that is not permitted in the Rural zoning district. Furthermore, the applicant claims that “the [county] has changed zoning requirements that would stop my continued use of my property which I have owned for over 44 years.” However, the 1966 Franklin County Zoning Resolution – which was in effect when the applicant purchased the property in 1968 – did not allow such uses in the Rural district.

- 4) *That granting the variance requested will not confer on the applicant any special privilege that is denied by this Zoning Resolution to other lands or structures in the same Zoning District;*
- » The applicant is requesting variances from requirements that are consistently applied to all lands and accessory structures in the Rural district. Granting the requested variances would confer on the applicant a special privilege that is denied to other lands and structures in the Rural district, and set a precedent for similar requests. The applicant claims that “there are similar variances granted to other nearby properties.” Said properties are zoned for industrial uses and are recommended for such in the Obetz and Hamilton Township Community Plan.
- 5) *That granting the variance will not adversely affect the health or safety of persons residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare, or injurious to private property or public improvements in the vicinity;*
- » Granting the requested variance would adversely affect the public health and safety by allowing the storage of vehicles, tires, other material on a site that could potentially catch fire, contaminate groundwater supply and/or adversely impact the water quality of the Big Walnut Creek. The requested variance does not meet the intent or recommendations of the Obetz & Hamilton Township Community Plan.

Recommendation

Staff recommends that the BZA deny a Variance from Section 531.054 to allow the storage of more than one inoperable vehicle per dwelling unit in an area zoned Rural. Denial is recommended based on the applicant’s failure to satisfy the criteria required to approve a variance request under Section 810.041 of the Franklin County Zoning Resolution.

Resolution

For your convenience, the following is a proposed resolution:

Proposed Resolution for Request:

_____ moves to approve the Variance from Section 531.054 to allow the storage of more than one inoperable vehicle per dwelling unit, with staff’s recommendations, for the applicant identified in Case No. VA-3787.

Seconded by: _____

Voting:

Findings of Fact

For your convenience, the following are proposed findings of fact:

If the resolution fails for lack of support, the following are proposed findings of fact for adoption by the BZA:

_____ moves that the basis for denying the applicant’s request for the variance as outlined in the request above for Case No. VA-3787 results from the applicant’s failure to meet the requirements for granting such variance under Section 810.041 of the Franklin County Zoning Resolution.

Seconded by: _____

Voting:

Coordinate System: NAD 1983 StatePlane Ohio South FIPS 3402 Feet
 Projection: Lambert Conformal Conic
 Datum: North American 1983
 False Easting: 1,968,500.0000
 False Northing: 0.0000
 Central Meridian: -82.5000
 Standard Parallel 1: 38.7333
 Standard Parallel 2: 40.0333
 Latitude Of Origin: 38.0000
 Units: Foot US

RECEIVED

JUN 11 2012

Franklin County Planning Department
 Franklin County, Ohio

HANN CHARLES C TR

Road Frontage 497.38 ft.

REESE ROAD (60 ft. Right-of-Way)

497.38'

DURRER RONALD T & RACHEL
 3.250 Acres
 (Right of Way 0.340 Ac)

2496 sq. ft.
 Single Story

651 sq. ft.

1,338 sq. ft.
 Single Story

1148 sq. ft.
 Single Story

840 sq. ft.

2496 sq. ft.

429.00'

0.1992

HANN CHARLES C TR

WEALTH BUILDING

Franklin County
 Hamilton Township

Legend

-  Durrer Onsite Septic System
-  Potable Water Wells
-  1 ft Contour
-  Franklin Co. Structures
-  Durrer Parcel
-  Franklin Co. Parcels

Parcel Map
 Data Source: Franklin County Auditor

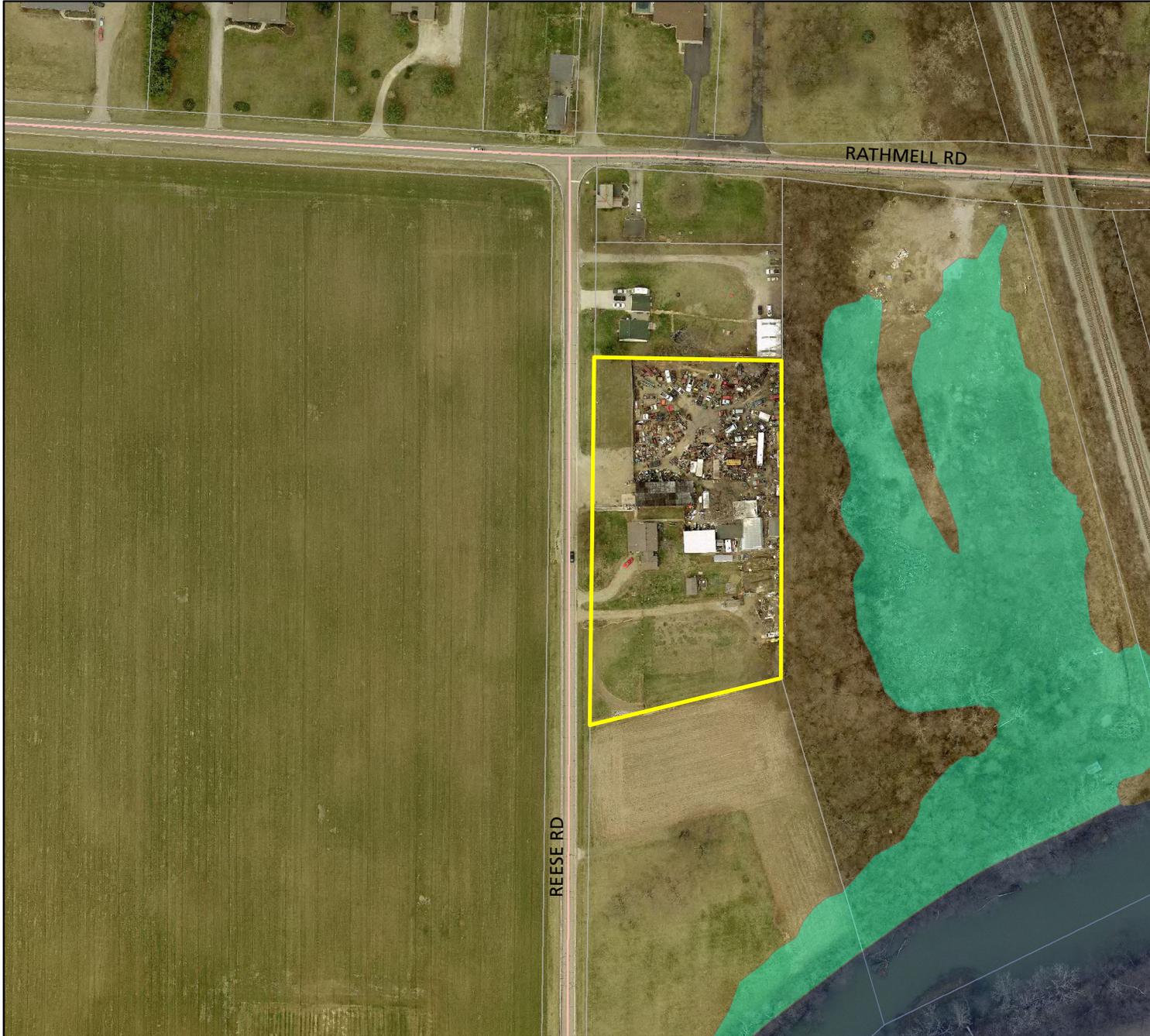
Ronald and Rachel Durrer
 4850 Reese Road
 Lockbourne, Ohio 43137

aetcom

Advanced Engineering Technologies Company, Ltd.
 503 South Front Street, Suite 210
 Columbus, Ohio 43215

0 10 20 40 60 80
 Feet
 1 in = 80 ft

Parcel ID: 150-000163
 Drawn By: Christopher Hunt, P.E.
 Date: 29MAY2012

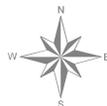
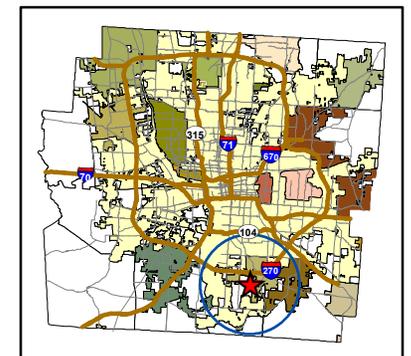


VA-3787

Requesting a Variance from Section 531.054 to allow the storage of more than one inoperable vehicle per dwelling unit in an area zoned Rural.

3.25-acres
Hamilton Township

-  4850 Reese Road
-  Parcels
-  Streets
- Floodplain**
-  1% Annual Chance Flood



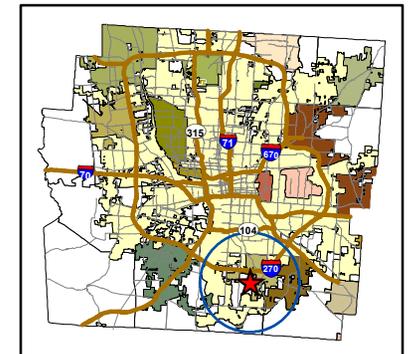


VA-3787

Requesting a Variance from Section 531.054 to allow the storage of more than one inoperable vehicle per dwelling unit in an area zoned Rural.

3.25-acres
Hamilton Township

-  4850 Reese Road
-  Parcels
-  Streets
- Floodplain**
-  1% Annual Chance Flood



Hray, David A.

From: David Hodge <DHodge@smithandhale.com>
Sent: Thursday, February 28, 2013 11:49 AM
To: Hray, David A.
Subject: RE: 2925 Westerville Road - Revisions

Follow Up Flag: Follow up
Flag Status: Flagged

Thanks Anthony-

As we discussed, please do not schedule this on the March agenda. Because of the various issued, I think the additional time will allow us to present a much cleaner request at the April BZA meeting.

Thanks,

David Hodge
Smith & Hale LLC
37 W. Broad St., Suite 725
Columbus, OH 43215
(614) 221-4255 phone
(614) 221-4409 fax
dhodge@smithandhale.com

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From: Hray, David A. [<mailto:dahray@franklincountyohio.gov>]
Sent: Thursday, February 28, 2013 11:32 AM
To: David Hodge
Subject: 2925 Westerville Road - Revisions

David-

I failed to mention at Tech Review on Tuesday that I need to have all of the revisions and additional variance requests by next Wed. March 6th at the latest. We will be compiling all of the meeting materials for distribution to the Board members that Friday.

If you have any questions in the meantime please feel free to contact me.

Sincerely,

D. Anthony Hray
Planner

Franklin County
Economic Development & Planning Department
Lazarus Building
150 South Front Street, FSL Suite 10
Columbus, Ohio 43215-7104
Tel: 614-525-4684
Fax: 614-525-7155
www.franklincountyohio.gov/edp