



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

Economic Development & Planning Department  
James Schimmer, Director

# Franklin County Board of Zoning Appeals

Franklin County Courthouse  
Commissioners Hearing Room – 26th Floor  
Columbus, OH 43215

Tuesday, April 16, 2012  
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 March 19, 2012 meeting
5. Old Business:

**A. CU-3760 – Anthony Hray**

<b>Applicant/Owner:</b>	Husam Abukwiek
<b>Township:</b>	Mifflin Township
<b>Site:</b>	2230 Agler Road (PID #190-002673)
<b>Acreage:</b>	0.85-acres
<b>Request:</b>	Requesting a conditional use from Section 325.031 of the Franklin County Zoning Resolution to allow for the operation of a general auto repair shop in an area zoned Neighborhood Commercial (NC).

6. New Business:

**A. VA-3763 – Anthony Hray**

<b>Applicant/Owner:</b>	Billie J. Amyx
<b>Township:</b>	Madison Township
<b>Site:</b>	4623 Glengate Drive (PID #180-003587)
<b>Acreage:</b>	0.16-acres
<b>Request:</b>	Requesting a variance from Sections 312.043 and 502.021(3) of the Franklin County Zoning Resolution to legitimize the construction of a carport that fails to meet the required side yard setback and a driveway extension that fails to meet the required property line setback in an area zoned Restricted Urban Residential (R-8).

**B. VA-3764 – Scott Ulrich**

<b>Applicant:</b>	Tom Warner – Advanced Civil Design
<b>Owner:</b>	Sadalah Abu-Rayyan
<b>Township:</b>	Franklin Township
<b>Site:</b>	1188 Georgesville Road (PID #140-007060)
<b>Acreage:</b>	1.01-acres
<b>Request:</b>	Requesting variances from sections 332.045, 332.046(a), 502.022, 502.023, 531.011(2) and 531.042 to allow the operation of an automobile sales lot that will fail to provide the required front green belt, fail to maintain and provide yard areas as required, fail to surface a parking facility as required and fail to provide the required setback for an access drive in an area zoned Community Service (CS).

**C. VA-3765 – Anthony Hray**

<b>Applicant:</b>	Jeff Frazer - Speedway
<b>Owners:</b>	4885 Sinclair Road LLC and World Business Services, Inc.
<b>Agent:</b>	Robert Sweet – McBride Dale and Clarion
<b>Township:</b>	Blendon Township
<b>Site:</b>	3060, 4333 and 4337 Westerville Road (PID #110-000543, 110-000496, 110-000500 & 110-000509)
<b>Acreage:</b>	2.597-acres
<b>Request:</b>	Requesting a variance from Sections 670.083(a), 670.083(c), 670.083(h), 670.083(h(4)), 670.083(h(5)), 670.086(e(1)), 670.086(e(2)), 670.0812(a), 670.0812(b), 670.0812(c) and 670.0812(d(2)) of the Franklin County Zoning Resolution to allow the construction of a fueling station that will fail to meet the required front building and parking lot setback, fail to provide the required building façade and window glass, fail to meet the canopy construction and location requirement, fail to meet the menu board and gasoline sales sign size limitations, fail to meet the required parking lot location, and exceeds the maximum number of parking spaces using a standard sealed surface on a property subject to the Smart Growth Overlay in an area zoned Community Service (CS).

**7. Adjournment of Meeting to May 21, 2012**