



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, August 16, 2010  
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 July 19, 2010 meeting
5. Old Business:

**A. VA/CU-3696 – Matt Brown**

<b>Owner/Applicant:</b>	Andrew Hall
<b>Township:</b>	Franklin Township
<b>Agent:</b>	John Ingwersen
<b>Site:</b>	2179 Big Run Rd. (PID #140-001108)
<b>Acreage:</b>	0.81-acres
<b>Request:</b>	Requesting a variance from Section 512.02(2) and a Conditional Use from Section 610.06(2) of the Franklin County Zoning Resolution to legitimize the illegal construction of accessory buildings in the floodway fringe that exceed the permitted size of accessory buildings on a property less than one acre in an area zoned Rural.

6. New Business:

**A. VA-3702 – Anthony Hray**

<b>Applicant:</b>	Farahio Yusuf
<b>Owner:</b>	Husam Abu-Kwiek
<b>Township:</b>	Mifflin Township
<b>Site:</b>	2241 Agler Road (PID #190-001230)
<b>Acreage:</b>	0.21-acres
<b>Request:</b>	Requesting a variance from Sections 332.042(c), 332.045 and 502.022 of the Franklin County Zoning Resolution to allow for the permitted use of a property that fails to meet the minimum landscaped open space, front green belt and yard space requirements in an area zoned Community Service (CS).

**B. VA-3703 – Scott Fulton**

<b>Owner/Applicant:</b>	Ander Family L P
<b>Township:</b>	Blendon Township
<b>Site:</b>	4738 Cleveland Avenue (PID #110-000134)
<b>Acreage:</b>	0.12-acres
<b>Request:</b>	Requesting a variance from Sections 332.042(c), 332.043(b), 332.047, 531.021 and 531.042 of the Franklin County Zoning Resolution to allow the operation of a permitted use on a property that fails to meet the required landscaped open space, side yard setback, front building setback, number of parking spaces and access drive setback in an area zoned Community Service (CS).

**C. VA-3704 Scott Fulton**

<b>Owner/Applicant:</b>	Scott D Jewell
<b>Township:</b>	Madison Township
<b>Site:</b>	5978 London-Lancaster Road (PID #181-001370)
<b>Acreage:</b>	10.56-acres
<b>Request:</b>	Requesting a variance from Section 512.02(2(j)) of the Franklin County Zoning Resolution to allow for the construction of an accessory building in the absence of a principal structure in an area zoned Rural.

**D. VA-3705 – Anthony Hray**

<b>Owner/Applicant:</b>	Columbus Housing Partnership, Inc. - Abigail Mack
<b>Township:</b>	Clinton Township
<b>Site:</b>	3727 Walford Street (PID #130-001498)
<b>Acreage:</b>	0.49-acres
<b>Request:</b>	Requesting a variance from Section 315.042(a) of the Franklin County Zoning Resolution to allow the creation of two (2) lots that fail to meet the minimum lot width requirement in an area zoned Urban Residential (R-12).

**E. VA-3706 – Anthony Hray**

<b>Owner/Applicant:</b>	Columbus Housing Partnership, Inc. - Abigail Mack
<b>Township:</b>	Clinton Township
<b>Site:</b>	1929 Ward Road (PID # 130-002017)
<b>Acreage:</b>	0.27-acres
<b>Request:</b>	Requesting a Variance from Sections 315.41(a) and 315.042(a) of the Franklin County Zoning Resolution to allow for the creation of two lots that will fail to meet the required lot area and lot width requirement in an area zoned Urban Residential(R-12).

**F. VA-3707 – Anthony Hray**

<b>Owner/Applicant:</b>	Columbus Housing Partnership, Inc. - Abigail Mack
<b>Township:</b>	Clinton Township
<b>Site:</b>	1728 Case Road (PID # 130-001929)
<b>Acreage:</b>	0.18-acres
<b>Request:</b>	Requesting a Variance from Section 110.041 of the Franklin County Zoning Resolution to allow for the construction of a conforming structure on a non-conforming lot which fails to have at least 60 feet of abutment on an improved, publicly maintained right-of-way in an area zoned Urban Residential (R-12).

**G. VA-3708 – Anthony Hray**

<b>Owner/Applicant:</b>	Columbus Housing Partnership, Inc. - Abigail Mack
<b>Township:</b>	Mifflin Township
<b>Site:</b>	2992 Woodland Avenue (PID # 190-003779)
<b>Acreage:</b>	0.12-acres
<b>Request:</b>	Requesting a Variance from Section 110.041 of the Franklin County Zoning Resolution to allow for the construction of a conforming structure on a non-conforming lot which fails to have at least 60 feet of abutment on an improved, publicly maintained right-of-way in an area zoned Restricted Urban Residential (R-8).

**H. VA-3709 – Anthony Hray**

<b>Owner/Applicant:</b>	Columbus Housing Partnership, Inc. - Abigail Mack
<b>Township:</b>	Clinton Township
<b>Site:</b>	1805 Audrey Road (PID #130-000921)
<b>Acreage:</b>	0.14-acres
<b>Request:</b>	Requesting a Variance from Section 110.041 of the Franklin County Zoning Resolution to allow for the construction of a conforming structure on a non-conforming lot which fails to have at least 60 feet of abutment on an improved, publicly maintained right-of-way in an area zoned Restricted Urban Residential (R-8).

**I. VA-3710 – Anthony Hray**

<b>Applicant:</b>	Budget Pro - Bill Whalen
<b>Owner:</b>	Janet L. Atkins
<b>Township:</b>	Hamilton Township
<b>Site:</b>	4917 Meadowbrook Drive (PID # 150-001643)
<b>Acreage:</b>	0.19-acres
<b>Request:</b>	Requesting a Variance from Sections 312.041(d) and 502.021(3) of the Franklin County Zoning Resolution to allow for the construction of a detached accessory building that will cause the property to exceed the permitted lot coverage and allow the installation of a driveway that fails to meet the required three (3) foot property line setback in an area zoned Restricted Urban Residential (R-8).

**7. Adjournment of Meeting to September 20, 2010**