



**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

Monday, September 17, 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 August 20, 2012 meeting
5. New Business

**A. VA/CU-3778 – Matt Brown & Scott Ulrich – *Requesting to withdraw***

<b>Applicant/Owner:</b>	MJ Girard Realty Co.
<b>Township:</b>	Madison Township
<b>Site:</b>	3025 Noe Bixby Rd. (PID #180-005011)
<b>Acreage:</b>	1.32-acres
<b>Request:</b>	Requesting a Variance from Sections 328.043 and 328.044 and a Conditional Use from Section 610.06 of the Franklin County Zoning Resolution to build an addition onto an existing commercial structure that will be located in the floodplain and violates the required side and rear yard setbacks in an area zoned Community Commercial (CC).

**B. VA-3779 – Anthony Hray**

<b>Applicant/Owner:</b>	George Everetts – Anthony Hray
<b>Township:</b>	Hamilton Township
<b>Site:</b>	2006 Rathmell Rd. (PID #150-000894)
<b>Acreage:</b>	0.21-acres
<b>Request:</b>	Requesting a Variance from Section 302.041(c) and Section 504.011 of the Franklin County Zoning Resolution to legitimize the construction of a front porch addition that has caused the lot to exceed the maximum lot coverage and fail to meet the required building setback in an area zoned Rural.

**C. VA-3780 – Anthony Hray**

<b>Applicant/Owner:</b>	Dana F Smoot – Anthony Hray
<b>Township:</b>	Brown Township
<b>Site:</b>	8856 Morris Rd. (PID # 120-001108)
<b>Acreage:</b>	6.13-acres
<b>Request:</b>	Requesting a Variance from Sections 513.012(1(b)) and 650.162(a) of the Franklin County Zoning Resolution to allow the construction of an above ground swimming pool in front of the principal structure within the Big Darby Creek Watershed Riparian Setback in an area zoned Rural.

**D. AP-3781 – Scott Ulrich – *Requesting to table until October 15, 2012***

<b>Applicant/Owner:</b>	Hotspur Inc.
<b>Agent:</b>	David Hodge
<b>Township:</b>	Clinton Township
<b>Site:</b>	3708 Cleveland Ave. (PID # 130-006705)
<b>Request:</b>	The applicant is appealing the determination of the Franklin County Zoning Code Enforcement Officer that the property located at 3708-3710 Cleveland Avenue is in violation of Section 328.021 and/or Section 300.021 of the Franklin County Zoning Resolution.

**E. VA-3782 – Anthony Hray**

<b>Applicant:</b>	Plaza Properties
<b>Owner:</b>	Weston Town Center LLC
<b>Agent:</b>	Jackson B. Reynolds
<b>Township:</b>	Franklin Township
<b>Site:</b>	4311 Shoppers Lane (PID # 140-003370)
<b>Acreage:</b>	1.70-acres
<b>Request:</b>	Requesting a Variance from Section 531.021 of the Franklin County Zoning Resolution to allow the creation of a lot that will fail to provide the minimum number of parking spaces in an area zoned General Industrial (GI).

**6. Adjournment of Meeting to October 15, 2012**