

Franklin County Board of Zoning Appeals

Michael J. Dorrian Building
369 South High Street
1st Floor, Commissioners Hearing Room
Columbus, OH 43215

Monday, May 18, 2026
1:30

1. Call to Order (Chair)
2. Call roll for board members (Planning Administrator)
 - a. Acknowledgement of Quorum
 - b. Identification of Absent Members
3. Introduction of staff (Planning Administrator)
4. Approval of minutes of April 20, 2026, meeting
 - a. Motion to Approve Minutes (Chair)
 - b. Discussion of Minutes
 - c. Roll Call on Vote to Approve Minutes (Planning Administrator)

5. New Business:

i. Administrative Matter: VA-4163

Owner/Applicant:	Laura A. Kunze / Elite Fence/Outdoor-FX
Township:	Sharon Township
Site:	816 Plum Tree Drive (PID #250-004679)
Acreage:	0.28+/- acres
Utilities:	Private water and wastewater
Zoning:	Rural (R)
Request:	Requesting a Variance from Section 501.012(A)(1) of the Franklin County Zoning Resolution to allow installation of a six (6) feet tall fence which exceeds the maximum four (4) feet height allowed for a fence in a front yard area.

- a. Swear in Staff (Attorney)
- b. Staff Presentation
- c. Request for Applicant Presentation (Chair)
- d. Swear in Applicant (Attorney)
- e. Applicant Testimony
- f. Call for Motion to Accept Staff's Report and Presentation and Applicant Testimony into Record (Chair)
- g. Roll Call on Motion / Vote (Planning Administrator)
- h. Call for Motion to Recommend Approval (Chair)

- i. Roll Call on Motion / Vote (Planning Administrator)**
- j. Call for Motion on Findings of Facts (Chair)**
- k. Roll Call on Motion/Vote (Planning Administrator)**

ii. Administrative Matter: VA-4164

Owner/Applicant:	ARTETA Properties, LLC / Maqbool Haroon
Township:	Franklin Township
Site:	415 Georgesville Rd. (PID #140-007336)
Acreage:	0.66 +/- acres
Utilities:	Public water and sanitary (available)
Zoning:	Community Service (CS)
Request:	Requesting a variance to Sections 332.041(a) and 332.042(b) of the Franklin County Zoning Resolution to allow an auto sales use on a lot that does not contain the minimum required one-acre of lot area or provide the minimum 200 feet of lot width.

- a. Swear in Staff (Attorney)**
- b. Staff Presentation**
- c. Request for Applicant Presentation (Chair)**
- d. Swear in Applicant (Attorney)**
- e. Applicant Testimony**
- f. Call for Motion to Accept Staff's Report and Presentation and Applicant Testimony into Record (Chair)**
- g. Roll Call on Motion / Vote (Planning Administrator)**
- h. Call for Motion to Recommend Approval (Chair)**
- i. Roll Call on Motion / Vote (Planning Administrator)**
- j. Call for Motion on Findings of Facts (Chair)**
- k. Roll Call on Motion/Vote (Planning Administrator)**

- 6. Call for Motion to Adjourn of Meeting to June 15, 2026, (Chair)**
 - a. Roll Call on Motion/Vote (Planning Administrator)**

MINUTES OF THE
FRANKLIN COUNTY BOARD OF ZONING APPEALS
Monday, April 20, 2026

The Franklin County Board of Zoning Appeals convened in regular session on Monday, April 20, 2026, at 1:30 p.m. in the Commissioners Hearing Room, First Floor, 369 South High Street, Columbus, Ohio.

Chairman Chris Baer called the meeting to order. Roll call was conducted, and members present included Chairman Chris Baer, Vice Chair Joe Martin, and Glenn Taylor. A quorum was declared present. It was noted that Board Member Nancy Hunter was unavailable due to a family emergency but remained on standby if needed.

Planning Administrator Raimere Fitzpatrick introduced staff present, including Tamara Ennist, Austin Workman, and Kayla Johnson of the Economic Development and Planning Department, along with Assistant Prosecuting Attorneys Devin Bartlett and Adria Fields.

The Chairman called for approval of the minutes from the March 16, 2026, meeting.

Mr. Martin moved to approve the minutes, seconded by Mr. Taylor. Upon roll call, all members voted in the affirmative, and the motion carried.

The Chairman announced that three cases were on the agenda, consisting of one Old Business item and two New Business items.

OLD BUSINESS:

Case VA-4160: The Board proceeded to hear Variance Application VA-4160 for property located at 2084 Albert Avenue, Clinton Township, submitted by Heather Koontz and represented by Leo Neal, Jr.

Staff Planner Austin Workman presented the case, explaining that the request sought a variance from Section 302.041(c) of the Franklin County Zoning Resolution to permit a 29-foot-wide driveway, exceeding allowable lot coverage in a Rural zoning district. The property, located at 2084 Albert Avenue in Clinton Township, was described as a 0.12-acre parcel with a residence constructed in 1920. Staff outlined the history of the property, noting that a 40-foot-wide driveway had been installed without permits between 2018 and 2019 prior to the current ownership. In 2025, the Board conditionally approved Variance VA-4148, requiring a reduction of the driveway width.

Staff further reported that multiple revised site plans had been submitted, including an April 15, 2026, revision not included in the Board's packet. Discrepancies were identified in the site plans, particularly regarding setback measurements from the front property line.

Staff indicated that the actual setback from the porch to the property line was approximately 10 feet, rather than the 16 feet depicted by the applicant. Based on these inconsistencies and applicable zoning standards, staff concluded that the proposed configuration did not allow sufficient space for compliant parking facilities.

The Board engaged in extensive discussion with staff regarding the accuracy of site plans, prior approvals, and the implications of noncompliance with the previously approved variance.

Exhibits were identified and marked for the record as follows: Exhibit 1 (initial April site plan), Exhibit 2 (revised April site plan), Exhibit 3 (March BZA proposal), Exhibit 4 (approved VA-4148 site plan labeled A7), and Exhibit 5 (staff-generated overlay image).

Staff presented the variance review criteria and recommended denial of the application, stating that no practical difficulty had been demonstrated and that the requested variance would conflict with the intent of the zoning resolution. Staff further noted that denial would require the applicant to reduce the driveway in accordance with the previously approved site plan under VA-4148.

Following staff presentation, the applicant, Leo Neal, Jr., was sworn in and provided testimony. The applicant acknowledged the prior Board decision but stated that the current request was being made due to the presence of a handicapped resident requiring accessible hard-surface access to the home. The applicant indicated willingness to comply with driveway width requirements but expressed concerns regarding feasibility given the site constraints and newly identified setback discrepancies.

The Board continued discussion with the applicant, focusing on compliance with the prior variance, the feasibility of proposed modifications, and the necessity of maintaining concrete surfaces in the front yard. The Chairman emphasized the Board's prior directive requiring removal of excess concrete and questioned the applicant's compliance to date.

The case discussion concluded with the Board having thoroughly reviewed the submitted evidence, Staff analysis, and applicant testimony, with all exhibits entered into the record and the matter taken under consideration in accordance with established procedures.

A motion was made by Chairman Baer, seconded by Mr. Martin, to approve Case VA-4160 with three conditions. The motion specified: any ADA ramp proposed by the applicant must be completed, including all permitting and construction, by October 31, 2026; all concrete in front of the residence to the property line shall be removed except for an 18-foot-wide driveway extending east from the east side of the house; and allowance of the existing strip of concrete between the east side of the porch and the east side of the house connecting

to the driveway, with all other conditions of VA-4148 remaining in full force and effect. Upon roll call, the motion passed unanimously.

Following approval, Chairman Baer moved to adopt the Findings of Fact, stating that the approval of the variance was justified under Section 810.041(b) as the applicant satisfied the criteria for granting a variance. The motion was seconded by Mr. Taylor. Upon roll call, the Findings of Fact were adopted unanimously. The applicant was advised of the approval and excused.

The Board then proceeded to Variance Application VA-4161 for Crystal and Timothy Scott.

Staff presented a detailed overview of the request, noting that the applicants sought a variance from Section 650.162 of the Franklin County Zoning Resolution. The request involved relief associated with development constraints on the property, including environmental and site-specific limitations that impacted the applicants' ability to utilize the parcel in strict conformance with zoning requirements.

Staff reviewed the site characteristics, including drainage patterns, soil conditions, and topographical limitations, and noted that correspondence had been received from adjacent property owners expressing both support and concern, particularly regarding potential runoff and long-term environmental impact.

Staff explained that the proposal required careful consideration of stormwater management and soil stability, and that coordination with the Franklin County Soil and Water Conservation District would be necessary to ensure that any development on the site would not create adverse downstream impacts or erosion concerns. Staff further reviewed the variance criteria under Section 810.041(a), noting that while the request involved a use-related component, the applicant had demonstrated unique physical circumstances associated with the property that limited reasonable use without some form of relief.

The applicants, Crystal and Timothy Scott, were sworn in and provided testimony regarding the intended use of the property, the challenges presented by existing site conditions, and their willingness to comply with mitigation requirements. They acknowledged concerns raised by neighboring property owners and indicated their intent to work cooperatively with the Soil and Water Conservation District to develop an appropriate mitigation plan addressing drainage, grading, and erosion control. Board members engaged the applicants in discussion regarding the scope of proposed improvements, anticipated timeline, and the extent of grading or land disturbance that would occur.

Following discussion, Mr. Martin made a motion to approve the variance from Section 650.162 of the Franklin County Zoning Resolution, with the following condition: that the

applicants shall prepare and submit a detailed mitigation plan for review and approval by the Franklin County Soil and Water Conservation District prior to the issuance of any zoning compliance certificates, and that all approved mitigation measures shall be fully implemented within one year of approval. The motion was seconded by Chairman Baer. Upon roll call, the motion passed unanimously.

Mr. Martin then moved to adopt the Findings of Fact, stating that the approval of the variance was justified under Section 810.041(a), as the applicants demonstrated that strict application of the zoning resolution would deprive them of reasonable use of the property due to unique site conditions, and that the requested variance would not substantially alter the essential character of the surrounding area nor impair the intent and purpose of the zoning resolution. The motion was seconded by Chairman Baer and approved unanimously by roll call vote.

The Board next considered Variance/Conditional Use Application VA/CU-4162 for property located at 3200 Walker Road, Brown Township.

Staff presented the application, explaining that the request consisted of two components: a variance from Section 512.02(2)(Table) of the Franklin County Zoning Resolution to allow an accessory structure to encroach into the required setback; and approval of a conditional use under Section 511.03 to permit a home occupation on the property.

Staff provided a detailed description of the subject property, including its rural zoning classification, lot configuration, and proximity to a pond located on or adjacent to the site. Staff noted that the proposed accessory structure had been constructed or proposed in a location that did not meet required setback distances, necessitating the variance request. In addition, the applicant sought to utilize the structure in connection with a home occupation, which required conditional-use approval under the zoning resolution.

Staff reviewed the applicable variance criteria under Section 810.041(b), noting that the applicant had demonstrated practical difficulties associated with the placement of the structure due to the configuration of the lot and the presence of natural features, including the pond. Staff further addressed stormwater considerations, recommending that any approval include a condition requiring downspouts from the structure to be directed inward toward the pond in order to properly manage runoff and prevent impacts to neighboring properties.

With respect to the conditional-use request, Staff evaluated the proposal under Section 511.03 and noted that the home occupation, as described, appeared to be consistent with the character of the surrounding rural area, provided that it remained incidental and subordinate to the residential use of the property. Staff emphasized that no evidence had

been presented, indicating that the use would generate excessive traffic, noise, or other impacts incompatible with the neighborhood.

The applicant, Adam Ellis, was sworn in and provided testimony regarding the intended use of the accessory structure, confirming that it would not be used as a dwelling or living space and would instead support a home-based occupation consistent with zoning requirements.

Following discussion, Mr. Taylor made a motion to approve the variance from Section 512.02(2)(Table), subject to the following conditions: that all downspouts associated with the structure shall be directed inward toward the pond as outlined in the Staff report; and that no portion of the structure shall be used as a living area or dwelling space. The motion was seconded by Mr. Martin. Upon roll call, the motion passed unanimously.

Mr. Taylor then moved to adopt the Findings of Fact for the variance, stating that the applicant had demonstrated practical difficulties sufficient to justify the variance under Section 810.041(b), including the unique physical characteristics of the property and the minimal impact of the encroachment on surrounding properties. The motion was seconded by Mr. Martin and approved unanimously by roll call vote.

With all cases concluded, Staff and Board members acknowledged administrative support provided during the hearing. There being no further business, Chairman Baer moved to adjourn the meeting until May 18, 2026. Mr. Martin seconded, and the motion was approved by voice vote.

The meeting adjourned at 4:46 p.m.

The minutes of the April 20, 2026, Franklin County Board of Zoning Appeals were approved this _____ day of _____, 2026.

BZA Chair



STAFF REPORT

Board of Zoning Appeals
May 18th, 2026

Case: VA-4163

Prepared by: Austin Workman

I. Summary

Owner/Applicant:	Laura A. Kunze / Elite Fence-Outdoor FX - Pat Doran
Township:	Sharon Township
Site Location:	816 Plum Tree Drive (PID#250-004679)
Acreage:	0.28-acres
Utilities:	Private water and wastewater
Zoning:	Rural (R)
Request:	Requesting a Variance from Section 501.012(a)(1) of the Franklin County Zoning Resolution to construct a fence that exceeds the maximum height between the principal structure and right-of-way in an area zoned Rural (R).
Recommendation:	Staff recommends Approval

II. Property Background/History

The property is located on the north side of Plum Tree Drive, south of Edgecliff Drive and west of an unnamed right-of-way that connects Plum Tree and Edgecliff Drive creating two defined front yards. The site is comprised of three lots developed within the Mount Air No. 2 Subdivision.

The following is a summary of the development and permit history of the parcel:

- 1927 – Mount Air subdivision established
- 1936 – House constructed
- 1940 – Detached garage constructed
- 2011 – Current property owner purchased the property
- 2011-2012 – fencing added to the property
- 2017 – Shed added to property

III. Surrounding Land Use/Zoning

Location	Jurisdiction	Zoning	Land Use
North	Sharon Twp	Rural (R)	Vacant – Sub. Park Space
South	Sharon Twp	Rural (R)	Residential
East	Sharon Twp	Rural (R)	Sub. Park Space
West	Sharon Twp	Rural (R)	Residential

IV. Comprehensive Plan

Property does not fall within a comprehensive plan.

Franklin County Zoning Resolution Review

Variance from Section 501.012(a)(1)– Fence Height:

No fence or wall between the street and principal structure shall be more than 3.5 ft in height.

Proposed fence is 6 ft in height in between the principal structure and street.

V. Technical Review Committee Agency Review

The case was referred to the informal Technical Review Committee for comments on April 15th, 2026.

The following comments were provided by the respective Technical Agencies:

1) *FCEDP: Clarify fence proposal on fence plan, (height, material, and location)*

VI. Area Variance Review Criteria

Section 810.041(b) – Area Variance:

The Board of Zoning Appeals shall only authorize a request for an area variance where the applicant demonstrates the existence of a practical difficulty in the use of the property. In determining whether a practical difficulty exists, the Board of Zoning Appeals shall consider and weigh the following factors, among others when appropriate, to determine if practical difficulties exist:

- 1) *Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;*
 - a) Applicant’s Response/Summary:
Applicant does not believe there will be a reasonable return or beneficial use of the property without the variance as the property owners' dogs are able to escape the yard and have done so many times before.
 - b) Staff’s Response
Staff disagrees with the applicant and believes the property can have beneficial uses without the variance. However, staff can see beneficial uses in keeping the property owners' dogs on the property.
- 2) *Whether the variance is substantial;*
 - a) Applicant’s Response/Summary:
Applicant does not believe the variance to be substantial.
 - b) Staff’s Response
Staff agrees with the applicant and does not believe the variance to be substantial.
- 3) *Whether the essential character of the neighborhood would be substantially altered or adjoining properties would suffer a substantial detriment as a result of the variance;*
 - a) Applicant’s Response/Summary:
The applicant does not believe the essential character of the neighborhood would be substantially altered by the approval of this variance.
 - b) Staff’s Response
Staff agrees with the applicant and does not believe the variance will substantially alter the character of the neighborhood by the approval of this variance.

- 4) *Whether the variance would adversely affect the delivery of governmental services (e.g. water, sewer, garbage);*
- a) Applicant's Response/Summary:
Applicant does not believe the delivery of governmental services would be affected by the approval of this variance.
 - b) Staff's Response
Staff agrees with the applicant and does not believe the delivery of governmental services will be adversely affected by the approval of this variance.
- 5) *Whether the property owner purchased the property with knowledge of the zoning restriction;*
- a) Applicant's Response/Summary:
Applicant did not have knowledge of the zoning restrictions prior to purchasing the property.
 - b) Staff's Response
Staff does not know if property owners had knowledge of the zoning restrictions prior to purchasing the property.
- 6) *Whether the property owner's predicament feasibly can be obviated through some method other than a variance; and*
- a) Applicant's Response/Summary:
Applicant does not believe the owners predicament can feasibly be obviated through some other method than with the Variance.
 - b) Staff's Response
Staff disagrees with the applicant and believes that the fence can be moved back to comply with Section 501.012(a)(3) for fences on corner lots. However, staff does acknowledge this will be less desirable for the property owner, as the proposed 6ft fence is replacing an existing fence, and moving the fence back could reduce the useable size of the backyard.
- 7) *Whether the spirit and intent of the zoning requirement would be observed and substantial justice done by granting the variance.*
- a) Applicant's Response/Summary:
The applicant believes the spirit and intent of the zoning requirements will be met by the approval of this variance.
 - b) Staff's Response
Staff agrees with the applicant that the spirit and intent of the zoning requirements will be met by the approval of this variance.

VII. Recommendation:

Based on Staff's Analysis, Staff's recommendation is that the Board of Zoning Appeals **approves** a variance from Section 501.012(a)(1) of the Franklin County Zoning Resolution for a fence that exceeds the maximum height between the principal structure and right-of-way in an area zoned Rural (R).

VIII. Motion

For your convenience, the following is a proposed motion:

Proposed Motion for Request:

_____ moves to approve a variance from Section 501.012(a)(1) of the Franklin County Zoning Resolution as outlined in the request for the applicant identified in Case No. VA-4163.

Seconded by: _____

Voting:

Findings of Fact

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

_____ move that the basis for approving/denying the applicant's request for the variance from Section 501.012(a)(1) of the Franklin County Zoning Resolution as outlined in the request for the applicant identified in Case No. VA-4163 results from the applicant satisfying the criteria for granting a variance under Section 810.041(b).

Seconded by: _____

Voting:



VA-4163
Requesting a Variance from Section 501.012(a)(1) of the Franklin County Zoning Resolution to construct a fence that exceeds the maximum height between the principal structure and right-of-way in an area zoned Rural (R).
816 Plum Tree Drive.
0.28 - Acres

Legend

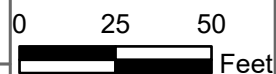
- Parcel IDs
- Lots



VA-4163



2026



Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere





VA-4163

Requesting a Variance from Section 501.012(a)(1) of the Franklin County Zoning Resolution to construct a fence that exceeds the maximum height between the principal structure and right-of-way in an area zoned Rural (R).

816 Plum Tree Drive.
0.28 - Acres

Legend

-  Parcel IDs
-  Lots



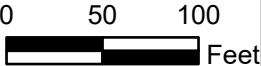
VA-4163



Franklin County Board of Commissioners
ECONOMIC DEVELOPMENT & PLANNING



2026



Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

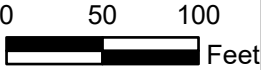


VA-4163



Franklin County
Board of Commissioners
**ECONOMIC DEVELOPMENT
& PLANNING**

2026



Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere



AREA/USE VARIANCE SUBMITTAL INSTRUCTIONS

***Please review the following to ensure all submittal requirements are provided. Incomplete submittals will not be accepted. Submittals are not complete and are not considered accepted until all required documents are provided, and fees are paid.**

****Forward any questions about application, site plan, and/or submittal options and requirements to the Planning Project Coordinator at 614-525-3904 or Planning@franklincountyohio.gov.**

1. COMPLETED APPLICATION FORM – Please confirm all application form requirements are complete.
 - a. Include all Property, Owner, Applicant, and Agent Information
 - i. Site address, Parcel ID, Acreage, Township, Zoning District
 - ii. Name(s) Address(es), Phone Number(s), Email Address(es)
 - b. Mark all checklist boxes on application form to confirm all required documents have been provided.
 - c. Describe the Variance requested and list the relevant section(s) of the Zoning Resolution
 - d. Provide a detailed description of the project
 - e. Provide detailed answers to the Variance questions 1 – 12.

2. COMPLETED SITE PLAN
 - a. Confirm ALL Site Plan requirements have been provided.
 - i. Refer to Plan checklist in application packet for general requirements.
 - ii. Requirements may vary depending on the proposed use and/or site conditions.
 - iii. Contact Planning Project Coordinator to confirm site specific plan requirements.
 - b. Missing items may cause the application to be rejected until the required information is provided and confirmed by Staff. (Refer to checklist in application)

3. APPLICATION SUBMITTAL
 - a. Applications should be delivered to 150 South Front Street, FSL Suite 10, Columbus, Ohio, 43215-7104, ATTN: Tre' Wolf, Planning Project Coordinator.
 - b. Incomplete applications may be rejected and/or returned to the owner/applicant.
 - c. Complete applications must be received by noon on the 2nd Thursday of each month to be scheduled for the Board of Zoning Appeals (BZA) hearing on the 3rd Monday of the following month. Confirm with Planning Project Coordinator for monthly hearing schedules.

4. TECHNICAL REVIEW COMMITTEE REFERRAL
 - a. Applications must comply with applicable local and state requirements and regulations. These may include, but are not limited to, the Franklin County Public Health Regulations, Franklin County Sanitary Engineer requirements, Franklin County Drainage Engineer requirements, Franklin County Engineer requirements.
 - b. Referral agencies must confirm compliance with applicable regulations prior to approval.
 - c. Additional permits may be required from the Townships for access or from technical review agencies.



Franklin County
Board of Commissioners

**ECONOMIC DEVELOPMENT
& PLANNING**

Application for

Zoning Variance

Pursuant to Section 810
of the Zoning Resolution
Page 1 of 7



Property Information

Site Address: 816 Plum Tree Drive

Parcel ID: 250-004679 Zoning District: _____

Lot Acreage: _____ Township: Sharon

Property Owner Information

Name: LAURA A KUNZE

Address: 816 Plum Tree Drive
COLUMBUS Oh 43235

Phone # 614-395-7009 Fax # _____

Email: LKUNZE5@gmail.com

Applicant Information Same as property owner

Name: ELITE Fence / Outdoor - FX

Address: 265 Jefferson P.O. Box 66,
PLAIN CITY, Oh 43064

Phone # 614-332-8846 Fax # _____

Email: LUCAS@OUTDOOR-FX.NET

Agent Information

Name: _____

Address: _____

Phone # _____ Fax # _____

Email: _____

Staff Use Only

Case # VA- 4163

Date Filed: 04/10/26

Received By: AUSTIN W.

Fee Paid: 6350.00

Receipt Number: 26-00456

Hearing Date: 05/18/26

Technical Review: 04/15/26

Zoning Compliance #: _____

Checklist

- Completed Application
- Fee Payment (checks only)
- Auditor's Map (8.5"x11")
- Site Map (max 11"x17")
- Covenants and deed
- Notarized signatures
- Proof of water/wastewater supply
- Copy of denied Zoning Certificate
- Copy of denial letter

Water & Wastewater

- Water Supply**
- Public (Central)
 - Private (On-site)
 - Other
- Wastewater Treatment**
- Public (Central)
 - Private (On-site)
 - Other



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Application for

Zoning Variance

Pursuant to Section 810
of the Zoning Resolution

Page 2 of 7

Case# VA-

Variance(s) Requested:

Section: 501.012 A1

Description: Residential Fence 3.5'

Section: _____

Description: _____

Section: _____

Description: _____

Describe the project:

MRS KUNZ, for the purpose of securing her dogs, wishes to have a 6' tall fence built. On the EAST facing of her property, this fence is "inside of some large fir trees. The County engineer has affirmed that such a fence will NOT compromise visibility of drive is

NOTE: To receive a variance, you must meet all the variance requirements in Section 810.04 of the Franklin County Zoning Resolution. Your answers to the following questions will help the Board of Zoning Appeals determine whether you meet the requirements for a variance. If you don't answer the questions, we will consider your application incomplete.

1. Are there special conditions or circumstances applying to the property involved that do not generally apply to other properties in the same zoning district.

The primary purpose of extending the fence ~ 12' is to enable the dogs to have access to shade from the trees located there.



Franklin County
Board of Commissioners
**ECONOMIC DEVELOPMENT
& PLANNING**

Application for
Zoning Variance

Pursuant to Section 810
of the Zoning Resolution
Page 3 of 7

Case# VA-

2. That a literal interpretation of the requirements of this Zoning Resolution would deprive the applicant of rights commonly enjoyed by other properties in the same Zoning District under the terms of the Zoning Resolution.

The current fence will not contain the dogs. Ms. Kunze has a legal easement memo to install septic system. build fence in area requested

3. That the special conditions and circumstances, listed under question #1, do not result from any actions of the applicant.

The shade trees @ the east facing are outside of the proposed fence extension, there (2-3') The shade trees to the N are also outside the existing fence.

4. That approving the variance requested will not grant the applicant any special privilege that is denied by this Zoning Resolution to other lands or structures in the same Zoning District.

5. Would granting the variance 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?

JUST THE OPPOSITE. Privacy minimizes barking and because Ms. Kunze is located as 1st home on a dead end st. any dog walking normally goes past her home

6. Can there be any beneficial use of the property without the variance?

The dogs are able to escape current wooden fence and have done so several times. Without the variance, both the dogs can be put at risk from traffic and loss and the neighbors safety may be lessened.



Case# VA-

7. How substantial is the variance? (i.e. 10 feet vs. 100 feet - Required frontage vs. proposed)

≈ 2'-3' on E facing (66' facing) and 12' on a 139' facing

8. Would the essential character of the neighborhood be substantially altered or would the adjoining properties suffer substantial harm as a result of the variance?

No. Aesthetically there would be considerable improvement

9. How would the variance adversely affect the delivery of governmental services? (e.g., water, sewer, garbage, fire, police - Verification from local authorities – i.e. fire might be required)

It would not. In fact the return to the original fence line prior to the telephone pole and its guide lines was done to avoid compromise

10. Did the applicant purchase the property with knowledge of the zoning restrictions?

The legal doc preceded her purchase and the fence height was not a concern until dogs showed their ability to escape

11. Could the applicant's predicament feasibly be obtained through some method other than a variance?

Other efforts have been made but have not been successful

12. Would the spirit and intent behind the zoning requirement be observed and would substantial justice be done by granting the variance?

Because of enhanced appearance, safety of dogs & neighbors and the visibility of drivers will not be compromised, there would be consistency with current zoning guidelines. i.e. purpose of same



Franklin County
Board of Commissioners
**ECONOMIC DEVELOPMENT
& PLANNING**

Application for
Zoning Variance
Pursuant to Section 810
of the Zoning Resolution
Page 5 of 7

Case# VA-

Affidavit **

I hereby certify that the facts, statements, and information presented within this application form are true and correct to the best of my knowledge and belief. I hereby understand and certify that any misrepresentation or omissions of any information required in this application form may result in my application being delayed or not approved by the County. I hereby certify that I have read and fully understand all the information required in this application form and all applicable requirements of the Franklin County Zoning Resolution. The affiant further acknowledges that a Certificate of Zoning Compliance may only be issued for an approved Variance within the period of one (1) year from the date of final approval by the Board of Zoning Appeals; if an approved Variance has not been used within one (1) year of its date of issuance, meaning there has not been active and substantial improvement to a property in accordance with a valid Variance, then the Variance shall expire and no work may commence or continue without either renewing the Variance or receiving a new Variance approval from the Board of Zoning Appeals in accordance with Section 810 of the Franklin County Zoning Resolution.

Applicant/Authorized Agent*

Date

Property Owner (signature must be notarized)

Date

Property Owner (signature must be notarized)

Date

***Agent must provide documentation that they are legally representing the property owner.**
****Approval does not invalidate any restrictions and/or covenants that are on the property.**

Applications may be delivered to 150 South Front Street, FSL Suite 10, Columbus, Ohio, 43215-7104, ATTN: Tre' Wolf, Planning Project Coordinator. Forward any questions to the project coordinator at 614-525-3904 or Planning@franklincountyohio.gov.





Franklin County
Board of Commissioners
**ECONOMIC DEVELOPMENT
& PLANNING**

Application for
Zoning Variance
Pursuant to Section 810
of the Zoning Resolution
Page 5 of 7

Case# VA-

Affidavit **

I hereby certify that the facts, statements, and information presented within this application form are true and correct to the best of my knowledge and belief. I hereby understand and certify that any misrepresentation or omissions of any information required in this application form may result in my application being delayed or not approved by the County. I hereby certify that I have read and fully understand all the information required in this application form and all applicable requirements of the Franklin County Zoning Resolution. The affiant further acknowledges that a Certificate of Zoning Compliance may only be issued for an approved Variance within the period of one (1) year from the date of final approval by the Board of Zoning Appeals; if an approved Variance has not been used within one (1) year of its date of issuance, meaning there has not been active and substantial improvement to a property in accordance with a valid Variance, then the Variance shall expire and no work may commence or continue without either renewing the Variance or receiving a new Variance approval from the Board of Zoning Appeals in accordance with Section 810 of the Franklin County Zoning Resolution.

Elite Fence dba outdoor fx
Applicant/Authorized Agent *

3/13/2026
Date

[Signature]
Property Owner (signature must be notarized)

3/13/2026
Date

Property Owner (signature must be notarized)

Date

***Agent must provide documentation that they are legally representing the property owner.**
****Approval does not invalidate any restrictions and/or covenants that are on the property.**

Applications may be delivered to 150 South Front Street, FSL Suite 10, Columbus, Ohio, 43215-7104, ATTN: Tre' Wolf, Planning Project Coordinator. Forward any questions to the project coordinator at 614-525-3904 or Planning@franklincountyohio.gov.



BRITNEY HERTLEIN
Notary Public, State of Ohio
My Commission Expires 11-22-27

Britney Hertlein 3/13/26

RECEIVED
APR 10 2026
Franklin County Planning Department
Franklin County, OH



Site Plan Requirements

- The site plan must be prepared by a design professional (i.e. registered surveyor, engineer and/or architect) and include all items required under Sections 705.022 and 810.022 of the Franklin County Zoning Resolution
 - *Site plans which are incomplete and/or not drawn to scale will not be accepted.*
- Two (2) copies - minimum size of 8.5"x11" paper, maximum size of 11"x17" paper *Larger size copies are acceptable in addition to the min./max. sizes required
- North arrow and appropriate scale (i.e. 1 inch = 20 feet)
- Property lines, with the exact dimensions of the lot labeled
- Street right-of-way boundaries including street centerline
- The exact dimensions and location of all existing buildings (principal and accessory), structures (decks, patios, pools, paved parking areas, courtyards, etc.) and driveways/access points, indicating setbacks of each from property lines with measurements/distances labeled
- The exact dimensions, height and location of all proposed buildings, structures, additions, or modifications to the property, indicating setbacks from property lines with measurements/distances labeled
- Landscaping details - provide the quantity, location, size and plant species (Ohio Native Non-Invasive Only) used
- All open space areas including calculations (percentage) of impervious vs. pervious surface
- Building elevations and/or architectural renderings
- Parking layout with required parking calculations provided
- Lighting details - location, type of fixture (illustration), height and strength (footcandles/lumens)
- Existing and intended uses of all buildings and structures
 - *If multiple uses are being conducted within one building, the site plan must reflect the area of the building being occupied by each individual use*
- All easements and above/below ground utilities
- Regulatory floodplain (Floodway and Floodway Fringe) and riparian setback boundaries, when applicable
- All existing and proposed above and below ground drainage and stormwater features
 - *Refer to the Franklin County Stormwater Drainage Manual*
- Site topography (two (2) ft. contour intervals)
- Details regarding the location, height, maintenance and screening for any existing or proposed trash dumpster
- Screening details - *Refer to Section 521 of the Franklin County Zoning Resolution*
- Provisions for water and sanitary services including the the exact location, dimensions and setbacks from property lines and structures of all private/public water and wastewater treatment facilities
 - *If public water and sewer services are provided, proof of services must be submitted*
- All areas of disturbance, including grading, filling, clearing, excavating, etc.
- Erosion and sediment control plan
- All fence locations, indicating height and material(s) used
- Any other information with regard to the lot or neighboring lots which may be necessary to determine and provide for the enforcement of the Franklin County Zoning Resolution
 - *Please note that the requirements mentioned above, or portions of, may be waived by the Administrative Officer when, in his/her opinion, the applicant has satisfactorily demonstrated that all aspects relative to the above have been suitably addressed*



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Application for

Zoning Variance

Pursuant to Section 810
of the Zoning Resolution

Page 6 of 7

Application Instructions

Please submit the following:

1. Application Form
Completed application form with notarized signatures
2. Fee - non refundable *Please refer to our most current fee schedule by visiting www.franklincountyohio.gov/edp
Checks only payable to *Franklin County Treasurer*
3. Covenants or deed restrictions
Provide a copy of your deed with any deed restrictions
You can access and print a copy by visiting: www.franklincountyohio.gov/recorder
4. Auditor's Tax Map
Provide a map showing the subject property and all land within 500 feet of the property.
You can access and print a copy of the map by visiting: www.franklincountyohio.gov/auditor
5. Site Map - Refer to Page 7
6. Proof of utility service
Provide proof from the provider of your water and wastewater services

Note: If centralized water and/or sewer services are provided by a private/public entity, you must provide a letter or current bill verifying that services are provided or access is available. If you're proposing an on-lot septic system or well, please provide information from the Franklin County Board of Health (or appropriate agency).



DEED OF EASEMENT

In Consideration of the sum of One Dollar (\$1.00) and other considerations paid in hand, receipt of which is hereby acknowledged, JOSEPH R. KOST and DOROTHY R. KOST, R.F.D. No. 1, Powell, Ohio, the Grantors, do hereby grant to JOHN CRAWFORD and MARY B. CRAWFORD, the Grantees, their successors and assigns, for the benefit of the following described real estate situated in the County of Franklin, State of Ohio, and Township of Sharon, and being Lots Numbers 1270, 1271, 1272, and 1273 of Mount Air No. 2, a Subdivision of Mount Air Development Company, as the same are numbered and delineated on the recorded plat thereof, of record in Plat Book 19, page 21, Recorder's Office, Franklin County, Ohio, the right and easement to construct and maintain a fence and tool shed; to maintain and beautify, and the right and easement to lay, maintain, operate and remove a septic tank, leaching bed and sewage pipes over and through the following described real property: that portion of land owned by said Grantors and lying directly North of the aforesaid lots Numbers 1270, 1271, 1272, and 1273 Mount Air Subdivision No. 2 and lying between the rear lot line of said lot and Edgecliffe Drive, and lying east of a line formed by extending the westerly line of the aforesaid Lot No. 1270 to Edgecliffe Drive, and being a portion of the following described premises:

Being 6.014 Acres of land designated as "Riverside Park" on the plat of Mount Air Allotment No. 2, as the same is designated on the plat of said Mount Air Allotment No. 2 in Plat Book 19, page 21, Recorder's Office, Franklin County, Ohio, excepting therefrom the following:

Beginning at a point in Sycamore Drive, fifteen

STATE OF OHIO)

KLIN COUNTY) SS.

BE IT REMEMBERED That on this 5th day of Jul 1953, before me, the subscriber, a Notary Public in and for the County of Franklin, personally came the above named JOSEPH R. KOST and DOROTHY KOST, the Grantors in the foregoing Deed of Easement, and acknowledged the signing of the same to be their voluntary act and deed, for the purposes and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and placed my official seal on the day and year last aforesaid.

Charles T. Kaps

Notary Public

CHARLES T. KAPS

Notary Public, State of Ohio

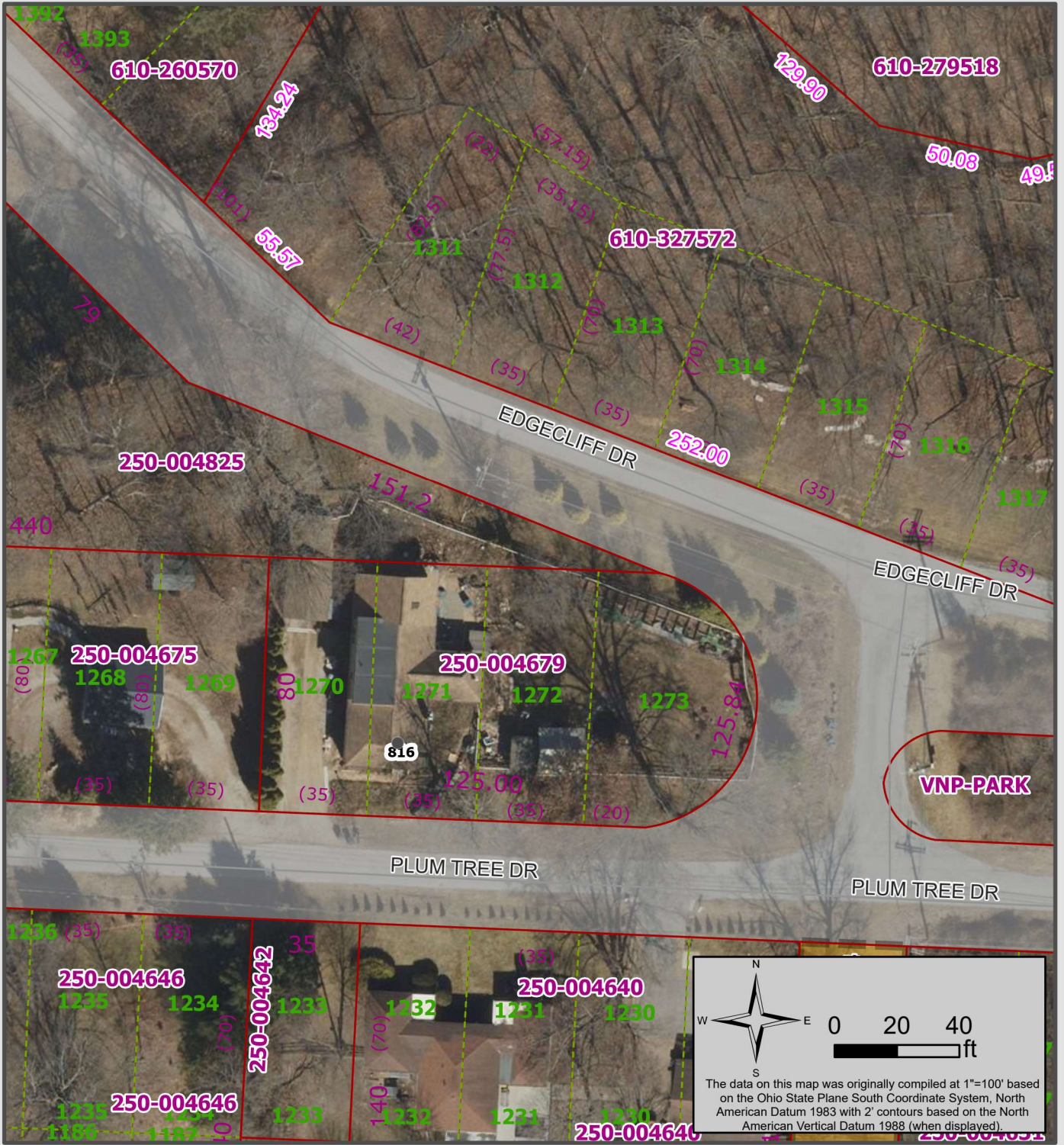
My Commission Expires 10/31/55

TRANSFER NOT NECESSARY
JUL 28 1955
FRED C. DUNN
AUDITOR
FRANKLIN COUNTY, OHIO



*for copy to Recorder
K/E*

Received 7/28/55 11:42 AM
Recorded AUG 1 - 1955 19... In Franklin County
RAYMOND E. SCHAEFER, Recorder
Recorder's Fee \$ 1.40



North Arrow
 W E S N

Scale Bar
 0 20 40 ft

The data on this map was originally compiled at 1"=100' based on the Ohio State Plane South Coordinate System, North American Datum 1983 with 2' contours based on the North American Vertical Datum 1988 (when displayed).

Franklin County Auditor's Office Auditor

Michael Stinziano
 Map Produced May 1, 2026



Planimetric Legend
 Source: 2021 Aerial Photography

- Edge of Pavement
- Roadway Centerlines
- Railroad Centerlines
- Building Footprints
- Building Under Construction
- Creeks, Streams, Ditches
- Rivers & Ponds

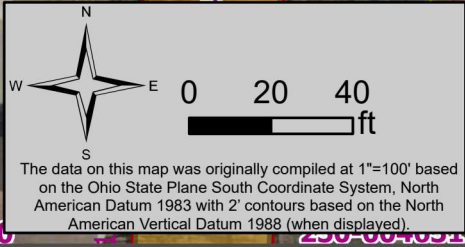
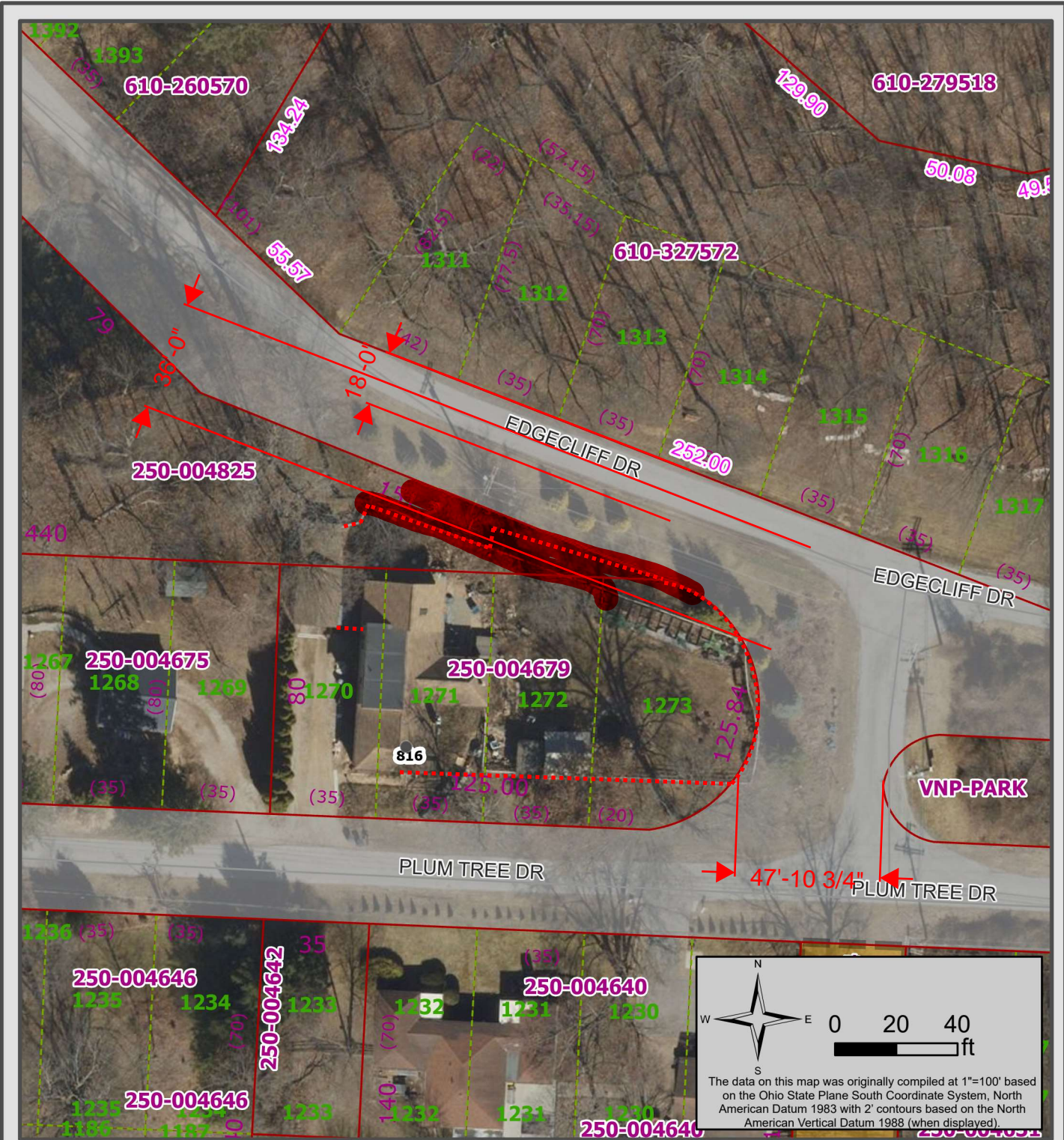
Appraisal Legend
 Source: Franklin County Auditor & Engineer

- Parcel IDs
- Parcel Dimensions
- Lot Numbers
- Site Address
- Parcel Boundary
- Subdivision Boundary

Topographic Legend
 Source: OSIP - 2019 LIDAR Collection

- Condominium Boundary
- County Boundary
- City or Village Boundary
- Tax District Boundary
- School District Boundary
- Zip Code Boundary
- Spot Elevation
- Index Contour
- Intermediate Contour

The information on this map is prepared from the real property inventory maintained by the Franklin County Auditor's Office. Users of this data are notified that the primary information source should be consulted for verification of the information contained herein. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.



Franklin County Auditor's Office Auditor

Michael Stinziano

Map Produced May 1, 2026



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Sight
Distance
Triangle



240'

18'

Edgecliff Dr

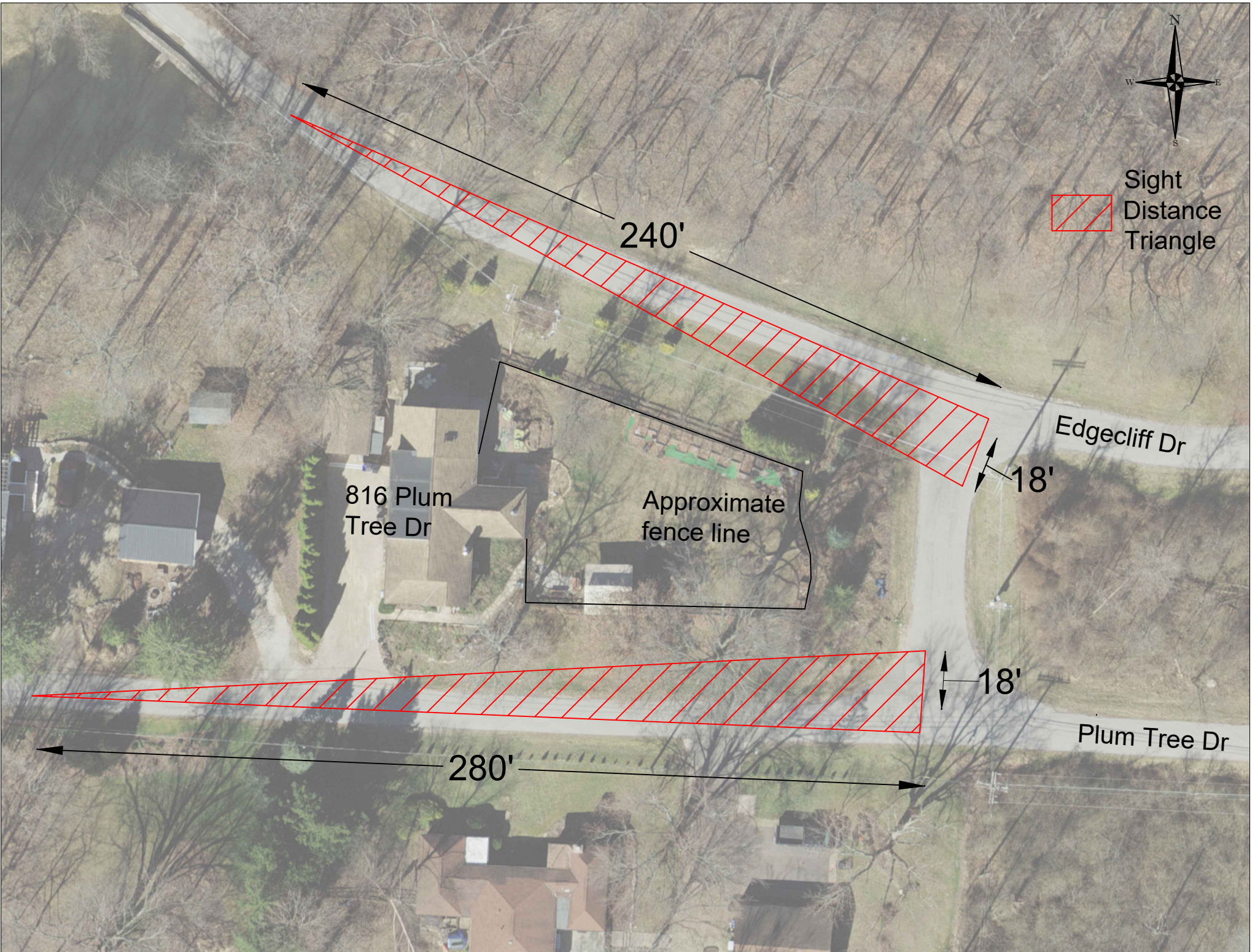
816 Plum
Tree Dr

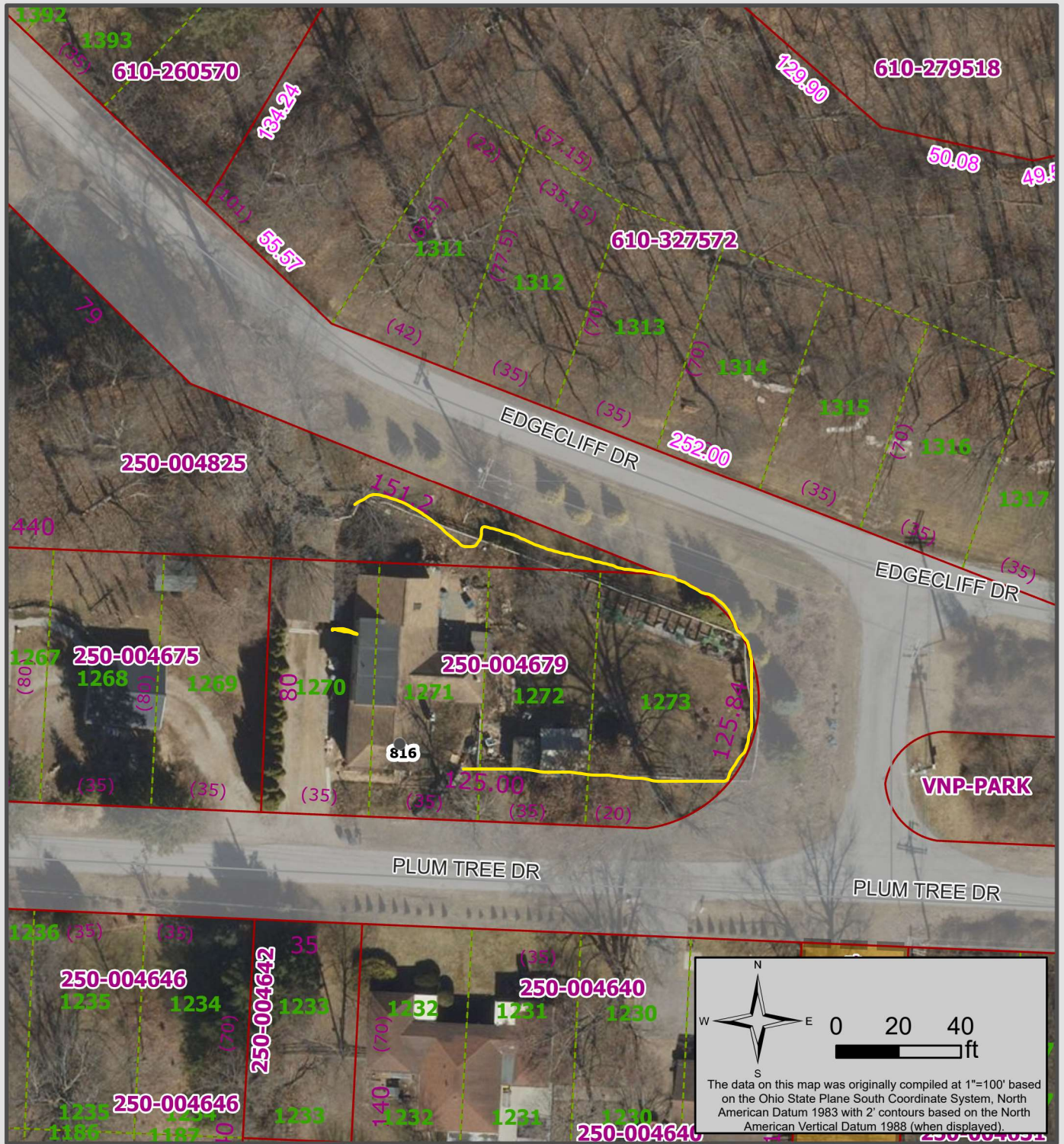
Approximate
fence line

18'

Plum Tree Dr

280'





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Franklin County Auditor's Office Auditor

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STAFF REPORT

Board of Zoning Appeals
5/18/26

Case: VA-4164
Prepared by: Kayla Johnson

I. Summary

Owner/Applicant:	Arteta Properties LLC/Maqbool Haroon
Township:	Franklin Township
Site Location:	415 Georgesville Road (PID #140-007336)
Acreage:	0.66 acres
Utilities:	None
Zoning:	Community Service (CS) with Smart Growth Overlay (SGO)
Request:	Requesting Variances from Sections 332.041(a) and 332.042(b) of the Franklin County Zoning Resolution for a lot that does not meet the minimum lot area and width required for automobile sales.
Recommendation:	Staff recommends <u><i>approval</i></u> .

II. Property Background/History

The following is a summary of the development and permit history of the parcel:

- In 1970, the property was subdivided into its current configuration.
- Prior to 1995, a restaurant and parking lot were developed on the lot.
- In 1996, the readopted Franklin County Zoning Resolution created a lot size and width standard for automobile sales.
- Between 2023 and 2025 the building was demolished. Permits for the demolition are documented with Franklin Township's building department.
- In 2023 and 2025, unpermitted events and businesses were reported on the lot and associated code violations were issued.
- In 2025, the property owner listed in the application obtained the lot.
- In April 2026, after the applicant submitted the Variance to EDP, the property owner switched to ZAVI LLC.

III. Surrounding Land Use/Zoning

Location	Jurisdiction	Zoning	Land Use
North	Franklin Twp.	Community Service (CS), Smart Growth Overlay (SGO)	Restaurant, adult entertainment, lounge
South	Franklin Twp.	Community Service (CS),	Gas stations, vacant

		Smart Growth Overlay (SGO)	
East	Columbus	Regional Activity Center (RAC)	Vacant, Hollywood Casino, Camp Chase Railroad
West	Franklin Twp.	Community Service (CS)	Townhomes at Weston (>40 apartments)

IV. Comprehensive Plan

The Westland Interim Development Framework (2010) recommends limited range commercial and multifamily land uses. This includes but is not limited to neighborhood scale offices, multi-unit housing, and townhomes.

The current zoning district allows for the proposed use such that the required development standards are followed. The proposal does not meet the recommended land use; however, the current zoning allows all commercial uses, as described in the Franklin County Zoning Resolution, at this site.

Franklin County Zoning Resolution Review

Automobile sales are categorized under the Standard Industrial Classification (SIC) Major Group 55, Automotive Dealers, as described under the U.S. Department of Labor. This SIC code under the CS district is subject to additional development standards as compared to other commercial uses permitted under the CS zoning district.

Variance from Section 332.041(a) – Minimum Lot Size (Automobile Sales):

For uses listed in SIC Code #55, one (1) acre in size abutting a public street.

- A Variance is required for the lot that is under an acre in size, approximately 0.66 acres.

Variance from Section 332.042(b) – Minimum Lot Width (Automobile Sales):

For uses listed in SIC Code #55, there shall be a lot width of not less than two hundred (200) feet abutting on and having access to a public street right-of-way depicted as a major arterial street on the Franklin County Thoroughfare Plan.

- A Variance is required for the lot that is under the minimum required road frontage, approximately 100 feet in width.

V. Technical Review Committee Agency Review

The case was referred to the informal Technical Review Committee for comments on 04/14/26.

The following comments were provided by the respective Technical Agencies:

- 1) **Franklin Township:** Restroom facilities are required for the office to be located on site. An electrical permit must be obtained from the township to supply electricity to the office. Lastly, the fire department observed existing damaged wooden fencing at the northwestern side of the property.
- 2) **Franklin County Engineer's Office (Drainage):** Impervious area must be reduced by 20%, 0.0388 acres, to forgo water quantity controls. Underground stormwater infrastructure must be shown in the site plan.
- 3) **Franklin County Sanitary Engineer's Office:** Show the existing sanitary line located at the western rear portion of the lot. Connection is available to sanitary sewer if proposed for this project.

4) **Franklin County Planning Department:**

- *A twenty-five (25) foot front setback of outside occurring activities under Smart Growth Overlay (SGO) is required.*
- *The additional 9 parking spaces required for the business must be shown as striped within the site plan.*
- *Distinguish operable from inoperable vehicle storage in the site plan. Any inoperable vehicles will need to be screened from the roadway and adjacent lots to 100%. Clarity is also needed regarding whether the trailer used for the office will be permanently located on the lot.*

VI. Area Variance Review Criteria

Section 810.041(b) – Area Variance:

The Board of Zoning Appeals shall only authorize a request for an area variance where the applicant demonstrates the existence of a practical difficulty in the use of the property. In determining whether a practical difficulty exists, the Board of Zoning Appeals shall consider and weigh the following factors, among others when appropriate, to determine if practical difficulties exist:

- 1) *Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;*
 - a) Applicant's Response/Summary:
No, the building that was previously on the site was demolished.
 - b) Staff's Response
The Community Service (CS) district allows for all commercial uses permitted under the county's commercial zoning districts. If the Variances were denied, other development or uses can occupy this site.
- 2) *Whether the variance is substantial;*
 - a) Applicant's Response/Summary:
The requested Variances are not substantial.
 - b) Staff's Response
The lot area is 34% less than what is required and the width of the lot is half of what is required for automobile sales. The Variances are not substantial with the stated variations from the standards and the applicant providing the required open space and screening required.
- 3) *Whether the essential character of the neighborhood would be substantially altered or adjoining properties would suffer a substantial detriment as a result of the variance;*
 - a) Applicant's Response/Summary:
No character of the neighborhood would be altered or challenges caused to adjacent properties.
 - b) Staff's Response
The adjacent gas station would complement the proposed automobile business similar to the self-storage facility adjacent to the gas station located south of Industrial Mile Road. Development standards for screening, setbacks, and appropriate handling of underground infrastructure apply to the site to prevent adverse effects of the business.
- 4) *Whether the variance would adversely affect the delivery of governmental services (e.g. water, sewer, garbage);*
 - a) Applicant's Response/Summary:
The Variances will not adversely affect the delivery of governmental services.

b) Staff's Response

Currently no water or sewer connections are proposed on site. The addition of restroom facilities would require adherence to the appropriate regulations for connections. Additionally, no dumpster is proposed. An access drive is proposed from Georgesville Road to the western rear of the lot to allow for retail or emergency access.

5) *Whether the property owner purchased the property with knowledge of the zoning restriction;*

a) Applicant's Response/Summary:

The property is rented for the car dealership.

b) Staff's Response

A thorough zoning review was provided to the applicant once a formal submittal for zoning compliance was made to our office. Prior to application, conversations were conducted for preliminary zoning concerns with the applicant.

6) *Whether the property owner's predicament feasibly can be obviated through some method other than a variance; and*

a) Applicant's Response/Summary:

No other method is available to achieve the proposal.

b) Staff's Response

The Variances are required as the lot is existing and the minimum lot dimensions for an automobile use were established after the subdividing of the lot around 1970.

7) *Whether the spirit and intent of the zoning requirement would be observed and substantial justice done by granting the variance.*

a) Applicant's Response/Summary:

Yes, justice would be provided in the granting of the Variances.

b) Staff's Response

In light of the applicant adhering to other applicable development standards to redevelop the lot, staff finds ample justification to approve the requested Variances.

VII. Recommendation:

Based on Staff's Analysis, Staff's recommendation is that the Board of Zoning Appeals approve Variances from Sections 332.041(a) and 332.042(b) of the Franklin County Zoning Resolution for a lot that does not meet the minimum lot area and width required for automobile sales.

VIII. Motion

For your convenience, the following is a proposed motion:

Proposed Motion for Request:

_____ moves to approve Variances from Sections 332.041(a) and 332.042(b) of the Franklin County Zoning Resolution as outlined in the request for the applicant identified in Case No. VA-4164.

Seconded by: _____

Voting:

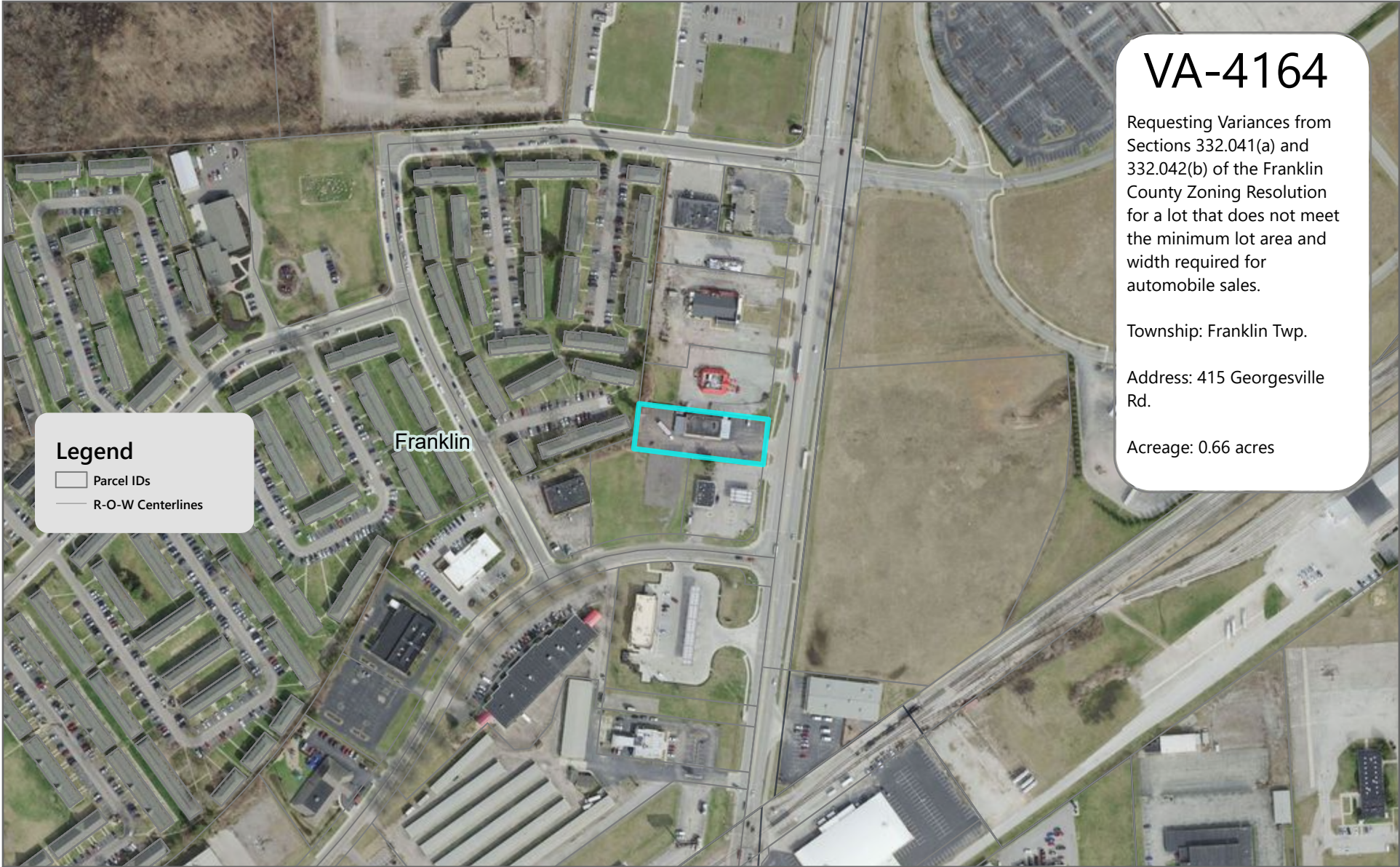
Findings of Fact

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

_____ move that the basis for approving/denying the applicant's request for the Variances from Sections 332.041(a) and 332.042(b) of the Franklin County Zoning Resolution as outlined in the request for the applicant identified in Case No. VA-4164 results from the applicant satisfying/failing to satisfy the criteria for granting a Variance under Section 810.041(b).

Seconded by: _____

Voting:



VA-4164

Requesting Variances from Sections 332.041(a) and 332.042(b) of the Franklin County Zoning Resolution for a lot that does not meet the minimum lot area and width required for automobile sales.

Township: Franklin Twp.

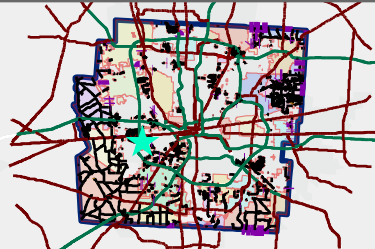
Address: 415 Georgesville Rd.

Acreage: 0.66 acres

Legend

- Parcel IDs
- R-O-W Centerlines

Franklin



Case File: VA-4164



Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastystyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, Esri Community Maps Contributors,

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

0 200 400 Feet



VA-4164

Requesting Variances from Sections 332.041(a) and 332.042(b) of the Franklin County Zoning Resolution for a lot that does not meet the minimum lot area and width required for automobile sales.

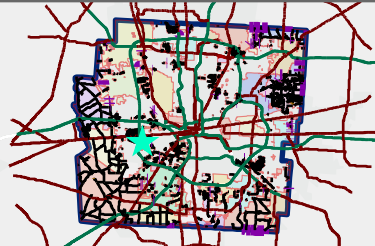
Township: Franklin Twp.

Address: 415 Georgesville Rd.

Acreage: 0.66 acres

Legend

- Parcel IDs
- R-O-W Centerlines



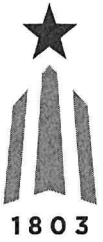
Case File: VA-4164



Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastystyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, Esri Community Maps Contributors,

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

0 35 70 Feet



Franklin County
Board of Commissioners
**ECONOMIC DEVELOPMENT
& PLANNING**

Application for
Zoning Variance

Pursuant to Section 810
of the Zoning Resolution

Page 1 of 7



Property Information

Site Address: 415 Georgesville Rd.
Parcel ID: 140-007336 Zoning District: Community Srvce (CS)
Lot Acreage: Township: Franklin

Property Owner Information

Name: ARTETA PROPERTIES LLC
Address: 4005 Sukkivant Ave, Columbus Ohio 43228
Phone # Fax #
Email:

Applicant Information Same as property owner

Name: Magbool Haroon
Address: 3045 South High St, Columbus Ohio 43207
Phone # 614-966-1892 Fax #
Email: columbuscarresale@gmail.com

Agent Information

Name:
Address:
Phone # Fax #
Email:

Staff Use Only

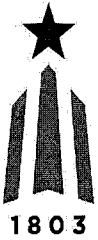
Case # VA-4164
Date Filed: 4/13/26
Received By: Kayla J.
Fee Paid: \$650
Receipt Number: 26-00984
Hearing Date: 5/18/26
Technical Review: 4/25/26
Zoning Compliance #: ZC-26-019

Checklist

- Completed Application
- Fee Payment (checks only)
- Auditor's Map (8.5"x11")
- Site Map (max 11"x17")
- Covenants and deed
- Notarized signatures
- Proof of water/wastewater supply
- Copy of denied Zoning Certificate
- Copy of denial letter

Water & Wastewater

- Water Supply**
- Public (Central)
 - Private (On-site)
 - Other
- Wastewater Treatment**
- Public (Central)
 - Private (On-site)
 - Other



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Application for

Zoning Variance

Pursuant to Section 810

of the Zoning Resolution

Page 2 of 7

Case# VA-

Variance(s) Requested:

Section: Section 332.041(a) - minimum lot size for auto-sales

Description: The required is one acre while this property is 0.66 acres

Section: Section 332.042(b) - minimum lot width for auto sales

Description: The required lot width is 200' or larger while this property is 100'.

Section:

Description:

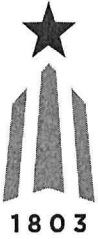
Describe the project:

This site is located next to gas station in a commerical area. The site is most suitable for community car dealership.

NOTE: To receive a variance, you must meet all the variance requirements in Section 810.04 of the Franklin County Zoning Resolution. Your answers to the following questions will help the Board of Zoning Appeals determine whether you meet the requirements for a variance. If you don't answer the questions, we will consider your application incomplete.

1. Are there special conditions or circumstances applying to the property involved that do not generally apply to other properties in the same zoning district.

NO



Franklin County
Board of Commissioners
**ECONOMIC DEVELOPMENT
& PLANNING**

Application for
Zoning Variance
Pursuant to Section 810
of the Zoning Resolution
Page 3 of 7

Case# VA-

2. That a literal interpretation of the requirements of this Zoning Resolution would deprive the applicant of rights commonly enjoyed by other properties in the same Zoning District under the terms of the Zoning Resolution.

YES

3. That the special conditions and circumstances, listed under question #1, do not result from any actions of the applicant.

DOES NOT

4. That approving the variance requested will not grant the applicant any special privilege that is denied by this Zoning Resolution to other lands or structures in the same Zoning District.

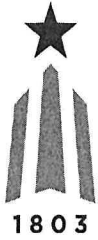
YES

5. Would granting the variance 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?

NO

6. Can there be any beneficial use of the property without the variance?

NO, THE BUILDING IS DEMOLISHED,



Franklin County
Board of Commissioners
**ECONOMIC DEVELOPMENT
& PLANNING**

Application for
Zoning Variance

Pursuant to Section 810
of the Zoning Resolution
Page 4 of 7

Case# VA-

7. How substantial is the variance? (i.e. 10 feet vs. 100 feet - Required frontage vs. proposed)

NOT SUBSTANTIAL

8. Would the essential character of the neighborhood be substantially altered or would the adjoining properties suffer substantial harm as a result of the variance?

No

9. How would the variance adversely affect the delivery of governmental services? (e.g., water, sewer, garbage, fire, police - Verification from local authorities – i.e. fire might be required)

None

10. Did the applicant purchase the property with knowledge of the zoning restrictions?

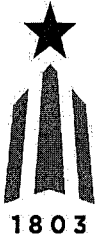
I AM RENTING THE PROPERTY FOR CAR DEALERSHIP.

11. Could the applicant's predicament feasibly be obtained through some method other than a variance?

No

12. Would the spirit and intent behind the zoning requirement be observed and would substantial justice be done by granting the variance?

Yes



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Affidavit **

I hereby certify that the facts, statements, and information presented within this application form are true and correct to the best of my knowledge and belief. I hereby understand and certify that any misrepresentation or omissions of any information required in this application form may result in my application being delayed or not approved by the County. I hereby certify that I have read and fully understand all the information required in this application form and all applicable requirements of the Franklin County Zoning Resolution. The affiant further acknowledges that a Certificate of Zoning Compliance may only be issued for an approved Variance within the period of one (1) year from the date of final approval by the Board of Zoning Appeals; if an approved Variance has not been used within one (1) year of its date of issuance, meaning there has not been active and substantial improvement to a property in accordance with a valid Variance, then the Variance shall expire and no work may commence or continue without either renewing the Variance or receiving a new Variance approval from the Board of Zoning Appeals in accordance with Section 810 of the Franklin County Zoning Resolution.

Applicant/Authorized Agent *

04-12-26

Date

Property Owner (signature must be notarized)

Date

Property Owner (signature must be notarized)

Date

- *Agent must provide documentation that they are legally representing the property owner.**
- **Approval does not invalidate any restrictions and/or covenants that are on the property.**

Applications may be delivered to 150 South Front Street, FSL Suite 10, Columbus, Ohio, 43215-7104, ATTN: Tre' Wolf, Planning Project Coordinator. Forward any questions to the project coordinator at 614-525-3904 or Planning@franklincountyohio.gov.

GENERAL ZONING INFORMATION:

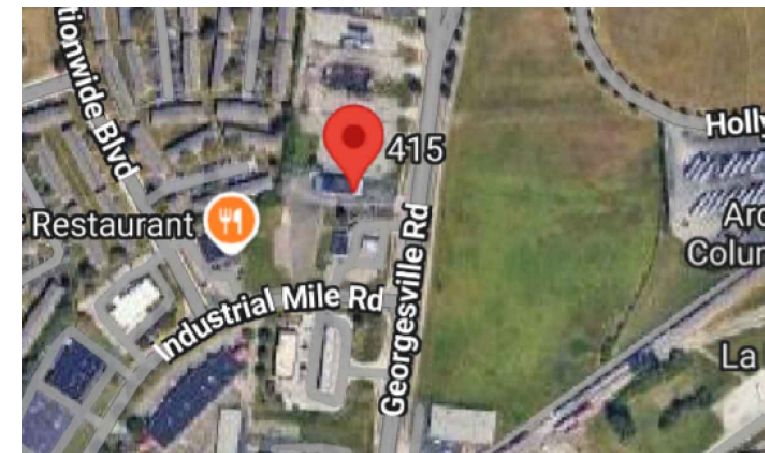
ADDRESS	415 GEORGESVILLE RD. COLUMBUS OHIO	
PARCEL ID NO.	140-007336	
ZONING CLASS	COMMUNITY SERVICE (CS W/ SGO)	
ZONING OVERLAY	SMART GROWTH OVERLY	
BUILDING / TRAILER AREA	260 SF	
EXISTING USE	PARKING	
PROPOSED USE	CAR DEALERSHIP	
TOTAL EX. GREEN SPACE	2,640 SF (0.061 ACRES)	
ASPHALT TO LAWN AREA	1,110 SF	
OLD BLDG SITE TO LAWN	2,440 SF	
TOTAL GREEN AREA	6,180 SF OR 0.142 ACRES	
% OF GREEN SPACE	21.15 %	
TOTAL SITE AREA	0.66 ACRES	
FIRM MAP NO.	39049CO303K	
FIRM MAP EFFECTIVE	06/17/2008	
FLOOD DESIGNATION	X (OUTSIDE FLOODPLAIN)	
PROPOSED USE PARKING REQUIREMENT (DEALERSHIP)		
OFFICE AREA PARKING REQ.	260/300=1	1
CAR SALE AREA DISPLAY	12,889/5000=2.58	3
TOTAL PROVIDED PARKING SPACES		7

ZONING CLEARANCE FOR NEW DEALERSHIP SITE

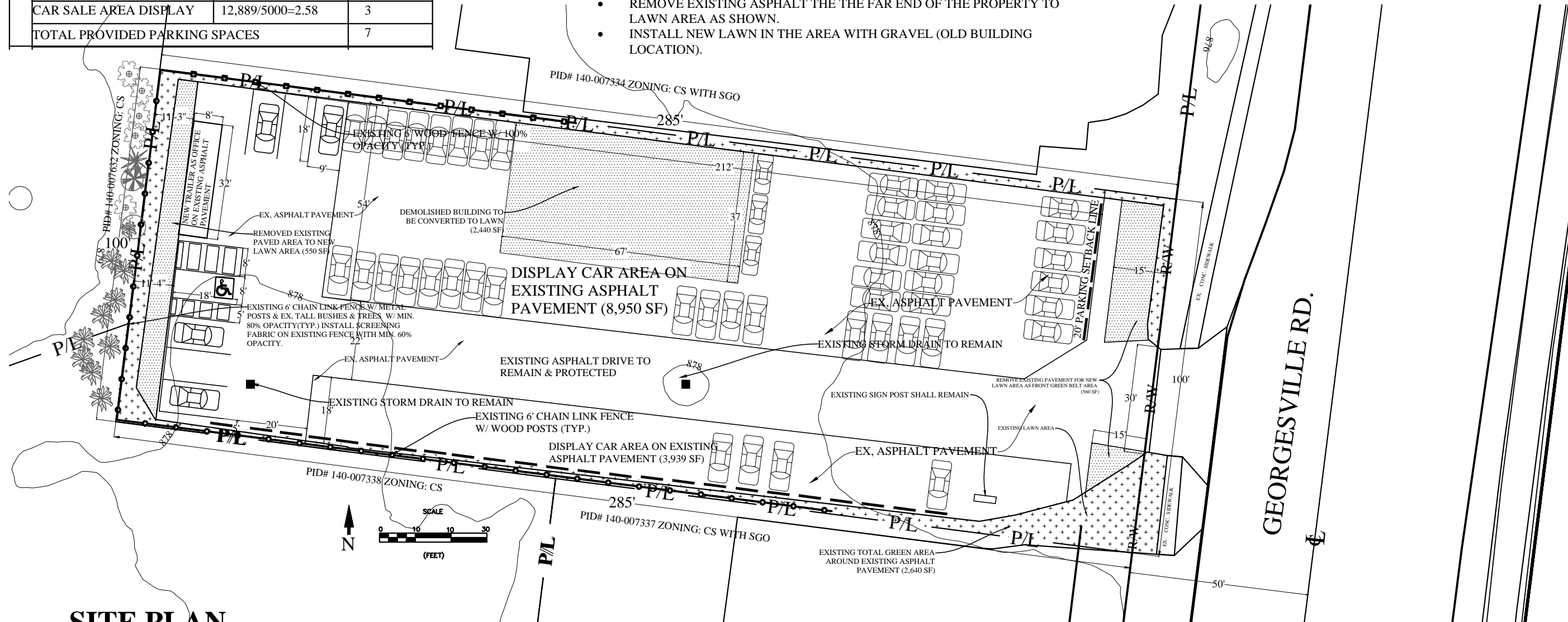
AT
415 GEORGESVILLE RD
 Columbus, OH 43228

ADDITIONAL NOTES:

1. THERE WILL NOT BE ANY GROUND SIGNAGE AT THIS TIME.
2. THE PROPERTY WILL NOT BE REGARDED AND EXISTING ASPHALT PAVEMENTS WILL BE MAINTAINED.
3. EXISTING STORM INLET DEVICES (CATCH BASIN) WILL REMAIN IN THE PAVEMENT AND PROTECTED.
4. EXISTING 5' HIGH FENCES AS SHOWN WILL REMAIN AND PROTECTED. NO NEW FENCES IS PLAN.
5. THERE WILL NOT BE ANY NEW SITE LIGHTING FIXTURES OR DEVICES.
6. EXISTING WATER AND SEWER SERVICE FOR THIS SITE IS FROM FRANKLIN COUNTY.
7. THE ONLY AREAS WILL BE DISTURBED ARE:
 - REMOVE ASPHALT PAVEMENT AT FRONT OF THE LOT AS SHOWN FOR NEW LAWN AREA (15' GREEN BELT REQUIREMENT IF NEEDED).
 - REMOVE EXISTING ASPHALT THE THE FAR END OF THE PROPERTY TO LAWN AREA AS SHOWN.
 - INSTALL NEW LAWN IN THE AREA WITH GRAVEL (OLD BUILDING LOCATION).



LOCATION MAP



SITE PLAN

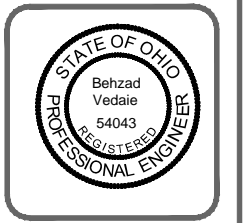
SCALE: 1"=30'-0"

NOTES:

REVISIONS:		
No.	Revision/Issue	Date

FIRM NAME AND ADDRESS:
IEG INC. ARCHITECTURAL, ENGINEERING, & PLANNING
 INNOVATIVE ENGINEERING GROUP, INC.
 1901 E. DUBLIN GRANVILLE RD, SUITE 304 COLUMBUS, OH 43229
 TEL: (614) 888-2535 FAX: (614) 888-2598
 E-MAIL: MANNIE@IEG.COM
 OWNER'S NAME:

PROJECT NAME: **NEW CAR DEALERSHIP**
 LOCATION: **415 GEORGESVILLE RD Columbus, OH 43228**
 SHEET TITLE: **SITE PLAN**



BID DOC. NO.

DATE: 04/8/2026
 SHEET NO. 1
 SCALE: AS NOTED