

**BOARD ORDER  
BOARD OF ZONING ADJUSTMENT  
CITY OF COLUMBUS, OHIO  
JUNE 22, 2010**

1. **Application No.:** 10310-00098  
**Location:** 2421 SOUTH HAMILTON ROAD (43232), located at the southwest corner of Kimberly Pkwy. & Hamilton Rd.  
**Area Comm./Civic:** Southeast Community Coalition  
**Existing Zoning:** C-4, Commercial District  
**Request:** Variance(s) to Section(s):  
3312.11, Drive-up stacking area.  
To reduce the required number of stacking spaces from 8 to 7 for a pick-up unit.  
3312.27, Parking setback line.  
To reduce the required parking setback along Hamilton Rd. from 10 ft. to 3.3 ft. (6.7 ft.).  
3356.11, C-4 district setback lines.  
To reduce the required building setback along Hamilton Rd. from 110 ft. to 48 ft. (62 ft.).  
**Proposal:** To construct a fast-food restaurant.  
**Applicant(s):** Pacific Bells, Inc.  
c/o Jeffrey L. Brown & David Hodge; Smith & Hale, L.L.C.  
37 W. Broad St., Suite 725  
Columbus, Ohio 43215  
**Property Owner(s):** Bill & Doris Small, Trust  
4039 Circle Haven  
Vancouver, Washington 98660

**RESULTS: APPROVED**

**VOTE: 3-0**

**MEMBER**

James V. Maniace (Chair)	yes
John Behal	absent
Jim Bubutiev	absent
John Haytas	yes
Paul Love	yes

Signature of **STAFF MEMBER** in attendance, certifying that the outcome of this case was as reported above:

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Name	Date
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- 2. Application No.:** 10310-00099  
**Location:** 411 EAST NORTH BROADWAY STREET (43214),  
located on the south side of E. N. Broadway St., 1,000 ft.  
west of Indianola Ave.  
**Area Comm./Civic:** Clintonville Area Commission  
**Existing Zoning:** R-3, Residential District  
**Request:** Variance(s) to Section(s):  
3332.38, Private garage.  
To increase the allowable garage space from 720  
sq. ft. to 986 sq. ft.  
**Proposal:** To construct a 266 sq. ft. addition onto an existing 720 sq.  
ft. garage.  
**Applicant(s):** Joseph S. & Lisa M. Lewis  
411 E. North Broadway St.  
Columbus, Ohio 43214  
**Property Owner(s):** Same as applicants

**RESULTS: APPROVED** in consideration of the following **CONDITION(S)**:

1. The addition will not serve as a space to park or store a vehicle.
2. The door opening to the garage addition shall be on the south side of the building.
3. No additional pavement shall be provided in front of the opening to the addition.
4. Upon completion of the garage addition, the existing sheds in the rear yard will be demolished.
5. No additional sheds are to be constructed.

**VOTE: 3-0**

**MEMBER**

James V. Maniace (Chair)	yes
John Behal	absent
Jim Bubutiev	absent
John Haytas	yes
Paul Love	yes

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- 3. Application No.:** 10310-00100  
**Location:** 1525 FRANKLIN PARK SOUTH (43205), located on the south side of Franklin Park, approximately 150 feet east of Miller Avenue.  
**Area Comm./Civic:** Near East Area Commission  
**Existing Zoning:** R-3, Residential District  
**Request:** Variance(s) to Section(s):  
3332.25, Maximum side yards required.  
To reduce the maximum side yard required from 16 feet to 6.5 feet.  
3332.26, Minimum side yard permitted.  
To reduce the minimum side yard permitted from 5 ft. to 0 ft. along the west property line.  
**Proposal:** To construct an unenclosed front porch addition.  
**Applicant(s):** Carlyn Properties, c/o Carolyn Muell  
10478 Buxton Place  
Powell, OH 43065  
**Property Owner(s):** Applicant

**RESULTS: APPROVED** in consideration of the following **CONDITION:**

Near East Area Plan includes design related recommendations for porches. Planning Division requests that the applicant consider these recommendations to ensure their porch design is consistent with the Plan, which aims to ensure that new porches are generally compatible with nearby porches.

From Page 77 of the Near East Area Plan:

"Design new homes with porches that repeat the proportions, depth (seven (7) - ten (10) feet), and materials of nearby homes. As previously indicated, a new porch should be as high as nearby porches. The decorative detailing does not need to duplicate historic porches, but the new porch should have support posts and balustrades that repeat the shape, thickness and spacing of nearby porches. New decks and unfinished pressure-treated lumber should not be visible from adjoining streets or public sidewalks."

**VOTE: 3-0**

**MEMBER**

James V. Maniace (Chair)	yes
John Behal	absent
Jim Bubutiev	absent
John Haytas	yes
Paul Love	yes

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- 4. Application No.:** 10310-00114  
**Location:** 1173 BELLFLOWER AVENUE (43204), located at the northwest corner of Bellflower Ave. and Briggs Rd.  
**Area Comm./Civic:** Greater Hilltop Area Commission  
**Existing Zoning:** SR, Suburban Residential District  
**Request:** Variance(s) to Section(s):  
3332.30, Vision clearance.  
To permit an existing 6 ft., opaque privacy fence to remain in a required yard on a residential lot abutting a street having access thereto.  
**Proposal:** To allow an existing, opaque fence to remain in a required  
**Applicant(s):** Judith A. Jablonski  
1173 Bellflower Ave.  
Columbus, Ohio 43204  
**Property Owner(s):** The Daniel R. & Judith A. Jablonski Living Trust  
1173 Bellflower Ave.  
Columbus, Ohio 43204

**RESULTS: APPROVED** in consideration of the following **CONDITION(S)**:

1. Maintain a 10 ft. clear vision triangle from the intersecting points of the driveway and the right-of-way line at all times.

**VOTE: 3-0**

**MEMBER**

James V. Maniace (Chair)	yes
John Behal	absent
Jim Bubutiev	absent
John Haytas	yes
Paul Love	yes

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- 5. Application No.:** 10310-00121  
**Location:** 389 EAST SYCAMORE STREET (43206), located on the south side of Sycamore St., approximately 380 ft. west of Beech St.  
**Area Comm./Civic:** South Side Area Commission  
**Existing Zoning:** R-2F, Residential District  
**Request:** Variance(s) to Section(s):  
3332.25, Maximum side yards required.  
To reduce the maximum side yards from 8 ft. to approximately 5 ft. 8 in. (20% to 14.31%).  
3332.26, Minimum side yard permitted.  
To reduce the minimum side yard along the western property line from 3 ft. to 2 ft.  
**Proposal:** To construct a 2-story addition onto a single-family dwelling.  
**Applicant(s):** Todd Tamburino  
389 E. Sycamore St.  
Columbus, Ohio 43206  
**Property Owner(s):** Same as applicant.

**RESULTS: APPROVED** in consideration of the following **CONDITION(S)**:

1. The applicant shall secure and officially record property maintenance cross-access easement agreements with properties both on the east and west of the site.

**VOTE: 3-0**

**MEMBER**

James V. Maniace (Chair)	yes
John Behal	absent
Jim Bubutiev	absent
John Haytas	yes
Paul Love	yes

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- 6. Application No.:** 10310-00123  
**Location:** 278 NORTH 20<sup>TH</sup> STREET, located on the east side of N. 20<sup>th</sup> St., approximately 261 ft. south of Mt. Vernon Ave.  
**Area Comm./Civic:** Near East Area Commission  
**Existing Zoning:** R-2F, Residential District  
**Request:** Variance(s) to Section(s):  
3332.05, Area district lot width requirements.  
To reduce the minimum lot width in an R-2F district from 50 ft. to 46.5 ft.  
**Proposal:** To create a lot in an R-2F zoning district that does not meet the minimum width requirement to construct a single-family dwelling.  
**Applicant(s):** David Reierson  
c/o Homeport by Columbus Housing Partnership  
734 E. Long St.  
Columbus, Ohio 43203  
**Property Owner(s):** Carrie Hiatt, C.O.O.  
c/o Columbus Housing Partnership, Inc.  
562 E. Main St.  
Columbus, Ohio 43203

**RESULTS: APPROVED**

**VOTE: 3-0**

**MEMBER**

James V. Maniace (Chair)	yes
John Behal	absent
Jim Bubutiev	absent
John Haytas	yes
Paul Love	yes

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- 7. Application No.:** 10310-00102  
**Location:** 40 AVONDALE AVE. (43222), located on the west side of Avondale, approximately 40 feet south of West Capital Street.  
**Area Comm./Civic:** Franklinton Area Commission  
**Existing Zoning:** AR-1, Apartment Residential District  
**Request:** Variance(s) to Section(s):  
3333.23, Side yard.  
To reduce the minimum side yards from 5 feet to 3.3'  
**Proposal:** To construct a single-family dwelling.  
**Applicant(s):** NRP Boulevard Homes, LLC, c/o Matthew Neff  
Broadway, Suite 100-2B  
Maple Heights, OH 44137  
**Property Owner(s):** Ohio Project Land Acquisition, LLC  
5309 Transportation Blvd.  
Cleveland, OH 44125

**RESULTS: APPROVED**

**VOTE: 3-0**

**MEMBER**

James V. Maniace (Chair)	yes
John Behal	absent
Jim Bubutiev	absent
John Haytas	yes
Paul Love	yes

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- 8. Application No.:** 10310-00110  
**Location:** 247 AVONDALE AVE. (43222), located on the east side of Avondale, approximately 60' south of West Rich Street.  
**Area Comm./Civic:** Franklinton Area Commission  
**Existing Zoning:** AR-1, Apartment Residential District  
**Request:** Variance(s) to Section(s):  
3333.23, Side yard.  
To reduce the minimum side yards from 5 feet to 4.5'.  
**Proposal:** To construct a single-family dwelling.  
**Applicant(s):** NRP Boulevard Homes, LLC, c/o Matthew Neff  
Broadway, Suite 100-2B  
Maple Heights, OH 44137  
**Property Owner(s):** City of Columbus Land Redevelopment Office  
109 N. Front Street  
Columbus, OH 43215

**RESULTS: APPROVED**

**VOTE: 3-0**

**MEMBER**

James V. Maniace (Chair)	yes
John Behal	absent
Jim Bubutiev	absent
John Haytas	yes
Paul Love	yes

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- 9. Application No.:** 10310-00109  
**Location:** 251 AVONDALE AVE. (43222), located on the east side of Avondale, approximately 80' south of West Rich Street.  
**Area Comm./Civic:** Franklinton Area Commission  
**Existing Zoning:** AR-1, Apartment Residential District  
**Request:** Variance(s) to Section(s):  
3333.23, Side yard.  
To reduce the minimum side yards from 5 feet to 4.5 feet.  
**Proposal:** To construct a single-family dwelling.  
**Applicant(s):** NRP Boulevard Homes, LLC, c/o Matthew Neff  
Broadway, Suite 100-2B  
Maple Heights, OH 44137  
**Property Owner(s):** City of Columbus Land Redevelopment Office  
109 N. Front Street  
Columbus, OH 43215

**RESULTS: APPROVED**

**VOTE: 3-0**

**MEMBER**

James V. Maniace (Chair)	yes
John Behal	absent
Jim Bubutiev	absent
John Haytas	yes
Paul Love	yes

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- 10. Application No.: 10310-00101**  
**Location:** 63 CYPRESS AVE. (43222), located on the west side of Cypress Ave., approximately 80 feet south of West Capital Street.  
**Area Comm./Civic:** Franklinton Area Commission  
**Existing Zoning:** AR-1, Apartment Residential District  
**Request:** Variance(s) to Section(s):  
3333.23, Side yard.  
To reduce the minimum side yards from 5 feet to 3.3 feet.  
**Proposal:** To construct a single-family dwelling.  
**Applicant(s):** NRP Boulevard Homes, LLC, c/o Matthew Neff  
14855 Broadway, Suite 100-2B  
Maple Heights, OH 44137  
**Property Owner(s):** Executive Trust  
4663 Executive Drive  
Columbus, OH 43220

**RESULTS: APPROVED**

**VOTE: 3-0**

**MEMBER**

James V. Maniace (Chair)	yes
John Behal	absent
Jim Bubutiev	absent
John Haytas	yes
Paul Love	yes

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- 11. Application No.:** 10310-00107  
**Location:** 82 CYPRESS AVE. (43222), located on the west side of Cypress Ave., approximately 100 feet south of West Capital Street.  
**Area Comm./Civic:** Franklinton Area Commission  
**Existing Zoning:** AR-1, Apartment Residential District  
**Request:** Variance(s) to Section(s):  
3333.23, Side yard.  
To reduce the minimum side yards from 5 feet to 4.4 feet.  
**Proposal:** To construct a single-family dwelling.  
**Applicant(s):** NRP Boulevard Homes, LLC, c/o Matthew Neff  
Broadway, Suite 100-2B  
Maple Heights, OH 44137  
**Property Owner(s):** City of Columbus Land Redevelopment Office  
109 N. Front Street  
Columbus, OH 43215

**RESULTS: APPROVED**

**VOTE: 3-0**

**MEMBER**

James V. Maniace (Chair)	yes
John Behal	absent
Jim Bubutiev	absent
John Haytas	yes
Paul Love	yes

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- 12. Application No.:** 10310-00105  
**Location:** 245 CYPRESS AVE. (43222), located on the east side of Cypress Ave., approximately 30 feet south of West Rich Street.  
**Area Comm./Civic:** Franklinton Area Commission  
**Existing Zoning:** AR-1, Apartment Residential District  
**Request:** Variance(s) to Section(s):  
3333.23, Side yard.  
To reduce the minimum side yards from 5 feet to 3.1 feet.  
**Proposal:** To construct a single-family dwelling.  
**Applicant(s):** NRP Boulevard Homes, LLC, c/o Matthew Neff  
Broadway, Suite 100-2B  
Maple Heights, OH 44137  
**Property Owner(s):** City of Columbus Land Redevelopment Office  
109 N. Front Street  
Columbus, OH 43215

**RESULTS: APPROVED**

**VOTE: 3-0**

**MEMBER**

James V. Maniace (Chair)	yes
John Behal	absent
Jim Bubutiev	absent
John Haytas	yes
Paul Love	yes

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- 13. Application No.: 10310-00104**  
**Location:** **251 CYPRESS AVE. (43222)**, located on the east side of Cypress Ave., approximately 60 feet south of West Rich Street.  
**Area Comm./Civic:** Franklinton Area Commission  
**Existing Zoning:** AR-1, Apartment Residential District  
**Request:** Variance(s) to Section(s):  
3333.23, Side yard.  
To reduce the minimum side yards from 5 feet to 3.9 feet.  
**Proposal:** To construct a single-family dwelling.  
**Applicant(s):** NRP Boulevard Homes, LLC, c/o Matthew Neff  
Broadway, Suite 100-2B  
Maple Heights, OH 44137  
**Property Owner(s):** City of Columbus Land Redevelopment Office  
109 N. Front Street  
Columbus, OH 43215

**RESULTS: APPROVED**

**VOTE: 3-0**

**MEMBER**

James V. Maniace (Chair)	yes
John Behal	absent
Jim Bubutiev	absent
John Haytas	yes
Paul Love	yes

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- 14. Application No.:** 10310-00103  
**Location:** 247 DAKOTA AVE. (43222), located on the west side of Dakota Ave., approximately 99 ft. south of W. Rich St.  
**Area Comm./Civic:** Franklinton Area Commission  
**Existing Zoning:** AR-1, Apartment Residential District  
**Request:** Variance(s) to Section(s):  
3333.23, Side yard.  
To reduce the minimum side yards from 5 ft. to 3 ft.  
**Proposal:** To construct a single-family dwelling.  
**Applicant(s):** NRP Boulevard Homes, LLC, c/o Matthew Neff  
Broadway, Suite 100-2B  
Maple Heights, OH 44137  
**Property Owner(s):** City of Columbus Land Redevelopment Office  
109 N. Front Street  
Columbus, OH 43215

**RESULTS: APPROVED**

**VOTE: 3-0**

**MEMBER**

James V. Maniace (Chair)	yes
John Behal	absent
Jim Bubutiev	absent
John Haytas	yes
Paul Love	yes

Signature of **STAFF MEMBER** in attendance, certifying that the outcome of this case was as reported above:

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Name

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- 15. Application No.:** 10310-00108  
**Location:** 251 DAKOTA AVE. (43222), located on the west side of Dakota Ave., approximately 132 ft. south of W. Rich St.  
**Area Comm./Civic:** Franklinton Area Commission  
**Existing Zoning:** AR-1, Apartment Residential District  
**Request:** Variance(s) to Section(s):  
3333.23, Side yard.  
To reduce the minimum side yards from 5 ft. to 3 ft.  
**Proposal:** To construct a single-family dwelling.  
**Applicant(s):** NRP Boulevard Homes, LLC, c/o Matthew Neff  
Broadway, Suite 100-2B  
Maple Heights, OH 44137  
**Property Owner(s):** Michael B. Morrill  
883 Dunham Rd.  
Delaware, Ohio 43015

**RESULTS: APPROVED**

**VOTE: 3-0**

**MEMBER**

James V. Maniace (Chair)	yes
John Behal	absent
Jim Bubutiev	absent
John Haytas	yes
Paul Love	yes

Signature of **STAFF MEMBER** in attendance, certifying that the outcome of this case was as reported above:

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Name	Date
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This ruling pertains to the above referenced section(s) of the Zoning Code. It does not modify any other obligation you may have under other existing City or State codes, nor does it nullify your responsibility to obtain all proper permits. Contact the Building Services Division plans examination staff at (614) 645-7816 or (614) 645-6079 for preliminary review of all applicable requirements.

**NOTICE**

**An order of the Board of Zoning Adjustment becomes effective immediately. All variances and special permits, unless otherwise specified by the Board, will be void one (1) year after the date issued unless extended by the Board or unless an affirmative action by the applicant has been taken.**

**BOARD ORDER  
BOARD OF ZONING ADJUSTMENT  
CITY OF COLUMBUS, OHIO  
JUNE 22, 2010**

- 16. Application No.:** 10310-00112  
**Location:** 273 DAKOTA AVE. (43222), located on the west side of Dakota Ave., approximately 295 ft. south of W. Rich St.  
**Area Comm./Civic:** Franklinton Area Commission  
**Existing Zoning:** AR-1, Apartment Residential District  
**Request:** Variance(s) to Section(s):  
3333.23, Side yard.  
To reduce the minimum side yards from 5 ft. to 4.2 ft.  
**Proposal:** To construct a single-family dwelling.  
**Applicant(s):** NRP Boulevard Homes, LLC, c/o Matthew Neff  
Broadway, Suite 100-2B  
Maple Heights, OH 44137  
**Property Owner(s):** Ohio Project Land Acquisition, LLC  
5309 Transportation Blvd.  
Cleveland, OH 44125

**RESULTS: APPROVED**

**VOTE: 3-0**

**MEMBER**

James V. Maniace (Chair)	yes
John Behal	absent
Jim Bubutiev	absent
John Haytas	yes
Paul Love	yes

Signature of **STAFF MEMBER** in attendance, certifying that the outcome of this case was as reported above:

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Name	Date
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**BOARD ORDER  
BOARD OF ZONING ADJUSTMENT  
CITY OF COLUMBUS, OHIO  
JUNE 22, 2010**

- 17. Application No.:** 10310-00111  
**Location:** 289 DAKOTA AVE. (43222), located on the west side of Dakota Ave., approximately 230 ft. north of Sullivant Ave.  
**Area Comm./Civic:** Franklinton Area Commission  
**Existing Zoning:** AR-1, Apartment Residential District  
**Request:** Variance(s) to Section(s):  
3333.23, Side yard.  
To reduce the minimum side yards from 5 ft. to 4.4 ft.  
**Proposal:** To construct a single-family dwelling.  
**Applicant(s):** NRP Boulevard Homes, LLC, c/o Matthew Neff  
Broadway, Suite 100-2B  
Maple Heights, OH 44137  
**Property Owner(s):** City of Columbus Land Redevelopment Office  
109 N. Front Street  
Columbus, OH 43215

**RESULTS: APPROVED**

**VOTE: 3-0**

**MEMBER**

James V. Maniace (Chair)	yes
John Behal	absent
Jim Bubutiev	absent
John Haytas	yes
Paul Love	yes

Signature of **STAFF MEMBER** in attendance, certifying that the outcome of this case was as reported above:

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Name

Date

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**NOTICE**

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**BOARD ORDER  
BOARD OF ZONING ADJUSTMENT  
CITY OF COLUMBUS, OHIO  
JUNE 22, 2010**

- 18. Application No.:** 10310-00106  
**Location:** 300 DAKOTA AVE. (43222), located on the east side of Dakota Ave., approximately 170 ft. north of Sullivant Ave.  
**Area Comm./Civic:** Franklinton Area Commission  
**Existing Zoning:** AR-1, Apartment Residential District  
**Request:** Variance(s) to Section(s):  
3333.23, Side yard.  
To reduce the minimum side yards from 5 ft. to 4 ft.  
**Proposal:** To construct a single-family dwelling.  
**Applicant(s):** NRP Boulevard Homes, LLC, c/o Matthew Neff  
Broadway, Suite 100-2B  
Maple Heights, OH 44137  
**Property Owner(s):** City of Columbus Land Redevelopment Office  
109 N. Front Street  
Columbus, OH 43215

**RESULTS: APPROVED**

**VOTE: 3-0**

**MEMBER**

James V. Maniace (Chair)	yes
John Behal	absent
Jim Bubutiev	absent
John Haytas	yes
Paul Love	yes

Signature of **STAFF MEMBER** in attendance, certifying that the outcome of this case was as reported above:

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Name

Date

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**NOTICE**

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**BOARD ORDER  
BOARD OF ZONING ADJUSTMENT  
CITY OF COLUMBUS, OHIO  
MAY 25, 2010**

- 19. Application No.:** 10310-00052  
**Location:** 1890 EAST WILLIAMS ROAD (43207), located on the north side of Williams Road, approximately 300 feet west of Behm Road.  
**Area Comm./Civic:** Far South Columbus Area Commission  
**Existing Zoning:** LM, Limited Manufacturing District  
**Request:** Variance and Special Permit(s) to Section(s): 3363.41, Storage.  
To reduce the storage setback of auto wrecking, junk yards and similar salvage storage to a residential district from 600 feet to 400 feet.  
3389.07, Impound lot, junk yard or salvage yard.  
To allow a Special Permit for junk or salvage yard.  
**Proposal:** A junk and salvage yard.  
**Applicant(s):** Salvage Direct, c/o Schellart H. Los  
42336 Gilbert Drive  
Titusville, PA 16354  
**Property Owner(s):** Viking Properties  
3663 Alum Creek Drive  
Columbus, Ohio 43207

**RESULTS: APPROVED**

**VOTE: 3-0**

**MEMBER**

James V. Maniace (Chair)	yes
John Behal	absent
Jim Bubutiev	absent
John Haytas	yes
Paul Love	yes

Signature of **STAFF MEMBER** in attendance, certifying that the outcome of this case was as reported above:

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Name

Date

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**NOTICE**

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