

**Resolution to adopt the recommendation of the Rural Zoning Commission of Franklin County, Ohio
Case #ZON-11-04
(Economic Development & Planning)**

WHEREAS, Case #ZON-11-04: The owner is Joseph and Stella Bentley. The applicant is Belinda Bentley. Requesting to rezone from the Rural District to the Community Service (CS) District; and

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF FRANKLIN COUNTY, OHIO:

Section 1. That the action of the Franklin County Rural Zoning Commission is hereby sustained and the application of Belinda Bentley (Applicant), 727 Harrisburg Pike, Columbus, Ohio, 43223 being application no. ZON-11-04 hereby is conditionally approved with the following conditions:

1. A certificate of zoning compliance must be received from the Franklin County Economic Development and Planning Department.
2. A minimum of 15 percent of the property must be landscaped open space as required by the Franklin County Zoning Resolution.
3. The applicant must install a green belt along the Harrisburg Pike frontage of the property at a full 15 feet as required by code for areas not affected by the location of the existing building. The green belt may be tapered toward the corner to allow access along Humphrey Avenue. Should the existing building ever be removed, the green belt requirement of the Franklin County Zoning Resolution must be met as written.
4. The entrance along Harrisburg Pike must be permanently closed as required by the Ohio Department of Transportation. The only entrance to the property will be along Humphrey Avenue.
5. The parking lot must be striped with a minimum of 10 parking spaces as required by the Franklin County Zoning Resolution.
6. Both parcels must be combined into one lot of record.
7. The residential use to the west must be screened to one hundred percent (100%) opaqueness with a board on board fence not to exceed six (6) feet in height.
8. Should any part of the area to the north of the building be used for storage of vehicles, this area must be paved while still meeting the 15 percent open space requirement.
9. The barbed wire on top of the chain link fence is not permitted and must be removed.

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10. If no fence permit was obtained for the fence on the northern property line, then the portion in front of the principal structure must be removed or a variance granted by the Board of Zoning Appeals.
11. All of the fences must be fixed. Should the applicant choose to replace any fences, a fence permit will be required.
12. The signage on the windows of the garage doors must be removed.
13. The existing exterior lights on the building must be replaced with downcast lights if it is determined that there is a glare that will affect neighbors and motorists.
14. The applicant has six (6) months from the date of approval to complete these conditions.

SCF

Cc: Franklin County Economic Development and Planning Department