



**Land Use and Long
Range Planning**
5800 Shier Rings Road
Dublin, Ohio 43016-1236
Phone 614.410.4600
fax 614.410.4747
www.dublinohiousa.gov

BOARD OF ZONING APPEALS

BOARD ORDER

FEBRUARY 23, 2012

The Board of Zoning Appeals took the following action at this meeting:

MOTION: Victoria Newell made a motion, seconded by Brett Page, to accept the documents into the record.

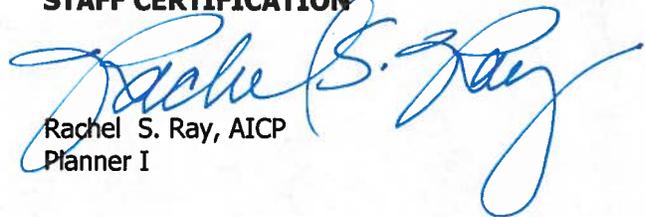
VOTE: 5 – 0.

RESULT: The documents were accepted into the record.

RECORDED VOTES:

Victoria Newell	Yes
Patrick Todoran	Yes
Brett Page	Yes
Kathy Ferguson	Yes
Brian Gunnoe	Yes

STAFF CERTIFICATION



Rachel S. Ray, AICP
Planner I



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BOARD OF ZONING APPEALS

BOARD ORDER

FEBRUARY 23, 2012

The Board of Zoning Appeals took the following action at this meeting:

MOTION: Victoria Newell made a motion, seconded by Patrick Todoran, to approve the January 26, 2012 meeting minutes as presented.

VOTE: 5 – 0.

RESULT: The January 26, 2012 meeting minutes were approved.

RECORDED VOTES:

Victoria Newell	Yes
Patrick Todoran	Yes
Brett Page	Yes
Kathy Ferguson	Yes
Brian Gunnoe	Yes

STAFF CERTIFICATION



Rachel S. Ray, AICP
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BOARD OF ZONING APPEALS

BOARD ORDER

FEBRUARY 23, 2012

The Board of Zoning Appeals took the following action at this meeting:

**1. 53 North High Street – Setback Variance
12-011V**

**53 North High Street
Non-Use (Area) Variance**

Proposal: A variance to permit a multi-tenant ground sign to encroach four and a half feet into the required eight-foot setback from the N. High Street right-of-way and one foot into the required eight-foot setback from the North Street right-of-way.

Request: Review and approval of a non-use (area) variance to Zoning Code Section 153.071(B)(1) under the provisions of Zoning Code Section 153.231.

Applicant: William Jacob, Bottom Line CPA, property owner.

Planning Contact: Jennifer M. Rauch, AICP, Planner II.

Contact Information: (614) 410-4690, jrauch@dublin.oh.us

MOTION: Victoria Newell made a motion, seconded by Brian Gunnoe, to approve the non-use (area) variance request to permit a multi-tenant ground sign to encroach four and a half feet into the required eight-foot setback from the North High Street right-of-way and one-foot into the required eight-foot setback from the North Street right-of-way, because the request meets all of the required non-use (area) variance standards.

VOTE: 5 – 0.

RESULT: This non-use (area) variance application was approved.

RECORDED VOTES:

Victoria Newell	Yes
Patrick Todoran	Yes
Brett Page	Yes
Kathy Ferguson	Yes
Brian Gunnoe	Yes

STAFF CERTIFICATION

Jennifer M. Rauch, AICP
Planner II



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BOARD OF ZONING APPEALS

BOARD ORDER

FEBRUARY 23, 2012

The Board of Zoning Appeals took the following action at this meeting:

**2. Wendy's International – Parking Variance
12-012V**

**One Dave Thomas Boulevard
Non-Use (Area) Variance**

Proposal: A variance to the required number of parking spaces resulting from a 73,913-square-foot building expansion. The 34.84-acre site, zone CC, Community Commercial District, is located on the north side of West Dublin-Granville Road at its intersection with Dave Thomas Boulevard.

Request: Review and approval of non-use (area) variance to Zoning Code Section 153.212 under the provisions of Zoning Code Section 153.231.

Applicant: Diann Minoso, The Wendy's Company; represented by Paul Orban, BHDP Architecture.

Planning Contact: Jennifer M. Rauch, AICP, Planner II.

Contact Information: (614) 410-4690, jrauch@dublin.oh.us

MOTION: Victoria Newell made a motion, seconded by Brett Page, to approve the non-use (area) variance request to permit 322 fewer parking spaces than required by the Zoning Code, because the request meets all of the required non-use (area) variance standards with the following condition:

- 1) That the applicant be required to construct the additional parking spaces should the City determine that the need for additional parking has been demonstrated.

* Paul Orban, BHDP Architecture, agreed to the condition.

VOTE: 4 – 0.

RESULT: This non-use (area) variance application was approved.

RECORDED VOTES:

Victoria Newell	Yes
Patrick Todoran	Yes
Brett Page	Yes
Kathy Ferguson	Yes
Brian Gunnoe	Recused

STAFF CERTIFICATION

Jennifer M. Rauch, AICP
Planner II