

BOARD OF ZONING APPEALS

BOARD ORDER

AUGUST 30, 2012

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

1. Wendy's Restaurant – Sign and Parking Variances

**West Dublin-Granville Road and Dale Drive
 Non-Use (Area) Variances**

12-048V

Proposal: A request for variances to permit wall signs and directional signs that exceed the number, size, and height permitted by the Zoning Code, a wall sign combined with a ground sign, and logos that exceed the maximum size permitted for logos and secondary images. This request also includes variances to permit reduced off-street parking space dimensions and to allow fewer parking spaces for an eating and drinking use than required by the Zoning Code. The site is located at the southwest corner of West Dublin-Granville Road and Dale Drive.

Request: Review and approval of non-use (area) variances to Zoning Code Sections 153.157, 153.158, 153.159, 153.200, and 153.212 under the provisions of Zoning Code Section 153.231.

Applicant: The Wendy's Company, represented by Dennis Hill.

Planning Contact: Tammy Noble-Flading, Senior Planner

Contact Information: (614) 410-4649, tflading@dublin.oh.us

MOTION #1 (Primary Identification Signs): Brett Page made a motion, seconded by James Zitesman, to approve the non-use (area) variance requests to permit primary identification signs that allow a combination of both wall and ground mounted signs, allow two wall signs and one ground mounted sign, exceeds the maximum height requirement of the Code, and exceeds the maximum size permitted for logos. This is based upon the primary identifications signs, as submitted by the applicant, and is based upon the fact that the request meets all of the required non-use (area) variance standards with one condition:

- 1) All variances are subject to approval of rezoning to CC Community Commercial.

*Dennis Hill, agreed to the above condition.

VOTE: 4 – 0.

RESULT #1: The variance application for Primary Identification Signs was approved.

RECORDED VOTES:

Patrick Todoran	Yes
Brett Page	Yes
Kathy Ferguson	Yes
Brian Gunnoe	Recused
James Zitesman	Yes

STAFF CERTIFICATION


 Steve Langworthy
 Director

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MOTION #2 (Secondary Identification Signs): Brett Page made a motion, seconded by Patrick Todoran, to disapprove the non-use (area) variance request to permit the secondary identification signs that allow 3 additional wall signs than permitted by Code. This is based upon the secondary identifications signs, as submitted by the applicant, and based upon the fact that the request does not meet all of the required non-use (area) variance standards.

VOTE: 4 – 0.

RESULT #2: The variance application for Secondary Identification Signs was disapproved.

RECORDED VOTES:

Patrick Todoran	Yes
Brett Page	Yes
Kathy Ferguson	Yes
Brian Gunnoe	Recused
James Zitesman	Yes

STAFF CERTIFICATION


Steve Langworthy
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MOTION #3 (Directional Signs): Brett Page made a motion, seconded by Kathy Ferguson, to disapprove the non-use (area) variance request to permit a directional sign that exceeds the maximum size and height requirements of the Code. This is based upon the directional sign, as submitted by the applicant, and based upon the fact that the request does not meet all of the required non-use (area) variance standards.

VOTE: 4 – 0.

RESULT #3: The variance application for Directional Signs was disapproved.

RECORDED VOTES:

Patrick Todoran	Yes
Brett Page	Yes
Kathy Ferguson	Yes
Brian Gunnoe	Recused
James Zitesman	Yes

STAFF CERTIFICATION


Steve Langworthy
Director



Land Use and Long
Range Planning
5800 Shier Rings Road
Dublin, Ohio 43016-1236

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Non-Use (Area) Variances**

MOTION #4 (Size of Parking Spaces): Brett Page made a motion, seconded by Kathy Ferguson, to approve the non-use (area) variance request to permit parking spaces that do not meet the minimum size required by Code. This is based upon parking spaces, as submitted by the applicant, and based upon the fact that the request meets all of the required non-use (area) variance standards with two conditions:

- 1) All variances are subject to approval of rezoning to CC Community Commercial; and
- 2) Variance for parking requirements subject to signed agreement for shared parking with the shopping center, to be submitted to Planning for verification.

*Dennis Hill, agreed to the above conditions.

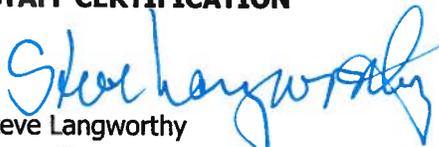
VOTE: 4 – 0.

RESULT #4: The variance application for Size of Parking Spaces was approved.

RECORDED VOTES:

Patrick Todoran	Yes
Brett Page	Yes
Kathy Ferguson	Yes
Brian Gunnoe	Recused
James Zitesman	Yes

STAFF CERTIFICATION


Steve Langworthy
Director



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MOTION #5 (Number of Parking Spaces): Brett Page made a motion, seconded by Patrick Todoran, to approve the non-use (area) variance request to permit fewer parking spaces than required by Code. This is based upon parking spaces, as submitted by the applicant, and based upon the fact that the request meets all of the required non-use (area) variance standards with two conditions:

- 1) All variances are subject to approval of rezoning to CC Community Commercial; and
- 2) Variance for parking requirements subject to signed agreement for shared parking with the shopping center, to be submitted to Planning for verification.

*Dennis Hill, agreed to the above conditions.

VOTE: 4 – 0.

RESULT #5: The variance application for Number of Parking Spaces was approved.

RECORDED VOTES:

Patrick Todoran	Yes
Brett Page	Yes
Kathy Ferguson	Yes
Brian Gunnoe	Recused
James Zitesman	Yes

STAFF CERTIFICATION


Steve Langworthy
Director

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AUGUST 30, 2012

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

MOTION: Patrick Todoran made a motion, seconded by James Zitesman, to approve the June 28, 2012 meeting minutes as presented.

VOTE: 5 – 0.

RESULT: The June 28, 2012 meeting minutes were approved.

RECORDED VOTES:

Patrick Todoran	Yes
Brett Page	Yes
Kathy Ferguson	Yes
Brian Gunnoe	Yes
James Zitesman	Yes

STAFF CERTIFICATION



Tammy J. Noble-Flading
Senior Planner



City of Dublin

**Land Use and Long
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The Board of Zoning Appeals took the following action at this meeting:

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

VOTE: 5 – 0.

RESULT: The documents were accepted into the record.

RECORDED VOTES:

Patrick Todoran	Yes
Brett Page	Yes
Kathy Ferguson	Yes
Brian Gunnoe	Yes
James Zitesman	Yes

STAFF CERTIFICATION

Tammy J. Noble-Flading
Senior Planner