



**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

AUGUST 29, 2013

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

MOTION: Rion Myers made a motion, seconded by Patrick Todoran, 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
Brian Gunnoe	Yes
James Zitesman	Yes
Rion Myers	Yes

STAFF CERTIFICATION



Tammy J. Noble-Flading
Senior Planner



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AUGUST 29, 2013

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

1. BSC OFFICE RESIDENTIAL DISTRICT - VEHICLE SALES APPEAL

13-061AA

**4140 Tuller Road
Administrative Appeal**

Proposal: This is an administrative appeal to the Zoning Administrator's decision to allow a vehicle sales facility to operate in an existing office building located on the north side of Tuller Road at the intersection with Village Parkway within the Bridge Street Office Residential Zoning District.

Request: Review and approval of an administrative appeal application under the provisions of Code Section 153.231.

Applicant: Columbus Auto Dealers Association; represented by Michael Close, Isaac Wiles.

Planning Contact: Tammy Noble-Flading, Senior Planner

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

MOTION: Brett Page made a motion, seconded by Brian Gunnoe, to **affirm** Planning's determination that vehicle sales is a permitted use under the Existing Use provisions of Zoning Code Section 153.059(A)(6).

VOTE: 4 - 0.

RESULT: This Administrative Appeal was affirmed.

RECORDED VOTES:

RECORDED VOTES:

Patrick Todoran	Yes
Brett Page	Yes
Brian Gunnoe	Yes
James Zitesman	Yes
Rion Myers	Recused

STAFF CERTIFICATION


Tammy Noble-Flading
Senior Planner

BOARD OF ZONING APPEALS

BOARD ORDER

AUGUST 29, 2013

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

**2. Wedgewood Glen – Virginia Homes
13-081AA**

**4163 Bidle Court
Administrative Appeal**

Proposal: This is an administrative appeal to the Zoning Administrator's decision to require a minimum width of 20 feet, for a side-loaded garage, between the right-of-way and building line. The is located on the south side of Bidle Court, west of the intersection with Brinsworth Drive in a PUD, Planned Unit Development of Wedgewood Glen.

Request: Review and approval of Administrative Court under the provisions of Code Section 153.231.

Applicant: Virginia Homes, Charles Ruma.

Planning Contact: Tammy J. Noble-Flading, Sr. Planner

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

MOTION: Rion Myers made a motion, seconded by James Zitesman, to modify the decision rendered by Planning to allow a pavement width, as shown on Exhibit A. This is based on the design of the site being more appropriate for the neighborhood and protecting the quality and character of the community.

VOTE: 5 – 0.

RESULT: This Administrative Appeal application was modified and accepted.

RECORDED VOTES:

Patrick Todoran	Yes
Brett Page	Yes
Brian Gunnoe	Yes
James Zitesman	Yes
Rion Myers	Yes

STAFF CERTIFICATION


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BOARD OF ZONING APPEALS

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AUGUST 29, 2013

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

**4. Lot Coverage, Parking and Sign Setback Variances 6500 Glendon Court
13-089V Variance**

Proposal: This is a request for review and approval of a non-use (area) variance for an office use that does not meet the minimum lot coverage of 70%, the minimum parking setback for Emerald Parkway and Glendon Court, and the minimum setback for a ground sign which is eight feet.

Request: Review and approval of variance application under the provisions of Code Section 153.231.

Applicant: Linda Menerey, EMH&T

Planning Contact: Tammy Noble-Flading, Senior Planner

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

MOTION: Brett Page made a motion, seconded by Rion Myers, **approve** this variance to Zoning Code Section 153.071 to allow a site that exceed the 70% maximum lot coverage permitted for a commercial site by 6%; a variance to Zoning Code Section 153.072 to allow a site to encroach into the minimum parking setback for Emerald Parkway and Glendon Court by 15 feet; and a variance to Zoning Code Section 153.164 to allow a ground sign at the right-of-way line that does not meet the minimum setback by 8 feet, because it meets all the required non-use (area) variance standards and review criteria of Code Section 153.231.

VOTE: 5 – 0.

RESULT: This Variance application was approved.

RECORDED VOTES:

Patrick Todoran Yes
Brett Page Yes
Brian Gunnoe Yes
James Zitesman Yes
Rion Myers Yes

STAFF CERTIFICATION

Tammy Noble-Flading
Senior Planner