



City of Dublin

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](http://www.dublinohiousa.gov)

## BOARD OF ZONING APPEALS

### BOARD ORDER

JUNE 26, 2014

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

**MOTION:** Brett Page made a motion, seconded by James Zitesman, 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



City of Dublin

Land Use and Long  
Range Planning

5800 Shier Rings Road  
Dublin, Ohio 43016-1236

Phone 614.410.4600

fax 614.410.4747

www.dublnohiousa.gov

**BOARD OF ZONING APPEALS**

**BOARD ORDER**

**JUNE 26, 2014**

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

**1. Masonbrink Residence - Accessory Structures Variance 14-051V 3168 Lilly-Mar Ct Variance**

**Proposal:** This is a request for a variance from Section 153.074(4)(d) to permit a garage extends more than 12 feet from the adjacent vertical wall plane. The site is located on the north side of Lily Mar East Court, approximately 240 feet east of Braxmar Place. The site is zoned R-2, Limited Suburban Residential District, and is located within the Sunnydale Subdivision.

**Request:** Review and approval of a variance under the provisions of Zoning Code Section 153.231.

**Applicant:** Steve Masonbrink.

**Planning Contacts:** Marie Downie, Planner; (614) 410-4679, mdownie@dublin.oh.us and Tammy Noble-Flading, Senior Planner; (614) 410-4649, tflading@dublin.oh.us

**Motion:** Rion Myers made a motion, seconded by Brian Gunnoe, to table this variance application at the request of the applicant.

**VOTE:** 5 – 0.

**RESULT:** This Variance application was tabled.

**RECORDED VOTES:**

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

**STAFF CERTIFICATION**

Marie Downie  
Planner I



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

Phone 614.410.4600  
fax 614.410.4747  
www.dublinohio.us

**BOARD OF ZONING APPEALS**

**BOARD ORDER**

**JUNE 26, 2014**

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

**2. Williams Residence – Rear Yard Setback Variance 6290 Belvedere Green Blvd Variance  
14-052V**

Proposal: This is a request for a variance from Section 153.053(2)(A) to permit a deck and gazebo that will be located beyond the rear yard setback on a property zoned PLR, Planned Low-Density Residential and is located within the Belvedere subdivision. The site is located on the north side of Belvedere Green Boulevard, approximately 560 feet west of Avery Road.

Request: This is a request for review and approval of a variance under the provisions of Zoning Code Section 153.231.

Applicant: Jerry & Emily Williams

Planning Contact: Tammy Noble-Flading, Senior Planner; (614) 410-4649, tflading@dublin.oh.us

**Motion:** Brett Page made a motion, seconded by Rion Myers, to approve this variance to Zoning Code Section 153.053(2)(A) to allow a deck and gazebo that encroaches in the rear yard setback of a property zoned PLR, Planned Low-Density Residential District because it meets all the required variance standards and review criteria.

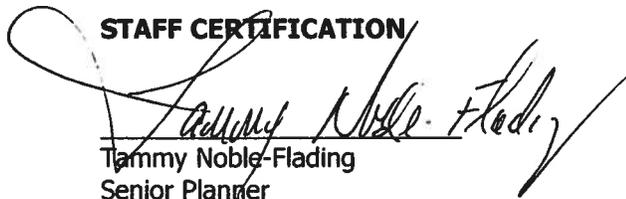
**VOTE:** 5 – 0.

**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



**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](http://www.dublinohiousa.gov)

## BOARD OF ZONING APPEALS

### BOARD ORDER

**JUNE 26, 2014**

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

**3. Bahhub Residence - Rear Yard Setback Variance 14-055V** **6849 Holbein Drive Variance**

**Proposal:** This is a request for a variance from Section 153.053(2)(A) to permit a deck and patio that will be located within the rear yard setback on a property zoned PLR, Planned Low-Density Residential and is located within the Post Preserve subdivision. The site is located on the south side of Holbein Drive, approximately 510 feet west of Post Preserve Boulevard.

**Request:** This is a request for review and approval of a variance under the provisions of Zoning Code Section 153.231.

**Applicant:** Brent and Jodie Bahhub

**Planning Contact:** Tammy Noble-Flading, Senior Planner; (614) 410-4649, [tflading@dublin.oh.us](mailto:tflading@dublin.oh.us)

**Motion:** Brett Page made a motion, seconded by Rion Myers, to approve this variance to Zoning Code Section 153.053(2)(A) to allow a second-story deck and patio to encroach the rear yard by 8 feet because it meets all the required variance standards and review criteria.

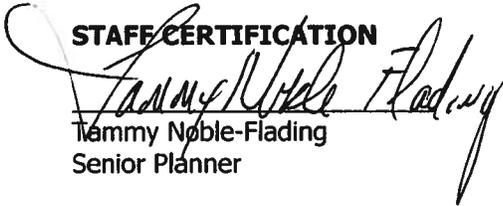
**VOTE:** 5 – 0.

**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