



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

BOARD OF ZONING APPEALS

BOARD ORDER

JUNE 25, 2015

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: 4 – 0.

RESULT: The documents were accepted into the record.

RECORDED VOTES:

| | |
|-----------------|--------|
| Patrick Todoran | Yes |
| Brian Gunnoe | Absent |
| Jamie Zitesman | Yes |
| Rion Myers | Yes |
| Martha Cooper | Yes |

STAFF CERTIFICATION

Tammy Noble
Senior Planner



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BOARD OF ZONING APPEALS

BOARD ORDER

JUNE 25, 2015

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

MOTION: Patrick Todoran made a motion, seconded by Rion Myers, to approve the May 28, 2015 meeting minutes as presented.

VOTE: 3 - 0 - 1.

RESULT: The May 28, 2015 meeting minutes were approved as presented.

RECORDED VOTES:

| | |
|-----------------|---------|
| Patrick Todoran | Yes |
| Brian Gunnoe | Absent |
| Jamie Zitesman | Yes |
| Rion Myers | Yes |
| Martha Cooper | Abstain |

STAFF CERTIFICATION

Tammy Noble
Senior Planner



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BOARD OF ZONING APPEALS

BOARD ORDER

JUNE 25, 2015

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

**1. Links of Ballantrae – Parking Lot for Model Home 5649 Eden Bridge Drive
15-042SP Special Permit**

Proposal: Proposal for a parking lot associated with a model home on a site zoned PUD, Planned Unit Development, and located in the Links of Ballantrae. The site is located on the west side of Eden Bridge Drive approximately 680-feet north of Rings Road.

Request: Review and approval of a special permit under provisions of zoning Code Section 153.073(D)(2)(C)(6).

Applicant: Jean Hajain, MI Homes.

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

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

MOTION: Jamie Zitesman made a motion, seconded by Rion Myers, to approve the Special Permit to Section 153.073(D)(2)(C)(6) to permit a parking lot that will be used in association with a model home, because it meets all the applicable review criteria, with one condition:

- 1) That the parking area sign meet the requirements of the Zoning Code and not be illuminated.

*David Balcerzak, MI Homes, agreed to the above condition.

VOTE: 4 – 0.

RESULT: This Special Permit was approved.

RECORDED VOTES:

Patrick Todoran Yes
Brian Gunnoe Absent
Jamie Zitesman Yes
Rion Myers Yes
Martha Cooper Yes

STAFF CERTIFICATION

Tammy Noble
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BOARD OF ZONING APPEALS

BOARD ORDER

JUNE 25, 2015

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

**2. Celtic Crossing – Parking Lot for Model Home 8282 Macha Court
15-053SP Special Permit**

Proposal: Proposal for a parking lot associated with a model home on a site zoned PUD, Planned Unit Development, and located within the Celtic Crossing PUD. The site is located on the south side of Celtic Crossing Drive, west of intersection with Macha Court.

Request: Review and approval of a special permit under provisions of zoning Code Section 153.073(D)(2)(C)(6).

Applicant: Patricia Evans, Pulte Homes of Ohio LLC

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

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

MOTION: Rion Myers made a motion, seconded by Martha Cooper, to approve the Special Permit to Section 153.073(D)(2)(C)(6) to permit a parking lot that will be used in association with a model home, because it meets all the applicable review criteria, with one condition:

- 1) That the parking area sign meet the requirements for directional signs as required by the Zoning Code and not be illuminated.

*Todd Kellner, Pulte Homes of Ohio, agreed to the above condition.

VOTE: 4 – 0.

RESULT: This Special Permit was approved.

RECORDED VOTES:

| | |
|-----------------|--------|
| Patrick Todoran | Yes |
| Brian Gunnoe | Absent |
| Jamie Zitesman | Yes |
| Rion Myers | Yes |
| Martha Cooper | Yes |

STAFF CERTIFICATION

Tammy Noble
Senior Planner



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BOARD OF ZONING APPEALS

BOARD ORDER

JUNE 25, 2015

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

3. Wexford Estates – Remias Property – Setback Variance 15-054V **6369 Angeles Drive (Non-Use) Area Variance**

Proposal: Proposal for a patio that extends into the rear yard setback for site zoned, PLR, Planned Low Density Residential District within Wyndham Village PLR. The site is located on the south side of Angeles Drive approximately 100-feet east of Tullymore Drive.

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

Applicant: William Remias Jr and Anne Remias

Planning Contact: Tammy J. Noble-Flading, Senior Planning

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

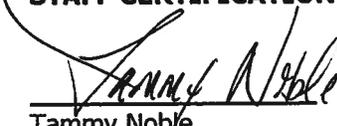
MOTION: Rion Myers made a motion, seconded by Patrick Todoran, to approve this Variance request to Section 153.053(G)(2)(a) to permit a patio that extends 9 feet, 4 inches into the rear yard setback, because it meets all the applicable review criteria.

VOTE: 4 – 0.

RESULT: This (Non-Use) Area Variance was approved.

RECORDED VOTES:

Patrick Todoran Yes
Brian Gunnoe Absent
Jamie Zitesman Yes
Rion Myers Yes
Martha Cooper Yes

STAFF CERTIFICATION


Tammy Noble
Senior Planner