



City of Dublin

Land Use and Long  
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## BOARD OF ZONING APPEALS

### MEETING MINUTES

**AUGUST 27, 2015**

#### AGENDA

- PCCW Teleservices – Setback Variance  
15-072V  
(Approved 5 – 0)**

**5200 Rings Road  
(Non-Use) Area Variance**

Chair Brian Gunnoe called the meeting to order at 6:30 p.m. Other Board members present were Jamie Zitesman, Martha Cooper, Patrick Todoran and Rion Myers. City representatives present were Tammy Noble and Flora Rogers.

#### Motion and Vote

Mr. Zitesman moved, Mr. Myers seconded, to accept the documents into the record. The vote was as follows: Ms. Cooper, yes; Mr. Todoran, yes; Mr. Gunnoe, yes; Mr. Myers, yes; and Mr. Zitesman, yes. (Approved 5 – 0)

#### Motion and Vote

Mr. Myers moved, Mr. Zitesman seconded, to approve the July 23, 2015 meeting minutes. The vote was as follows: Mr. Gunnoe, yes; Mr. Todoran, yes; Ms. Cooper, yes; Mr. Zitesman, yes; and Mr. Myers, yes. (Approved 5 – 0)

#### Communications

Ms. Noble said the City has appointed a Director for the agency, Vince Papsidero, who was formally with the City of Columbus and worked a couple years in Dublin in his earlier parts of his career. She said he will be in his position as of Monday and is certain he will be present for a Board of Zoning Appeals meeting to meet the board members.

#### Administrative Business

Mr. Gunnoe swore in those who intended to address the Board in regards to the application on this Agenda.

#### NEW CASES:

- PCCW Teleservices – Setback Variance  
15-072V**

**5200 Rings Road  
(Non-Use) Area Variance**

Tammy Noble said this application is for an area variance for the construction of an accessory structure to the front of an existing building which encroaches into the front building setback. She said the site is slightly less than six acres and zoned Suburban Office. She said the site is fully developed with a detention basin to the north of the property, parking to the northeast, and open space to the east of the property. She said the building is situated directly on the front setback line of Rings Road and is slightly removed from the setback along Blazer Parkway. She said the considerations for this variance application is the limited amount of space that is left to development and existing underground utilities along Rings

Road that limit areas of the site in which to development. Furthermore, she stated that the open space that is located east of the building is the only area that is available for construction and this area has been slated for future parking for the applicant. She said there are no other opportunities for development anywhere on the site. She said they are proposing to install a generator and associated screening encroaching within 17 feet into the required building setback for Rings Road.

Ms. Noble reviewed the criteria for a non-use area variance and the analysis of staff. She stated that the criteria has been met and therefore Planning is recommending approval of the variance.

Mr. Gunnoe asked if the Board members had any questions. [There were none.]

Mr. Gunnoe asked if there were anyone present from the public that would like to comment on this application. [There were none.]

Mr. Gunnoe asked if the applicant would like to comment.

Jeremy Johnson, representing PCCW Teleservices, said they would like the Boards consideration with their main purpose of their business is to fully operational at all times which is the purpose of the generator.

Scott Lee, PCCW Teleservices, said this is a contractual obligation to their clients to have a generator in place and would be difficult to have it in a different location.

Mr. Zitesman said asked if the currently parking is used to capacity each day.

Mr. Lee confirmed it is full every day.

Mr. Zitesman asked when they intended to add the additional parking.

Mr. Johnson said the additional parking will be going in the next 60 to 90 days.

Mr. Zitesman asked the testing cycle for the generator.

Mr. Johnson said it tests once a month and last about 60 minutes.

Mr. Zitesman asked what the generator is powered by.

Mr. Johnson said it is powered by diesel.

Mr. Zitesman asked where the tank would be located.

Mr. Johnson said it will be within the enclosed area and is part of the generator.

Mr. Zitesman said when he goes by the site the parking is extremely tight and can understand the need for additional parking and not losing any spaces. He said he understands the burden of placing the generator away from the building and how it would make sense to place it near the transformer.

Mr. Myers said there is existing screening in the proposed location and it would not be seen as proposed.

Mr. Gunnoe agreed.

**Motion and Vote**

Mr. Zitesman made a motion, seconded by Mr. Myers, to approve the Non-use (area) variance to Section 153.072(B) to permit a generator and masonry wall that is located 17 feet within the building setback finding that the request meets all the applicable review criteria.

The vote was as follows: Mr. Todoran, yes; Mr. Gunnoe, yes; Mr. Myers, yes; Ms. Cooper, yes; and Mr. Zitesman, yes. (Approved 5 – 0)

Mr. Gunnoe said the next meeting is scheduled for September 24, 2015, and adjourned the meeting at 6:41 p.m.

As approved by the Board of Zoning Appeals on September 24, 2015.