



RECORD OF ACTION

Board of Zoning Appeals

Thursday, March 28, 2024 | 6:30 pm

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

MOTION: Mr. Murphy moved, Mr. Nigh seconded, to accept the documents into the record and approve the minutes from February 22, 2024.

VOTE: 5 – 0

RESULT: The documents were accepted into the record and the minutes approved from the meeting on February 22, 2024.

RECORDED VOTES:

Jason Deschler	Yes
Joseph Nigh	Yes
Patrick Murphy	Yes
Dan Garvin	Yes
Joel Kretz	Yes

STAFF CERTIFICATION

Signed by:

Zach Hounshell, Planner II





RECORD OF ACTION

Board of Zoning Appeals

Thursday, March 28, 2024 | 6:30 pm

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

**1. Hallinan Residence at 7593 Riverside Drive
24-038V**

Non-Use (Area) Variance

Proposal: Variance to Zoning Code Sections 153.020(C)(2), 153.074(B)(6), 153.190(E)(c), and 153.190(E)(i) for the construction of a single-family home.

Location: Northwest of the intersection of Riverside Drive and Hard Road.

Request: Review and approval of a Non-Use (Area) Variance under the provisions of Zoning Code §153.231(H).

Applicant: Carly Maggio, Maggio Studios

Planning Contact: Zach Hounshell, Planner II

Contact Information: 614.410.4652, zhounshell@dublin.oh.us

Case Information: www.dublinohiousa.gov/bza/24-038

MOTION 1: Mr. Nigh moved, Mr. Murphy seconded, to approve the Non-Use (Area) Variance to Zoning Code §153.074(B)(6) to allow a detached garage to be forward of the primary dwelling up to approximately 44 feet.

VOTE: 5-0

RESULT: Motion carried 5-0 to approve the Non-Use (Area) Variance to Zoning Code Section 153.074(B)(6) to allow a detached garage to be forward of the primary dwelling up to approximately 44 feet.

RECORDED VOTES:

Jason Deschler	Yes
Joseph Nigh	Yes
Patrick Murphy	Yes
Dan Garvin	Yes
Joel Kretz	Yes

MOTION 2: Mr. Nigh moved, Mr. Murphy seconded, to approve the Non-Use (Area) Variance to Zoning Code §153.190(E)(1)(c) to allow for exposed concrete foundation walls.

VOTE: 5-0.

RESULT: Motion carried 5-0 to approve the Non-Use (Area) Variance to Zoning Code Section 153.190(E)(1)(c) to allow for exposed concrete foundation walls.



RECORDED VOTES:

Jason Deschler	Yes
Joseph Nigh	Yes
Patrick Murphy	Yes
Dan Garvin	Yes
Joel Kretz	Yes

MOTION 3: Mr. Nigh moved, Mr. Murphy seconded approval the Non-Use (Area) Variance to Zoning Code Section 153.190(E)(1)(i) to allow no trim shutters around the windows of a residential building.

VOTE: 5-0

RESULT: Motion carried 5-0 to approve the Non-Use (Area) Variance to Zoning Code Section 153.190(E)(1)(i) to allow no trim or shutters around the windows of a residential building.

RECORDED VOTES:

Jason Deschler	Yes
Joseph Nigh	Yes
Patrick Murphy	Yes
Dan Garvin	Yes
Joel Kretz	Yes

STAFF CERTIFICATION

Signed by:

Zachary Hounshell

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Zach Hounshell, Planner II





RECORD OF ACTION

Board of Zoning Appeals

Thursday, March 28, 2024 | 6:30 pm

2. Burns Residence at 5763 Dalymount Drive 24-031V

Non-Use (Area) Variance

Proposal: A Variance to Zoning Code Section 153.080(A)(1) and 153.080(B)(1)(a) to allow a fence to be located along the property line.

Location: Southeast of the intersection of Dalymount Drive and Grantham Lane.

Request: Review and approval of a Non-Use (Area) Variance under the provisions of Zoning Code §153.231(H).

Applicant: Thomas McCash, Attorney

Planning Contact: Zach Hounshell, Planner II

Contact Information: 614.410.4652, zhounshell@dublin.oh.us

Case Information: www.dublinohiousa.gov/bza/24-031

MOTION 1: Mr. Deschler moved, Mr. Murphy seconded, to approve the Non-Use (Area) Variance to Zoning Code §153.080(A)(1) to allow a fence to encroach into a 7.5-foot easement along the southern property line.

VOTE: 0-5

RESULT: Motion failed 0-5 to approve the Non-Use (Area) Variance to Zoning Code Sections 153.080(A)(1) to allow a fence to encroach a 7.5-foot easement along the southern property line.

RECORDED VOTES:

Jason Deschler	No
Joseph Nigh	No
Patrick Murphy	No
Dan Garvin	No
Joel Kretz	No

MOTION 2: Mr. Deschler moved, Mr. Garvin seconded, to approve the Non-Use (Area) Variance to Zoning Code §153.080(B)(1)(A) to allow a fence to be located along the property line.

VOTE: 0-5.

RESULT: Motion failed 0-5 to approve the non-use (area) variance to Zoning Code Sections 153.080(B)(1)(A) to allow a fence to be located along the property line.

RECORDED VOTES:

Jason Deschler	No
Joseph Nigh	No
Patrick Murphy	No
Dan Garvin	No
Joel Kretz	No



MOTION 3: Mr. Deschler moved, Mr. Garvin seconded approval the Non-Use (Area) Variance to the Trinity Park Development Text to allow a black aluminum

VOTE: 0-5

RESULT: Motion failed 0-5 to approve Non-Use (Area) Variance to the Trinity Park Development text to allow a black aluminum fence.

RECORDED VOTES:

Jason Deschler	No
Joseph Nigh	No
Patrick Murphy	No
Dan Garvin	No
Joel Kretz	No

STAFF CERTIFICATION

Signed by:



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Zach Hounshell, Planner II



RECORD OF ACTION

5200 Emerald Parkway Dublin, Ohio 43017 phone 614.410.4600

dublinohiousa.gov

OHIO, USA



EVERYTHING GROWS HERE.

Board of Zoning Appeals

Thursday, March 28, 2024 | 6:30 pm

3. Daniels Residence at 8431 Trails End Drive 24-037V

Non-Use (Area) Variance

Proposal: Variance to Zoning Code Section 153.080(A) and 153.080 (B)(2) to allow a solid fence to be 10 feet in height and located in the side yard.

Location: Northwest end of Trails End Drive.

Request: Review and approval of a Non-Use (Area) Variance under the provisions of Zoning Code §153.231(H).

Applicant: Robert Daniels, Property Owner

Planning Contact: Daniel Klein, Planning Assistant

Contact Information: 614.410.4696, dklein@dublin.oh.us

Case Information: www.dublinohiousa.gov/bza/24-037

MOTION 1: Mr. Kretz moved, Mr. Garvin seconded, approval of a Non-Use (Area) Variance to Zoning Code Section 153.080(A) to allow a fence to exceed four feet in height.

VOTE: 3-2.

RESULT: Motion carried 3-2 to approve the Non-Use (Area) Variance to Zoning Code Section 153.080(A) to allow a fence to exceed four feet in height.

RECORDED VOTES:

Jason Deschler	No
Joseph Nigh	No
Patrick Murphy	Yes
Dan Garvin	Yes
Joel Kretz	Yes

MOTION 2: Mr. Kretz moved, Mr. Garvin seconded approval of a Non-Use (Area) Variance to Zoning Code Section 153.080(B) to allow a solid fence to be built within a side yard.

VOTE: 3-2

RESULT: Motion carried 3-2 to approve the Non-Use (Area) Variance to Zoning Code Section 153.080(B)(2) to allow a solid fence to be built within a side yard.

RECORDED VOTES:

Jason Deschler	No
Joseph Nigh	No
Patrick Murphy	Yes
Dan Garvin	Yes
Joel Kretz	Yes

STAFF CERTIFICATION

Signed by:



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Zach Hounshell, Planner II

